

City Council

Notice of Motion

MM30.14	ACTION			Ward: 10
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Co-ordination of Capital Projects on Wellington Street West and Draper Street - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Infrastructure and Environment Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council direct the Deputy City Manager, Infrastructure and Development Services to coordinate the implementation of construction projects in the vicinity of Wellington Street West and Draper Street, including:

- a. the north boulevard of Wellington Street West between Clarence Square Park and Victoria Memorial Square Park;
- b. the full reconstruction and redesign of Draper Street;
- c. planned cycling infrastructure;
- d. water main replacement; and
- e. the design of the new City park at 456 Wellington Street West.

2. City Council direct the Deputy City Manager, Infrastructure and Development Services to report to the Infrastructure and Environment Committee no later than the meeting on July 5, 2021, with recommendations for managing and executing the infrastructure projects in Part 1 above to a high standard of coordination and design excellence, including resource requirements, and with regard for the

timing of major water main replacement work planned for 2024.

Summary

The King-Spadina area has grown rapidly in recent decades. Between 1996 and 2018, the population increased from just 945 residents to approximately 22,000 residents, and local employment increased from 21,000 jobs to about 46,000 jobs. There is a great deal of additional development approved or proposed in King-Spadina, with the potential to add another 30,000 residents in the coming years.

The section of Wellington Street West between Spadina Avenue and Portland Street, "Wellington Place," is unique in Toronto. Plans for a broad, tree-lined avenue linking Clarence Square Park and Victoria Memorial Square Park were in the original plans for the development of the area when it first transitioned from being the Military Reserve. In recent years there has been much interest in restoring and enhancing the original vision for Wellington Place.

Similarly, the row cottages of narrow Draper Street represent some of the last remaining buildings from the era of Toronto's history when the former Military Reserve was first developed, before the area became more industrial for many decades. Draper Street is protected by a Heritage Conservation District and plans to remake the street with less priority on vehicles have been discussed since at least 2009.

In January 2020, City Council approved the updated King-Spadina Secondary Plan (2020.TE12.4). The Secondary Plan recognizes Wellington Place and Draper Street as Areas of Special Identity. It includes policies that promote expanding and enhancing the public realm in all areas of King-Spadina to catch up with the rapid growth of population and jobs, and the intensive use of the few existing parks.

There are currently multiple active developments along Wellington Street, including "The Well" on the former Globe and Mail lands. As a condition of this development approval, landscape architect Claude Cormier designed a streetscape for the southern boulevard of Wellington Street that will be implemented by the developer adjacent to their property and extended east to Spadina Avenue and west to Draper Street. A new public park on Draper Street, also designed by Claude Cormier, is under construction as well.

In the coming years, there are multiple City-led infrastructure projects in this area, including: replacement of the century-old water pipes on Wellington Street and Draper Street (2024); on-street cycling infrastructure on Wellington Street (2022); implementation of the Wellington north side boulevard public realm enhancements; implementation of the remainder of the south side of the

boulevard, west of Draper Street; full road reconstruction of Draper Street (2024); and the design and construction of a new City park at 456 Wellington Street West. Approximately \$3 million has been secured from nearby developments for the implementation of streetscape improvements on Wellington Street and Draper Street.

In order to minimize the potential for extended construction impacts, duplicated work, or missed opportunities, it is necessary that the City of Toronto proactively coordinate these infrastructure projects. There will also be private development activity adjacent to the public realm that needs to be coordinated and integrated into the comprehensive planning work.

Due to the significant public realm, parkland and streetscape enhancements connected to this infrastructure work, a commitment and focus on design excellence is vital. All of the planned projects must match the standard of quality of the streetscape and parkland already approved and underway, and the final designs should be seamlessly connected while responding to local context and future consultation.

Dedicated staff and consultant resources are necessary to ensure that all the upcoming projects around Wellington Place and Draper Street are fully coordinated and designed to a high standard of quality. Resources have been secured to support these projects and the next critical step is establishing a management and execution structure for coordination of planning, design, and construction in the area.

Background Information (City Council)

Member Motion MM30.14