

Fort York Pedestrian Bridge

Public Works and Infrastructure Committee
November 3, 2011

Purpose

- Identification of lower cost pedestrian bridge options
- Status update on area planning activities relevant to the pedestrian bridge

Recommendations

- Fort York Pedestrian Bridge be constructed
 - Either Alternative A1, A2 or A5
 - Visually appealing inclined arch design at reduced costs
- All parties work to
 - incorporate pedestrian bridge into area development
 - Achieving the planning objectives for area
- Chief Planner and Executive Director, City Planning Consider Master Plan (Ordnance triangle)
 - 5 Year OP Review and the Municipal Comprehensive Review
 - Report to Planning and Growth Management Committee by June 2012

Financial Implications

- Budget Status
 - Waterfront Revitalization Initiative's Capital Budget
 - \$21.44 million Budget (as per 2011 Capital Budget)
 - \$1.716 million spent (ESR, Design, project costs)
 - \$19.724 million unspent

Financial Implications

- Project Cost Estimates
 - Costs range \$17.958 to \$19.719 million
 - Represent savings of \$6.55 to \$8.311 million
- Proposed redevelopment
 - will generate Section 37 and other development related funding
 - minimum of \$5 million
 - May be used to directly offset cost of bridge

Financial Implications

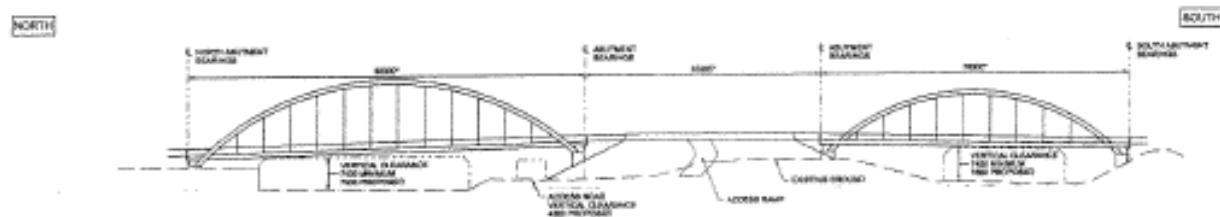
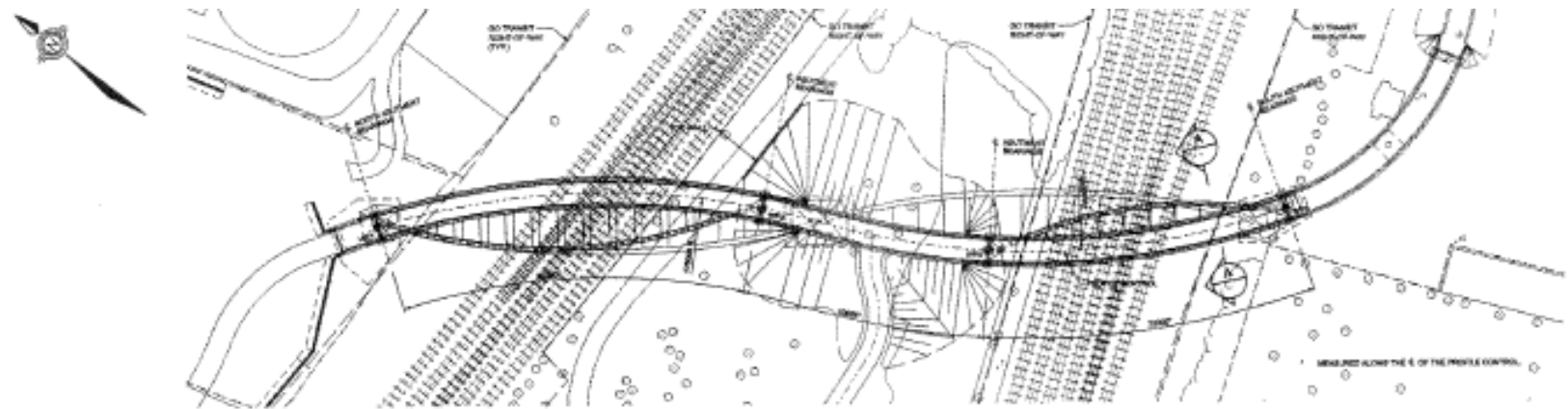
- Build Toronto
 - Identified value creation by including pedestrian bridge in Master Plan
 - Proceeds from value created will exceed remaining cost of bridge
 - Additional dividend flow forms part of monetization target (Executive Committee Report)

