

229 Richmond St W Park

DESIGN COMPETITION

APPENDIX A

Background Information Request
for Supplier Qualifications

DOC 3735730008



January 31, 2023

On behalf of the City of Toronto, we are pleased to announce the launch of a design competition for a new park at 229 Richmond St. West.

We continuously hear from residents of Toronto that parks and green spaces are critical to their quality of life. Parks connect people to nature and particularly for those living in vertical communities without backyards, parks provide space for fresh air, physical activity and simply a place to enjoy time with friends and loved ones.

Population growth comes with increased use of our green spaces, which puts pressure on already existing parks. This is especially true in the downtown core, which has some of the lowest per capita parkland within the city.

That's why this new park is such a unique and exciting opportunity. Once complete, the park will surely become an oasis that both celebrates the culture and heritage of the King-Spadina neighbourhood and also honours Indigenous culture through placemaking and placekeeping.

I hope you share our excitement about this site and project. We welcome your participation and encourage you to bring your best to the competition,

Kind regards,

A handwritten signature in black ink, appearing to read "A. Malik".

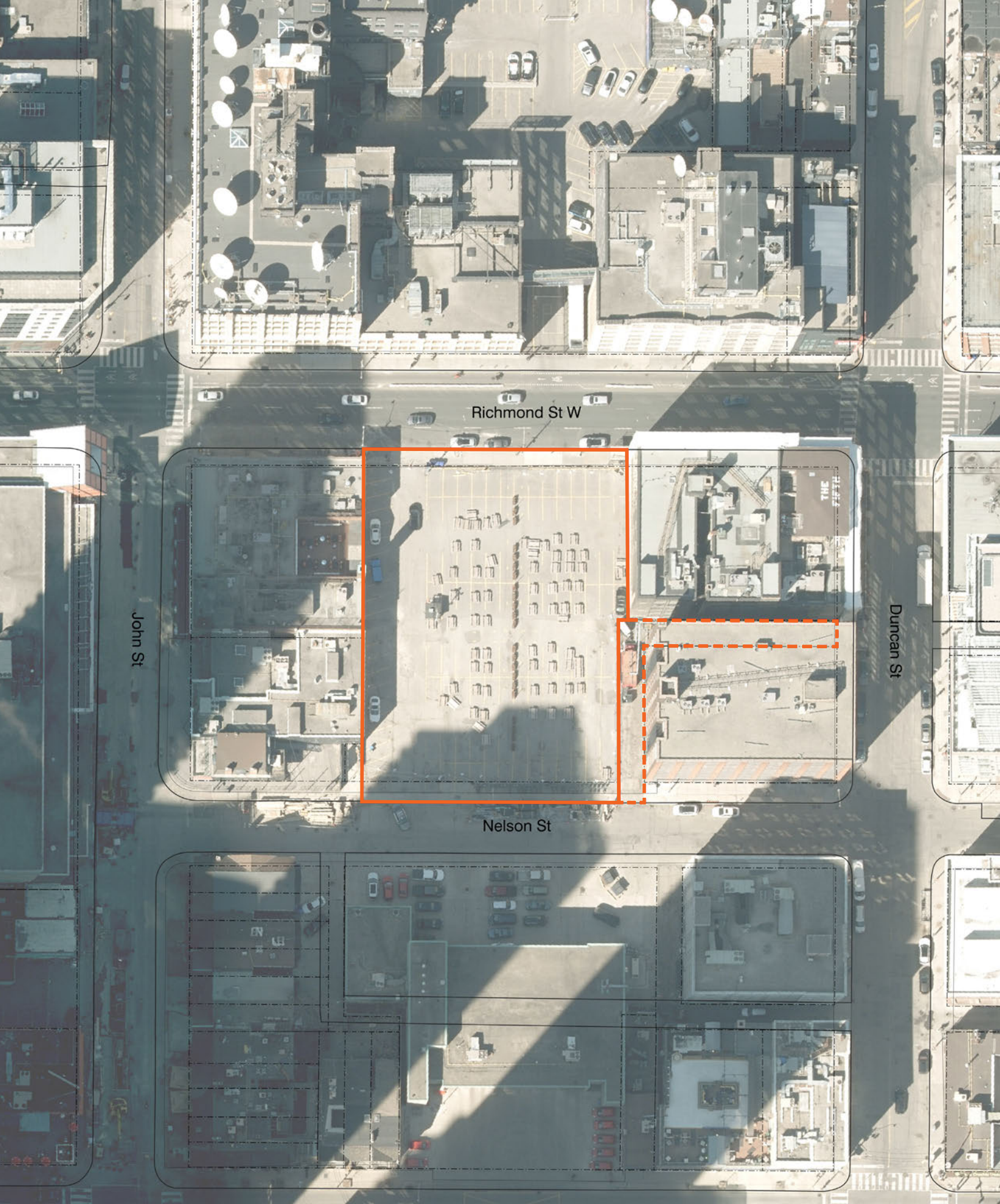
Councillor Ausma Malik, Spadina-Fort York

A handwritten signature in black ink, appearing to read "Janie Romoff".

Janie Romoff, General Manager, Parks, Forestry and Recreation

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Richmond St W

John St

Duncan St

Nelson St

1 Project Description

City of Toronto Parks, Forestry and Recreation is inviting design teams, led by a Landscape Architect, to submit their qualifications for the design and construction of a new park at 229 Richmond Street West in downtown Toronto. In this first stage of the competition (RFSQ), The City is seeking submissions from design teams who can demonstrate, through their qualifications, previous work and brief project understanding that they will excel at designing and overseeing construction of this important new park. Following the review of the Stage One (RFSQ) submissions, a short list of teams will be invited to participate in the second stage Request for Proposals where design ideas will be shared.

The 2,600 square metre (0.64 acres), unencumbered site is located between Richmond Street West to the north and Nelson Street to the south. To the west is the future site of two residential and commercial towers at 241 Richmond Street West and 133 John Street (under construction starting 2024). To the east are two brick heritage commercial buildings, 221 Richmond Street W and 30 Duncan Street. The site has been used as a surface parking lot since the early 1980s. During the COVID-19 pandemic it was leased to local bars for summer patio use. The mural covered walls and ground, big screen TVs and picnic tables created a colourful space for outdoor events.

A design and construction budget of \$10m has been secured for this project.

The site was secured as parkland in 2019 through a transaction involving CreateTO and multiple City Divisions. The transaction resulted in:

- A new development at 260 Adelaide which will include affordable housing and an indoor community space;
- A new Emergency Medical Services station at Metro Hall;
- The purchase of the site at 229 Richmond Street West for a future park.

The purchase represents one of the City's most significant park acquisitions in Downtown in recent decades.

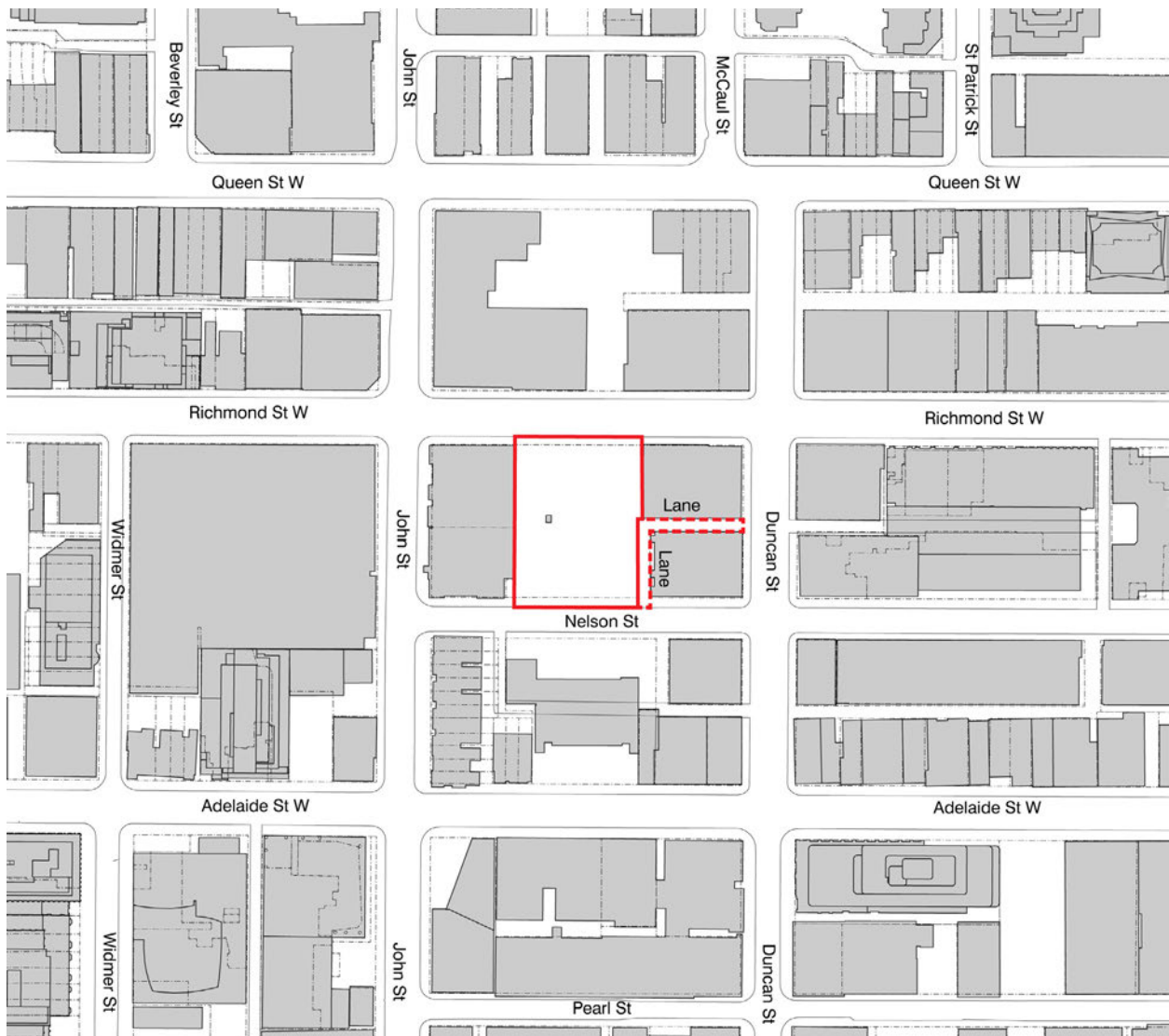
229 Richmond is located in an important cultural hub, with Toronto International Film Festival Lightbox, Bell Media HQ, the Art Gallery of Ontario, OCAD, 401 Richmond, Princess of Wales Theatre, Royal Alexandra Theatre, Roy Thomson Hall, Artscape Sandbox, and the planned John Street Cultural Corridor all in close proximity. This area is known as the Entertainment District and attracts tens of thousands of visitors yearly.

Downtown has one of the lowest parkland provision rates in the city at 5.5m² per resident (using the 2016 census) and 1.8m² per resident and employee, compared to a city-wide average of 28m² per resident and 18m² per resident and employee. Close to 16,000 people live within a 0.5km radius around the site, and 52,000 more come to work in this area. This project will create much needed parkland in the rapidly growing neighbourhood.

