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For Information Only

Tom Davies Square Courtyard Redesign Project

Resolution

For Information Only

Finance Implications

The 2015 and 2016 Capital Budgets include \$7 million of funding approved towards this project.

Purpose

This report provides Council with an update on the courtyard waterproofing project at Tom Davies Square as first reported to the Finance and Administration Committee in February 2015.

Tom Davies Square Parking Garage – Rooftop Membrane Waterproofing

The approved waterproofing project presented the City with an opportunity to complete the landscape design work called for in the Downtown Master Plan.

In February 2015, an information report was presented to the Finance and Administration Committee to provide background information and identify the funding gaps for infrastructure upgrades and replacements at Tom Davies Square. The report included a section on the requirement to replace the waterproof membrane above the parking garage with an opportunity to develop a renewal plan for the courtyard. An excerpt of the report is attached to this report as Appendix A.

A tender was issued in the summer of 2015 and Architecture49 was awarded the contract for consultant services. This contract encapsulates all engineering, architectural and landscape design and construction document project requirements.

Revised Priorities

While leaks were identified in the parking garage, more recent leaks were discovered on the 2nd floor terrace above main floor offices at TDS. Waterproofing of this area now takes priority for immediate repair in 2016 due to operations limitations of the office space affected below. Shifting priority from the main level courtyard to the 2nd floor allows for additional time for the redesign of the courtyard.

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The approved capital budget of \$7 million (approved in 2015 & 2016) is for the waterproofing and various exterior element repair/replacements only. Additional funding will be required for landscaping improvements.

Public input sessions

Lead by the Planning and Communications Divisions, two public input sessions (January 21 2016 and February 18, 2016) were held to solicit public opinion and support for the redevelopment of the courtyard at Tom Davies Square. The result of these consultations will be presented to Council in the coming months.

APPENDIX A

Tom Davies Square Concourse

With the major upgrading of the waterproofing system underlying the large outdoor concourse (discussed above) over the next few years, there is the opportunity to redesign this area.

One of the main features of the concourse at Tom Davies Square is an octagonal shaped area bordered by eight concrete benches. This was originally the location of a fountain which was removed and replaced with a grassed area. Over the summer of 2014, intrusive investigation of the underlying concrete base required the removal of the grass. The benches have deteriorated to the point of needing to be repaired or perhaps removed. The area is also surrounded by four flagpoles and lamp posts also in fair condition.

The Memorial Park/Tom Davies Square Master plan Report dated April 21, 1999 proposed a design for the concourse which was touched upon more recently in 2012 as part of the Downtown Master Plan. This Downtown Master Plan recommends the upgrade of the concourse area such as:

- *Creating more inviting and permeable edges to the Square that creates improved sightlines to and through the space*
- *Retain the flexible, multi-use function of the space with hard landscaping, but introduce additional green spaces to provide relief from hardscape and re-define the character of the space*
- *The grade change between Memorial Park and Tom Davies Square needs to be fully reconsidered. Transition should be designed in a way to blend/flow into Memorial Park*
- *Introduce a water element evocative of Junction Creek*
- *Continue to provide green roofs and rooftop planting*
- *Pursue discussions with Bell to invigorate the west and south facades of the Bell building*
- *Opportunities for introduction of additional buildings within the Square should be fully explored. An initial assessment suggests there could be infill opportunity for a complementary office, institutional or cultural building*
- *Reconsider the design of the Paris Street loading area. This high profile frontage would benefit from new architectural treatments, signage, planting, pedestrian access points, etc.*
- *Encourage more programming of the square through community events and festivities.²*

It is anticipated that the process of redesigning the concourse will include the selection of design professionals that will provide a design concept as well as specifications for material, lighting fixtures and flagpoles and cost estimates for the project. The goal will be to redefine the character of the space taking into consideration the recommendations of earlier reports, suggestions received from the occupants of the Tom Davies Square and Provincial Building complex in September 2014, weight restrictions for the concourse and input from the public.

It is noted that preliminary input from those working at TDS and 199 Larch included such ideas as a covered area for informal gathering, formal meetings and special events; the return of a bounding and/or skating rink; a physical activity area; public art; a commemorative monument; and enhanced greenery.



² Going Downtown Growing Downtown, 2012