

A) Songhees Park Expansion	D) Janion Plaza (complete)
B) Boulevard Landscaping (complete)	E) Northern Junk Plaza
C) Triangle Island	F) DFHP Pedestrian Underpass (complete)

In June 2019, staff presented a report to Council with an update on the various streams of work. Based on this report, staff received the following direction from Council:

1. Decline proceeding with the Orca Project in Triangle Island.
2. Direct staff to hold a new design competition funded from the \$250,000 public art budget within the Johnson Street Bridge project.
3. Direct staff to relocate Commerce Canoe to Triangle Island.

Quarter three was productive with staff on-boarding the design consultant team for both Triangle Island and the Songhees Park Expansion. Staff are now working with the Commerce Canoe artist Illarion Gallant on the updated concept design for Triangle Island, and with McElhanney Consulting and Murdoch de Greeff for the Songhees Park Expansion. The Park design team also continued engagement with representatives of the Songhees First Nation on considerations for the future park space.

ISSUES & ANALYSIS

With three of the project components now complete, staff are working on the developing the design for the two active areas. Effective planning and design are a focus for the project team in order to mitigate against key risks including contaminated soils, archeological monitoring, market conditions, and cost escalation. An overview of each remaining project is provided in the table below.

Project	Status	Comments
Songhees Park Expansion	Delayed	The process of refining the concept design is complete and detailed design will begin in November. Completion of final tender-ready construction document package is anticipated for early 2020. Due to extended engagement work, the schedule for completion has been adjusted from Q4 2020 to Q1 2021.

Triangle Island	Delayed	The updated concept design is nearly complete. Design and engineering work are progressing as planned. Installation is anticipated to begin in early 2020 and be complete by end of Quarter 2. The Commerce Canoe was recently removed from Bastion Square and is currently undergoing restoration work.
Northern Junk Plaza	On Hold	Development permit application is currently under review for the Northern Junk property.

Songhees Park Expansion

Status Update

The Songhees Park Expansion is a major initiative to develop new parkland at the south west abutment of the Johnson Street Bridge as an expansion of the existing Songhees Park. The project site is located in traditional Lekwungen territory that was part of the Songhees Reserve lands between 1844 and 1911.

The consulting team, led by McElhanney Consulting Inc. and including Murdoch de Greeff Landscape Architects, began work in August 2019. Their scope of work includes refinement of the conceptual design and completion of a detailed construction document package in preparation for tender and construction of the expansion, so that the park can be opened by the end of Q1 2021. The team has completed the refinement of the design concept (see Attachment A) for Council approval. The refined plan adapts the design to current site conditions, following the construction of the bridge and viewing deck, and reflects input from the Songhees Nation, and responds to feedback from the Accessibility Working Group and the Victoria West Neighbourhood Association.

While remaining true to the intent of the previously approved concept, the refined design now features:

- A diverse collection of flexible spaces that can be enjoyed by individuals or groups and will provide opportunities and support for informal and formal events and activations;
- Streamlined and fully accessible circulation routes that provide access to spaces within the site and connections to adjacent areas;
- An ecologically based planting approach that will enhance biodiversity and support local wildlife, reflecting the unique natural character of the region and featuring native and adaptive plant species;
- An increase in trees offering canopy for shade; and
- Spaces and elements that encourage informal play and exploration.

Engagement Update

The project team and Songhees Nation representatives have been meeting for several months to discuss the past and present significance of this area to the Lekwungen people, and to explore opportunities for collaboration on this project and other park initiatives. The most recent meeting occurred on November 5, 2019, where staff presented the refined conceptual design. Staff will continue to work collaboratively with the Songhees Nation as the project progresses through detailed design and beyond.

In May 2019, staff received additional feedback from the Victoria West Neighbourhood Association (VWNA) and the Accessibility Working Group (AWG) regarding the Songhees Park Expansion project. The input received has been incorporated into the refined concept, including:

- Additional green space;
- Play opportunities; and
- Provision of shade at the upper plaza.

