



STAFF REPORT ACTION REQUIRED

Ordinance Triangle Master Plan and Fort York Pedestrian and Cycle Bridge – Status Report

Date:	May 22, 2012
To:	Planning and Growth Management Committee
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 19 – Trinity Spadina
Reference Number:	Pg12038 (File No. 12-171806 SPS 19 TM)

SUMMARY

The Public Works and Infrastructure Committee at its meeting on November 3, 2011 directed staff to report to the Planning and Growth Management Committee no later than June 2012 to consider the master plan being developed for the Ordinance Triangle Lands as part of the 5 year Official Plan review and the Municipal Comprehensive Review currently being undertaken. This report provides information on that recommendation, and provides an update on the status of the Fort York Pedestrian Bridge, and the master plan for the Ordinance Lands. The Master Plan is underway, with meetings including all stakeholders and the community being held in June. The master plan process will inform the Official Plan and Zoning Amendment applications that are expected from Build Toronto and Diamondcorp. in July, and staff expect to report out on these applications in the second quarter of 2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Planning and Growth Management Committee receive this report for information.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Fort York Pedestrian and Cycle Bridge

October 2008 - At its meeting on October 29th and 30th, 2008, City Council approved the Fort York Pedestrian and Cycling Bridge, in accordance with the staff report entitled "Toronto Waterfront Revitalization Initiative Five-Year Business Plan/Ten Year Forecast (2008- 2017)." The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-10-29-cc25-dd.pdf>

December 2009 - Tender documents for Tender Call 353-2010, Contract 10FS-34S for the construction of the Pedestrian and Cycle Bridge, were prepared in accordance with the recommendations of the Environmental Study Report, "Fort York Pedestrian and Cycle Bridge, Class Environmental Assessment, Environmental Study Report, December, 2009", prepared by Stantec Consulting Ltd. The report can be found at:

http://www.toronto.ca/involved/projects/ftyork_bridge/pdf/esr/esr_report.pdf

August 2010 - At its meeting on August 25th, 2010, City Council granted authority to the City Solicitor to negotiate and execute agreements with rail companies affected by the construction of the Pedestrian and Cycle Bridge, Contract 10FS-34S. The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PW35.7>

April 2011 - At its meeting on April 26th, 2011, Public Works and Infrastructure Committee referred Item PW3.13 to the General Manager, Transportation Services, the Executive Director, Technical Services and the Director, Purchasing and Materials Management to recommend to PWI an alternative, lower cost Pedestrian and Cycle Bridge over the rail corridor from Wellington Street to Fort York. The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PW3.13>

October 2011 - At its meeting of October 24, 2011, City Council adopted the report "Status of Bridge Connection within the Ordnance Lands" and indicated that the Executive Director, Technical Services was scheduled to report to Public Works and Infrastructure Committee on November 3, 2011 regarding the pedestrian and cycle bridge. The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-41346.pdf>

Ordnance Triangle Lands

May 2011 - On May 17, 18 and 19, 2011, City Council adopted GM3.21, approved the terms of transfer to Build Toronto of eight properties, and declared surplus three properties for the purposes of a turnover to Build Toronto (including 45 Strachan Avenue and 10 Ordnance Street). Three additional properties were to be the subject of a master planning process by Build Toronto. The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-37549.pdf>

Appendices 1-11 to the report (April 14, 2011) from the Chief Corporate Officer:
<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-37550.pdf>

September 2011 - At its meeting of September 15, 2011, in considering Item GM7.4, "Declaration of Surplus for Transfer to Build Toronto – 10, 11 and 25, Ordnance Street and 45 Strachan Avenue", Government Management Committee (GMC) requested, among other matters, that the Chief Corporate Officer in consultation with the General Manager of Transportation Services and the Waterfront Secretariat report to the October 12, 2011 GMC meeting on the funding, design and timing associated with the inclusion of a pedestrian bridge on the Ordnance properties. The report can be found at:
<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-41275.pdf>

Appendix 1- 11 and 25 Ordnance Street:
<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-41336.pdf>

Appendix 2 - 10 Ordnance Street and 45 Strachan Avenue:
<http://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-41337.pdf>

November 2011 - At its meeting on November 29, 2011, City Council adopted this report in which staff identified lower cost options for the Fort York Pedestrian and Cycle Bridge. This report also recommended that staff report back no later than June 2012 on the master plan for the Ordnance Triangle Lands within the context of the Municipal Comprehensive Review. The report can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PW9.12>

