



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 6/5/2024

**Date:** 2024-06-05

**Subject:** **Request to Begin Procurement – Hiring of an Architectural Firm for Design and Contract Administration Services for the Redevelopment of Ken Whillans Square and Garden Square through a Design Competition Process- Wards 1 & 3**

**Contact:** Dalia Bahy, Strategic Leader, Downtown Revitalization, Planning, Building, and Growth Management

**Report number:** Planning, Bld & Growth Mgt-2024-456

**RECOMMENDATIONS:**

1. That the report from Dalia Bahy, Strategic Leader, Downtown Revitalization, Planning, Building, and Growth Management to the Committee of Council Meeting of June 5<sup>th</sup>, 2024, re: **Request to Begin Procurement – Hiring of a Design Team led by an Architectural Firm for the Design and Contract Administration Services for the Redevelopment of Ken Whillans Square and Garden Square through a Design Competition Process – Ward 1 and 3**, be received; and
2. That Council direct staff to proceed with Public Consultation to inform the Design Competition Process for the Redevelopment of Ken Whillans Square and Garden Square; and
3. That the Purchasing Agent be authorized to commence the procurement of an architectural firm to provide design and contract administration services for the redevelopment of Ken Whillans Square and Garden Square through a design competition process.

**OVERVIEW:**

- On September 29, 2021, Council approved the recommendation of the Committee of Council dated September 22, 2021, to direct staff to undertake the detailed design, including consultation with internal and external stakeholders, for the redevelopment of Ken Whillans Square and Garden Square.
- Ken Whillans Square and Garden Square are two of the City's premier outdoor downtown public gathering spaces and are an opportunity for

tourist attraction. Due to their importance, these two critical public spaces should receive a high level of design excellence.

- Preliminary conceptual designs have been completed to inform cost estimates. Since 2021, staff have worked to secure funds and staff resources for the detailed design. Funds for the detailed design were approved in the 2022 budget to undertake the detailed design, including consultation with internal and external stakeholders for the redevelopment of Ken Whillans Square and Garden Square. Staff resources were approved for 2023 and hired in Q4 2023. This staff has developed the approach in this report to advance the project.
- To generate the most innovative and creative design ideas, an international design competition for the redevelopment of Ken Williams Square and Garden Square is being recommended. This competition aims to select a multi-disciplinary design team led by an Architectural Firm to create world-class, civic spaces that respond to the City's goals and objectives.
- Downtown Revitalization staff developed a competition process guided by a benchmarking analysis and insights from resources such as RAIC Architectural Competition Guide & Rules for International Architectural Design Competition Guide, the OALA Guide to Design Competition, and consultation with relevant City staff.
- Staff have developed the preliminary design vision and objectives. The results of the design competition and community engagement shall foster a renewed sense of civic pride among the residents of Brampton.
- This report seeks Council approval to begin the procurement of architectural design and contract administration services for the redevelopment of Ken Whillans Square and Garden Square through a Design Competition Process.
- Sufficient capital funding is available to undertake the detailed design, including consultation with internal and external stakeholders, for Ken Whillans Square and Garden Square. All future construction costs will be included in future capital budget submissions.

## **BACKGROUND:**

### **Brampton 2040 Vision**

The Brampton 2040 Vision provides direction for a "City by Design" and emphasizes the importance of design excellence for all public projects, especially for streets and open spaces. A well-designed City is envisioned to draw talent, investment, and a competitive edge on the global stage by supporting tourism, vibrant community life, healthy residents, and thriving local businesses.

## **The Redevelopment of Ken Whillans and Garden Squares**

To tie in with the City's streetscaping work for Main and Queen Streets, preliminary conceptual designs and construction cost estimates were completed for both Ken Whillans Square and Garden Square. Recognized as the city's premier downtown outdoor public gathering spaces and key tourist attractions, these areas warrant the highest level of design excellence.

At the Committee of Council meeting on September 22, 2021, Council directed staff to undertake the detailed design work, including consultations with both internal and external stakeholders for Ken Whillans Square and Garden Square. Since 2021, staff worked to secure funds and staff resources for the detailed design. Preliminary conceptual designs were completed to inform cost estimates. Funds for the detailed design were approved in the 2022 budget. Staff resources to develop the scope of work and project manage the design were approved for 2023 and hired in Q4 2023. This staff has developed the approach in this report to advance the project. To foster innovation and creativity in design, City staff proposes organizing an international design competition for the redevelopment of Ken Whillans Square and Garden Square.

