



Corporate Report

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DATE: October 9, 2009

TO: Chair and Members of General Committee
Meeting Date: October 21, 2009

FROM: Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

SUBJECT: Update - Redevelopment of the Civic Square and Library Square

RECOMMENDATION: That the report titled "Update – Redevelopment of the Civic Square and Library Square" dated October 9, 2009, from the Commissioner of Community Services be received for information.

BACKGROUND: On January 10, 2007 Council received for information the report titled "Building Mississauga Around Places - A Vision for City Centre Parks and Open Spaces in the 21st Century – June 2006" that set the framework for the redevelopment of the Civic and Library Square.

The redevelopment of the Civic and Library Square received Infrastructure Stimulus Funding (ISF) approval on June 5, 2009 for 40 million dollars with 1/3 funding provided by each the Federal, Provincial and Municipal Government of all eligible costs incurred by March 31, 2011 completion deadline.

CS&P Architects, the consultants who prepared the concept plan are retained to lead the detail design stage. PCL Constructors Inc. have been retained as construction managers to guide the project through to completion.

A number of exciting amenities will be created as part of the redeveloped square including the following major components:

1. An expanded rink;
2. Water feature on the Civic Square;
3. Permanent stage/sound;
4. Media wall facing into the Library/Civic Square;
5. Redevelopment of the Amphitheatre;
6. Raised gardens;
7. Redesigned City Centre Drive;
8. Library Pavilion;
9. Underground parking lot repairs;
10. Site Service upgrades for market and food vendors; and
11. Memorial and Recognition Features

The square redevelopment is a key component of the City's strategy for a vibrant downtown and part of its placemaking strategy.

PRESENT STATUS: Redevelopment of this project is progressing on time and on budget.

Demolition and Construction

Demolition of the existing squares commenced September 9, 2009. Proposed elements of the plan directly related to reconstruction of the garage roof slabs of the Civic Square and Library Square are progressing quickly to allow for accurate implementation of slab repairs, reinforcements and water-proofing before winter freeze-up in late November.

In order to keep the project moving quickly, tenders are being issued sequentially so that demolition is underway while detail design progresses. Detailed design will be complete by the end of December 2009, construction tendered in January 2010 with construction of the major elements beginning in Spring 2010.

My Mississauga Programming

The My Mississauga program of events will be relocated to the Living Arts Centre Park for 2010 season. Service upgrades to support programming are in progress.

The 2009 calendar included 49 programmed events generating an attendance of 283,180 people. Event planning is underway for a return to the Civic and Library Squares in 2011 with a minimum of 80 events

throughout a 12 month calendar and a projected attendance of 364,800. Operational costs and partnership opportunities for the redeveloped site are being studied and will be presented in a future report in preparation for the City's 2011/2012 Business Plan.

Art Gallery of Mississauga ISF Application for Not-for-Profit Organizations

A separate application for Infrastructure Stimulus Funding for Renovations and Expansion to the Art Gallery of Mississauga was made by the group in August 2009. The application indicates that while a significant amount of work could be completed by March 31, 2011 the project would not be entirely completed until March 2012. Application approval has not been received to date

An Art Gallery expansion provides the opportunity for Council to consider concept plans to convert the entrance gallery of Art Gallery Mississauga to a Café on the Square, and to convert the ground floor conservatory as the new front entrance of the Civic Centre. These two amenities are outside of both the City's and the Art Gallery Mississauga's ISF applications. Moving forward with these concepts is contingent on the expansion of the gallery proposal as the space is required for the café conversion.

Should the Art Gallery Mississauga ISF application receive approval, a report outlining how these elements could be handled as a separate project will be brought forward to Council for consideration.

COMMENTS:

The City's Civic Square and Library Square are the premier location for large events, connecting residents and community groups through arts, culture and heritage. Existing physical and mechanical infrastructure including the outdoor skating rink, fountain, waterfall and waterproof membrane are at life expectancy. Constructed as two separate spaces separated by City Centre Drive, the Square is not capable of supporting continued growth of large events. Site accessibility, a long standing issue, is unacceptable. Performance infrastructure including stage, sound and lighting are inadequate. The revitalization of the Civic Square brings to life one of the City's Strategic Plan's actions to "build and maintain infrastructure" as we make the Square a dynamic entertainment and events venue that will support a variety of small and large city-wide signature events.

Major Components of the Redevelopment Plan

Rink & Water Feature

The proposed rink is approximately 22,000sf or two and a half times the size of the existing rink. The surface of the rink will be recessed 2" from the surrounding plaza through a gentle slope. In summer this surface will function as a shallow reflecting basin and capture the water from arcing jets which surround the perimeter of the rink. The water feature will be interactive allowing the public to play in the jets and walk through the water. When the space is needed for site programming, the jets will be turned off and the basin drained to allow full use of the space.

The ice production facility will be completely replaced with the latest technology allowing for an expanded season. A new sound system will be incorporated into the Civic Square to enhance the skating experience.

Permanent Stage

The permanent stage surface area will be 40 feet x 40 feet to allow for expanded My Mississauga programming and larger acts. The stage will be covered with a permanent roof, be rigged for lighting, include a sound system and provide a backstage area for acts to change and prepare. The raised stage will be accessible by ramp and stairs.

Media screen facing into the Library/Civic Square

Digital media screens have become common elements of the new urban square throughout North America and the world in the past decade. The media screen facing into the Library Square adjacent to Burnhamthorpe Road is an important and exciting element of the plan that captures this trend which will be used exclusively for City purposes to project digital art; project stage performances to the far reaches of the square; provide programming such as movie nights and for communication of City and My Mississauga events to the public.