Alternative Bridge Designs

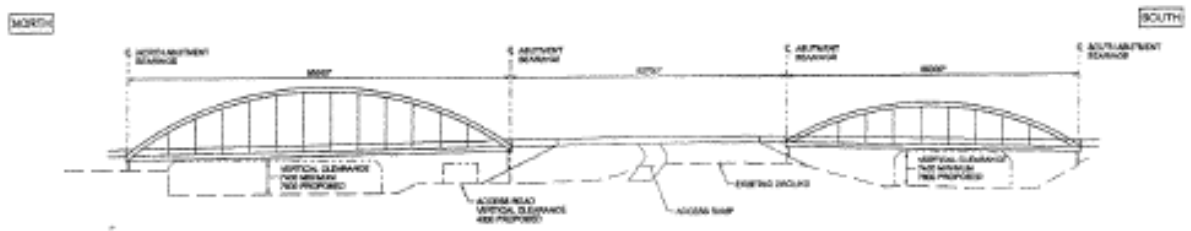
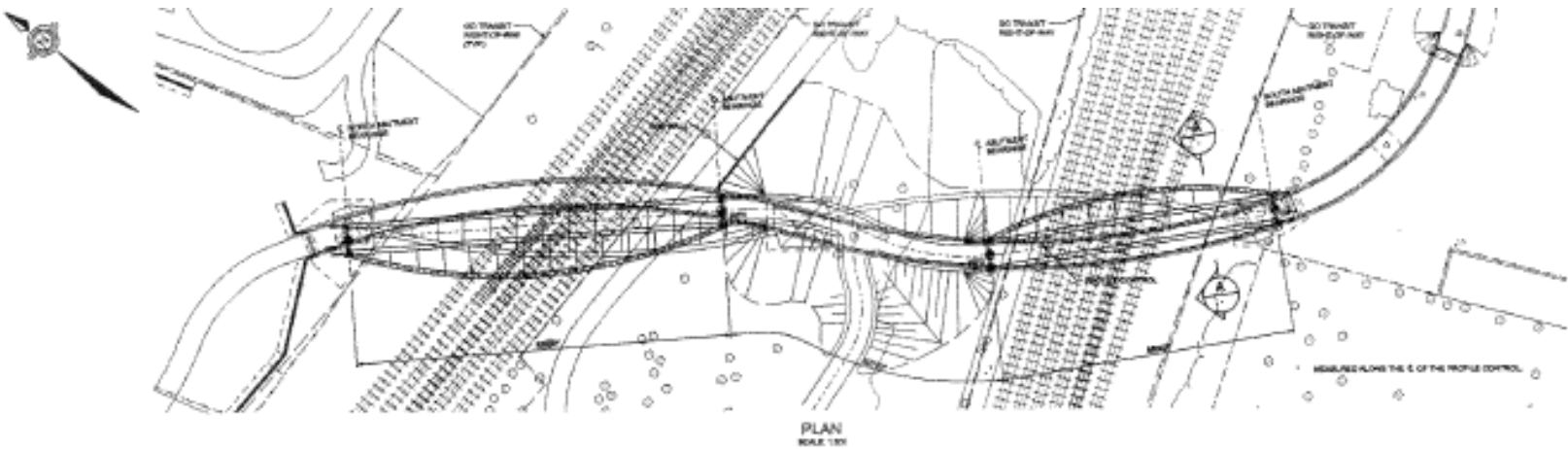
Pedestrian Bridge Cost Drivers

- Center Support
 - Center pier (impacts span length)
- Deck Layout
 - Curved deck
- Span Length
 - Angle of rail crossing
- Structural System
 - Inclined Arch