The site is part of the King-Spadina Heritage Conservation District (HCD). The King-Spadina HCD is an evolved historic district, with a concentration of late-19th and early 20th century residential and commercial buildings, 3 historic parks, and a network of laneways. These historic resources as a whole reflect the District's evolution from an institutional and residential neighbourhood to a warehouse and manufacturing area over the course of the District's period of significance (1880s -1940s). For the first half of the 20th century, the District was Toronto's primary manufacturing and warehouse area. After World War II, many industries left the downtown core and relocated to suburban or other locations.

Subsequent waves of development in the mid- to late 20th century saw the regeneration of the District through the adaptive reuse of residential and commercial buildings for a variety of uses. In the 1980s - early 2000s the area was a mecca of youth culture, as the empty industrial buildings were repurposed as nightclubs and bars. In the last 20 years the condominium boom has transformed the area, and the thousands of new residents began to conflict with the nightlife scene. Today the area is a desirable mixed-use neighbourhood of offices, bars, restaurants, cultural venues and high rise residential.

229 Richmond is an environmentally contaminated site. A Record of Site Condition (RSC) and Certificate of Property Use (CPU) is registered with the Ministry of Environment, Conservation, and Parks (MECP). A Qualified Person (QP) will be hired by the City to oversee and direct impacted soil management during construction, and to report to MECP. Risk management measures will include excavation and disposal of the top 1.5 metres of soil, installation of a cap and installation of 1.5 metres of clean fill.



Map locating the 229 Richmond Street West site

2 Park Goals

The City has started consulting with the Entertainment District community and key stakeholders to create the park goals and the design program. The following engagement activities have taken place:

- An online survey gathered insight from over 3,000 participants.
- A Community Advisory Group that includes key local stakeholders such as the Councillor, Business Improvement Associations, Residents Groups, and local arts and media organizations was convened and will continue to meet.
- A City of Toronto internal stakeholders group meets regularly.

Based on the feedback from these consultations the following goals will direct the park design:

1. A Place of Culture

The site's location in the heart of the Entertainment District should provide inspiration to the program and design of the park. The park design should reflect and enhance the neighbourhood's cultural scenes by providing flexible spaces that can support cultural programming. During design development, the design team will continue to consult with the local arts community to determine future programming needs.



Princess of Wales Theatre, King Street
(image: JHVEPhoto - stock.adobe.com)

2. A Reflection of the Neighbourhood

The park should be responsive to the adjacent urban context and should draw on the rich cultural and built heritage of the neighbourhood, including the area's manufacturing history and days as a hub of youth and club culture.



Entrance of the former Bamboo Club

3. A Green Oasis

The park should be an oasis and a peaceful green “backyard” to the many downtown residents.



Bryant Park, New York City

4. Indigenous Placekeeping

The historical and ongoing cultural contributions of Indigenous peoples, their connection to the land, and their languages have long been erased in parks. As part of the City of Toronto's commitment to Reconciliation, the park design should incorporate Indigenous knowledge, world views and language(s). The park program should be responsive to the needs of urban Indigenous people for safe places to engage in ceremony, gather and heal. Indigenous people must be included on the design team.



Ogimaa Mikana Renaming Project by Susan Blight and Hayden King, Queen Street West

5. Integrated Public Art

Innovation and artistry should inform the design holistically. A public artist or collective must be included on the design team.



Music Garden, Toronto

6. Design Excellence

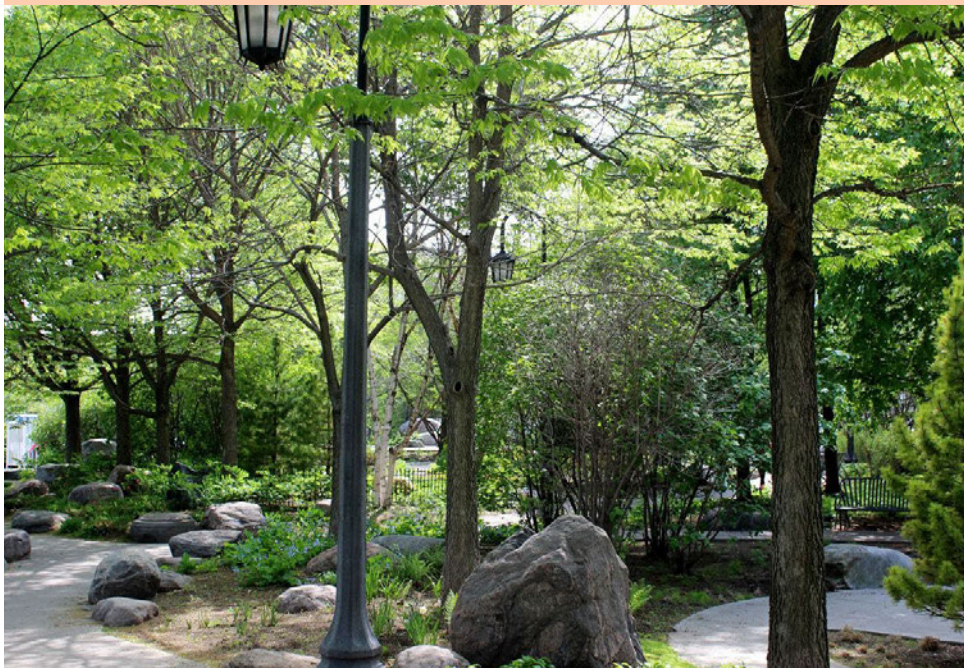
Provide a high standard of design excellence, quality of place, and attention to detail. High-quality, durable materials, innovative technologies and design excellence should be combined with careful attention to the operating parameters of Parks, Forestry and Recreation.



Bailey Plaza, Cornell University

7. New Standards for Sustainability

The park should set new standards for sustainability in park design and operations by using the lens of net-zero, climate resilience and material life-cycle analysis at all stages of design. This park should strive to reach the City of Toronto's goal of net zero by 2040.



Music Garden, Toronto

8. A Diverse Community of Users

Toronto has one of the most diverse urban populations in the world and the park should support social activities by a wide range of people, groups and civic organizations, including unhoused people. The Entertainment District is a mixed use neighbourhood, where increasing numbers of residents live among offices, entertainment venues, retail and dining.





3 Design Program

In Stage Two of the design competition we will require the teams to prepare a conceptual design which will play a role in determining the final park program, and could inspire the park name. However, there are key elements that must be included in the program, which are based on the feedback of stakeholders and survey participants:

- 1 Green Oasis:** Park users should feel a sense of separation and respite from the urban surroundings.
- 2 Gathering:** The design must include space and infrastructure to support flexible uses, including events and performances.
- 3 Washroom:** The design must include an all-season and universally accessible washroom building.
- 4 Park Amenities:** The design must include a full spectrum of park amenities including ample seating, lighting, bike racks, drinking fountains and wayfinding.
- 5 A Park without Borders:** The project team is expected to propose a design for the adjacent Richmond and Nelson streetscapes, which will inform future Transportation Services projects. The project team is also expected to design the adjacent laneways.

The park program is subject to change as the project progresses.



4 Competition Process

The design competition is sponsored by the City of Toronto, Parks, Forestry and Recreation (PFR), Capital Projects. The competition was developed in consultation with a Steering Committee made up of City Staff from Urban Design, Heritage, Transportation Services, City Planning and Public Art. The PFR project team established a Community Advisory Group (CAG) comprised of key stakeholders in the area, including the Ward 10 City Councillor, and representatives of the King Spadina Neighbourhood, including local cultural organizations, the Downtown West Business Improvement Association, Residents associations, park advocacy groups and members of the design and art communities. In addition, a Professional Advisor has been retained to help administer the design competition.

The Competition is structured as a two-stage open process. This Request for Supplier Qualification represents Stage One of the process, where all eligible professionals are invited to submit their qualifications.

STAGE 1: Request for Supplier Qualifications (RFSQ)

Stage One RFSQ submissions will be reviewed by an Evaluation Committee. The purpose of the Stage One RFSQ evaluation is to determine the eligibility of Respondent Teams to design and oversee construction of a new park at 229 Richmond Street West. The five highest rated teams will be shortlisted, invited to participate and will receive an honourarium.

STAGE 2: Request for Proposal (RFP)

In Stage Two the short-listed Respondents will submit conceptual designs for the park. Each short-listed Respondent will receive a competition brief in the form of a Request for Proposals (RFP) document outlining Stage Two submission requirements, and which will provide additional material required to develop a conceptual designs. Each of the teams selected to proceed to Stage Two (RFP) will receive an honorarium of \$10,000, subject to conditions to be set out in the Stage Two Competition Brief.

Stage Two will include an orientation session and tour of the site for the shortlisted teams.

The shortlisted teams will submit and present their design ideas in person or via video (to be determined) to the Jury and to the public in Toronto. Each team's design ideas will be posted to the competition website for a public comment period, and placed on display for public viewing in Toronto. Details are to be confirmed and will be included in the Stage 2 Brief/RFP.

Input on the design team's ideas will be sought from the Community Advisory Group, the Steering Committee and the public, whose comments will be collected and summarized by the Professional Advisor. The reports from these three groups will be shared with the Jury to consider in their final review of each team's design ideas. The Jury will recommend one team.

The Jury will include well respected landscape architects, and professionals with a broad range of expertise in urban park design excellence, culture, public art and Indigenous Placekeeping.

Please refer to the City of Toronto's Ariba website for requirements and key dates.

Project Team Requirements

Respondents should have the staff and organization to deliver and support the proposed project. Teams should consider including younger, less experienced firms on their teams to foster the profession.

1. Landscape Architect

The team must be led by a Landscape Architecture firm. The lead Landscape Architect must be a member of the Ontario Association of Landscape Architects.

2. Architect

The team must include an architectural firm. The lead Architect must be a full member in good standing with the Ontario Association of Architects (OAA). If the Architect is registered in another jurisdiction and does not have OAA registration then a sub consultant meeting this requirement must be included as part of the team.

3. Professional artist or artist-team

The team must include a professional artist or artist-team.

4. Indigenous Design Partner

The team must include an Indigenous Design Partner with experience or expertise in Indigenous Placekeeping. This person can also fulfill other roles on the team, such as the artist, architect or landscape architect, but should have specific expertise in Indigenous Placekeeping.

5. Additional Team Expertise

Engineering expertise as required for the washroom building, for drainage and servicing, and with experience working on remediated sites. The engineering team should have expertise in structural, geotechnical, electrical / lighting design, mechanical, civil, environmental. Engineers must be licensed by the Professional Engineers of Ontario (PEO).

Cost consulting must be an independent third party.

The Respondent's role for **public engagement** will be to review documents, prepare materials and present or facilitate at meetings. The Respondent may choose to include in-house expertise or an independent third party. In either case, experience with public and stakeholder engagement must be demonstrated.

Urban/streetscape design may be included as in-house expertise or included on the team as an independent third party. In either case, experience in designing streetscapes and laneways, and working on dense urban sites in proximity to urban development must be demonstrated.

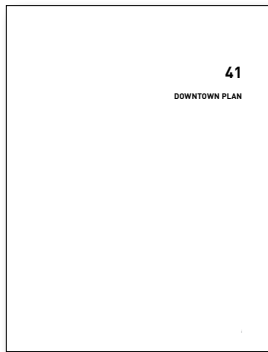
Heritage interpretation may be included as in-house expertise or included on the team as an independent third party. In either case, experience working in Heritage Conservation Districts and interpreting cultural heritage on projects of similar scale and complexity must be demonstrated.

