

St. James Town - 200 Wellesley Street East - Authority to Enter into Landscape Contribution Agreements with Toronto Community Housing Corporation

Date: March 18, 2019

To: City Council

From: Chief Planner & Executive Director, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

The purpose of this report is to seek City Council's approval to enter into an agreement with Toronto Community Housing Corporation to undertake streetscape improvements along St. James Avenue on the City's behalf. This work is to be part of a larger construction project associated with TCHC's repair of the underground parking garage located directly under St. James Avenue. Funding for this work is currently available in the 2019 City Planning Capital Budget.

The agreement relates to the first construction project on St. James Avenue which is part of St. James Town Masterplan shown on the drawing in Attachment 1 of this report.

This first phase of the implementation is to improve the safety of St. James Avenue.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council authorize the Deputy City Manager, Infrastructure and Development Services, or designate, to negotiate, approve and execute the Landscape Contribution Agreement, Part 2 with Toronto Community Housing Corporation, including any necessary amendments, on terms and conditions satisfactory to the Deputy City Manager Infrastructure and Development and the Chief Planner and Executive Director, City Planning and in a form satisfactory to the City Solicitor.
2. City Council authorize the Deputy City Manager, Infrastructure and Development Services, or designate, to negotiate, approve and execute the Landscape Design Services Funding Agreement with Toronto Community Housing Corporation and The Planning Partnership, including any necessary amendments, on terms and conditions satisfactory to the Deputy City Manager, Infrastructure and Development and the Chief Planner and Executive Director, City Planning and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

The total estimated cost for the Landscape Contribution Agreements Part 2 is \$547,642 plus applicable HST.

There are sufficient funds in the 2019 City Planning Capital Budget under the Places/Civic Improvements account CUR054-05.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The current lack of functioning open space has been identified through the work of City Planning in consultation with other divisions and TCHC. Key priorities were identified in the City Planning report on the St. James Town Connects Framework - St. James Town Public Realm and Open Space Plan adopted at City Council on July 23, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.90>

BACKGROUND

The St. James Town Connects Framework-St. James Town Public Realm and Open Space Plan report established key directions to improve St. James Town's public realm and open space by creating safer, greener and more usable open spaces and pedestrian connections. The report highlights key projects and a work program identifying short, medium and long term initiatives. This includes the design for the Open Space, Ontario Street and St. James Avenue streetscape design. St. James Avenue is identified as Key Project #1. The redesign of St. James Avenue needs to address the issues of safety, accessibility and mobility.

St. James Avenue serves as the primary east-west connection through the heart of St. James Town, however the sidewalks are not continuous and there are numerous barriers and maintenance issues. Ontario Street bisects St. James Avenue, serving as a north-south pedestrian route for Rose Avenue Public School and then further north to the Glen Road exit from Sherbourne TTC station and to the south to shopping and transit along Wellesley Street East.

COMMENTS

The purpose of this staff report is to seek City Council's approval to enter into an agreement with TCHC to undertake streetscape improvements along St. James Avenue on the City's behalf. This work is to be part of a larger construction project associated with TCHC's repair of the underground parking garage located directly under St. James Avenue. Funding for this work is currently available in the City Planning Capital Budget.

The agreement relates to the first construction project on St. James Avenue which is part of St. James Town Masterplan shown on the drawing in Attachment 1 of this report.

This first phase of the implementation is to improve the safety of St. James Avenue.

The design work was completed by The Planning Partnership (TPP) under the Landscape Contribution Agreement, Part 1, with TCHC. TCHC contracted directly with TPP on the City's behalf and the City funded TPP's design work through TCHC under Schedule "A" of the Financial Control By-law, Municipal Code, Chapter 71.

The Landscape Contribution Agreement, Part 2, with TCHC is to fund the construction of the City's portion of the project by TCHC's contractor for St. James Town / 200 Wellesley Street East. The agreement outlines the roles, responsibilities and financial obligations of the parties involved, including the City's contribution towards the streetscape implementation of St. James Avenue.

The City is also in the process of negotiating a short agreement between the City, TCHC and The Planning Partnership to outline the allocation of responsibilities with respect to oversight and approval of any change order and payments to the contractor.

The streetscape improvements along St. James Avenue between Bleecker Street and Ontario Street consist of narrowing of the road bed (reducing crossing distance, traffic calming), continuous and widened sidewalks, tree planting, benches and new lighting. These improvements are being bundled with the TCHC contract for St. James Avenue underground garage work.

The current lack of functioning open space has been identified through the work of City Planning in consultation with other divisions and TCHC. Key priorities were identified in the report on the St. James Town Connects Framework - St. James Town Public Realm and Open Space Plan adopted at City Council on July 23, 2018.

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Design Work

The following is the scope of work under the Part 1 Agreement as outlined in the RFP for Landscape Architectural consultant services.

