



**REPORT TO  
PLANNING & DEVELOPMENT  
COMMITTEE**

**Report Number:** PD 26-09

**Date:** October 5, 2009

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**From:** Neil Carroll  
Director, Planning & Development

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**Subject:** Continuation of Urban Design Consulting Services  
- Downtown Pickering & Pickering Growth Strategy Program

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**Recommendation:**

1. That Report PD 26-09 of the Director, Planning & Development respecting urban design consulting services be received;
2. That the Director, Planning & Development and the Office of Sustainability be authorized to continue with the services of Young & Wright / IBI Group to act as the City's urban design consultants on the:
  - a) Downtown Pickering program to an upset limit of \$50,000 using professional and consultative service funds approved by Council in the 2009 Planning & Development Department budget;
  - b) Downtown Pickering program for 2010 to a limit to be determined through the Planning & Development Department budget approval process;
  - c) Pickering Growth Strategy program to an upset limit of \$65,000 using professional and consultative service funds approved by Council in the 2008/2009 Planning & Development Department budgets; and
3. Further, that the appropriate City officials be authorized to take the necessary action to give effect hereto.

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**Executive Summary:** In August 2007, through the City's regular Request for Proposals process, the City hired Young & Wright Architects (Y+W) as the City's urban design consultants for the Downtown Pickering program. Young & Wright Architects have since merged with the IBI Group, now referred to as Young & Wright/IBI Group (Y+W/IBI). In July 2008, Council authorized the continuance of the services of Y&W/IBI for additional urban design and consultative services. A portion of that 2008 budget allocation was carried over to 2009. This allowed Y&W/IBI to provide urban design consulting services and assistance to the end of September 2009. Staff have been extremely pleased with the work completed to date by Y+W/IBI, and recommend the continued use of this firm for the remainder of 2009 to an upset limit of \$50,000, in accordance with the 2009 approved budget.

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Staff anticipates completing the necessary preparatory visioning and urban design concepts in 2010, at which time a public Downtown Pickering program would be formally launched. Staff recommend the continued use of Y+W/IBI in 2010 to complete any outstanding work associated with the Downtown Pickering program, after which a new Request for Proposal process would be initiated to secure any future urban design consultative services required by the City.

Further, in support of the City's Official Plan review and Provincial "Places to Grow" conformity exercise, the Planning & Development Department is launching a Pickering Growth Strategy program and review. To support this initiative over the next few months, urban design and transportation consultative expertise is needed. Staff recommends the use of Y+W/IBI to complete the urban design component of the program, to an upset limit of \$65,000 using professional and consultative service funds already approved by Council in the 2008/2009 Department budget.

Y+W/IBI's extensive knowledge of planned projects and City development and sustainability objectives qualifies them to complete the remaining downtown and intensification consultative work in the most timely, efficient and desirable manner.

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**Financial Implications:** The approved 2009 budget includes an allocation of \$50,000 for urban design work, vision workshops and community consultation for Downtown Pickering (Planning & Development, Professional and Consultation account 2611-2392). The approved 2008/2009 budgets also includes approximately \$193,000 for work associated with the Pickering Official Plan Review (of which the recommended upset limit of \$65,000 for urban design and transportation consultative services by Y+W/IBI would be paid from the Planning & Development, Professional and Consultation account 2611-2392).

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**Sustainability Implications:** Not applicable

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**Background:** In August 2007, the City engaged the consulting services of Y+W/IBI through the City's Request for Proposal's process to undertake urban design work in relation to our Downtown Pickering program. In July 2008, Council authorized the extended use of this firm to support our continued review of the downtown. The 2008 upset limit for that work was \$70,000. Some of these funds were carried over into this year, allowing the consulting assignment to continue to the end of September 2009.

Y&W/IBI have completed a number of downtown projects for the City to date, including:

- preliminary design concepts for the Ministry of Transportation property at Highway 401 and Liverpool Road;
- preliminary concept plans for the Civic Precinct, including research and advice for a performing arts centre;
- preliminary urban design objectives and concepts for the "Downtown South" area (including the Pickering GO Station);

- urban design advice and input for the Pickering Pedestrian Bridge and emerging "Mobility Hub";
- the construction of a downtown 3D model through public consultation and input; and
- urban design coordination and advice for the planned PTC office tower.

They have also attended various meetings, presentations and events, including Sustainable Pickering Day, and have completed significant background research, photographic inventories and design sketches. They have also provided ongoing urban design advice and input on various planning projects and applications.

Staff anticipates that the remaining Downtown Pickering program work could be completed by Y+W/IBI early in 2010. Outstanding work to be completed includes:

- the development of preliminary concept plans for Liverpool/Kingston Roads;
- Pickering Parkway;
- detailed design advice for bridge and GO Transit station redevelopment and parking structure;
- urban design advice for downtown development projects currently under review; and
- the integration of completed preliminary concept plans and input from the public and stakeholders to complete a Downtown Pickering Vision Concept Plan.

Following this work, it is anticipated that a public Downtown Pickering program could be launched in 2010, including a multi-year Downtown Pickering work program for Council's consideration.