Staff are meeting with members of the VWNA Parks Committee on November 8, 2019 to present the refined conceptual design and are also scheduled to provide an update on the project at the next WWNA meeting on November 26, 2019. Feedback received at these meetings will serve to inform the upcoming detailed design process. The refined conceptual design is also being shared with the AWG for their awareness and feedback.

Risk Management

A summary of the key risks, impacts and responses, is included below:

Key Risks	Risk Description	Risk Response
Contaminated Soil Remediation	- Contaminated soils are presently encapsulated below a large portion of the park area	- Staff are working with an environmental consultant to assess geotechnical conditions, design details, and development of site safety and remediation requirements
Archaeological Monitoring	- Archaeological monitoring of ground disturbing activities is required due to significant archaeological evidence of early cultural activity in this location	- Staff are working with consultants to develop an archaeological monitoring program to manage this risk
Market Conditions, and Cost Escalation	- Since early 2016 the Victoria market has seen a major change in construction activity with numerous major projects under construction, bringing with it an inherent labour shortage and an upward pressure on market price escalation	- Staff are taking a proactive value management approach which implements value engineering best practices throughout design and construction process
Shoreline Adjacency	- Construction on or near the high tide mark may trigger federal permit requirements not currently within the project scope	- The concept design Council endorsed in December of 2017, does not include work below the high tide mark. Changes in project scope directly adjacent to the shoreline would require additional resources and would impact the project schedule - Special consideration regarding construction methodology needs to be taken to minimize impact to the shoreline

Public Art

Staff are proposing a multi-year, layered approach intended to capture both the intangible (stories, customs, beliefs) and tangible Indigenous cultural heritage assets for this project. This may include projects of both short-term duration, such as educational workshops, canoe events, a temporary carving space, storytelling events, as well as longer-term permanent art, which may include elements such as carvings, interpretative signage, projection mapping or house posts.

Opportunities to create dynamic and ongoing dialogue and exchange while attracting the public to the site are possible with this phased approach that provides a continuum of experiences for the community. Staff will work with the Songhees Nation to further develop the conceptual framework for art through the upcoming phases of the project and through the programming and activation of the park.

Next Steps

Detailed design, continued collaboration with the Songhees Nation, continued engagement with key stakeholders, and report back to Council on progress in Q1 2020.

Triangle Island

Status Update

In June, Council approved the relocation of the Commerce Canoe to Triangle Island. This achieved multiple objectives including making room for a new Welcome Pole in Bastion Square, finding a new home for the Commerce Canoe, and maximizing the value for money.

Design and engineering work are underway and progressing as planned. The Commerce Canoe was recently removed from Bastion Square and will undergo restoration work in advance of being reinstalled at Triangle Island.

Risk Management

A summary of the key risks, impacts and responses is included below:

Key Risks	Risk Description	Risk Response
Schedule	- Competing project commitments by City staff/in-house trades, and a lack of staff resources to complete all projects within desired timelines	- Reprioritize current project commitments to keep the project on schedule
Budget	- Detailed design and construction to be completed within established available budget	- Landscape design based on construction cost estimates provided by City staff with 15% contingencies - The concept design can be refined to reduce costs if/as needed as part of the internal design/build process

Archaeological Monitoring	- Archaeological monitoring of ground disturbing activities is required	- Staff are working with consultants to develop an archaeological monitoring program to manage this risk
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Concept Design

The concept design, being developed with the involvement of the Commerce Canoe artist Illarion Gallant, has been undergoing a number of refinements to enhance the opportunities to enhance the public experience of the Canoe while keeping the project within the defined budget. The design is being updated to locate, orient and elevate the relocated Canoe to enhance visibility from the various approaches by pedestrians, cyclists and motorists. The Commerce Canoe will be located centrally on the island within a meadow landscape of drought tolerant, low-allergen plantings and incorporating gradual berms. The concept design incorporates a small plaza with seating and trees that integrate with the existing sidewalk and boulevard.

