

--	--

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JANUARY 16, 2012</b>
<b>FROM:</b>	<b>J. FLEMING DIRECTOR OF LAND USE PLANNING</b>
<b>SUBJECT:</b>	<b>MARKET LANE DESIGN COMPETITION WINNING DESIGN ANNOUNCEMENT</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Director of Land Use Planning, the following actions **BE TAKEN** regarding the endorsement of the Design Jury's recommendation for the Market Lane Design Competition:

- a) this report **BE RECEIVED** for information regarding the design competition process and next steps for the Market Lane redevelopment project;
- b) the winning design, as selected by the independent Design Jury, **BE ENDORSED** for the redevelopment of Market Lane in 2012;
- c) the successful consulting team who authored the winning design **BE AWARDED** a contract with the City of London to prepare construction and tender documents and provide contract administration for the realization of their design, at an upset cost of \$75,000 as per the attached source of Financing (Appendix A), and;
- d) the four other design competition competitors **BE THANKED** for their time and effort in making their submissions to the City.

<b>PREVIOUS REPORTS RELEVANT TO THIS MATTER</b>
---

- |                  |  |
|------------------|--|
| July 18, 2011    | Built and Natural Environment Committee Report for approval to proceed with the Market Lane Design Competition.                      |
| November 2, 2011 | Finance and Administration Committee Report for endorsement of the proposed 2013 World Figure Skating Championship related projects. |

<b>BACKGROUND</b>
-------------------

**Executive summary**

This report provides an update on the Market Lane Design Competition and next steps towards construction of the project. The winning design will be officially announced at the January 16, 2012 Planning and Environment Committee meeting where the Chair of the Design Jury will be presenting the chosen design proposal to the Planning and Environment Committee. The winning design team will be awarded a contract with the City to complete the detailed design, tender and construction administration for the project. Construction of the winning design is scheduled to be completed in time for the World Figure Skating Championships in March 2013.

Agenda Item #	Page #

## Context

Market Lane is a pedestrian laneway linking Dundas Street to the Covent Garden Market, one of the main hubs in Downtown London today. The John Labatt Centre is also located nearby. This makes Market Lane a unique public space allowing for a pedestrian shortcut to many Downtown destinations. At present, most of the Lane's infrastructure is in need of replacement which presents an opportunity to enhance this public space in keeping with Council's vision for the Downtown as a people-friendly place that provides quality urban spaces for residents and attracts tourists.

The World Figure Skating Championships will be held at the John Labatt Centre on March 10 to 17, 2013. This is a great opportunity to showcase London at an international level and it is hoped that the new Market Lane can enhance the experience of the Downtown for visitors and would be broadcasted as a London landmark in the media.

By choosing to undertake a national design competition for Market Lane, the City of London is looking at a unique opportunity for an innovative and fresh look on public spaces in the Downtown. The Market Lane Design Competition was conducted in a two step process:

- Stage one – Request for Qualifications (RFQ) was issued to assist in the selection of qualified consultants at a national level. Eighteen submissions were short-listed to five by the Design Jury;
- Stage two – Request for Proposals (RFP) allowed five of the successful proponents to refine their design idea and submit a proposal for the redevelopment of Market Lane. These five teams were:
  - *Arthur Lierman Landscape Architecture/Baird Sampson Neuert Architects / Nicholson Sheffield Architects*
  - *du Toit Allsopp Hillier / Studio F-Minus / Ron Koudys Landscape Architects Inc / Development Engineering*
  - *Hapa Collaborative*
  - *Janet Rosenberg + Associates*
  - *Phillips Farevaag Smallerberg / Stantec*

As a way to engage the public and seek community input, a survey on Market Lane was conducted from October 28 to November 4. The survey was advertised via social media (with the assistance of Downtown London), on the City website, in the London Free Press and notification signs placed on site. Over 350 respondents participated in the survey. The results were forwarded to the design teams to provide some background information to the designers on how Londoners view Market Lane and what their vision would be for that space.

The new Fanshawe School of Applied and Performance Arts will be one of the two new tenants (other unknown at this time to replace the shoppers Drugmart) adjacent to Market Lane. City staff has established a working group with Fanshawe College to coordinate the Market Lane project with their building development.

The independent urban design jury for the Market Lane Design Competition includes registered design professionals and representatives from the City of London Urban Design Peer Review Panel. The jury is composed of:

- Steve Ries, B.E.S B.Arch., MRAIC, OAA, Architect & Chair of the Jury
- Tim Castle, OAA, MRAIC, Architect
- Gabe Charles, MUDES, FIUD, MCIP, RPP, Urban Designer
- Stefan Fediuk, M.Land Arch, MALA, OALA, CSLA, Landscape Architect
- McMichael Ruth, B.Arch., OAA, MRAIC, LEED AP, Architect
- Andrew Wilson, MLA, BCSLA, OALA, CSLA, Landscape Architect

The jury's mandate was:

- In Stage 1: to review and evaluate the qualifications of proponents and select up to five qualified teams

Agenda Item #	Page #

- In Stage 2: to review and evaluate the design proposals and select the best project for the Market Lane.

