

Amendment to Purchase Order Number 6054336 to DTAH for Landscape Architect Services for New Parks at 10 Ordinance Street and 801 Wellington Street West for Parks and Recreation

Date: June 2, 2025

To: General Government Committee

From: General Manager, Parks and Recreation and Chief Procurement Officer

Wards: 10 - Spadina-Fort York

SUMMARY

The purpose of this report is to request authority to amend Purchase Order Number 6054336 issued to DTAH as a result of Request for Proposal Doc3784440258 to provide additional Landscape Architect professional and technical services for two new parks: 10 Ordinance Street and 801 Wellington Street West. The total value of the purchase order amendment being requested is \$658,148 net of all applicable taxes and charges, (\$669,732 net of Harmonized Sales Tax recoveries), revising the current purchase order value from \$724,537 net of all applicable taxes and charges (\$737,288 net of Harmonized Sales Tax recoveries) to \$1,382,685 net of all applicable taxes and charges (\$1,407,020 net of Harmonized Sales Tax recoveries).

This purchase order amendment is necessary to address additional professional consulting fees required to complete additional engagement and design for an expanded scope of work. The expanded scope emerged through technical site review, the community engagement process, and through impacts of neighbouring projects. Additional scope includes a new washroom pavilion (and servicing), Indigenous placekeeping elements, necessary earthworks and drainage to meet accessibility requirements, the relocation of an adjacent community garden, and coordination with Metrolinx for the emergency exit Building to be located on site. The amendment also includes a request to extend the project delivery date from December 31, 2025 to December 31, 2029 due to additional engagement, design and coordination work required and anticipated procurement timelines.

RECOMMENDATIONS

The interim General Manager, Parks and Recreation and Chief Procurement Officer recommend that:

The General Government Committee, in accordance with Section 71-11.1C of the City of Toronto Municipal Code Chapter 71 (Financial Control By-law), grants authority to amend Purchase Order Number 6054336 issued to DTAH for Landscape Architect professional and technical services for the two new parks at 10 Ordnance Street and 801 Wellington Street West, by increasing the value by \$658,148 net of all applicable taxes and charges (\$669,732 net of Harmonized Sales Tax recoveries), revising the current purchase order value from \$724,537 net of all applicable taxes and charges (\$737,288 net of Harmonized Sales Tax recoveries) to \$1,382,685 net of all applicable taxes and charges (\$1,407,020 net of Harmonized Sales Tax recoveries) and extend the delivery date of the purchase order from December 31, 2025 to December 31, 2029.

FINANCIAL IMPACT

The total value of the purchase order amendment identified in this report is \$658,148 net of all applicable taxes and charges, (\$669,732 net of Harmonized Sales Tax recoveries). The amendment will increase the current purchase order value from \$724,537 net of all applicable taxes and charges (\$737,288 net of Harmonized Sales Tax recoveries), to \$1,382,685 net of all applicable taxes and charges (\$1,407,020 net of Harmonized Sales Tax recoveries).

Funding for this purchase order amendment is included in the 2025 Capital Budget and 2026-2034 Capital Plan for Parks and Recreation and the Waterfront Revitalization Initiative, as well as the 2025 Operating Budget for the Housing Secretariat, as summarized in Table 1 below (net of Harmonized Sales Tax recoveries):

Cost Centre (Functional Area Code)/ WBS Element	Description	Year				Total (Net of HST Recoveries)
		2025	2026	2027	2028- 2029	
CPR117-46- 26	10 Ordnance Street Development Design	\$70,393	\$10,176	\$10,000	\$10,000	\$100,569
CPR117-50- 01	10 Ordnance Street Development Construction		\$19,233	\$76,931		\$96,164
CWR003-12	Transportation Initiatives	\$407,040	\$55,479			\$462,519
H30001 (1010000000)	Housing Secretariat	\$10,481				\$10,481

Cost Centre (Functional Area Code)/ WBS Element	Description	Year				Total (Net of HST Recoveries)
		2025	2026	2027	2028- 2029	
Total (Net of HST Recoveries)		\$507,915	\$84,886	\$76,931		\$669,732

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on February 11, 2025, City Council adopted the 2025 Capital Budget and 2026-2034 Capital Plan for Parks and Recreation through item MPB27.1 (Recommendation 69) including additional funding of \$7.8 million for 10 Ordnance and 801 Wellington Park Developments.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MPB4.1>

At its meeting on February 8, 2023 General Government Committee granted authority to award DTAH, the contract for Professional and Technical services to design and administer construction of two new parks at 10 Ordnance Street and 801 Wellington Street West during the contract term of 2023 to 2025.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.BA13.1>

At its meeting on February 15, 2023, City Council adopted the 2023 Capital Budget and 2024-2012 Capital Plan for Parks and Recreation through item MPB4.1 (Recommendation 98) including additional funding of \$0.06 million for 10 Ordnance and 801 Wellington Park Development Design.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MPB4.1>

At its meeting on February 19, 2020, City Council adopted the 2020 Capital Budget and 2021-2029 Capital Plan for Parks, Forestry and Recreation through item EX13.2 (Recommendation 197) and \$4.200 million for the 10 Ordnance Development Construction project.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.EX13.2>

At its meeting on February 17, 2016, City Council adopted the 2016 Capital Budget and 2017-2025 Capital Plan for Parks, Forestry and Recreation through item EX12.2 (Recommendation 28.a.) and \$0.300 million for the 10 Ordnance Development Design project.