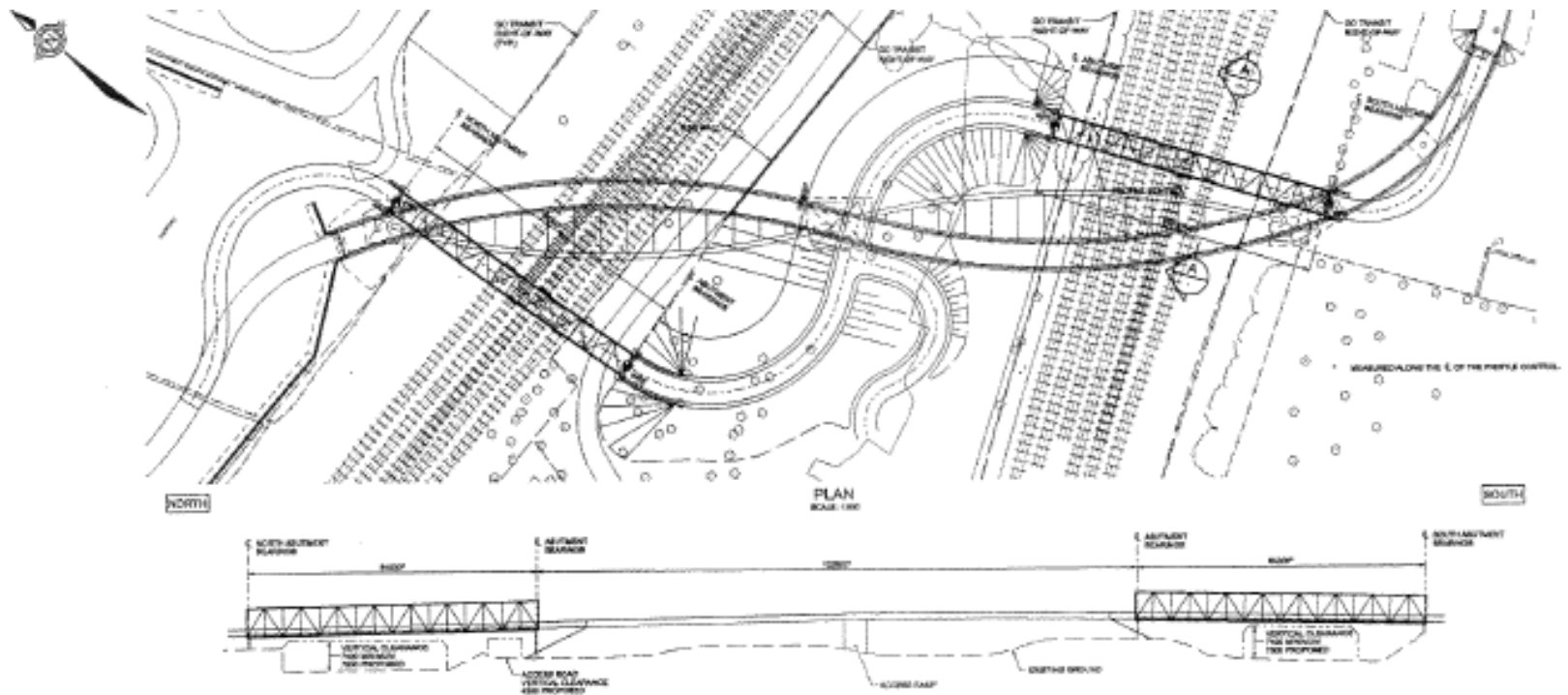
Alternative A1



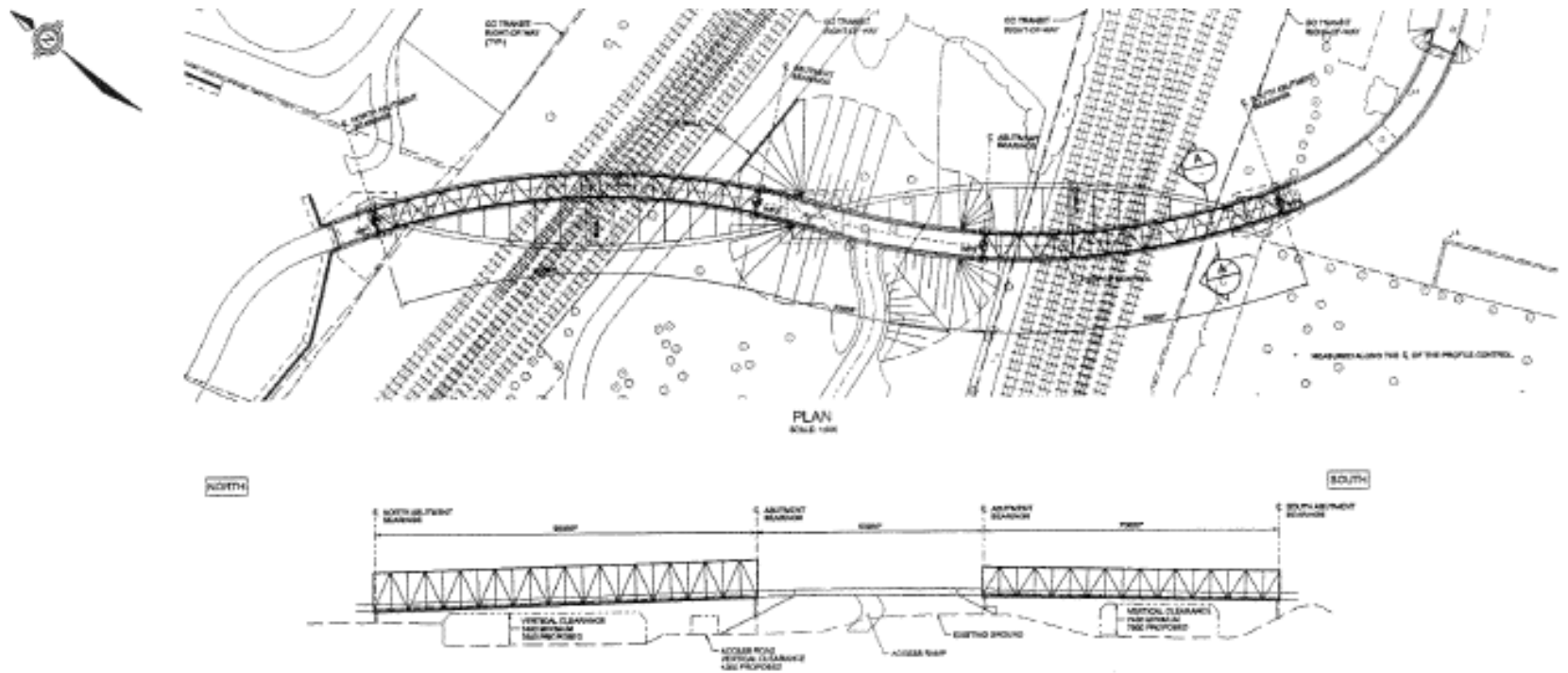
Alternative A2



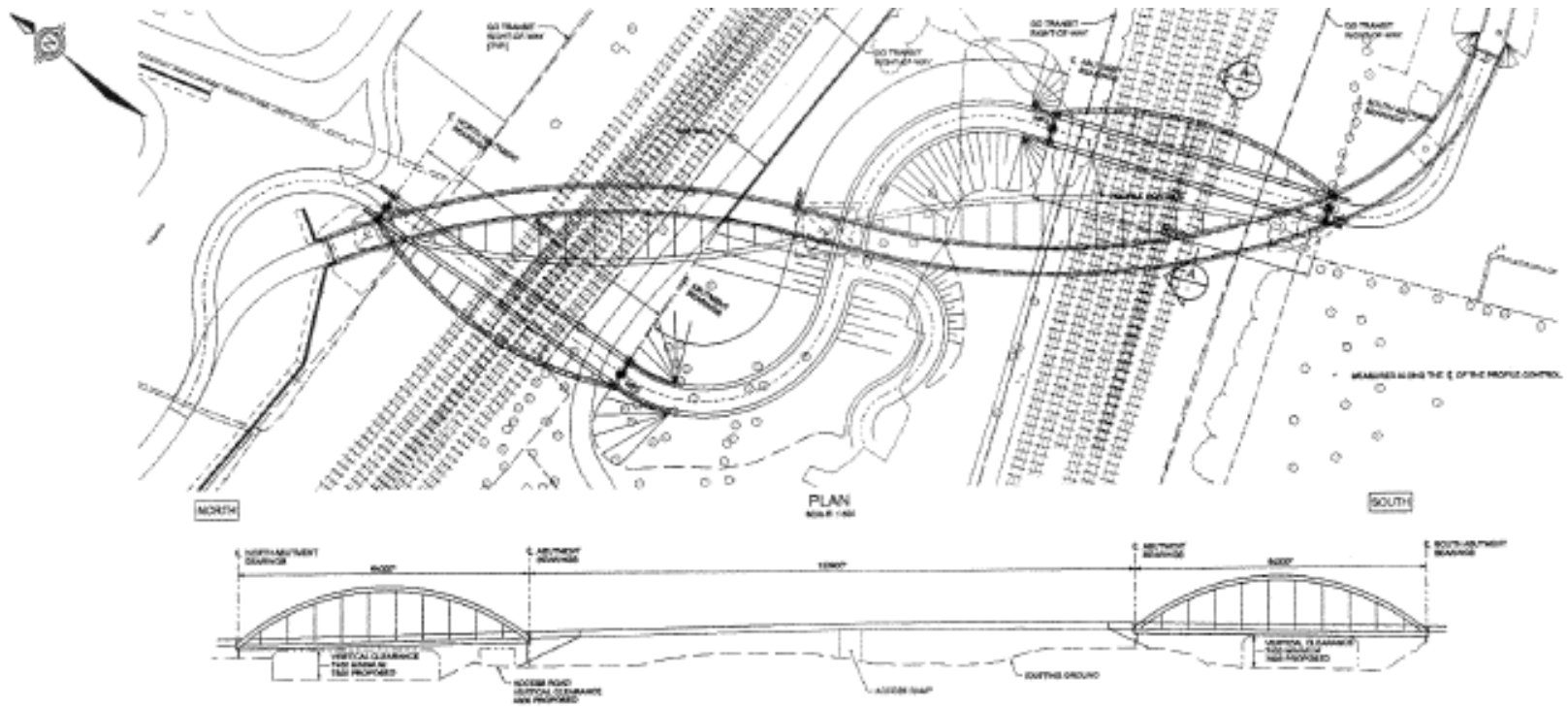
Alternative A3



Alternative A4



Alternative A5



Alternative Summary

Table 1

Alternative	Deck Layout	Structural System	Span Lengths	Rail Crossing	Environmental Study Report	Construction Costs* (million)	Other Project Costs* (million)	Total Costs* (million)	Costs To Date * (million)
Original Design	Curved	Inclined Arches	100 m 100 m	Oblique	Complete	\$22.814	\$3.455	\$26.269	\$1.716
A1	Curved	Inclined Arches	90 m 70 m	Oblique	No Addendum	\$16.844	\$2.875	\$19.719	–
A2	Straight	Inclined Arches	85m 65 m	Oblique	No Addendum	\$16.273	\$2.646	\$18.919	–
A3	Straight	Vertical Trusses	64 m 64 m	New alignment	Addendum Required	\$10.604	\$2.596	\$11.21	–
A4	Curved	Vertical Trusses	90 m 70 m	Oblique	No Addendum	\$11.050	\$2.465	\$13.515	–
A5	Straight	Inclined Arches	64 m 64 m	New alignment	Addendum Required	\$15.084	\$2.873	\$17.958	–

