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CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 10, 2008
Contact: Garrick Bradshaw
Contact No.: 604.873.7616
RTS No.: 07701
VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2008

TO: Vancouver City Council

FROM: The Director of Facilities Design and Management

SUBJECT: City Hall North Lawn Improvements - Approval of Proposal, Agreements, and Contracts

RECOMMENDATION

- A. THAT Council approve, in principle, the proposed improvements to the City Hall North Lawn as presented in the following report. The specific details will be dealt with as part of the Development Application process.
- B. THAT Council authorize the General Manager of Business Planning and Services to enter into a contract with Durante Kreuk Ltd. for a fee of not more than \$30,000 (plus applicable taxes) to complete the detailed design, tender, and construction administration for the completion of the proposed landscape improvements work on the City Hall north lawn; source of funds to be the unallocated Inflation Adjustment Allowance in the 2008 Capital Budget.
- C. THAT, following completion and review of the detailed design and tender submissions, Council authorize the General Manager of Business Planning and Services to award a contract for the improvement work mentioned in Recommendation A above with the successful bidder at a cost not to exceed \$377,000 (plus applicable taxes); source of funds to be a credit from the Canada Line Construction project (\$70,000) with the balance provided from the unallocated Inflation Adjustment Allowance in the 2008 Capital Budget.
- D. THAT, no legal rights or obligations will be created or arise by Council's adoption of Recommendations B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services; AND THAT, all such legal documents mentioned in Recommendations B and C above

be on terms and conditions satisfactory to the General Manager of Business Planning and the Director of Legal Services.

- E. THAT, following award of the construction contract to the successful bidder, the General Manager of Business Planning report back to Council on same as a matter of public record.

GENERAL MANAGER'S COMMENTS

The construction of the Canada Line station at the intersection of Broadway and Cambie and the Cambie Streetscape Improvements, provide an opportunity to improve the access to the north lawn and decrease the visual and physical barriers between the north lawn, Cambie Street, and 10th Avenue. An enhanced, more open environment can be presented to residents and visitors approaching City Hall from the north and west approaches to the lawn. The General Manager of Business Planning and Services RECOMMENDS approval of A, B, C, D and E.

COUNCIL POLICY

Council approval is required for Capital funding reallocation.

Council approval is required for the award of any construction contract with a value over \$300,000.

Contracts are to be awarded on the basis of best value for the City.

PURPOSE

The purpose of this report is to seek Council approval for the proposed improvements to the western side of the City Hall property to provide a better connection with Canada Line improvements along Cambie Street. Additionally, approval is sought to award a consultant contract for the design and professional services for landscape this work and following a competitive tender process, the award of a construction contract.

BACKGROUND

In 2007, Canada Line construction along Cambie Street demolished a majority of the existing sidewalk on the east side of Cambie Street between 10th Avenue and 12th Avenue. The demolition also included removal of retaining walls and landscape on the City Hall north lawn within the city property line. This construction is coming to an end and the restoration work will begin soon.

In 2006, Planning and Rapid Transit Office developed the Cambie Streetscape Improvements Plan to widen a few blocks of the Cambie Street east sidewalk from 2nd Avenue to West King Edward Avenue, plant a double row of trees and add new streetscape features such as benches and street lighting. These improvements will provide a pleasant pedestrian linkage between the new Canada Line stations and Cambie Street

Recognizing this as an opportunity to improve the transition between the western and northern margins of the City Hall site, staff from Facilities Design and Management and the Rapid Transit Office undertook a study to identify ways to better connect the new Cambie station, streetscape improvements along Cambie Street and the City Hall north lawn.

DISCUSSION

Currently Facilities Design and Management are at the preliminary stage of preparing a master plan for the creation a new city hall. This master plan will help to define the character and the long-term use of the north lawn. Staff believe that this is not the appropriate time to undertake major redevelopment of the north lawn. With this in mind, the works being proposed are modest and will not adversely impact achievement of future development work. The proposed scope of work is intended to offer cost effective measures to improve the transition from the new Cambie streetscape improvements to the north lawn.