Climate positive design and green infrastructure may be included as in-house expertise or included on the team as an independent third party. In either case, experience designing green infrastructure, calculating climate impact of projects and expertise in climate positive design on projects of similar scale and complexity must be demonstrated.



5 Planning Context

The King-Spadina neighbourhood is one of the fastest growing parts of Downtown, and has evolved into a mixed use area with a substantial residential population from what was a primarily employment oriented area, known as the Entertainment District. The neighbourhood is characterized by its animated commercial main streets and lively arts scene. It is within walking distance of the City's Financial District and waterfront, and has a distinct identity due to its heritage character and adaptive re-use of heritage properties. The area has a unique network of laneways, parks and mid-block connections. The King-Spadina neighbourhood includes the Fashion District which has undergone significant redevelopment. In a rapidly intensifying downtown, access to parkland is essential for maintaining a high quality of life. The future park is a key opportunity to serve the needs of the community.



TO Core: Downtown Plan

The in-force [Downtown Plan](#) is the 25-year vision that sets the direction for the city centre, including policies for the protection of the City's parks. It establishes a framework to improve the quality, quantity, and connectivity of parks and public realm Downtown.



Map 41-13 from the Downtown Plan showing sun-protected parks and open spaces in Downtown; orange dot indicates 229 Richmond Street West site

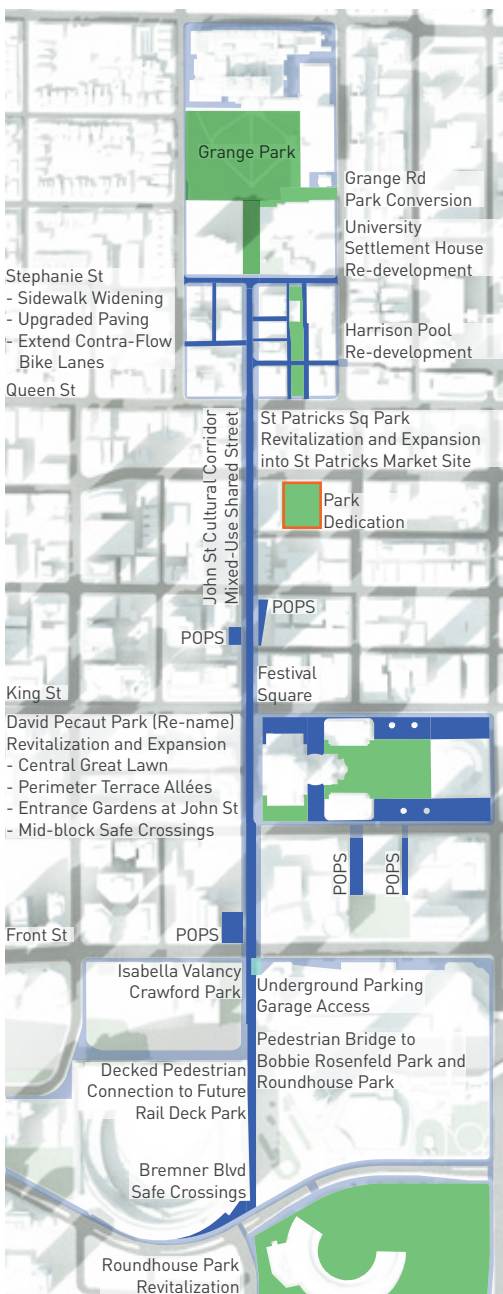


Map 41-8 from the Downtown Plan showing Park Districts; number 9 is the Grange-John Street-Roundhouse Park District; orange dot indicates 229 Richmond Street West site

Downtown Parks and Public Realm Plan

Downtown Parks and Public Realm Plan

A series of five infrastructure-related strategies have been developed to implement the Downtown Plan to ensure infrastructure planning is aligned with long-term growth. A key component of this strategy is the [Downtown Parks and Public Realm Plan](#). The Plan establishes a vision and framework to achieve an expanded, improved and connected parks and public realm network within Downtown Toronto. The Plan recognizes that parks and other open spaces are central pieces of infrastructure that must keep pace with growth. It sets out a framework for the design of parks, streets, and other publicly accessible open spaces in an intensifying Downtown over the next 25 years. This Plan is based on five transformative ideas that build on all assets in and adjacent to the core:



- **The Core Circle:** Create an interconnected landscape system and network of the valleys, bluffs and islands encircling the Downtown.
- **Great Streets:** Enhance the Downtown's most emblematic streets turning them into civic spaces and connectors.
- **Shoreline Stitch:** Re-connect the Downtown to the waterfront linking the east and west Core Circle landscapes.
- **Park Districts:** Integrate parks into the heart of Downtown's districts, improving and connecting neighbourhood parks and public spaces with a focus on community life.
- **Local Places:** Re-imagine local public spaces to better support public life and expand their utility.

The transformative ideas are presented in the form of an illustrative framework plan, and formalized as a set of initiatives, goals and actions. For example, John Street, The Grange and Roundhouse Park are envisioned as a Park District which will enhance the civic, cultural and entertainment significance of the area. The future park at 229 Richmond Street West will form part of a network of the parks and open spaces connected by the John Street Cultural Corridor.

Proposed Concept Plan for The Grange/John Street/Roundhouse Park District from the Downtown Parks and Public Realm Plan; orange outline indicates 229 Richmond Street West site

King-Spadina Secondary Plan

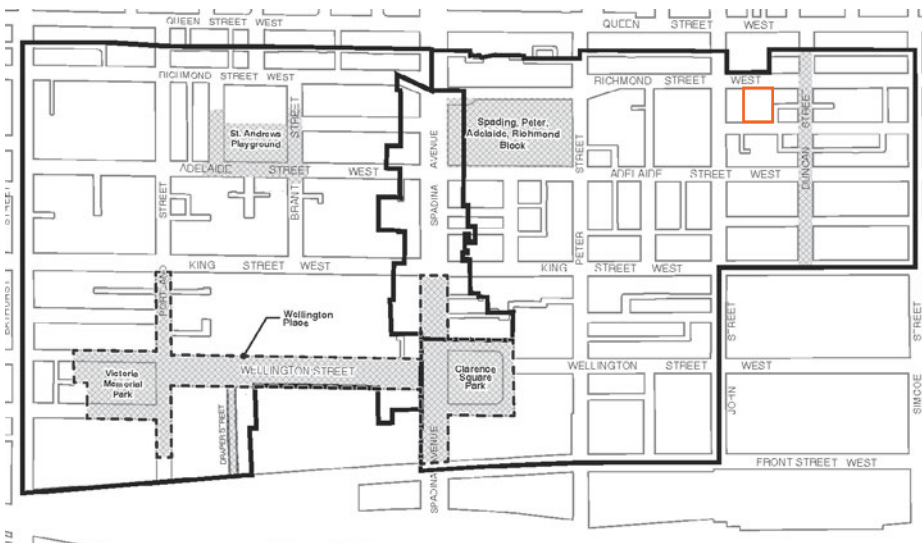
The [King-Spadina Secondary Plan](#), currently under appeal, provides clear and consistent guidance for development in the area over the next 20 years, building upon the direction of the Downtown Plan. The Secondary Plan seeks to balance growth and investment in the area, by promoting development which provides a mix of uses, conserves cultural heritage resources, and improves and expands the public realm. The King-Spadina Public Realm Strategy builds on the Secondary Plan and provides specific direction on coordinating public realm improvements throughout the area.

The Secondary Plan includes provisions for the protection of vistas and views, identifies existing and planned parks and mid-block connections, special identity areas, public realm improvements and directs the City to secure parkland throughout the King-Spadina area. The future park at 229 Richmond Street West is connected to the Duncan Street Area of Special Identity, where the public realm will be enhanced and focused on pedestrian amenities including wide sidewalks, tree planting, generous building setbacks and elements that animate the streetscape. The site forms part of an existing/planned group of north-south mid-block connections.

Map 16-3B from the King-Spadina Secondary Plan showing mid-block connections; orange outline indicates 229 Richmond Street West site



Map 16-5 from the King-Spadina Secondary Plan showing areas of special identity; orange outline indicates 229 Richmond Street West site





King-Spadina Heritage Conservation District

The [King-Spadina Heritage Conservation District](#), currently under appeal, establishes a framework for the conservation of the District's cultural heritage value through the protection, conservation and management of its heritage attributes. The Heritage Conservation District includes a description of the defining characteristics of the public realm, which includes views from Duncan Street and heritage attributes of historic parks, and identifies Duncan Street as a character sub-area. The future park is within the boundaries of the Heritage Conservation District, is connected to the Duncan Street character sub-area, and is between contributing properties located to the east and west.



Map from the King-Spadina Heritage Conservation District Plan showing contributing properties; orange outline indicates 229 Richmond Street West site



King-Spadina Public Realm Strategy

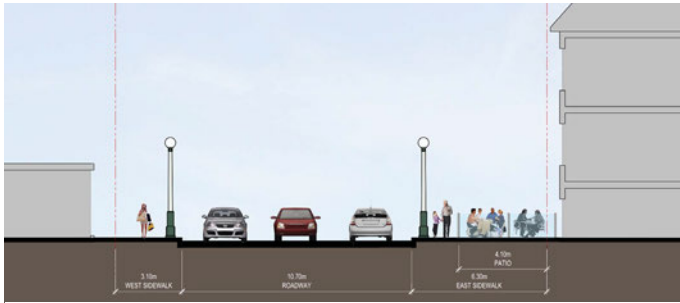
The City of Toronto adopted the [King-Spadina Public Realm Strategy](#) in 2021, recognizing the need for a coordinated approach to revitalize existing parks and open spaces, create new parks and open spaces and connect them together through an enhanced streetscape in the King-Spadina area. Given the context and constraints within this historic built-up area, a variety of approaches are required to secure a high quality of life for the rapidly growing populations of people living and working in the area. The King-Spadina Public Realm Strategy provides guidance to improve and expand the public realm to meet the needs of area's growing population by providing certainty and clarity for common interpretation. The Downtown has one of the lowest parkland provision rates in the city and is a priority for parks planning and acquisition.

Given limited space, the Strategy explores opportunities provided through Privately Owned, Publicly-Accessible Open Spaces (POPS), existing and planned mid-block connections, gateways, and potential expansions to existing parks. The future park is part of the Strategy's East Precinct, which has been identified as a priority area for parkland acquisition due to rapid intensification in the past few years. The future park is a key acquisition which will provide needed parkland to this under served area, chosen for its size, location, opportunities for connection and accessibility.

