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TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE MEETING ON AUGUST 15, 2011
FROM:	J. FLEMING DIRECTOR OF LAND USE PLANNING
SUBJECT:	SOIL REMEDIATION IN WELLINGTON STREET ROAD ALLOWANCE ADJACENT TO PICCADILLY PARK

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning, the following actions **BE TAKEN**:

- a) that this report **BE RECEIVED** for information regarding the background of the project, and;
- b) that the budget for this project **BE APPROVED** as set out in the Source of Financing Report attached hereto as Appendix "A".

PREVIOUS REPORTS

May12, 2010 Board of Control Report Tender 10-73 Piccadilly Park Amenity Improvements

BACKGROUND

Purpose

The purpose of this report is to request that funding from the Vacancy Management Reserve be allocated towards soil remediation in the Wellington Street Road Allowance at the west end of Piccadilly Park.

Executive Summary

Piccadilly Park was one of the 2009 projects that received funding from the Infrastructure Stimulus Fund. At the time of construction, additional soil tests results revealed that the abandoned parking lot in the Wellington Street road allowance showed levels of contamination requiring remediation before transforming the parking lot into parkland. Cost estimates at the time made it impossible to cover this work within the budget allocated for the park. This phase was postponed and the money was re-allocated towards provisional items for the park upgrade within the existing contract (additional pathways, regrading, lighting and site furniture).

Vacancy Management Reserve has been identified as a potential source of financing that can be used to cover "brownfield" site remediation and restoration with a pathway, topsoil, sodding / seeding.

Additional funding for the remaining items of the plan such as signage, trees, landscape features and lighting will be paid from the proposed 2012 Urban Park budget.

Context

Concept plans for Piccadilly Park showing the abandoned parking lot being reclaimed as parkland were presented to the public at two occasions, and both times the idea was received with enthusiasm.

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Many partners are or have been involved in the Piccadilly Park Steering Committee, including the Montessori School of Children, the Piccadilly Area Neighbourhood Association (PANA), the nearby Trinity Church, and Siskinds the Law Firm. All are in support of the plan.

The parking lot is currently part of the road allowance for Wellington Street. The transportation Division has confirmed that this allowance is not needed and there is no intention to extend Wellington Street to the South. The construction of the high-rise residential building south of the CP tracks also prevents a future connection to the other side of the railway.

Until recently, the parking lot was used by the tenants of the Selby's building, located at 700 Richmond Street. There used to be a lease agreement between the previous owner of the building and the City to use the space as a commercial parking lot. This agreement has now expired and the current owner, ICORR, has notified the City that they do not need to use the space anymore.

There have been many complaints from park neighbours of undesirable social issues occurring in this area. By encouraging more pedestrians and cyclists through this area, it is expected that this problem will decrease.

Proposed Plan

The proposed concept plan for the west end of Piccadilly Park shows a pathway connection to link the existing sidewalk on the west side of Wellington Street to the north, to the park's existing pathway to the south. Signage, lighting and a planting bed mark the entrance of the park, and will provide more visibility from Piccadilly and Wellington Street. Additional lighting, landscape features, more trees and sod will also be added to green up this section of the park.

Soil Remediation

Soil tests were done as a standard procedure prior to construction and follow up tests were done on the soils under the abandoned parking lot west of the park on Wellington Street. In the parking lot area, the tests showed contaminant level higher than the Ministry of Environment guidelines for parkland use, so the plans to convert this area to parkland were delayed due the cost to carry out this work to MOE standards.

Based upon current information, it is estimated that the subject site contains 3600 tonnes of contaminated soil and that the average depth of excavation will be 3 meters deep. All contaminated soil will be transferred to the W12 Landfill site and clean material will be brought back and placed on site.

Process

If the Vacancy Management Reserve is approved as a source of funding for this project, the Parks Planning and Design Section will be working with the Transportation Division on tender documents for the cleanup of the area. This work will include excavating contaminated material and haulage to the landfill site, filling with clean material, construction of pathway and topsoil / sod/ seeding. This work would ideally happen in the fall of 2011.