The proposal is to improve the visual and physical access to the City Hall precinct from Cambie to 10th Avenue and along 10th Avenue by implementing the following changes:

- Corner of 12th Avenue and Cambie Street. Widening of the existing sidewalk to decrease pedestrian congestion and relocate existing city signage and flag poles.
- Entrance to the Lower Deck Parking Area. Realignment of the existing driveway to create a perpendicular connection to Cambie Street and creation of a new, accessible pedestrian pathway to access City Hall.
- The West Edge North Lawn. Improvement of the visual and physical connection between new sidewalk and the north lawn. This work includes regrading the west area of the north lawn to reduce the elevation difference as it approaches the sidewalk, removal of some of the trees and overgrown vegetation along the edge of the lawn, and creation of several easy-access pathways with proper planting, lighting and seating. The loss of a few trees along the west edge will be offset by the double row of trees that would be planted as a result of the regrading of the west edge of the north lawn and widening of the sidewalk.
- North Lawn Existing Pathway. The existing asphalt pathway will remain but will be enhanced by the addition of new benches and lighting.
- Corner of 10th Avenue and Cambie Street. Creation of a new welcoming entry point for visitors arriving from the new station at the corner of Broadway and Cambia Street. This work will include replacement of the existing, deteriorated concrete stair and adding new lighting, seating and signage.
- 10th Avenue Corridor. The existing, overgrown trees and vegetation would be altered to increase the visual connection and light levels along 10th Avenue, and to improve the north view from City Hall. Potentially, this work could include the removal of some of the large trees along 10th Ave. In this event, replacement trees would be planted, but heights would be properly managed.

Photographs and illustrations of the existing landscape and proposed improvements are attached as Appendix A.

Durante Kreuk Ltd., a well-known landscape architect firm originally retained by Engineering Services for the Cambie Streetscape Improvements Project was hired to help develop the conceptual plans of the above-mentioned improvements. The design team met with various advisory bodies and the final scheme was submitted for a minor development permit in September, 2008. The following issues were considered:

- **Universal Access:** The design team considered a number of options to create a universally accessible route linking the corner of 10th Avenue and Cambie Street and City Hall. However, due to the steep slope of the entire site, none of these options proved workable without impacting a significant amount of existing green space of the north lawn. As the proposed changes are considered an interim measure pending a larger redevelopment of the Civic Precinct at the time a new City Hall is pursued it is recommended that this feature not be completed at this time.
- **Heritage Significance of the City Hall Site:** A heritage consultant was hired to prepare a Statement of Significance which concluded that with the exception of the two trees planted by the Royal Family on the north lawn the historical significance of the site is related more to the City Hall building than the trees or north lawn itself.
- **The Vancouver Heritage Commission:** The Commission was of the view that the physical separation between the north lawn and Cambie Street was a “character defining” element of the site and should be retained by installation of a three foot high retaining wall. The design team believes that with the widened Cambie Street sidewalk and opening of the new station, pedestrian traffic will increase along Cambie Street and the public should be encouraged to approach the north lawn from Cambie Street directly by creating a more open, welcoming approach to the lawn.

The Development Permit would be approved by the Director of Planning, having regard for the direction provided by Council in the consideration of this report. Having a regard to the advice of the Heritage Commission and the Urban Design Panel, the Director of Planning agrees that a low sitting wall along the western edge, with an additional mid-point set of stairs, would represent a design improvement by creating a more formal and historic edge to the lawn, as well as additional informal sitting space along the street. However, the more semi-permeable edge approach would also be considered acceptable design, thus the Director of Planning approval of the DE would not be contingent on the selection of a sitting wall approach. The ultimate design decision on this would be a Director of Planning decision and would not require further Council consideration.

Once the development permit is granted, detailed design and building permit application would proceed along with the public tender process for the construction. The overall project is anticipated to be completed in spring 2009.

Due to the involvement of Durante Kreuk Ltd. in the design of the Canada Line Streetscape and conceptual planning for improvements to the north lawn, the Director of Facilities Design & Management recommends that this firm be engaged, on a sole source basis to complete the detailed design and tender packages and to assist with the supervision of the improvements noted above, at a cost not to exceed \$30,000.