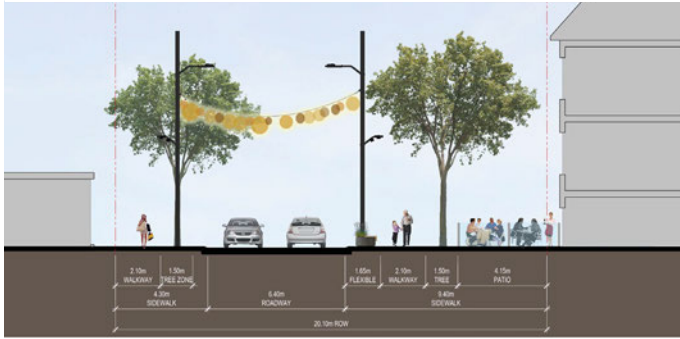
toronto downtown west Business Improvement Area

Downtown West Business Improvement Area

Located in the [Toronto Downtown West Business Improvement Area](#), the future park will be an important focus for this central hub for entertainment, arts, culture, hospitality, sports, nightlife and business. Several of the city's key cultural facilities are located close to the site, including Toronto International Film Festival (TIFF) Lightbox, ArtScape Sandbox, Bell Media HQ, 401 Richmond, Princess of Wales Theatre, Royal Alexandra Theatre, OCAD's Onsite Gallery and Roy Thomson Hall. The BIA currently has over 70 active development applications, and over 20 developments under construction. The BIA features the ArtWalk, a collection of public art instalments located throughout the BIA.



EXISTING



PROPOSED

John Street Cultural Corridor

The City's [John Street Cultural Corridor](#) is a half block to the west. The Corridor is a streetscape enhancement project that will connect the Art Gallery of Ontario (AGO) to the waterfront, linking some of the City's most notable cultural attractions. Construction will take place from 2023 to 2025. With these improvements, John Street will become a destination street in downtown Toronto that will give priority to pedestrians, will be bike-friendly, and will host many special events and festivals.

Planned improvements include widened sidewalks and boulevards, a reduced width of the road to one lane of traffic in each direction between Wellington Street and Stephanie Street, and a gentler slope from the curb to the roadway, allowing the street to be used as a plaza space for events during road closures. Additional improvements include trees, new paving materials in the road and on the sidewalks, and public art that will be reflected in the street castings (i.e. maintenance covers), street furniture, bike racks, light poles, etc.

Typical sections of the John Street Cultural Corridor between Richmond and Adelaide Streets, showing existing and proposed condition (DTAH)



Detail of the proposed Streetscape Plan for the John Street Cultural Corridor between Queen and Adelaide Streets; orange outline indicates 229 Richmond Street West site (DTAH)

City of Toronto's Reconciliation Action Plan

The [Reconciliation Action Plan](#) is being developed to map and guide the actions that the City of Toronto will take from 2022 to 2032 and beyond to achieve truth, reconciliation and justice to the extent that it remains consistent with the self-identified needs of Indigenous communities in Tkaronto.

The commitments found in this Reconciliation Action Plan build on and are guided by:

- strategic directions provided in the City's Statement of Commitment to Aboriginal Peoples (2010),
- Calls to Action set out by the Truth and Reconciliation Commission's final report (2015),
- principles detailed in the United Nations Declaration on the Rights of Indigenous Peoples (2007), and
- Calls for Justice outlined by the National Inquiry into Missing and Murdered Indigenous Women and Girls (2019)

The Reconciliation Action Plan was developed with input from Indigenous Peoples across Tkaronto, including with:

- First Nations, Métis and Inuit members of the diverse urban Indigenous community

of Tkaronto, including youth, Elders, and Knowledge Carriers;

- Toronto Aboriginal Support Services Council and its member agencies;
- Indigenous-led organizations in Tkaronto; and,
- Indigenous employees and non-Indigenous allies within the Toronto Public Service, including senior leadership.

The Action Plan is City wide, across divisions and involves numerous initiatives. For Parks Forestry and Recreation, this includes Indigenous Place-Keeping in parks and ravines. One of the actions includes:

Support Indigenous Placekeeping

Indigenous placemaking and placekeeping is integral to truth, reconciliation and justice in that it creates and nurtures space, in process and policy, for ceremony, teaching and community; strengthens Indigenous connections with lands and waters; and builds cultural competency and capacity for land based Indigenous engagement.

The outcomes of placemaking and placekeeping initiatives are varied and all are critical for the health and well-being of Indigenous Peoples.

Toronto Green Standard

The [Toronto Green Standard](#) Version 4 applies to capital projects being planned and built by the City's Agencies, Corporations & Divisions. The new City Standard reflects Council direction for City leadership to demonstrate high performance sustainability and Transform TO climate change objectives.

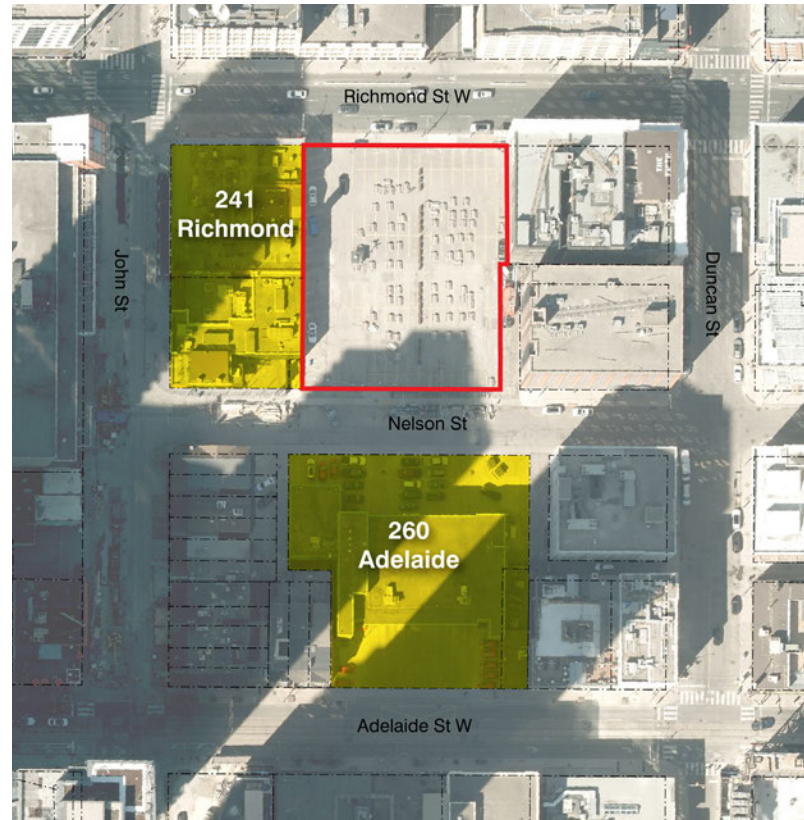
City building projects must be third-party verified post-construction to confirm compliance with these standards. The City maintains a roster of pre qualified firms, to undertake this work for either private or public high performance development projects. The Toronto Green Standard includes checklists and templates and provides direction for air quality, buildings energy emissions and resilience, water quality and efficiency, ecology and biodiversity, and waster and the circular economy.

Surrounding Development Context

Two proposed developments adjacent to the future park present opportunities and challenges:

241 Richmond Street West

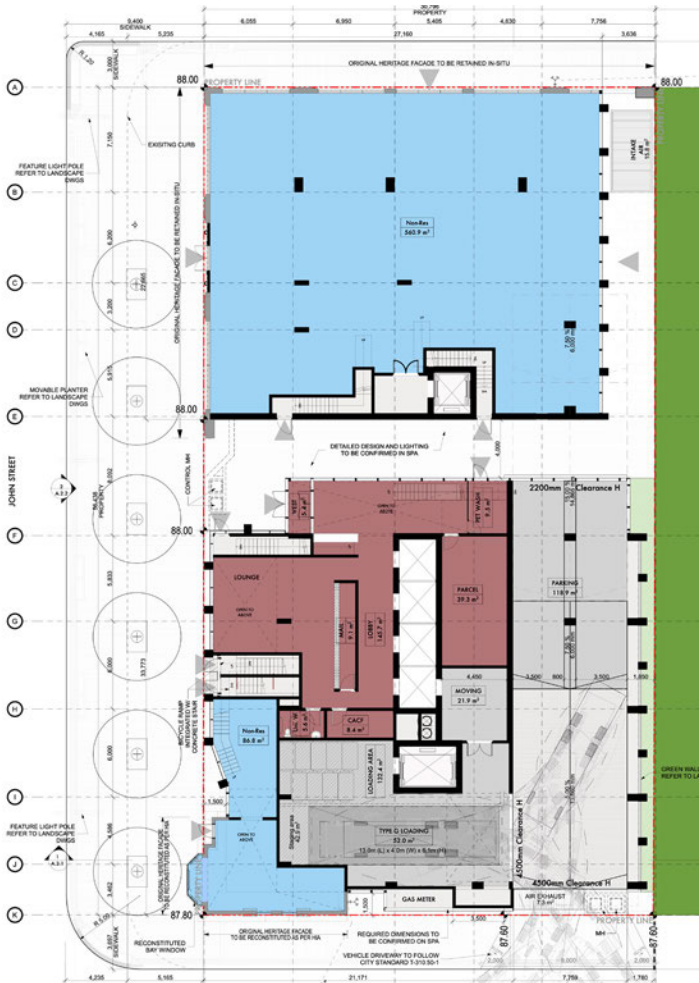
The heritage buildings at 241 Richmond Street West and 133 John Street will be retained and integrated into a residential tower with two floors of retail (36-41 storeys). Vehicle access to the site will be provided off Nelson Street. The site will include a 4m wide mid-block connection off John Street which will provide access to the west side of the future park. Construction is anticipated from 2024 to 2028. The proposal includes a two storey green wall on the south west side of the park.



Map of the properties of the two adjacent developments, 241 Richmond Street West and 254-260 Adelaide Street West



View from southeast of proposed 241 Richmond Street West development (architects-Alliance)