Structural System

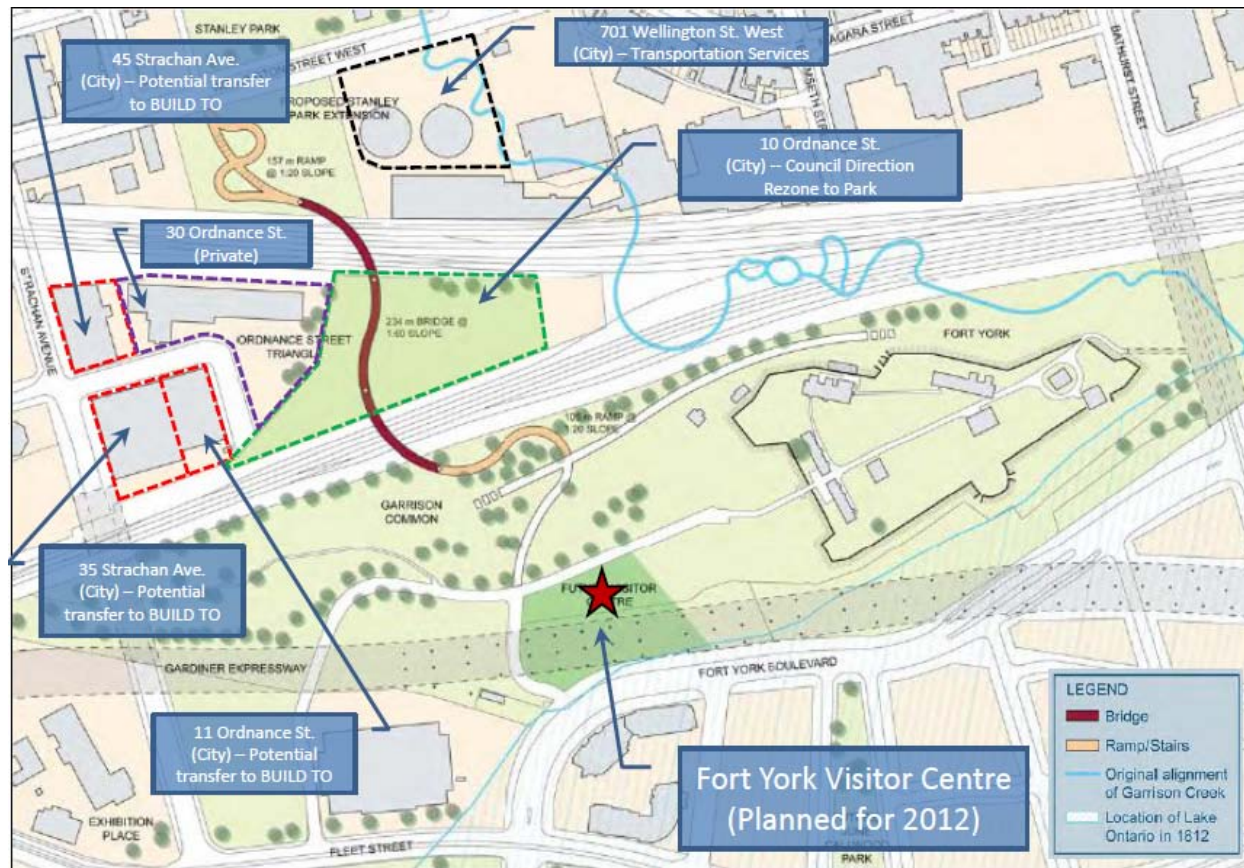


- ESR evaluated truss and inclined arch
- Concluded desire for visual feature of inclined arch

Recommended Alternatives

- Either Alternatives A1, A2 or A5
 - All maintain visual feature of Inclined Arch Structure
 - All replace center pier with earth berm (reduces span length)
 - A2 and A5 - straight deck configuration
 - A5 - right angle rail crossing (span length further reduced)
- Cost Range \$17.958 to \$19.719 million

Planning Considerations



Pedestrian Bridge Rationale

- Connectivity & safety
 - Trinity Bellwoods Park, Stanley Park, Fort York, June Callwood Park, Coronation Park, and the Martin Goodman Trail
 - Improve pedestrian and cyclist sense of safety and comfort
- Consistent
 - City's Official Plan & Bike Plan
 - Area planning studies & community involvement since 1996
- Should be seen as a city building initiative

Ordinance Lands

- Privately owned lands
 - Zoned mixed use – current proposal under review
- City owned lands
 - designated employment lands
 - Any residential use requires OPA
 - Site plan approval process follows
- OPA undertaken in context of 5 Year OP Review and Municipal Comprehensive Review process
- Development of lands
 - creates opportunity for Section 37 and other development related funding (minimum \$5 million)

Build Toronto

- Asked by Council to initiate area Master Plan
 - Significant opportunity to improve
 - site size, configuration and functionality
 - new park site and pedestrian bridge integration
 - Will reflect city planning objectives and principles
 - Joint venture agreement with private land owner
- Value created through joint development