Northern Junk Plaza

Status Update

Interim improvements to the pedestrian walkway and hydro-seeding were completed in 2018 and currently provide pedestrian access to the Johnson Street Bridge pedestrian walkway. Final construction of this plaza is dependent on development plans for the adjacent Northern Junk property. Design development of the Northern Junk Plaza is currently on hold until the development permit application process is complete. Staff will revisit this public realm component with Council at a future date.

Risk Management

Key Risks	Risk Description	Risk Response
Scope	- The Northern Junk Plaza design is dependent on the development permit application, which is currently under review	- Design development of the Northern Junk Plaza is currently on hold
Budget	- At this time no funding source has been identified to fund these public realm improvements	- Design development of the Northern Junk Plaza is currently on hold

Next Steps

Complete the development permit application process and then evaluate next steps.

Budget

The project investments to-date associated with activities related to design, engineering, construction, and engagement activities are noted below.

	Project Component	Budget	Actuals & Commitments	Budget Remaining
1	Songhees Park Expansion	3,000,000	273,500	2,726,500
2	Boulevard Landscaping, Triangle Island, and Janion Plaza	651,700	410,980	240,720
3	David Foster Harbour Pathway Pedestrian Underpass	614,000	585,138	28,862
4	Public Art	250,000	-	250,000
5	Total	4,515,700	1,269,618	3,246,082

The project team will continue to update the cost summary in future project updates as progress is made on the various streams of work.

2019 - 2022 Strategic Plan

The Waterfront Public Realm Initiative is consistent with achieving outcomes for the following objectives in the 2019 – 2022 Strategic Plan:

- Strategic Objective #5: Health, Well-Being and a Welcoming City
- Strategic Objective #6: Climate Leadership and Environmental Stewardship
- Strategic Objective #7: Sustainable Transportation
- Strategic Objective #8: Strong, Liveable Neighbourhoods

Official Community Plan Consistency Statement

The Waterfront Public Realm Initiative is consistent with the Official Community Plan, specifically policies and actions identified under the following goals:

- 7(B): Victorians move freely and efficiently via a safe, integrated and convenient network of public transit, bike routes, and a supportive, inviting pedestrian realm in preference to driving alone.
- 8(A): Victoria is vibrant and attractive with high quality architecture and urban design that enhance its unique character and sense of place.
- 9(A): Victoria is an active community where everyone enjoys convenient access to community parks, open spaces, facilities, amenities and programs close to where they live.

Impacts to Financial Plan

Songhees Park Expansion: In September of 2018, Council approved amendments to the DCC Bylaw establishing a combined rate for parks acquisition and parks development. The Financial Plan has a remaining budget of \$2.7 million for the construction of the park expansion.

A new design competition funded from the \$250,000 public art budget within the Johnson Street Bridge project will kick off in Q1 of 2020.

Accessibility Impact Statement

Accessibility and connectivity are guiding design principles adopted by Council to inform this initiative and continue to be a key consideration throughout the design of these projects. The accessibility to and throughout these public spaces has remained a priority for the project team as the designs have been refined.

CONCLUSIONS

The project teams are focused on continuing to progress the remaining work in accordance with the schedules and budgets over the coming months. Upon Council's approval of the refined design for the Songhees Park Expansion, the project team will advance through the detailed design of the park space and prepare for construction next year. These new amenities are eagerly anticipated by the community and will serve the needs of citizens of all ages and abilities for generations to come.

Respectfully submitted,

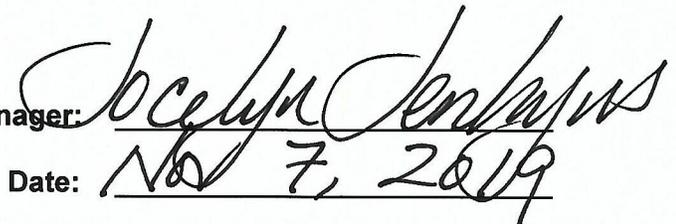


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Report accepted and recommended by the City Manager:



Date: Nov 7, 2019

Attachments:

Attachment A: Songhees Park Updated Concept Design