Upon preparation of the tender package, a competitive tender process will be used to select a contractor to carry out the work. In order to have the work completed during spring 2009, the Director of Facilities Design & Management requests authority to award and execute a contract with the bidder offering the best value to the City subject to the following requirements:

- the value of the contract not exceed \$377,000, including contingencies
- the terms and conditions of the contract be approved by both the General Manager of Business Planning and Services and the Director of Legal Services
- the award, contract, and all other legal documents be executed and delivered by the Director of Legal Services

FINANCIAL IMPLICATIONS

Funding in the amount of \$407,000 (plus applicable taxes) is available from:

- \$70,000 from credit from the Canada Line project in lieu of reinstating the portion of the retaining wall that was removed during construction.
- \$337,000 in the unallocated Inflation Adjustment component of the 2008 Capital Budget. Upon allocation of these funds, this unallocated funding will be depleted.

CONCLUSION

With the re-opening of the Cambie Street and the completion of the new Canada Line station nearby, it is advantageous to carry out improvements of the north lawn and south west corner of City Hall to better connect the Cambie Street improvements and the City Hall grounds. The previous retaining wall and over grown vegetation present a barrier to the public. The improvements proposed in this report will create a more open and welcoming invitation to the residents of Vancouver and visitors arriving for the 2010 Olympic Games.

Based on Durante Kreuk Ltd's involvement in the design of the Cambie Streetscape Improvements and their initial involvement in preparing the conceptual plan for this proposal, this consultant firm should be engaged, on a sole source basis, to complete the detailed design, prepare the tender package, and provide site supervision of this project.

In order to undertake this work in the spring of 2009 and facilitate completion of the Canada Line Streetscape from 10th Avenue to 12th Avenue without undue delay, the General Manager of Business Planning and Services should be authorized to proceed with contract award and construction subject to terms acceptable to the Director of Legal Services.

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APPENDIX A
TO ADMINISTRATIVE REPORT - RTS 07701

CITY HALL NORTH LAWN IMPROVEMENTS

APPROVAL OF PROPOSAL, AGREEMENTS, AND CONTRACTS

REPORT DATE 5 OCTOBER 2005

CITY HALL - NORTH LAWN

INTEGRATION WITH CAMBIE STREET



EXISTING STAIRS AT CAMBIE AND 10th
To be replaced with new stairs with Art Deco detailing.



EXISTING PATH ALONG 10TH
Over grown trees and shrubs to be pruned, relocated and/or removed to allow visual access.