This report seeks Council approval to begin the procurement of architectural design and contract administration services for the redevelopment of Ken Whillans Square and Garden Square through a design competition process.

### **CURRENT SITUATION:**

To advance the redevelopment of Ken Whillans and Garden Squares effectively, it is essential to begin by defining the design criteria for each Square. This process involves engaging with a diverse range of internal and external stakeholders, including relevant city staff, downtown stakeholders, and the public. These valuable insights and perspectives will help clarify key priorities, vision, objectives, and requirements for the squares' redevelopment.

The opportunity to redevelop the squares was initiated through early work on improved streetscaping for Main and Queen Streets. The updated streetscaping provided a basis for public realm material upgrades and inspired initial work on conceptual design to inform costing and next steps for the redevelopment of the squares. Subsequently, the upgrade in materials of the squares offers an opportunity to rethink the designs of Ken Whillans Square and Garden Square and how to build on their vibrancy and fulfill the community's needs into the future. These public spaces must reflect the desired uses and activities of the community, integrating new functions and embracing technology and innovation to meet modern expectations. New designs also address the community's need for enhanced accessibility, inclusivity, and sustainability.

The design competition is an opportunity to generate innovative and creative design solutions for Ken Whillans Square and Garden Square. The aim of this design competition is to select a multi-disciplinary design team to work with Council on the redevelopment of

Ken Whillans and Garden Square to create world-class, civic spaces that align with the City's ambitions.

### ***Benchmarking - Competition and Public Consultation Processes***

Many national and international cities have undertaken design competitions to create or redevelop major public spaces, and Brampton will join these cities. Staff carried out a benchmarking analysis to get a better understanding of how design competitions were conducted in comparable municipalities in Ontario. Staff formulated a competition process guided by the benchmarking analysis, incorporating insights from resources such as the Ontario Association of Landscape Architects (OALA) Guide to Design Competition, the Royal Architectural Institute of Canada (RAIC) Architectural Competition Guide, and Rules for International Architectural Design Competition Guide, and in consultation with a Technical Steering Committee made up of relevant staff members.

### ***Competition Process***

A design competition is a quality-based and solution-oriented form of procurement. A design competition allows the City to procure an optimal high-quality project. Consideration of aesthetic, technical, functional, economic, ecological, and sustainability requirements are typically encompassed in a design competition. Priority is given to a project's qualitative merits, including cultural values and benefits to society. Design competitions can produce designs of distinction and uphold the highest cultural and artistic values.

The competition process is designed in a way that ensures there are no delays in the project timeline and effectively meets the project's deadlines.

The competition is to be comprised of two phases.

#### **1. Phase One: Request for Prequalification (RFPQ):**

In Phase One, a RFPQ, is open to all professional architectural firms, to submit their design team and qualifications. Both local and international design teams are welcome to participate in this competition.

The top five architectural firms selected during the RFPQ Phase will advance to Phase Two.

#### **2. Phase Two: Request for Proposal (RFP):**

In Phase Two, the short-listed architectural firms will be invited to submit conceptual designs for the two squares.

An evaluation team will then evaluate each design and select a successful firm to be commissioned to provide the complete design services & contract administration services for the redesign of Ken Whillans and Garden Squares.

### ***Public and Stakeholder Engagement Process***

Communication and engagement with the public is a fundamental aspect of the Design Competition. Brampton residents will have the opportunity to express their thoughts and share their ideas for how they would like these spaces to be redeveloped. The City will

collaborate with the public and stakeholders at every stage of the design process, including the development of the final design vision, objectives, and concepts.

The opportunities for the community to get involved in the squares design process are:

#### 1. Community Engagement Part 1: Towards a Vision (July 2024)

As part of Part 1, community members will be invited to engage in a conversation about the redevelopment of the two squares.

The stakeholders and community feedback will help to inform:

- A community-informed vision and objectives for each Square.
- The future character, design, and programming for each Square.

City staff will compile a Community Engagement & Visioning report, which will include the collection and summary of community feedback. The report will then be posted on the project's webpage and shared with the short-listed architectural firms.

#### 2. Community Engagement Part 2: Exploring Design Concepts (Q4 2024)

Community members will provide input on the design concepts developed in Phase 2 of the competition process. This input will be summarized and serve as input for the evaluation team.

### ***Technical Steering Committee***

A Technical Steering Committee for the project has been developed consisting of City staff from relevant departments. This committee's primary role is to provide feedback on the competition process, technical design, and implementation processes.

A series of meetings and workshops were facilitated which included the following:

- Introduction and an overview of Ken Whillans Square and Garden Square Redevelopment project.
- Feedback on the existing two squares; what currently works and what does not work within the two squares.
- Vision and Objectives.