Remaining park work including lighting, signage, surface treatment (concrete and pavers), landscape features, planting beds and trees would be completed in the spring of 2012, out of our proposed park budget, subject to Council approval of the 2012 Budget.

Financial Impact

According to the preliminary estimate, the budget numbers would be as follows:

Part 1	Funding Source: Vacancy Management Reserve
\$443,080	Remove contaminated material below entire parking lot to a depth of 3 m and fill with ¾ granular B compacted
\$108,000	Landfill costs for contaminated material (3,600 tons @ \$30/ton)
\$ 12,600	Topsoil, seeding and pathway
\$ 15,000	Geotech consultant supervision
\$ 60,000	Construction contingency (10%)
\$638,680	Subtotal Part 1

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Part 2

**Funding Source: 2012 Maintain Urban Parks PD 3020
(subject to Council Approval of 2012 Budget)**

\$53,000	Landscape features, furniture, lighting, plant materials, and signage
\$ 7,950	Consultant supervision (15%)
\$ 6,100	Construction contingency (10%)
\$67,050	Subtotal Part 2

Total Project

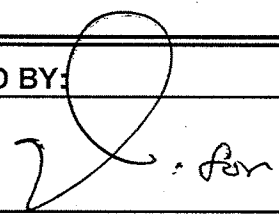
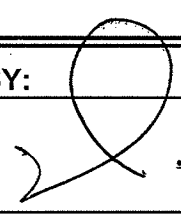
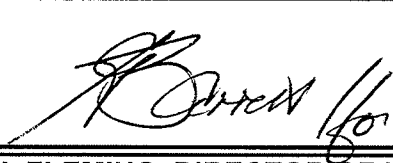
\$705,730 Total Cost (before HST)

Conclusions

The proposed soil remediation of the Wellington Street road allowance adjacent to Piccadilly Park is an extremely positive step to clean-up a brownfield site for park use. There is significant community support for the Piccadilly Park Master Plan and this project will allow the City to complete the park as planned.

Acknowledgements

This report was prepared with the help of Alan Dunbar, Financial Planning and Policy and Karl Grabowski, Transportation.

PREPARED BY:	SUBMITTED BY:
	
J. MICHAUD PARKS PROJECT COORDINATOR	A.W. MACPHERSON MANAGER-PARKS PLANNING & DESIGN
RECOMMENDED BY:	
	
J. FLEMING, DIRECTOR OF LAND USE PLANNING	

July 7, 2011

JM/jm
Attach

Appendix A: Source of Financing
Appendix B: Piccadilly Park Plan

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APPENDIX "A"

Chair and Members
 Built & Natural Environment Committee

#11136
 August 3, 2011
 (Approve New Project)

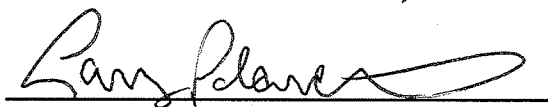
**RE: Soil Remediation in Wellington Street Road Allowance
 Adjacent to Piccadilly Park
 New Capital Budget Project No. PD3020**

FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:

Finance Department confirms that the cost of this project can not be accommodated within the financing available for it in the Capital Works Budget. The funding is available from Vacancy Management Reserve. Subject to the adoption of the recommendation of the Director of Land Use Planning, the detailed source of financing for this project is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>This Submission</u>	<u>Revised Budget</u>
Engineering	\$0	\$15,000	\$15,000
Construction	0	623,680	623,680
NET ESTIMATED EXPENDITURES	<u>\$0</u>	<u>\$638,680</u> 1)	<u>\$638,680</u>
SOURCE OF FINANCING			
Drawdown from Vacancy Management Reserve	\$0	\$638,680	\$638,680
TOTAL FINANCING	<u>\$0</u>	<u>\$638,680</u> 1)	<u>\$638,680</u>