CITY HALL - NORTH LAWN

INTEGRATION WITH CAMBIE STREET



EXISTING PLAZA AT CAMBIE AND 12TH

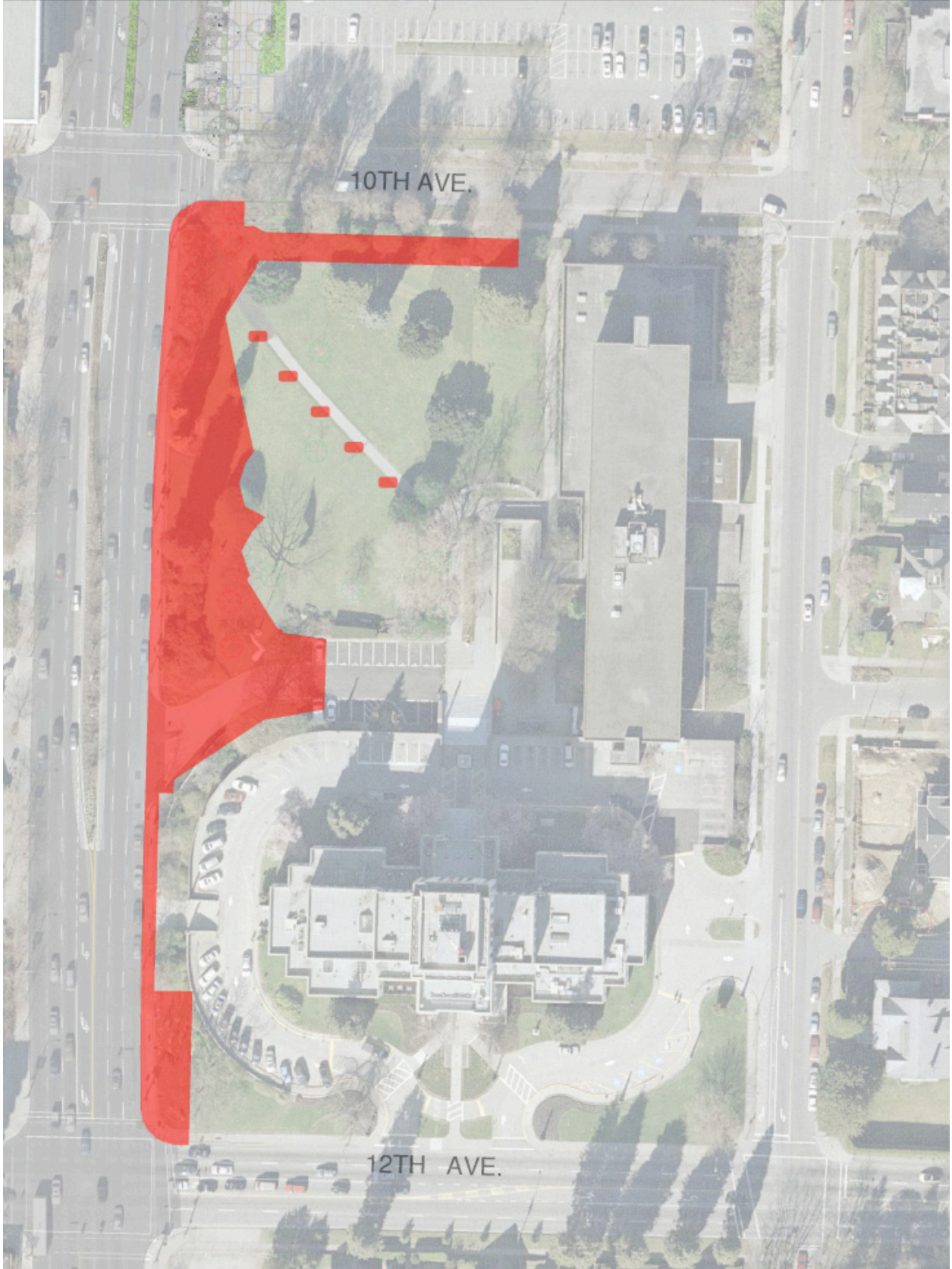
New plaza proposed to tie into Cambie Street sidewalk improvements.



EXISTING PATH ALONG CAMBIE

To be replaced with sidewalk improvements.