- Develop an overall Master Plan, detailed design drawings and construction documents. The plan will provide a short, medium and long term vision to assist in prioritizing improvements, and identifying an implementation strategy.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.90>

- The Master Plan focuses on the open space primarily on TCHC lands and provides design for a seamless transition to abutting lands. The master plan is a public realm framework that includes recommendations for facilities, programming and landscaped designed areas (lighting, street furniture, tree planting and paving).

The scope of work performed by TPP outlined in the RFP included 13 milestones: background analysis; survey of existing conditions; site analysis; identification of opportunities and constraints; visioning/precedent studies; public consultation plan; development of options; preferred option and master plan with cost estimates; phasing/implementation strategy; construction documentation and costing of a preferred option; construction tender and bid and construction administration.

Oversight of Construction and Payment of Accounts

TCHC is providing contract administration and management of this project as the construction is solely within TCHC's property, and will be providing invoice processing and payments to the contractor and consultant on the City's behalf. TCHC (through TPP) will be providing design oversight of the implementation. TPP will also be overseeing the work to ensure that it is in conformance with the specifications and will be approving payments in consultation with the City, as well as engaging in further consultation on any potential design changes which might arise during the course of construction.

Conclusion

In order to carry out the Council-approved implementation of the key priorities of the St. James Town Connects Framework - St. James Town Public Realm and Open Space Plan, City Planning continued its partnership with Toronto Community Housing Corporation. City Planning provided input into the design and specifications prepared by The Planning Partnership, for the City work issued as a tender as part of the TCHC garage rehabilitation project.

While the design services (Part 1 Agreement) were contracted with TCHC under Schedule A of the Financial Control By-law, Council approval is required to enter into the Landscape Contribution Agreement, Part 2 as set out in Recommendation 1 of this report, since the amount tendered for the City's portion of the work exceeds the \$500,000 commitment amount delegated under the Financial Control By-law, Municipal Code, Chapter 71. Council authority is also required to enter into the ancillary agreement, the Landscape Design Services Contribution Agreement, as set out in Recommendation 2 of this report, to link the City with TCHC and TPP with respect to the oversight of the construction work and payment of the contractor for the work being done on the City's behalf under TCHC's contract with the contractor. TCHC will

maintain any improvements on its land and the City will maintain any improvements on our lands.

Legal Services was consulted in the preparation of this report.

CONTACT.

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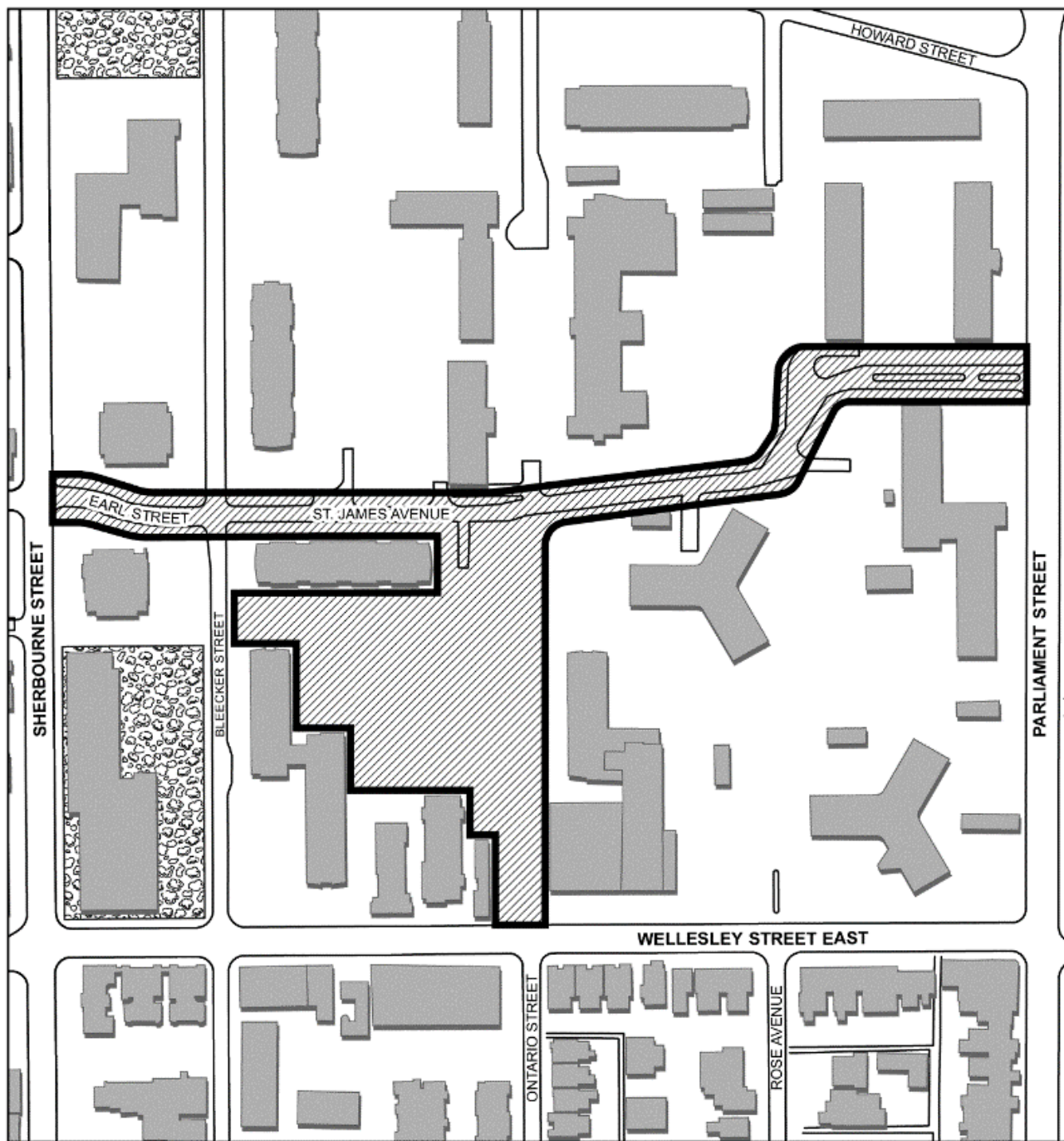
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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Drawing Showing Design and Construction Boundaries