Municipal Comprehensive Review

May 2011 - Section 26 of the *Planning Act* requires the City to review all of its Official Plan policies, including the designation of lands as areas of employment and the removal of land from areas of employment, every five years. This statutory review, which includes a Municipal Comprehensive Review as defined by the Growth Plan for the Greater Golden Horseshoe is now underway as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The report can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

January 2012 - On January 5, 2012 Planning and Growth Management Committee approved recommendations directing City Planning staff to split the Five Year and Municipal Comprehensive Reviews into two phases to ensure an effective and manageable review process. Phase A (statutory) consists of the Growth Plan's Municipal Comprehensive Review and the Planning Act's statutory requirements for an Official Plan review. Phase B (non-statutory) consists of revisions to the Official Plan's policies and maps resulting from Council referrals, staff review and stakeholder consultations. The Five Year and Municipal Comprehensive Reviews of the Official Plan's employment area policies are part of Phase A, which is anticipated to be completed in the fall of 2012.

The link to the Committee's decision can be found at:

COMMENTS

Planning Act/Five Year Review

Map 18 of the City's Official Plan shows all the lands in the Ordnance Triangle designated as *Employment Areas*. It is important to note that the property at 30 Ordnance does have residential permission as a result of an Official Plan Amendment in 2010.

Section 26 of the *Planning Act* requires municipalities to review all the policies contained within their in-force Official Plans every five years. As part of the five year review process, Section 26 (1) (b) of the *Planning Act* requires municipalities to revise the Official Plan if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

In May 2011, the City Planning Division commenced the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review as set out in the Growth Plan. Results are expected in the fall of 2012. Until the Five Year Review process is complete, refusal or approval of any Official Plan Amendment applications on the site would be premature.

It is therefore recommended that any applications in the Ordnance Triangle be reviewed concurrently and in the context of the Five Year Review of the Official Plan and the Municipal Comprehensive Review.

Ordnance Triangle Master Plan

Diamondcorp (the applicants at 30 Ordnance) and Build Toronto have entered into a joint venture partnership, as Eldonview Investments Inc. and Build Toronto Holdings (Ordnance) Inc., to develop the properties known as 10, 11 and 25 Ordnance, and 45 Strachan Avenue.

The development of a Master Plan for these properties is underway, with meetings including all stakeholders and the community being held in June. The Master Plan will ensure that all of these properties, along with the approved development at 30 Ordnance, are developed in a comprehensive manner, and that provision is made for parkland, infrastructure, community facilities, and the construction of the Fort York Pedestrian and Cycle Bridge while minimizing impacts on the surrounding neighbourhoods and Fort York.

The master plan process will inform the Official Plan and Zoning Amendment applications that are expected from Build Toronto and Diamondcorp. in July of this year, and staff expect to report out on these applications in the second quarter of 2013.

Fort York Pedestrian Bridge

At its meeting of November 29, 2011 City Council approved the construction of the Fort York Pedestrian Bridge with a visually appealing design consistent with either Alternative A1, A2 or A5, which provide an inclined arch support system consistent with the original pedestrian bridge design but at reduced costs. The introduction of new bridge alternatives and the changing area context combined may trigger the need for an Addendum to the Environmental Assessment prior to selecting a new bridge plan. This bridge design and construction would be incorporated into the anticipated schedule for area development. This process will include appropriate reporting to Public Works and Infrastructure Committee.

City Council also authorized the Executive Director, Technical Services, the Chief Planner and Executive Director, City Planning, the Acting Director, Waterfront Secretariat, and the Chief Corporate Officer to work with Build Toronto, and its development partners, to incorporate the design and construction of a pedestrian bridge, on behalf of the City, consistent with the planning objectives outlined in the report (November 1, 2011) from the Executive Director, Technical Services, and in conjunction with the area development. This work is ongoing as outlined in the "Ordnance Triangle Master Plan" section above.

Conclusion

Staff is working closely with Build Toronto, their joint venture partner, and the local Councillor to develop a master plan for the Ordnance Triangle Lands which will include one of the approved pedestrian and cycle bridge designs. We will report back on the progress of the master plan, and the results of the Municipal Comprehensive Review by the end of 2012.

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