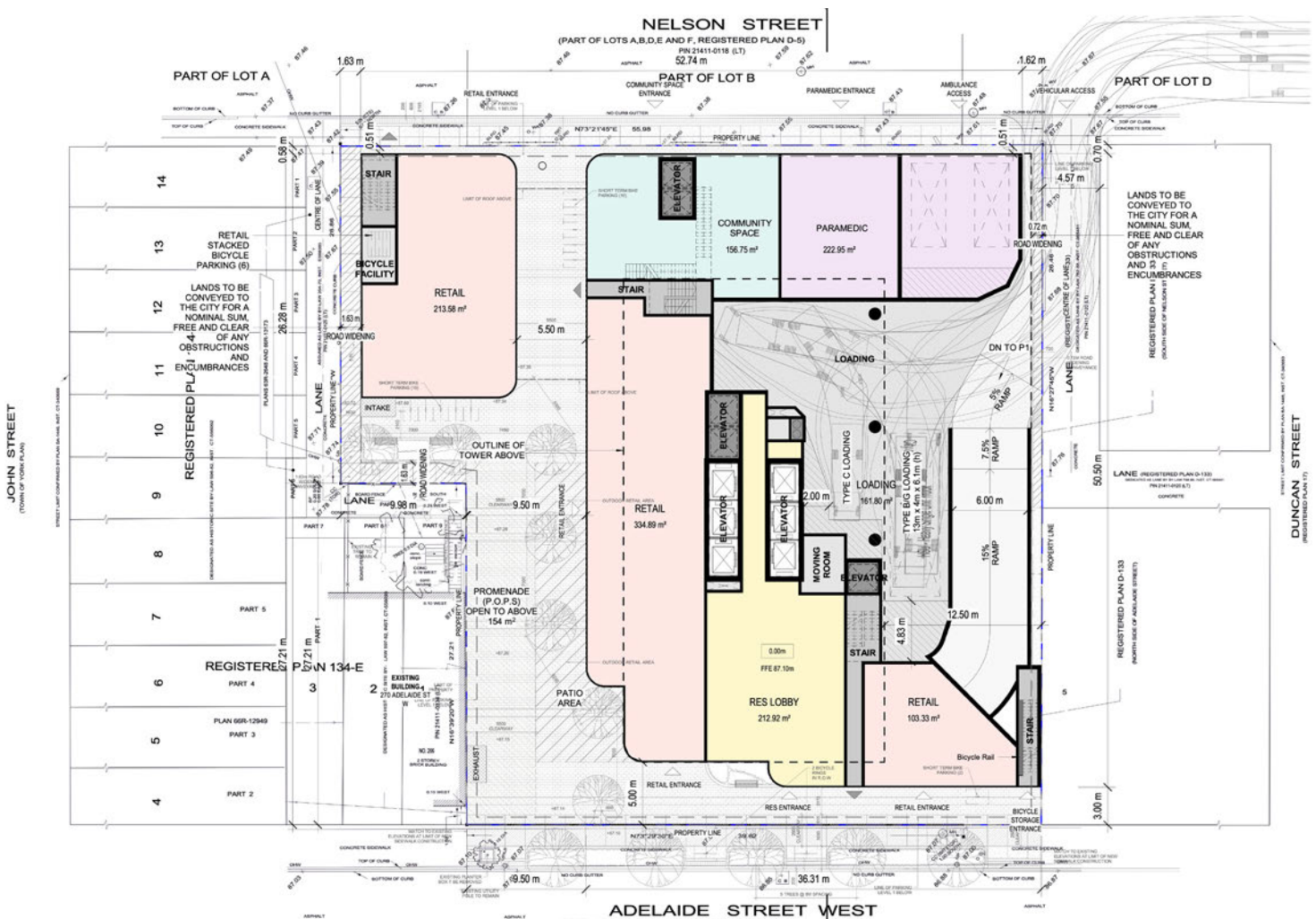
Proposed ground floor/site plan for 241 Richmond Street West development: loading and parking access is off Nelson Street with a mid-block connection to the park (architects-Alliance)

254-260 Adelaide Street West

A 61-storey mixed-use building is proposed on the south side of Nelson Street. The site will feature a 5.5m wide mid-block connection between Adelaide Street West and Nelson Street in the form of a promenade. Access to the building will be provided off Nelson Street through the laneway on the east side of the building. The ground floor will have a community space and a paramedic station, as well as retail and the residential tower lobby. Construction is estimated to be completed in 2030.



View from the park of north elevation of proposed 260 Adelaide Street West development (Sweeny and Co Architects)



Proposed ground floor/site plan for 260 Adelaide Street West development: loading and parking access is off Nelson Street with a mid-block connection to the park

6 Site Conditions and Considerations

The site is flat and meets the grades of the adjacent streets. The site is currently paved in asphalt and graded to catch basins. No public parking will be maintained on the site, and the site will not be encumbered by underground parking.

The site will be remediated at the start of construction, and 1.5m of clean fill be installed.

The key conditions and considerations on the site and in the immediate area are numbered below and correspond to the map on the following page.

1 Existing Laneways

- Two laneways to the east provide opportunities for a “park without borders”.
- Incorporate east-west lane from Duncan Street into design, working with Transportation Services.



East-west lane off of Duncan St

- Incorporate north-south lane into design, even as it stays a functional lane. Consider permeable surfaces for laneways, as coordinated with Transportation Services



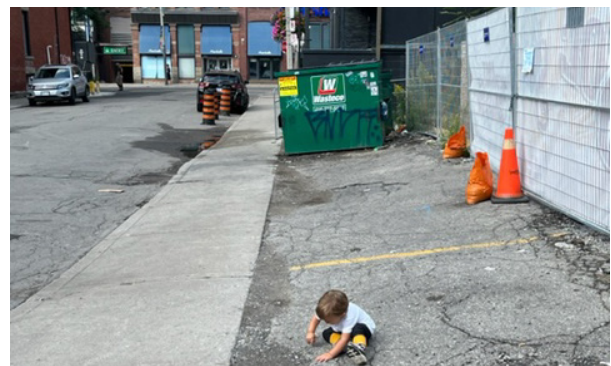
North-south lane off Adelaide Street West

2 Future Mid Block Connections

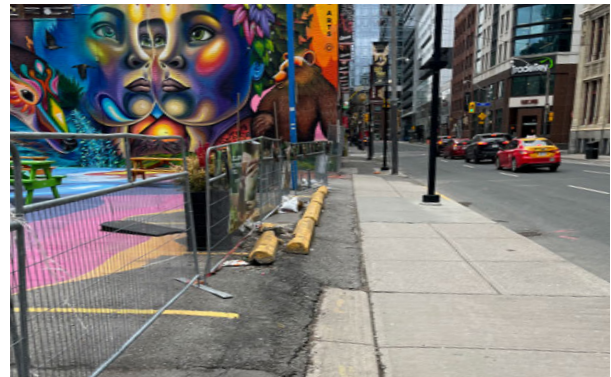
- The 241 Richmond site plan includes a mid-block connection from John Street into the future park.
- The 260 Adelaide site plan includes a mid-block connection from Adelaide Street to Nelson Street.
- The King Spadina Secondary Plan calls for the existing mid-block connection to Queen Street West to be opened to the public.

3 Richmond and Nelson Streetscapes

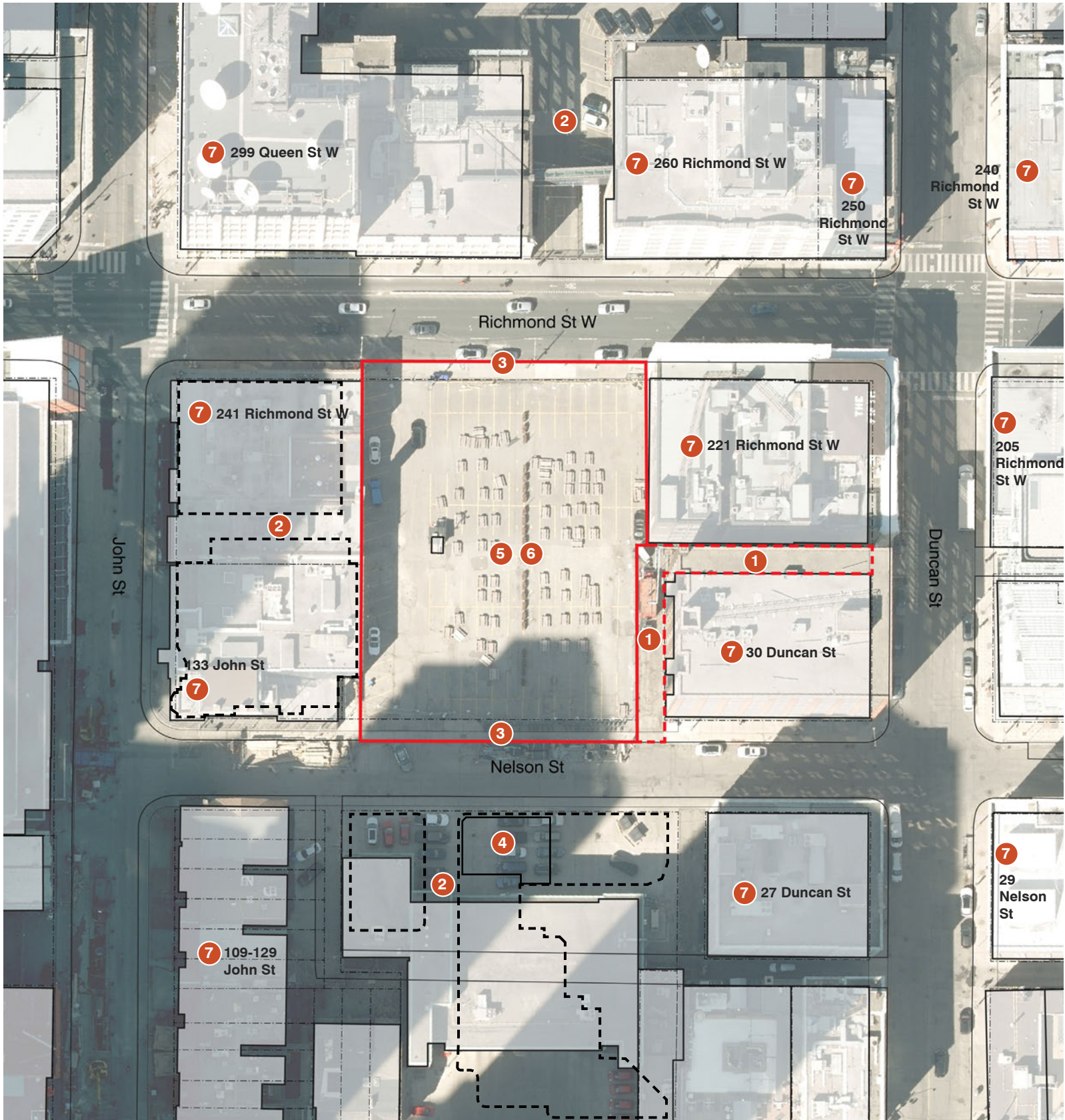
- The streetscapes along Richmond and Nelson from John Street east to the site will be improved by the 241 Richmond developer in the same style as the John Street corridor.
- There is on street parking on the south side of Richmond Street West or the north side of Nelson Street. The sidewalk on Richmond is 3m wide and the sidewalk on Nelson is 3.7m wide. Within these parameters, there is an opportunity to provide improved pedestrian experiences on both streets through coordination with Transportation Services and the developer at 241 Richmond.



Looking west along Nelson St in front of the site



Looking west along Richmond St W in front of the site



7 299 Queen St W

2

7 260 Richmond St W

7

250 Richmond St W

240 Richmond St W

7

Richmond St W

7 241 Richmond St W

2

7 221 Richmond St W

7

205 Richmond St W

John St

133 John St

7

Nelson St

Duncan St

7 30 Duncan St

1

7 109-129 John St

2

4

7 27 Duncan St

7

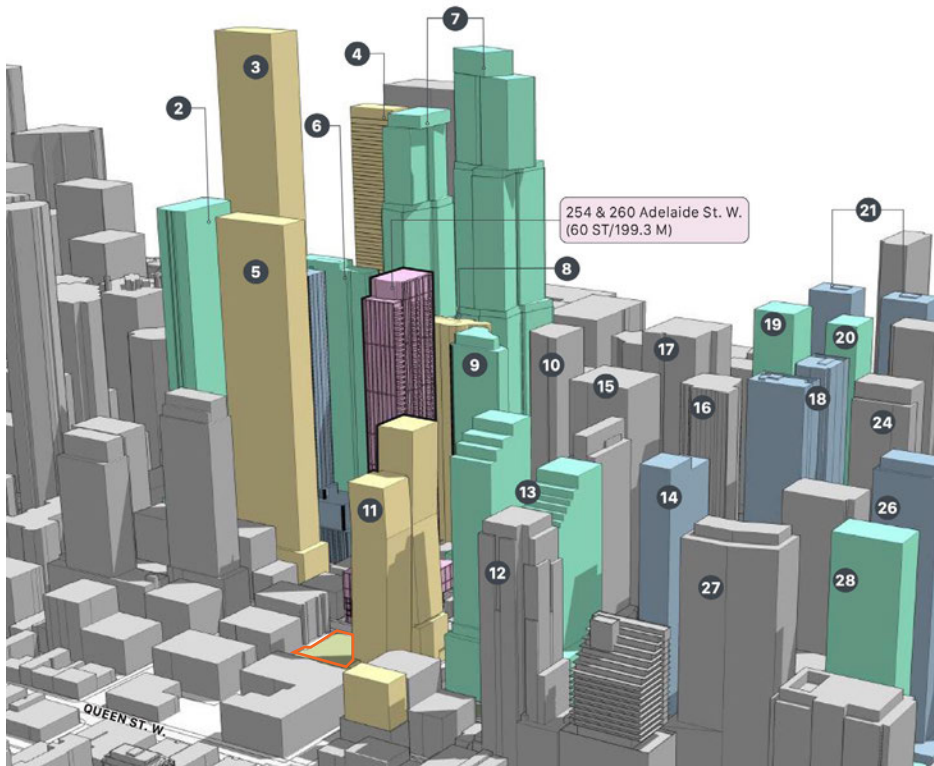
29 Nelson St

4 Community Space

- A new community space will be included in the 260 Adelaide development and located on Nelson Street.