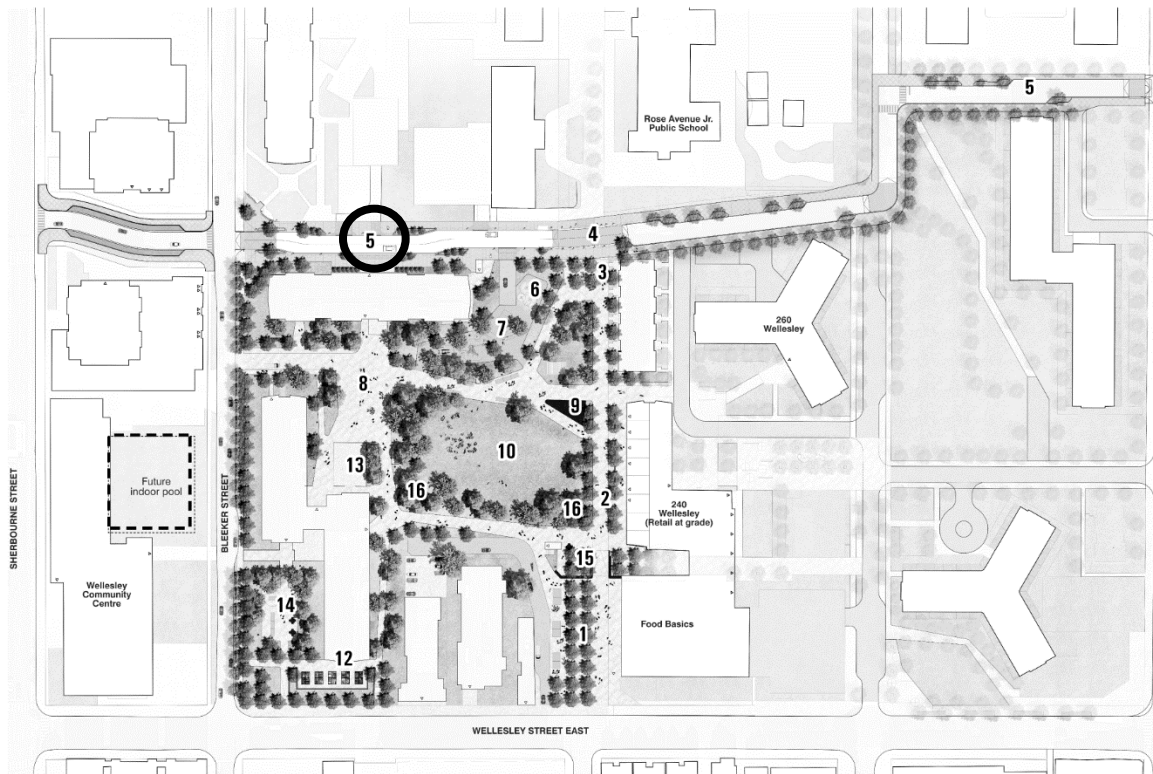


 **TORONTO**

 **Study Area**

St. James Town R.F.P.


Not to Scale



DESIGN DRIVERS:



Flexible spaces



A variety of spaces and furnishings



Open sight lines



Designed for longevity - simple materials

- 1 - The Market
- 2 - The Promenade
- 3 - St. James Plaza
- 4 - St. James Avenue Table Top
- 5 - St. James Avenue
- 6 - Water Play

- 7 - Natural Play
- 8 - Open Paved Courtyard
- 9 - The Stage
- 10 - The Lawn
- 11 - Community Tables and BBQ
- 12 - Community Gardens

- 13 - Garbage Bay Area
- 14 - Games Room
- 15 - The Deck
- 16 - Low Landforms

The Planning Partnership

Map 13 - Concept Plan, Open Space and Ontario Street and St James Avenue

Not to Scale
06/11/2018



St James Town Connects

File # 15 170864 SPS 00 TM