
TO: GENERAL COMMITTEE

SUBJECT: 5-POINTS PARKETTE DESIGN

PREPARED BY AND KEY CONTACT: J. FOSTER, BAA, MCIP, RPP
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GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT &
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CHIEF ADMINISTRATIVE OFFICER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
ACTING CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the temporary Parkette design for the 5-Points identified in Appendix "A" be approved.
2. That the cost of the installation of the Parkette, estimated at \$9,000, be funded from the 2012 Minor Capital Account # 01-16-2311-0000-4201 allocated for Park Planting and Park Furniture.

PURPOSE & BACKGROUND

3. The purpose of this staff report is to consider the design and installation costs of the temporary Parkette for the property located at the northwest corner of Dunlop and Bayfield Streets, known as 5-Points.
4. On September 12, 2011, Council passed Motion 11-G-257, Temporary Lease of 2-14 Dunlop Street, 5-Points. Part 2 of that motion directed staff to report back to General Committee regarding the interim beautification plan for a proposed Parkette to be constructed on the property until future development of the site.
5. Staff began the installation of the Parkette in December 2011 for the holiday season from funding within the 2011 operating budget. Five (5) small planters with evergreen trees were temporarily placed on site. These smaller planters will be relocated to the waterfront at the time the Parkette is installed in the spring.
6. The planting material within mulched beds will remain on site and will be enhanced and complimented with a spring floral display following Council's approval of the Parkette design.

ANALYSIS

7. The design for the beautification of the 5-Points will focus on the creation of a visually attractive streetscape using materials and elements, some of which can be reallocated at the termination of the property lease. See Appendix "A" for the Parkette design.
8. Certain aspects of the site preparation and planting were able to be implemented prior to Christmas. These included site survey and utility clearances, surface grubbing and debris removal, elevated planting bed topsoil/mulching and coniferous tree screening. Additional large flowering shrubs were planted as infill. Five small surplus planters were temporarily clustered for winter effect along the sidewalk.

9. The corner treatment at 5-Points is proposed to include a small pedestrian stonedust crescent path to ensure a daylight triangle clearance for vehicle sightlines. Behind the crescent path is a proposed at-grade feature to include a colourful floral display implemented by the Horticultural staff. As an added option, decorative black bollard and chain may be incorporated to delineate the rear edge of the planter wall, if the final implementation costs allow.
10. The tendency for the public to take a shortcut diagonally across the site will be accommodated by the addition of a crescent shaped stonedust path, the width of which will also allow for the installation of 4 park benches to face the intersection and overlook the floral display. These benches are from existing inventory. The addition of some hedging will further delineate the pedestrian flow. A secondary pedestrian route to and from the Maple Avenue laneway will also be surfaced with stonedust, as will the transition edge between the property and both the Dunlop and Bayfield Street sidewalks. The balance of the site will be topsoil and sodded to green up the site and introduce some flexible programming space at the least cost.
11. Kevin Lowe, owner of the subject lands, has requested the installation of a multi-sided "For Sale/Build to Lease" sign on the site. Staff have incorporated its location into the Parkette design in the north east corner of the property. To clarify the intent of the Parkette improvements and to reduce public confusion over the development of the site, a media release will be issued to inform the public that the property is being temporarily leased for a Parkette, but is intended for future redevelopment.

ALTERNATIVES

12. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could not accept the proposed Parkette design nor spend funds to install the design.

This alternative is not recommended as the City has entered into a lease for the purpose of installing a temporary Parkette and beautifying this prominent location in the City Centre prior to its redevelopment. While certain of the features and materials have previously been installed, the additional treatments will finalize the Parkette concept, introduce a seating area, and delineate a pathway system and add colour to the 5-Points through floral displays. The installation of the balance of the Parkette material on this corner would be a welcome and attractive interim feature to be enjoyed by the general public.

Alternative #2

General Committee could alter the design of the Parkette by including "Optional" items to be added to the site, as listed in the Financial Section. The implementation of all of the Optional items would increase the cost of installation by \$16,000 for a total cost of \$25,000 (\$9,000 [minimal treatment] + \$16,000 [optional treatment items]).

This alternative is available. Staff's recommended design is attractive and functional and utilizes some of the City's existing stock in its implementation, thereby reducing overall installation costs. The additional items include:

- A pisastone raised planter and flower bed (+\$4,000);
- Four (4) large planters (+\$9,500);
- Flowering trees for the large planters (+\$2,500).

Staff identify that the addition of the Optional items would further the beautification of the site. Without the Optional items, while the floral display area will remain, it will not be a raised feature. An at-grade feature may be susceptible to pedestrian trampling. The addition of large planters with floral trees would insert additional colour and dimension to the site.

It is important to acknowledge that the Optional items are recoverable and can be reused upon termination of the lease. The larger planters with flowering trees are proposed to be of a similar material to those on the Collier Street frontage. Therefore upon termination of the lease, staff would be proposing that the planters be transferred to Collier Street in front of City Hall to complete the streetscape to Mulcaster Street. The pisastone can be disassembled and utilized at another City of Barrie site as required at a later date.

Should Council choose to implement the additional Optional recoverable items, it is recommended that the cost of such be taken from the Council Priorities Account, 01-13-1525-0000-3000. The approved 2012 business plan includes \$150,000 in the Council Priorities Account, out of which \$65,000 has been committed by Council to fund community improvement plan projects, leaving an uncommitted balance of \$85,000.

FINANCIAL

13. Costs associated with the installation of the Parkette are summarized below and are based on current standing purchase orders and tender pricing:

Projected 2012 supply and installation costs:

• Transition rough grading allowance	\$ 750
• 190 m2 of 150mm depth of limestone screenings for walkways.....	\$ 1,300
• 265 m2 of 150mm depth of screened topsoil	\$ 2,900
• 250 m2 of sod.....	\$ 750
• Capping of corner soil test stack allowance.....	\$ 1,000
• Hedging and shrubs.....	\$ 2,000
• Triple mix soil for floral plantings.....	\$ 300
Total design treatments paid from Parks Account.....	<u>\$ 9,000</u>

• 25 lin. m of pisastone planter.....	\$ 4,000 (optional)
• (4) Collier St. style planters.....	\$ 9,500 (optional)
• (4) Flowering trees for planters.....	\$ 2,500 (optional)
Total optional upgrades (recoverable assets).....	<u>\$16,000</u>
 Total design and optional treatments.....	 <u>\$25,000</u>

14. The floral beds will be planted from existing stock from the Operations Department. Labour and equipment will also be supplied by the Operations Department.
15. It is proposed that the \$9,000 to install the Parkette be taken from the 2012 Minor Capital Account #01-16-2311-0000-4201 within the Operating Budget allocated for park planting and park furniture.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

16. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Create a Vibrant and Healthy City Centre
17. The City's Downtown Commercial Master Plan and the BIA's Branding Barrie exercise actively promote the Downtown. Recommendations include greater attraction in the number of residents and visitors to the Downtown for shopping, dining, business activity, and to the waterfront for recreational enjoyment. Provision of additional public open park spaces will enhance the vision and character of the Downtown and provide an additional gathering place for residents and visitors. More people enjoying the Downtown also assists in enhanced public safety.

Attachment: Appendix A – Proposed Parkette Design

APPENDIX "A"

Proposed Parkette Design