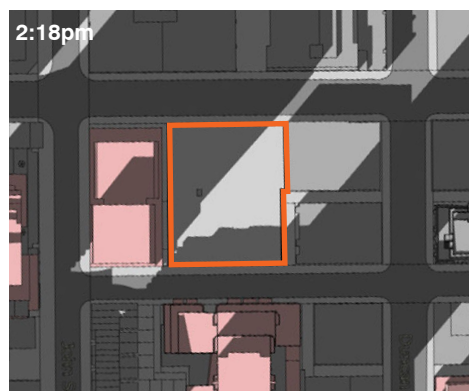
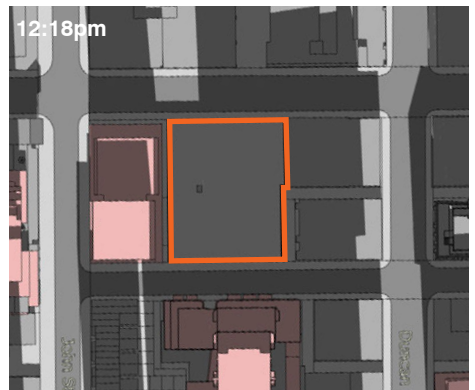
5 Shadow Impacts

- 260 Adelaide, 241 Richmond and other future developments will result in the site being completely shadowed from 3:30 pm to sunset on June 21.
- Consider shadow impacts when selecting plant species and locating park features.
- Please see Section 7 for a complete set of sun shade studies.



View looking southeast showing approved, but not yet built in green, under construction in blue, and active development proposals in yellow; orange outline indicates 229 Richmond Street West site (crop from Bousfields Inc. report)

Shadow impacts on the 229 Richmond Street West site between 11:18am and 3:18pm on September 21; orange outline indicates 229 Richmond Street West site



6 Wind Impacts

- The wind study for the 260 Adelaide development proposal concluded that the new park would be comfortable for sitting or more sedentary activities throughout the year.
- The wind study for the 241 Richmond development proposal concluded that the new park will be suitable for sitting in the summer and autumn, becoming comfortable for standing or better in the spring and winter.
- In Stage Two, design teams should explore wind mitigation measures.

7 Heritage Buildings

The subject site is part of the King-Spadina Heritage Conservation District (HCD). The following buildings close to the site are heritage listed or designated.

- **221 Richmond Street West.** The Gelber building is a 5-storey Edwardian Classical Commercial building built in 1920 and housed Gelber Brothers Woolens, whose name is still visible on the west side of the building, which faces the park. Currently a commercial building with restaurants. Included on the Heritage Register.
- **30 Duncan Street.** The Caplan Building is an 8-story commercial building built in 1926. Formally a manufacturing factory for Caplan Shoe Manufacturing. Currently an office building. Included on the Heritage Register.



East side of the site showing the Gelber building and the Caplan building

- **133 John Street.** A 3-storey Second Empire style house was built in 1875. It was owned by world renowned athlete and local politician Ned Hanlan. It was the original location of The Amsterdam, Toronto's first brewpub, which opened in 1985. The building will be preserved as part of the residential development planned for 241 Richmond Street West.
- The wall of 221 Richmond and 30 Duncan Street create an urban room out of the park space.



View from southwest of proposed 241 Richmond Street West development showing integration of heritage building at 133 John Street (architects-Alliance)

- **241 Richmond Street West.** A commercial building was built in 1936, designed by Page and Steele in the Art Moderne style. It housed Handy and Harman of Canada Ltd. a silver and alloy refiner. The building façade will be preserved as part of the residential development planned for 241 Richmond Street West.



Preserved Handy & Harman Building facade in proposed 241 Richmond development (architects-Alliance)

- **299 Queen Street West.** 229 Queen Street West was previously known as the CHUM-City Building and the Wesley Building, currently the Bell Media Headquarters. It is a Designated Heritage Property with a neo-gothic façade built in 1913. The northwest corner of the building used to contain a [Speakers' Corner](#) video booth, where for a dollar anyone could record a two-minute video.
- **260 Richmond Street West.** 260 Richmond Street West was the Tip Top Tailors Warehouse. Tip Tailors was founded by David Dunkelman in 1909, and became one of Canada's leading retailers in the 20th century. It is currently part of Bell Media Headquarters and is a Designated Part IV Heritage Building.
- **250 Richmond Street West.** 250 Richmond Street West is a three-storey commercial building built in 1910, and currently home to CHUM radio (iHeart radio). The building is Listed.
- **240 Richmond Street West.** 240 Richmond Street West is a five-storey commercial building dating to 1920, and is Listed.
- **205 Richmond Street West.** 205 Richmond Street West is the New Textile Building designed in 1923 by Benjamin Brown . It was purchased by OCAD University in 2007 and is currently used for the School of Graduate Studies. The building is Listed.
- **109-129 John Street.** This is a group of rowhouses built in 1892 by Robert Brown. The rowhouses are Designated Part IV Heritage Buildings.
- **26 Duncan Street West.** 26 Duncan Street West is the Cundari Building which is a mid-rise Art Deco commercial building. The building is not Listed.



7 Further Background

History of the Site and Area

The following is based on the Stage 1 Archaeological Assessment prepared by Archaeological Services Inc. in December 2022. The document is included as Appendix B.

Indigenous Land Use and Settlement (13,000 years before present to 1787)

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP), with early populations practicing residential mobility and harvesting seasonally available resources. During the Woodland period, beginning 2500 BP, there is archaeological evidence of large seasonal settlements. It is generally understood that these populations were Algonquian-speakers during the millennia of settlement and land use.

Between approximately 1000-1300 Common Era (CE), the communal site was replaced by the village focused on horticulture. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still the norm until around 1450 CE. Within the Toronto area, these communities represent the ancestors of the Huron-Wendat.

In the 1640s, the traditional enmity between the Haudenosaunee and the Huron Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to the dispersal of the Huron-Wendat and Neutral Nations. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, Algonquian-speaking Anishinaabeg groups, such as the Mississaugas were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

The forests which stood in this portion of the city, prior to nineteenth-century clearance were likely co-dominated by hard maple (*Acer saccharum*) and beech (*Fagus grandifolia*), in association with basswood (*Tilia americana*), red oak (*Quercus rubra*), white oak (*Quercus alba*), shagbark hickory (*Carya ovata*) and bitternut hickory (*C. cordiformis*).

The Toronto Purchase (1787, 1805 and 2010)

The Toronto Purchase (Treaty #13) was made between the Crown and the Mississaugas on September 23, 1787, and then renegotiated on August 1, 1805. The main purpose of the treaty was to secure access to communication routes and posts along the shore of Lake Ontario and to connect Niagara and Kingston. However, the 1787 agreement had many inconsistencies – it did not describe the physical boundaries of the treaty or the quantity of land surrendered, nor did the body of the document name the Chiefs of the bands with whom the surrender was negotiated. In light of these inconsistencies, the Crown approached the Mississaugas in 1805 with the intent of identifying the land in question and formally purchasing it from them. The formal deed of surrender confirming the Toronto purchase was drawn up and executed on August 1, 1805. It included a detailed legal description of the boundaries of the surrendered parcel.

However, the revised boundaries of the 1805 purchase appear to be significantly larger than the original description of the lands. Due to the inconsistencies between the 1787 and 1805 treaties and the fact that the Crown did not disclose to the Mississaugas in 1805 that the previous treaty was invalid, this treaty was subject to a specific claims process – ultimately leading to a settlement in 2010 between the Federal government and the Mississaugas of the Credit First Nation.

The Town of York and Development of the Project Site (1797- 1983)

Residential

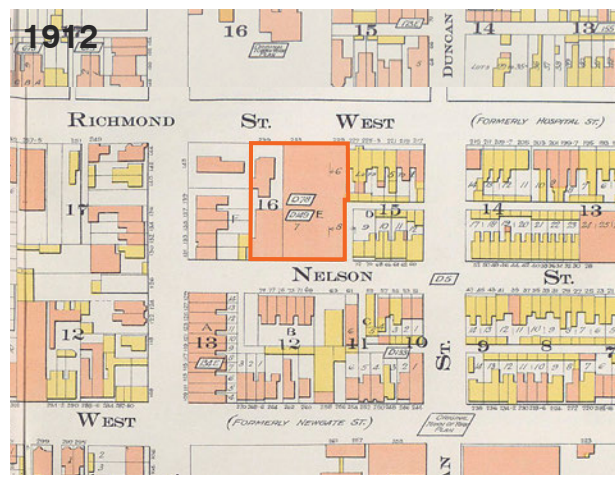
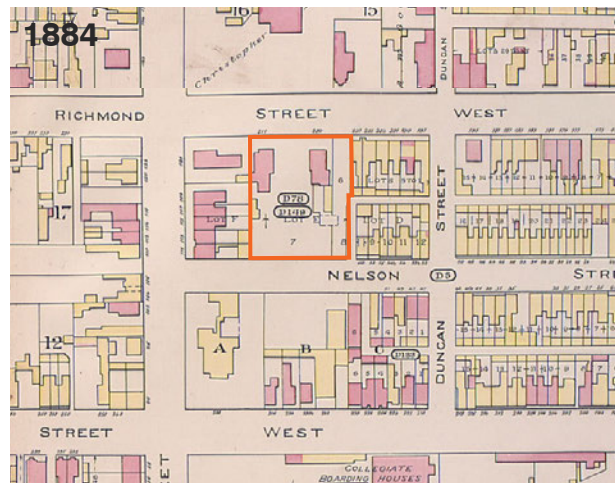
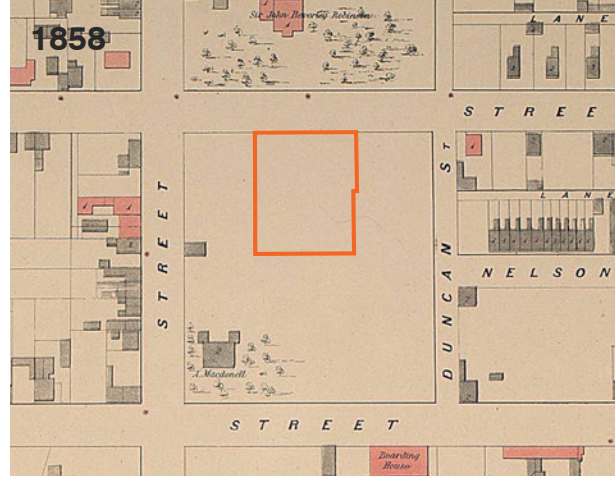
In 1797 the town of York was expanded westward to Peter Street, and north to Queen Street. Richmond Street was then known as Hospital Street. The project site was originally granted to Colin McNabb, but was sold shortly thereafter in 1802 to Upper Canada politician Alexander MacDonnell. It remained part of the MacDonnell family estate until 1859, when it was subdivided and sold. Bank Manager William Wallace Ransom lived on the site from 1871-1894.