### ***The Initial Vision***

After considering the feedback gathered during staff workshops the initial design visions were defined as follows:

#### Ken Whillans Square

"Ken Whillans Square will be an open and captivating courtyard leading to City Hall, serving as a versatile gathering space that ignites civic pride and celebrates Brampton's culture. Designed to attract people from both Brampton and beyond, the square will establish seamless physical and visual connections to Gage Park, PAMA, and the rest of downtown Brampton. With City Hall as a prominent backdrop, the square will host signature events that showcase the best of Brampton."

## Garden Square

“Garden Square is to be Downtown Brampton's cultural hub and the lively center of everyday community life. Drawing inspiration from Brampton's 'The Flower City' identity, the square's design will be sleek, minimalistic, and practical, mirroring the city's distinct character and cultural richness. It will complement its surroundings, especially the Rose Theatre building, to craft an authentic public space that connects with Brampton's residents. By offering resources for arts, culture, and community activities, the square will unite the community, boost civic pride, and spark creativity.”

The initial vision will be presented to the public for feedback. Subsequently, the vision will be refined to accurately reflect and align with the community's aspirations.

### ***The Initial Objectives***

Both squares will share common objectives, with some specific objectives tailored to each square.

After reviewing the feedback from the workshop, the initial design objectives for the squares will aim to achieve the following:

#### The Initial Objectives for **Both** Ken Whillans and Garden Square are to:

- Achieve the highest standards of design excellence.
- Provide a comfortable and environmentally friendly outdoor space year-round.
- Adhere to the highest standards of sustainability.
- Highlight Brampton's diverse culture, promote inclusivity and ensure universal accessibility.
- Maintain a consistent aesthetic theme or design language throughout the design of the two squares to create a visually appealing and cohesive environment.
- Incorporate public art installations, landscaping elements, and architectural features that reflect the cultural identity and character of the Brampton community.
- Incorporate thematic connections or storytelling narratives that tie together the two squares as well as the different cultural institutions and spaces, in close proximity to the squares.
- Become a destination for visitors from Brampton, the broader region, and abroad.
- Reflect and integrate identity, context, heritage, and placemaking.
- Design the two squares to host diverse cultural and community events. Ensure that their programming complements each other, minimizes duplication, and allows for simultaneous events in both squares when feasible.

#### The Initial Distinct Objectives Exclusive for **Ken Whillans Square** are to:

- Enhance City Hall's prominence and accessibility with an inviting courtyard.
- Include a full spectrum of square amenities.
- Create versatile gathering spaces for civic and cultural events.
- Establish seamless connections to Gage Park, PAMA, and downtown Brampton.

The Initial Distinct Objectives Exclusive for **Garden Square** are to:

- Establish Garden Square as downtown Brampton's cultural hub and vibrant center of everyday community life.
- Design the Square to reflect Brampton's 'The Flower City' identity, with sleek, minimalistic, and functional features.
- Ensure that the square complements its surroundings, particularly the Rose Theatre building, creating an authentic and cohesive public space.

The initial objectives will be presented to the public and key stakeholders for feedback. Subsequently, the objectives will be refined to accurately reflect and align with the community's aspirations.

### ***Next Steps and Design Competition Timeline***

Staff are ready to start the design competition and initiate the public engagement process. The design competition component of the work plan is planned to begin in July 2024 and end in December 2024. The competition process is designed to prevent delays and meet project deadlines by streamlining procedures, enhancing communication, and improving efficiency.

To expedite the design competition, several approaches were implemented to enhance communication, provide valuable design feedback, and meet project timelines. Key approaches include prequalifying participants during the RFPQ process, which reduces the time needed to evaluate proposals, and concurrent work planning, where certain activities are performed simultaneously, such as starting the architectural firms' prequalification process while finalizing RFP details. Additionally, an effective public and stakeholder engagement process is planned, ensuring efficient communication, and fulfillment of the stakeholder and community expectations.

The anticipated timeline for the Design Competition is as follows:

<b>Competition Milestone</b>	<b>Expected Timeline</b>
Community Engagement Part 1	July 2024
Design Competition Phase One – Request for Prequalification (RFPQ) Opens	July 2024
Design Competition Phase One – Request for Prequalification (RFPQ) Closes	August 2024
Evaluation and Shortlisted Design Teams Announced	Q3 2024
Design Competition Phase Two – Request for Proposal (RFP) Opens	Q3 2024
Design Competition Phase Two (RFP) Closes	Q4 2024
Community Engagement Part 2 and Design Evaluation	Q4 2024
Design Team Awarded Project	Q4 2024

### **Overall Project Timeline**

The overall project timeline includes a one-year design phase that integrates the design competition and public engagement processes, followed by a two-year construction phase with staging for the two squares. The total anticipated timeline for this project is three years.