<https://secure.toronto.ca/council/agenda-item.do?item=2016.EX12.2>

COMMENTS

Background

10 Ordnance Street Park and 801 Wellington Street West Park are two new parks forming integral links in a larger park and open space network and are identified in the TOcore Downtown Parks and Public Realm Plan (PPRP – adopted by Council in 2017) as part of the Core Circle and the Garrison Parks-Fort York District. These parks expand the amount of parkland in central Toronto, achieving objectives in the PPRP and the City's Parkland Strategy. Through design excellence, both parks will advance key priorities in these and other City strategies, including the Reconciliation Action Plan and the TransformTO Net Zero Strategy.

The two park projects were initially scoped with a total design and construction budget of \$6,921,000, focused on minimal programming and limited earthworks at 10 Ordnance Park, and minimal earthworks and circulation upgrades at 801 Wellington Street West Park. It was understood that community engagement would inform the future park program and design and that additional assessment of the technical requirements of both sites was required.

In February 2023 the contract was awarded to DTAH in the amount of \$724,537 net of all applicable taxes and charges, (\$737,288 net of Harmonized Sales Tax recoveries. This amount included a contingency allowance of \$75,000 net of all applicable taxes and charges.

The current park designs and amenities have been developed through a community engagement process and endorsed by the ward councillor. The proposed 801 Wellington Park design features passive lawn spaces, a rain garden, a new public washroom building, various seating options, a gathering plaza, and improvements to the existing multi-use trail. The proposed 10 Ordnance Park design includes a children's play area, a grassland meadow, various seating options, public art, and improvements to the existing multi-use trail.

The \$75,000 contingency was used to support additional engagement activities, including the formation of and engagement with the project's Community Advisory Committee and the Indigenous Advisory Circle, and to complete feasibility studies for the new washroom facility and the community garden.

Based on the feasibility studies, the capital costs for construction of the washroom, community garden, and expanded scope of work, including the additional engagement, design, earthworks and necessary coordination, have been included in the 2025-2034 Capital Budget and Plan for Parks and Recreation, expanding the total budget for design and construction of both parks from \$6,210,000 to \$19,321,000. Funding for the construction phase has been approved from development charge reserve funds and various locally-generated Section 42 parkland dedication fees. The program and scope of the amenities to be included in the two parks has been finalized.

Schematic designs for the two parks, community garden, and washroom facility are complete. Detailed design is initiated, followed by permitting, tender and construction. Construction will be awarded via a separate contract.

Purchase Order Amendment

The design and professional services contract is currently 58% complete as of May, 2025, with construction anticipated for early 2028 and project warranty completion anticipated for December 2029. This is the first purchase order amendment, and the additional work is expected to be required until the contract completion, for which this purchase order amendment is necessary. The project is now in the detailed design phase, with scope confirmed and no additional changes are anticipated.

As noted above, through community engagement and coordination with neighbouring projects, additional elements of the park design were identified as important to its function, and were supported by the ward councillor. The washroom, Indigenous placekeeping, community garden and Metrolinx projects require additional coordination and design services to advance the project to construction and park opening. There will be additional focused engagement with members of the community garden to finalize the garden design. The larger public engagement process has now concluded, and the overall park amenities have been finalized.

The following additional work is required given the above noted changes in scope. These activities have been costed and will be covered by the amended budget requested in this report:

- Design and construction of a new washroom pavilion (including site servicing).
- Design, engagement, and construction of Indigenous Placekeeping elements within the design (requiring Indigenous Design consultants).
- Design and engagement services associated with relocation of a neighbouring community garden into the park.
- Design coordination for unexpected Metrolinx Ontario Line and SmartTrack impacts to parkland.

CONTACT

Paul Farish, Director, Parks Planning and Strategic Initiatives, Parks and Recreation, 416-392-4290, Paul.Farish@toronto.ca

Clarman Yang, Manager, Purchasing Client Services, Purchasing and Materials Management Division; 416-392-1302, Clarman.Yang@toronto.ca

SIGNATURE

Tom Azouz
Interim General Manager, Parks and Recreation

Genevieve Sharkey
Chief Procurement Officer

ATTACHMENTS

See map below illustrating location of two parks associated with this project.