Maps from the MacDonnell estate show that a creek ran across the site from north-west to south-east. Likely known as Russell Creek (named after Peter Russell, Receiver General of Upper Canada), the creek ran from present day Palmerston Boulevard and Bloor Street into Toronto Bay at Simcoe Street.

Manufacturing in the Garment District

In 1899, part of the property was sold to David Elliott, president of Elliott Manufacturing Company, makers of paper and cardboard boxes. The first Elliot Manufacturing building was destroyed by a fire in 1907. At the time of its destruction, the factory had a workforce of 60 men and 130 women and girls. It was rebuilt and enlarged, resulting in the demolition of the former Ransom house. After 1920 other businesses, including Sinclair and Valentine Inks, Wolverine Ltd and many garment producers, occupied the building until it was demolished around 1982 and converted to surface parking.

On the west side of the property John Kay built St. Andrew’s Institute, a mission operated by St. Andrew’s Presbyterian Church between 1890 and 1920, providing a variety of services to the neighbourhood. This building was then converted to commercial uses and renamed “The Nelson Building.” It too seems to have been demolished around 1982. Following the demolitions, these parts of the property were also converted to surface parking.



Extracts from 1858 Boulton Atlas, Goad Fire Insurance Atlases and City’s 1959 air photos; orange outline indicates 229 Richmond Street West site

The Entertainment District and Youth Culture (1980s – Present)

After World War II, many industries left the downtown core and by the 1970's the area was mostly desolate at night. What nightlife there was happened on King Street, where Ed Mirvish's Royal Alexandra Theatre, Roy Thomson Hall and restaurants drew a cultural clientele.

In the 1980s to the early 2000s the area was a mecca of youth culture in Toronto, as the empty industrial buildings were repurposed as nightclubs and bars. In 1980 the five Asoon brothers opened The Twilight Zone, an after-hours club, at 185 Richmond Street West and started the new era. Modelled after New York clubs and style, the popular club hosted local and international DJs that played disco, funk, punk, electro, hip-hop, new wave, house, and more. More clubs, music venues, after-hours bars and restaurants followed, including the Bamboo, Go-Go, Stilife, The Factory, System Soundbar, Tasmanian Ballroom, Limelight and Oz. In the 1990s the area was a centre of Toronto's rave and dance scenes with almost 100 clubs and bars. MuchMusic hosted Electric Circus every Friday night, where people turned up to dance on live TV.

In 1989 the SkyDome was constructed and huge crowds arrived in the neighbourhood, spurring more restaurants and nightclubs in the Entertainment District.

In the last 20 years the condominium boom has transformed the area, and the thousands of new residents began to conflict with the nightlife scene. Today the area is a desirable mixed-use neighbourhood of offices, bars, restaurants, cultural venues and high rise residential.

Sources:

[Death of Clubland \(Toronto Star\)](#)

[Toronto Entertainment District \(Wikipedia\)](#)

[Nightclubbing: A Toronto History \(AGO\)](#)

[Toronto Nightlife History, \(1980s\)](#)

[Toronto Nightlife History, \(1990s\)](#)

[299 Queen Street West \(Wikipedia\)](#)

[Electric Circus \(Wikipedia\)](#)



Climate Resiliency and the Toronto Green Standard

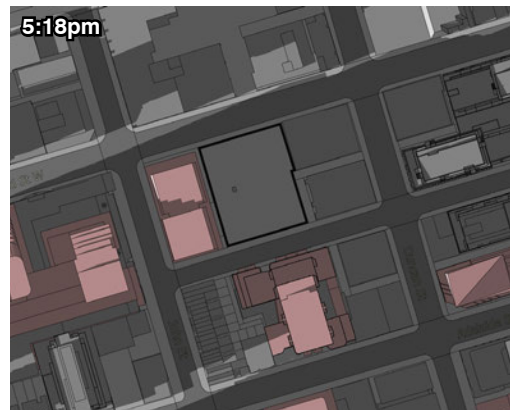
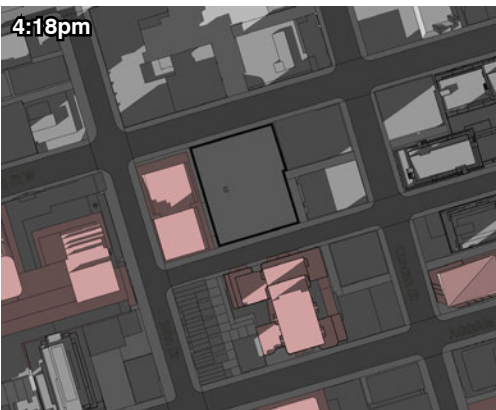
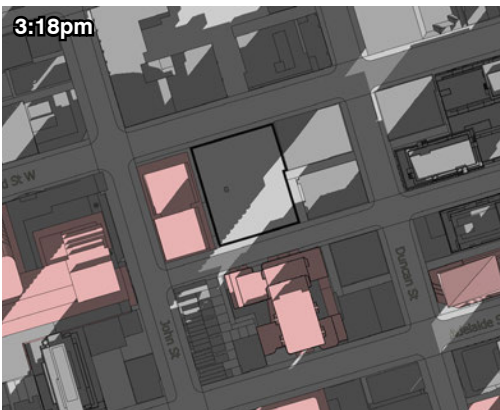
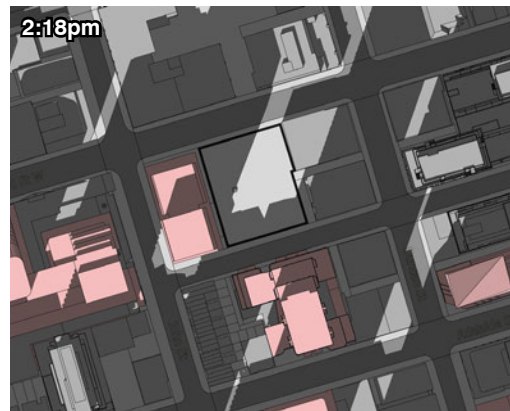
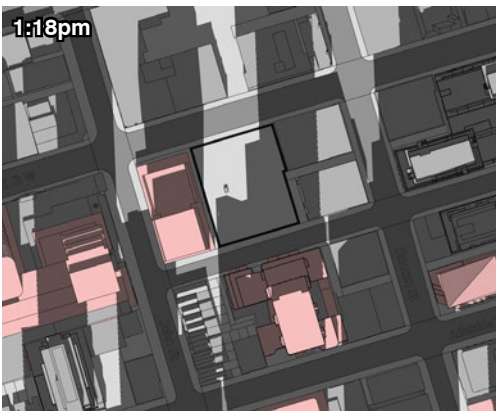
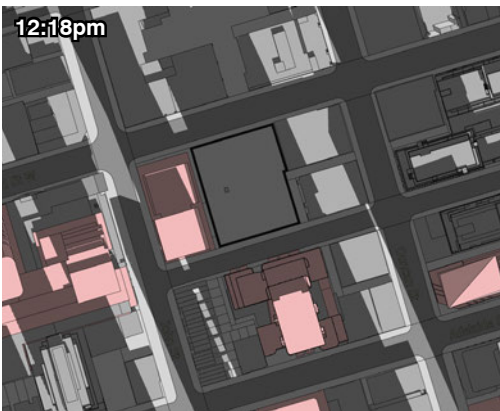
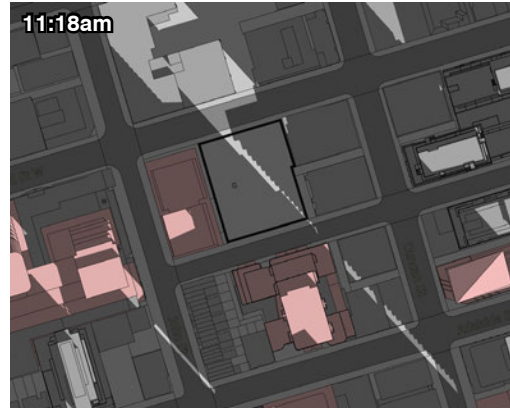
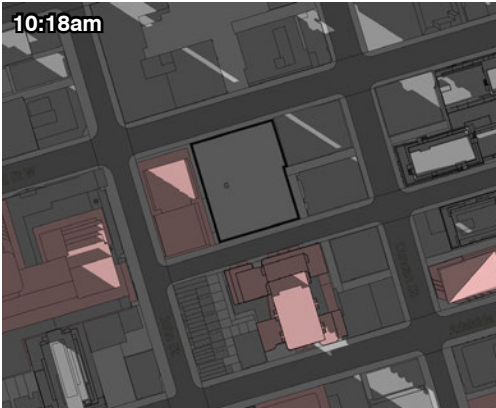
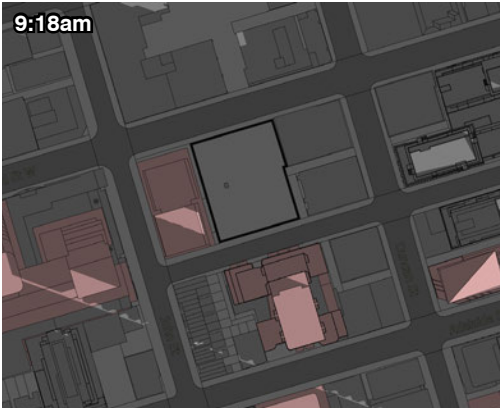
In 2019 the City of Toronto declared a Climate Emergency and adopted a net zero emissions target for 2040. This target is one of the most ambitious in North America. You can read more about the TransformTO Net Zero Strategy here: [TransformTO – City of Toronto](#).

One of the goals of the Strategy is that all City owned new developments are designed and constructed to applicable Toronto Green Standard Version 4 (TGS 4) standard, achieving zero carbon emissions, beginning in 2022. The Toronto Green Standard includes checklists and templates and provides direction for air quality, buildings energy emissions and resilience, water quality and efficiency, ecology and biodiversity, and waster and the circular economy. The new park at 229 Richmond Street West should follow TGS 4, and strive to achieve carbon neutrality by 2040. Read more about the Toronto Green Standards here: [City Agency, Corporation & Division-Owned Facilities Version 4 – City of Toronto](#).

The free Climate Positive Design tool can be used to calculate the impacts of various design strategies and could be used by designers looking to achieve the TGS 4 standards. Read more about the tool here: [Pathfinder — Improve Our Carbon Impact — Climate Positive Design](#).