The design of this media screen, which sits on the Central Library's garage roof slab, is progressing rapidly to allow structural supports to be tied into the roof slab prior to water-proofing in late October.

Redevelopment of the Amphitheatre

The redeveloped amphitheatre includes opening the walls up to the civic plaza, raising the performance floor, providing a roof over the performance area, sound and lighting support and increasing the audience comfort level by providing an overhead vine covered trellis and cladding of the concrete seating. This performance space will be used for smaller music events, small theatre groups and readings.

Raised Gardens

The raised gardens and removal of specific walls will extend the Jubilee Garden into the civic plaza and provide an increase volume of soil to grow shade trees to maturity along the west side of the Civic Square and Library Square. Movable chairs and tables to create casual seating and meeting spaces will be incorporated into this intimate space.

Redesigned City Centre Drive

City Centre Drive is being redeveloped as an extension to the squares. The roadway is being reduced to two lanes of traffic through the central part of the squares and will be graded to remove barrier curbs to allow the space to function for unimpeded pedestrian movement when the road is closed for events on the square.

Library Pavilion

The glass library pavilion will bring life to this area of the square on a daily basis by providing a wi-fi café on the green and acting as a beacon to the new east entrance to the Library. This space will also function as a reception or VIP area for special events associated with site programming.

Underground Parking Repairs

Repairs to the existing concrete underground parking lots below the Civic Square and Library Square will be completed as part of the Civic and Library Square redevelopment project. Repairs include: patching of concrete and concrete reinforcement and waterproofing drive surfaces.

Site Service Upgrades

Electrical, mechanical and water service to support food and market vendors on both squares.

Memorial and Wall of Fame Recognition Features

Concept design is in progress to provide a memorial feature on the Civic Square as a tribute to those that have given their lives. Program objectives and design will be developed to potentially introduce a Wall of Fame.

Communications

Communication is an integral part of the work plan. A web page has been established to provide current information. Regular updates are provided as the design and construction progress to Members of Council, stakeholders, the public and staff are on-going through a variety of media formats including direct email updates, the ISF website, signage and news bulletins. A presentation of the design to the public is being planned in late November and will be communicated to Members of Council once details are confirmed.

Potential Future Initiatives Beyond Current Scope

Staff will prepare separate reports for initiatives that are outside of the scope of this ISF funded project but are opportunity driven and align with the Civic and Library Square Redevelopment. Potential initiatives include the proposed Art Gallery Mississauga expansion and conversion of gallery space to a Café on the Square; Conservatory front entrance conversion, additional media screen, paid parking garage amenities, and Civic Precinct Food Services Plan.

Art Gallery/Café/Entrance

Elements of the original concept plan presented to Council in January 2009 excluded from the ISF application in April - due to time constraints of the funding period - include:

1. Renovations/expansion to the Art Gallery Mississauga;
2. Creation of the Cafe on the Square by converting existing AGM space; and
3. Conversion of the ground floor Conservatory as the new front entrance to the Civic Centre.

Additional Media Screen

A concept for a second media screen (outside of the scope of the ISF funded Civic Square Redevelopment), for the intersection of Duke of York Boulevard and Burnhamthorpe Road is being investigated. With 80,000 vehicles passing this intersection per day it is anticipated that this element will provide an opportunity to advertise City programs

and generate revenue for the City. A report on the viability of this element will be brought forward in the new year.

Paid Parking Infrastructure

Transportation and Works Staff are preparing a report to Council in November to seek approval for a separate project which will reconfigure the garage for paid parking. If approved, the features funded for paid parking infrastructure will be integrated with the Civic Square Redevelopment construction schedule.

Civic Precinct Food Service Contract

Facilities and Property Management are developing a plan for the provision of food services in the Civic Precinct in anticipation of the expiration of the existing contract in December 2011. The terms of reference for a study to determine the location and extent of food service opportunities have been prepared. The outcome of the study will guide the development of a procurement process to realize those opportunities. It is anticipated that this process will be executed in late 2010/early 2011 to allow a smooth transition at the end of the current contract.

STRATEGIC PLAN: Revitalization of the Civic Square aligns with the "Completing our Neighbourhoods" Strategic Pillar and advances the goal to "Create a Vibrant Downtown". The renovations to the Square will allow for expanded programming options, greater access for the public and enhanced opportunities for the community to gather in the Square making the Square the civic and cultural soul of the city, as well as a contribute to a strong economic centre.

FINANCIAL IMPACT: On June 5, 2009 the City of Mississauga application for ISF funding was approved for underground parking garage repairs and public square rehabilitation. The City's \$13.3 million dollar investment in the redevelopment of the Civic and Library Square received matching funding from the Federal Government (\$13.3M) and Provincial Government (\$13.3M).

The project is progressing on time to meet the March 31, 2011 stipulated completion date for ISF eligible costs.

CONCLUSION:

A key piece of revitalizing the downtown is now under construction with the redevelopment of the Civic and Library Square. This Square will form the centrepiece of a series of downtown public spaces that are vital to the daily life of the City and its citizens. It will be the home of over 80 events as the outdoor community centre for major celebrations throughout the year including Canada Day, holiday celebrations such as “Celebrate the Season”, the Mayor’s Levee and the many cultural and community events that make-up the My Mississauga event calendar.

A number of new and exciting amenities will be created as part of the redeveloped Civic & Library Square: an updated amphitheatre; a new stage and sound system; a new larger rink with an extended skating season; a dynamic new media screen facing the square; a new water feature and many other exciting elements designed to increase the functionality of the square for small and city wide events. The renovations improve accessibility and establish this space as an “outdoor community centre” for residents living in the downtown core and beyond.

The project has a demanding schedule, is proceeding quickly and will be complete by the ISF March 31, 2011 deadline.



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