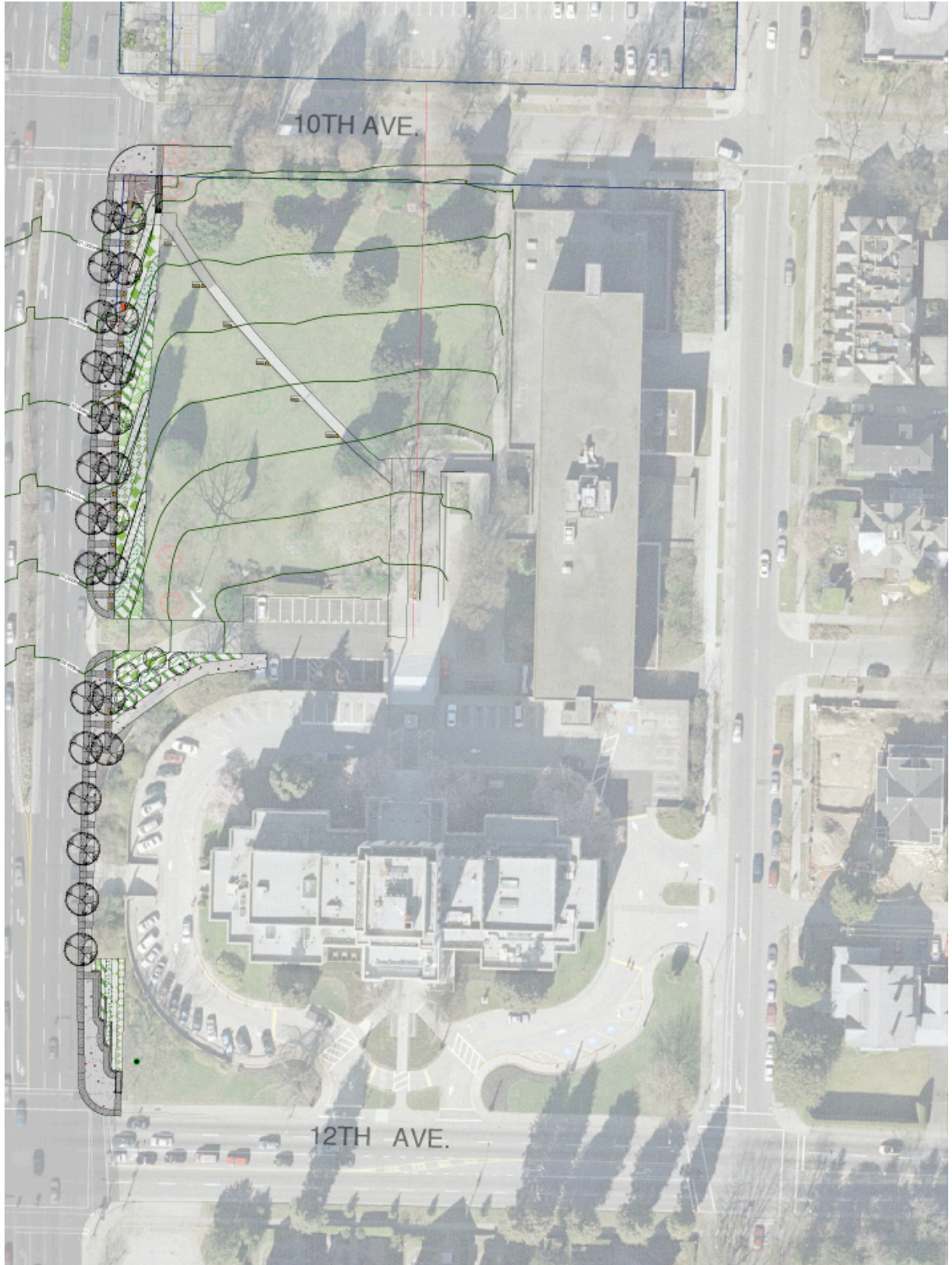
CITY HALL - NORTH LAWN
INTEGRATION WITH CAMBIE STREET



SCOPE OF WORK

CITY HALL - NORTH LAWN

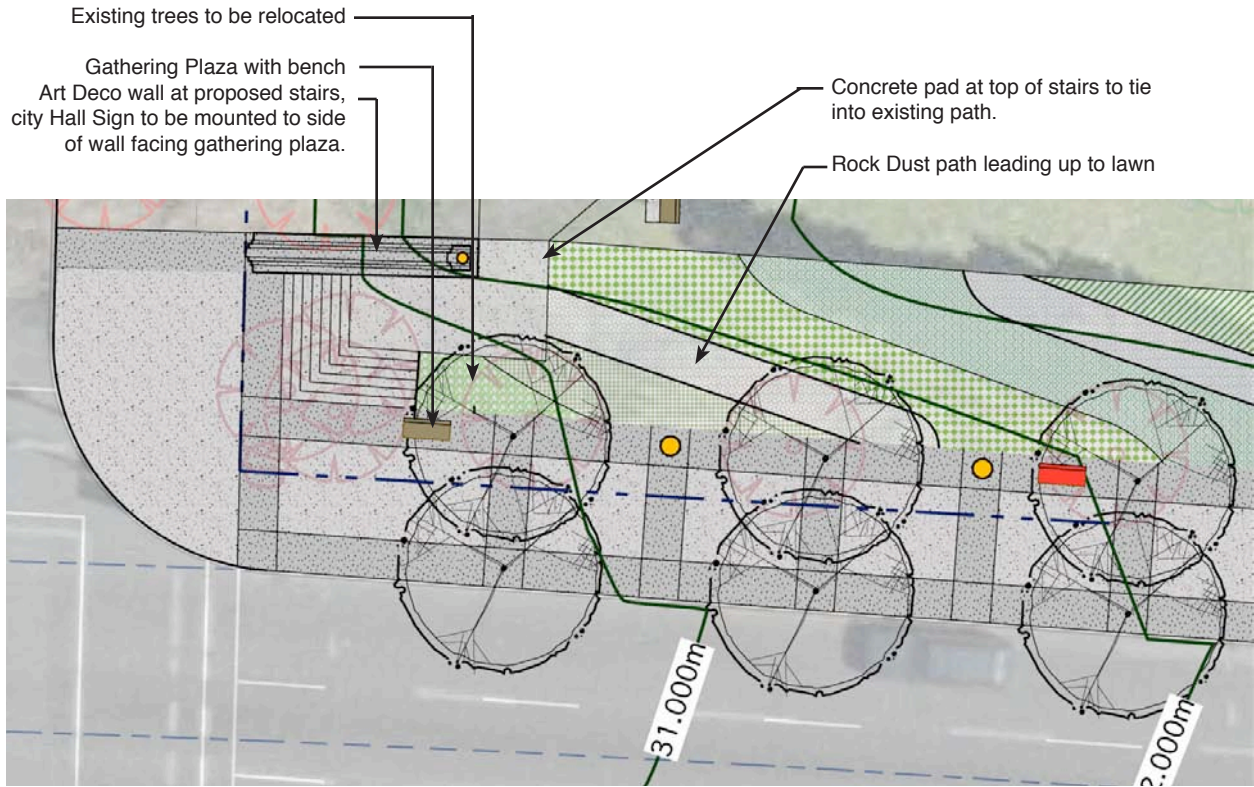
INTEGRATION WITH CAMBIE STREET



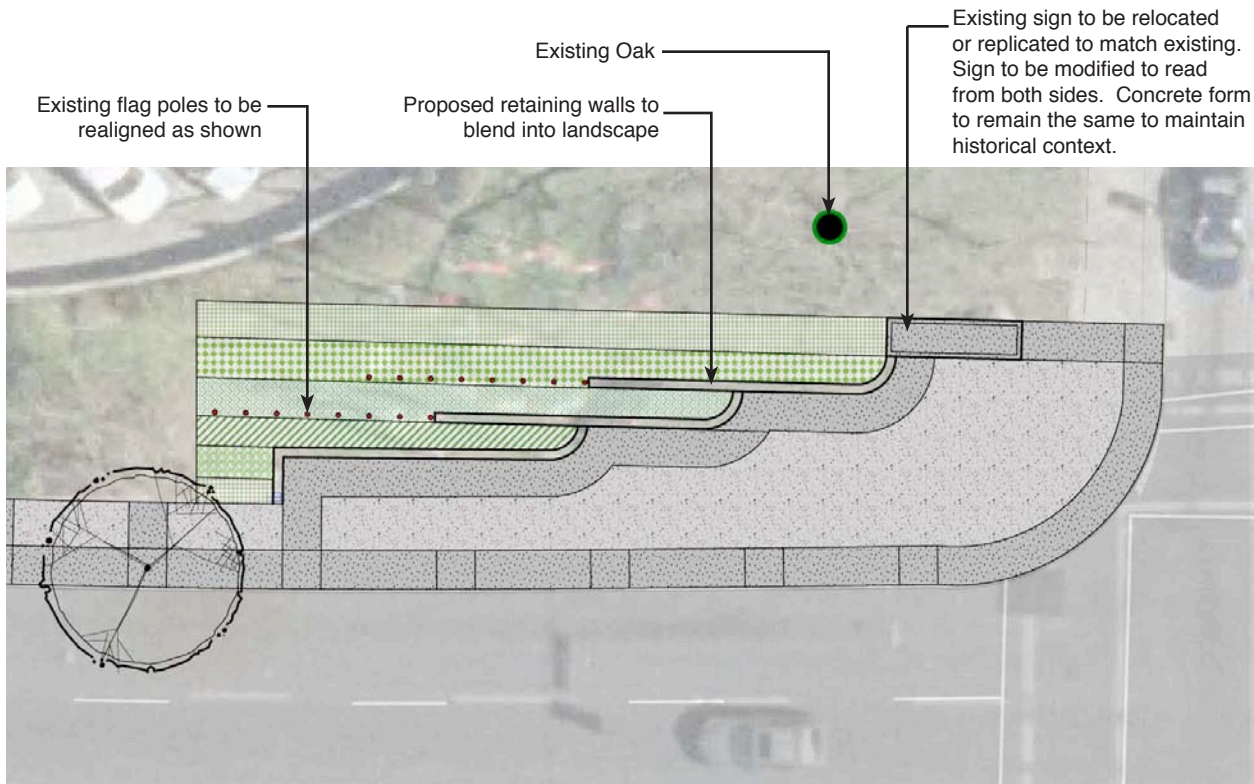
CONCEPT PLAN