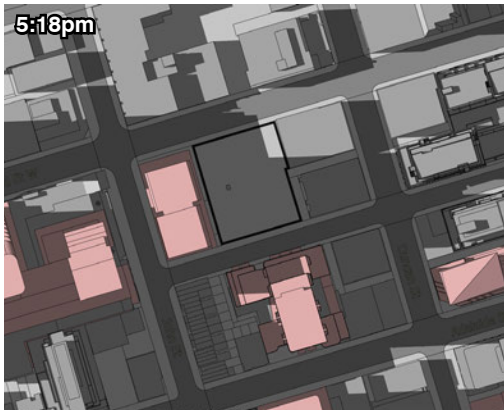
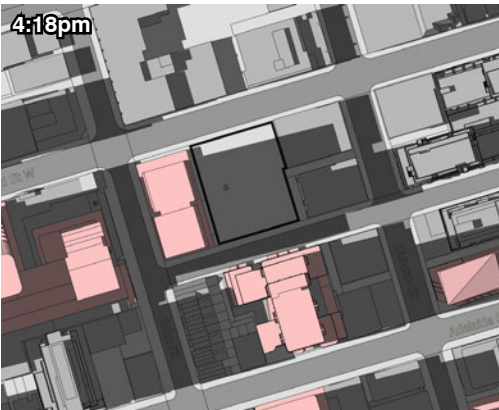
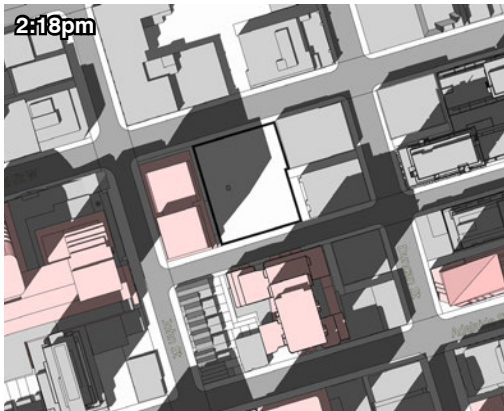
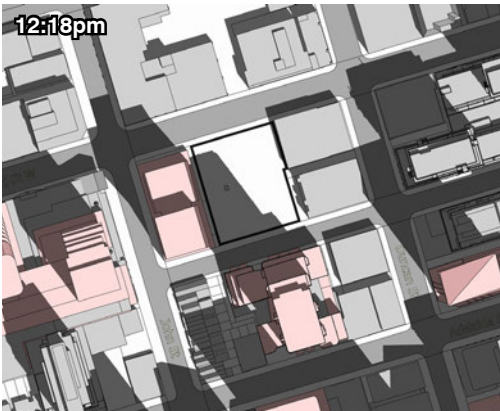
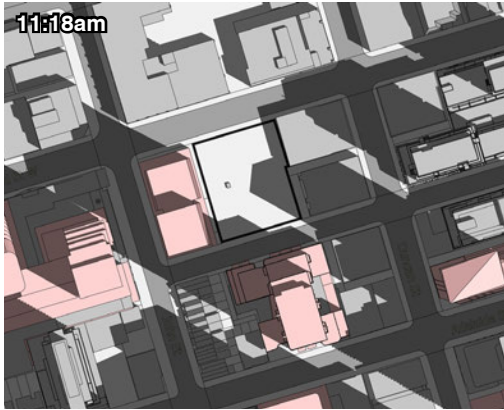
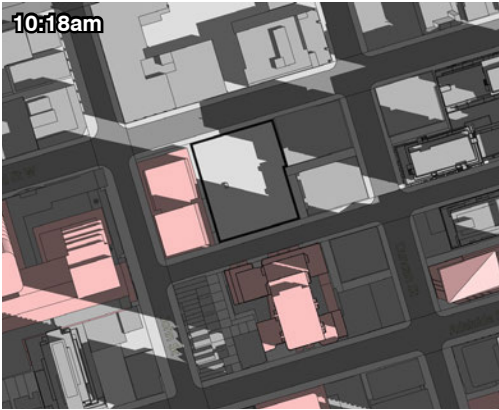
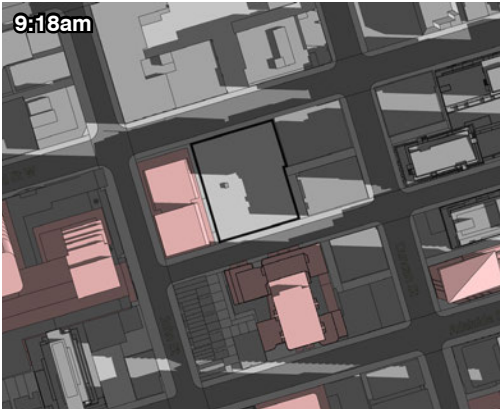
Sun Shadow Study

March 21



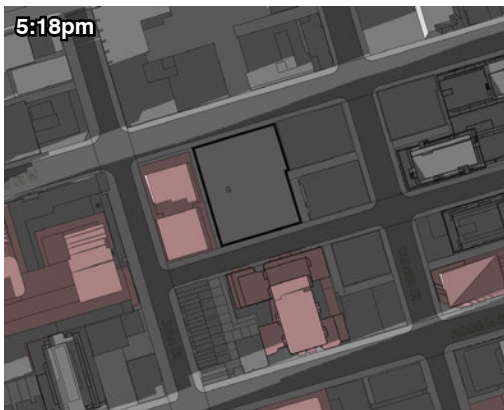
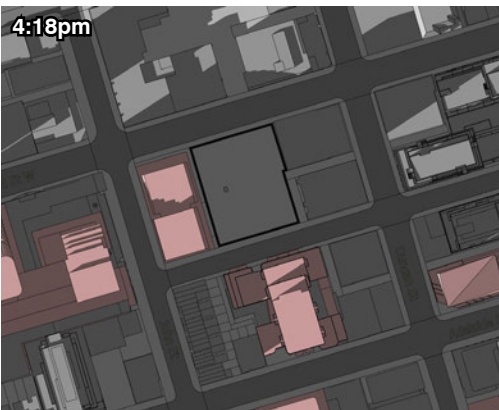
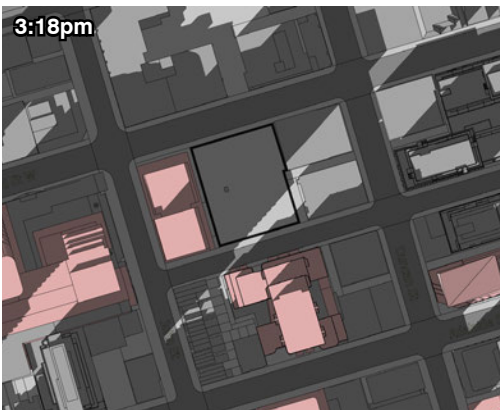
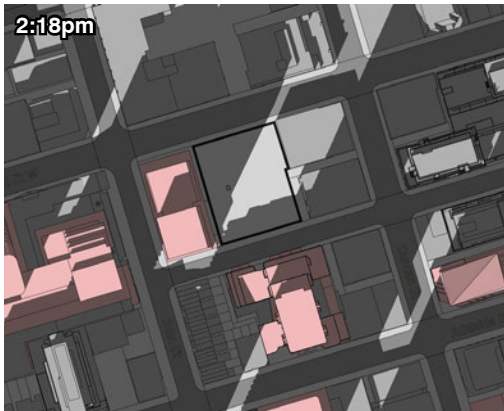
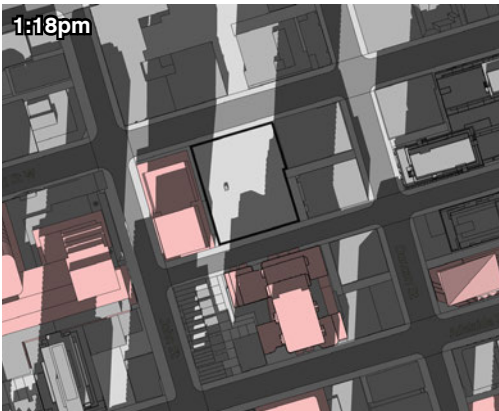
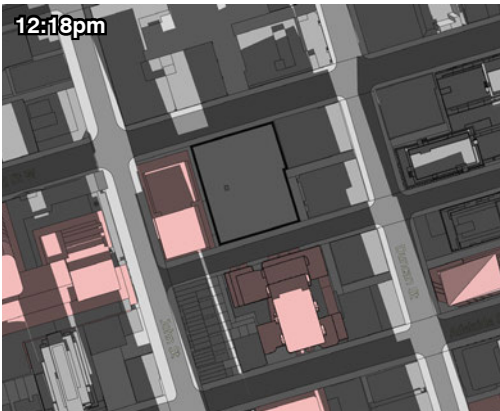
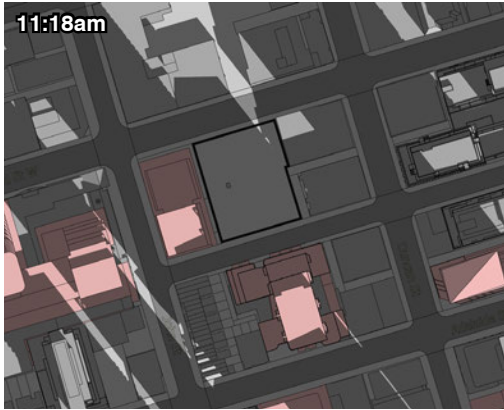
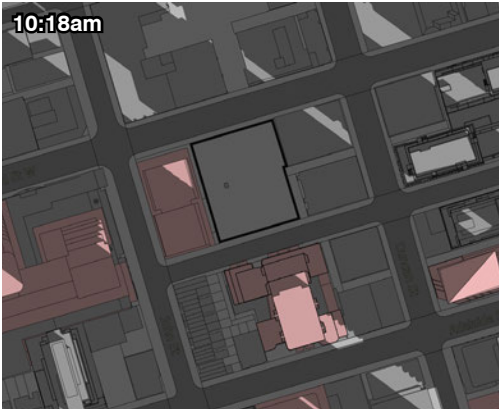
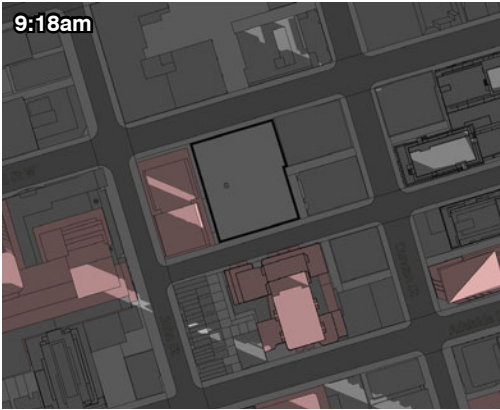
Shadow impacts on the 229 Richmond Street West site between 9:18am and 5:18pm on March 21; black outline indicates 229 Richmond Street West site

June 21



Shadow impacts on the 229 Richmond Street West site between 9:18am and 5:18pm on June 21; black outline indicates 229 Richmond Street West site

September 21



Shadow impacts on the 229 Richmond Street West site between 9:18am and 5:18pm on September 21; black outline indicates 229 Richmond Street West site