To expedite the project completion and ensure timely delivery, staff will incorporate several strategies, such as establishing clear contract terms that define specific deadlines for milestones. Additionally, effective communication channels will be maintained among all stakeholders to promptly address any challenges that may arise, enabling quick resolution and effective progress.

The anticipated overall timeline for this project is as follows:

<b>Overall Project Milestone</b>	<b>Expected Timeline</b>
Community Engagement Part 1	July 2024
Design Competition Phase One – Request for Prequalification (RFPQ) Opens	July 2024
Design Competition Phase One – Request for Prequalification (RFPQ) Closes	August 2024
Shortlisted Design Teams Announced	Q3 2024
Design Competition Phase Two – Request for Proposal (RFP) Opens	Q3 2024
Design Competition Phase Two (RFP) Closes	Q4 2024
Community Engagement Part 2 and Design Evaluation	Q4 2024
Design Team Awarded Project	Q4 2024
Design Development and Detailed Design	Q1 2025 – Q2 2025
Construction Tender	Q3 2025
Construction Starts (first square) *	Q3 2025
Construction Completes (first square) *	Q3 2026
Construction Starts (second square) *	Q3 2026
Construction Completes (second square) *	Q3 2027

\*Construction is planned to occur in stages to minimize the impacts on the downtown area and programming. The details of the construction site/square phasing will be determined during the detailed design stage, based on square/site conditions, design specifications, permits and approvals, and adjacent downtown construction activities. Staff will coordinate with the design consultant and ensure that the project schedule is expedited to the greatest extent possible.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

Sufficient capital funding is available to undertake the detailed design, including consultation with internal and external stakeholders, for Ken Whillans Square and Garden Square. All future construction costs will be included in future capital budget submissions.

City staff will explore and identify other potential sources of funding, including those from private/public partnerships or other levels of government.

### **Other Implications:**

**Legal Implications** – There are no legal implications with this report.

### **Purchasing Implications**

A Public Procurement Process will be conducted to prequalify architectural firms, and submissions will be evaluated in accordance with the published evaluation process set out in the procurement document.

The prequalified architectural firms will be invited to submit a proposal with conceptual designs for the evaluation and selection of a successful firm for contract award.

Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

### **Communications Implications**

Effective communication will play a pivotal role in engaging the community and promoting the City of Brampton's plans to redevelop Ken Whillans Square and Garden Square. Communication activities will strive to integrate the public's aspirations into the designs of each Square.

The public's feedback will be essential in shaping:

- Vision and Objectives,
- Outcomes for what the public would like to see and do in the Squares,
- Design priorities, and
- Review of the design teams' concepts.

## **STRATEGIC FOCUS AREA:**

The redevelopment of Ken Whillans Square and Garden Square will evolve these spaces into iconic, inclusive, and vibrant civic spaces in the heart of Downtown Brampton. This transformation will support the City's strategic focus areas and priorities in the following ways:

- **Growing Urban Centers & Neighborhoods:** The redeveloped squares will attract a greater number of visitors, residents, and businesses, boosting economic activity and bolstering support for local businesses.
- **Culture & Diversity:** These redeveloped spaces will become hubs for cultural events, festivals, and performances that celebrate Brampton's rich diversity and heritage. The spaces will promote cultural exchange and deepen understanding among residents.
- **Health & Well-Being:** By enhancing the green spaces, landscaping, and recreational facilities within the squares, physical activity, outdoor recreation, social connections and the mental well-being of residents will be encouraged.
- **Service Excellence:** The redevelopment will result in high-quality public spaces that are tailored to meet the needs and preferences of the community, fostering a stronger sense of community and belonging among residents.

## CONCLUSION:

To generate the most innovative and creative design ideas, a design competition for the redevelopment of Ken Whillans Square and Garden Square is being initiated. Staff has developed the preliminary design vision and objectives for the squares. The competition will integrate feedback on how the public would like to use these spaces and which design concepts meet the project's objectives. The results of the design competition and community engagement will foster a renewed sense of civic pride among the residents of Brampton while revitalizing the Downtown's public spaces. This report seeks Council approval to begin the procurement of architectural design and contract administration services for the redesign and redevelopment of Ken Whillans Square and Garden Square through a Design Competition Process.

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