The evaluation of the proposals was conducted in an objective manner and followed requirements of the City Services and Goods Procurement Policy. The evaluation criteria considered included:

- Creativity, innovation, and uniqueness of the proposed design
- Quality of pedestrian experience, both day and night, through all 4 seasons
- Visual appeal, sense of place, enduring urban landmark of interest
- Sustainability of the proposed design, and maintenance requirements
- Cost estimate is realistic and within proposed construction budget
- Uniqueness and thoughtfulness of the design in addressing the World Figure Skating Championships event
- Confirmation of design/documentation timeline
- Quality and clarity of the presentation documents

City of London staff only provided administrative assistance through this process.

The winning design proposal, to be announced by Steve Ries, Chair of the Jury for this competition, meets all these criteria and distinguished itself among five high-quality proposals. This will be an exciting new addition to Downtown London and will not only enhance the experience of the Downtown for visitors during the 2013 Figure Skating Championships, but also be a permanent, unique and stimulating public space for all Londoners to enjoy.

The successful bidder of the RFP will enter into a contract with the City of London to prepare construction and tender documents and provide contract administration for the realization of their design. Construction would happen in the summer of 2012, in order to be ready for the World Figure Skating Championships in March of 2013.

All five proposals, including the selected design, will be displayed for the public to view in the winter of 2012 with the goal to inspire people to think about how urban design could enhance other locations within our city.

### Timing

Proposed schedule for this project is:

January 2012	- City Council to endorse winner be hired to produce construction documents as per approved 2013 World Figure Skating Championship capital budget
Winter 2012	- Display showing the five submissions to the public
April 2012	- Tender of detailed project
June 2012	- Award of project to successful bidder
July to October	- Construction
November 2012	- Grand Opening of the new Market Lane
March 2013	- 2013 World Figure Skating Championships

### Financial Impact

Design fees for this project are estimated at \$75,000 (See Appendix A - Source of Financing). The construction budget for Market Lane is estimated at \$575,000 with \$500,000 in funding approved as part of the 2013 World Figure Championship budget. Another \$150,000 is identified in the 2012 base budget for the Planning Division.

### Conclusions

The winning design proposal for the Market Lane, as selected by the Design Jury, stands out among five high-quality proposals. This project will be an exciting new addition to Downtown London and will not only enhance the experience of the Downtown for visitors during the 2013 Figure Skating Championships, but also leave a unique and stimulating public space for all Londoners to enjoy.

Agenda Item #      Page #

--	--

**Acknowledgements**

This report was prepared with the help of John Freeman in Purchasing and Alan Dunbar in Finance.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>J. MICHAUD PARKS PROJECT COORDINATOR</b>	<b>A.W. MACPHERSON MANAGER - PARKS PLANNING &amp; DESIGN</b>
<b>RECOMMENDED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>J. M. FLEMING - DIRECTOR OF LANDUSE PLANNING AND CITY PLANNER</b>	<b>M. TURNER – DEPUTY CITY TREASURER</b>

January 5, 2011

**Appendix A - Source of Financing**

Y:\Shared\parksplanning\REPS&RECSWorkign Reports\ MarketLaneDesignCompetitionJanuary162012.doc

--	--

APPENDIX A

APPENDIX 'A'

#12002

January 6, 2012

(Appoint Consulting Engineer)

Chair and Members  
Planning and Environment Committee

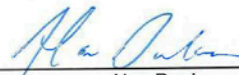
**RE: Market Lane Design Competition Report  
Winning Design Announcement  
Capital Budget GG1312-01 - Market Lane Upgrade Skate Canada  
Upset Cost - \$75,000.00**

**FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Director of Land Use Planning, the detailed source of financing for this project is:

	<u>Approved Budget</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
<b><u>ESTIMATED EXPENDITURES</u></b>			
Engineering	\$77,000	\$75,000	\$2,000
Construction	423,000		423,000
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$500,000</u></b>	<b><u>\$75,000</u></b>	<b><u>\$425,000</u></b>
<b><u>SOURCE OF FINANCING:</u></b>			
2011 Capital Levy	\$500,000	\$75,000	\$425,000
<b>TOTAL FINANCING</b>	<b><u>\$500,000</u></b>	<b><u>\$75,000</u></b>	<b><u>\$425,000</u></b>

EH



Alan Dunbar  
Manager, Financial Planning & Policy