CITY HALL - NORTH LAWN

INTEGRATION WITH CAMBIE STREET



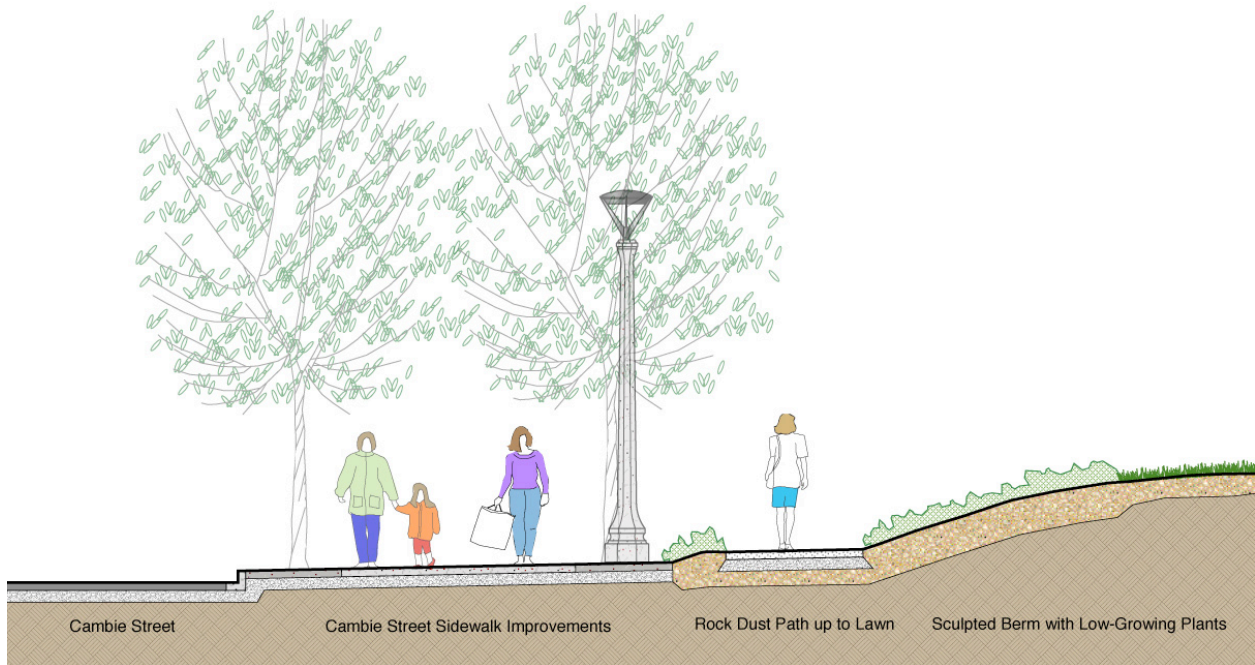
TENTH AND CAMBIE PLAZA



TWELFTH AND CAMBIE PLAZA

CITY HALL - NORTH LAWN

INTEGRATION WITH CAMBIE STREET



SECTION

Looking South down Cambie Street through sidewalk and sculpted berm.



CAMBIE SIDEWALK

Looking South down Cambie Street through sidewalk and sculpted berm.

CITY HALL - NORTH LAWN

INTEGRATION WITH CAMBIE STREET



TENTH AND CAMBIE PLAZA
Looking North.



TWELFTH AND CAMBIE PLAZA
Birds Eye View