As funds allocated within the 2008 purchase order are now essentially exhausted, it is necessary to establish a new purchase order with Y+W/IBI. To continue this work the City's purchasing policy requires that three formal written quotations be solicited for consulting services of this magnitude. However, staff is extremely pleased with the work of Y+W/IBI and wishes to secure their services for the Downtown Pickering program in 2009 and 2010. The firm is highly qualified and extremely well respected in the building and development industry. The firm is also very well-aligned with the City's sustainable development goals and objectives, has an excellent understanding of our downtown area and is currently engaged by the City in downtown urban design work. The firm's greatly enhanced transportation expertise further serves the City's current consultative needs.

Consequently, it is recommended that Council authorize the continued use of Y&W/IBI in 2009 and 2010 for urban design and transportation consultative work associated with the Downtown Pickering program. Any future urban design or transportation consultative services required by the City beyond 2010 for the Downtown Pickering program would be solicited through a new Request for Proposal process.

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In support of the City's Official Plan review and Provincial "Places to Grow" conformity exercise, the Planning & Development Department has initiated a Growth Strategy program. A component of the strategy includes accommodating an intensification target of 40% of all residential development in the City's built-up area, including downtown and major transportation corridors. The Downtown intensification work that has already been completed or is to be commenced this year is integral to the City's intensification strategy. Thus, significant efficiencies in start up time and elimination of duplication of effort would be achieved by the City retaining the consultative services of Y&W/IBI to complete the urban design component of the Growth Strategy program City wide.

Staff has received an estimate of \$65,000 from Y+W/IBI for the urban design component of the Growth Strategy program that includes the following:

- prepare illustrations, pictures, and images of residential and non-residential uses at higher densities at appropriate locations;
- recommend appropriate residential density targets and FSI's (floor space indexes) for parcels with site constraints;
- recommend appropriate building heights and FSI's for buildings abutting stable residential neighbourhoods;
- review the appropriateness of higher building heights and FSI's for buildings at strategic intersections;
- recommend related draft official plan policy to support intensification; and
- attend two public open houses to display building and massing concepts.

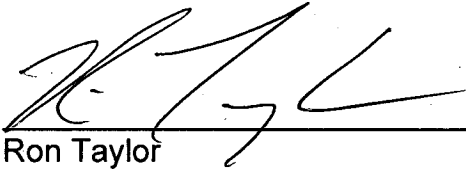
However, under the City's Purchasing Policy, the continuation of this consulting work requires that three formal written quotations be solicited for consultation services of the magnitude. In view of Y+W/IBI's involvement with the City's Downtown Intensification program, the high level of commonality of that work with the Growth Strategy program, and the high quality work delivered by Y+W/IBI to date, staff recommends that Y+W/IBI be contracted to complete the urban design component of the Growth Strategy program over 2009 and 2010, to an upset limit of \$65,000 using professional and consultative service funds already approved by Council in the 2008/2009 Department budgets.

This Report has been discussed with the Director, Corporate Services & Treasurer who concurs with the recommendations.

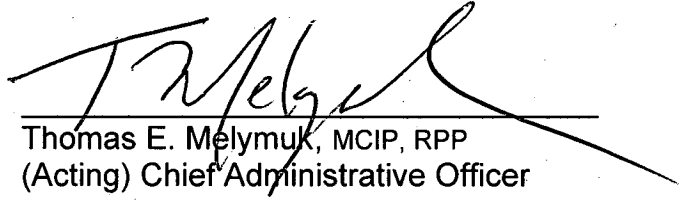
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**Prepared By:**

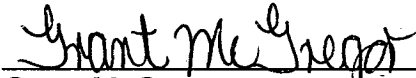
**Approved/Endorsed By:**



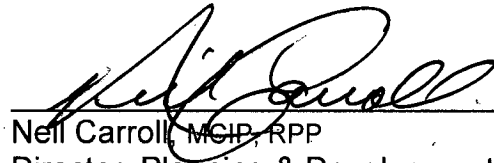
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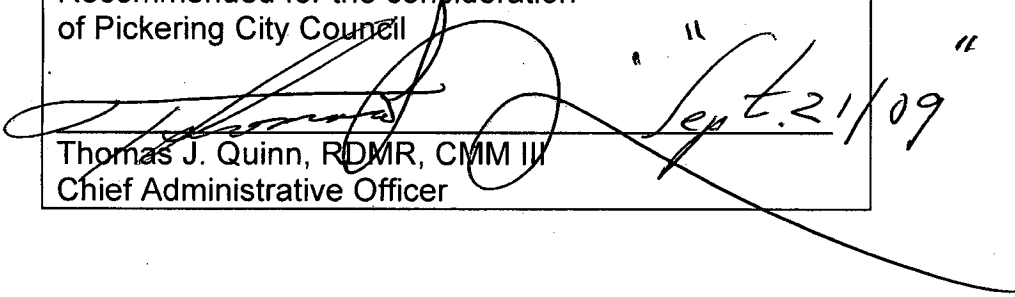


Neil Carroll, MCIP, RPP  
Director, Planning & Development

RT:GM:ld

Copy: Chief Administrative Officer

Recommended for the consideration  
of Pickering City Council



Thomas J. Quinn, RDMR, CMM III  
Chief Administrative Officer

Sept. 21/09