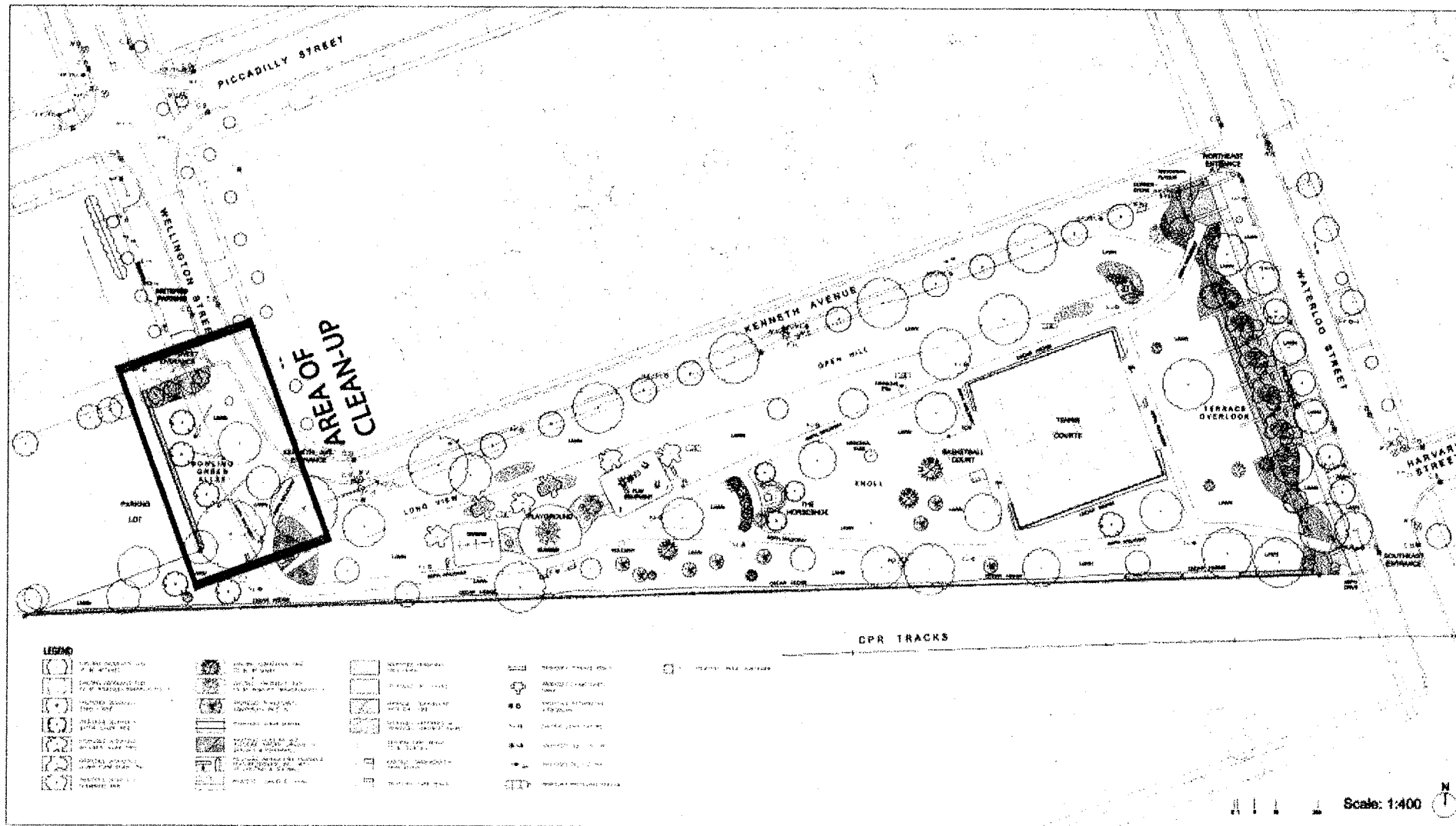
1) The funding requirement of \$638,680 is available from the Vacancy Management Reserve. A previous commitment of \$641,864 for Innovation Park from this reserve is no longer required.



 Larry Palarchio
 Director of Financial Planning & Policy

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APPENDIX B ~ Piccadilly Park Plan



PICCADILLY PARK
City of London Ontario

Master Plan
January 2010

