

04 implementation & phasing

ROLES & RESPONSIBILITIES 52

City of Toronto	52
Toronto and Region Conservation Authority (TRCA)	52
Guild Resource Group	52
Community Stewardship Groups & Other Stakeholders	52

PRIORITY PROJECTS & PHASING 53

Immediate (1-3 years period)	53
Short Term (4-9 year period)	53
Longer Term (10+ year period)	53

NEXT STEPS 54

ORDER OF MAGNITUDE COST ESTIMATE 55

PROPOSED TRAIL CLOSURES 56

TYPICAL SCHEMATIC TRAIL SECTIONS 58

CONCLUSION 63

ROLES & RESPONSIBILITIES

City of Toronto

- Undertake daily management and maintenance of the site
- Liaise with community representatives
- Provide adequate funding to facilitate the implementation of recommended initiatives
- Oversee trail improvements through Parks Forestry & Recreation Division's capital budget
- Coordinate and focus efforts of groups interested in helping to improve the park
- Enforce municipal by-laws
- Monitor the status of the natural heritage system
- Monitor and maintain ash trees affected by Emerald Ash Borer
- Protect Environmentally Significant Areas and natural heritage through City Planning
- Implementation of Guild Park and Gardens Trails Master Plan

TRCA

- Provide shoreline management and protection against erosion
- Monitor water levels and issue flood warnings
- Monitor terrestrial and aquatic habitat within its jurisdiction
- Advance Waterfront Trail project
- Permitting any proposed development or site changes (as owner and regulator under Provincial Reg. 166-06)

Guild Inn Estate

- Undertake daily management and maintenance of the Guild Inn Estate facilities

Community Stewardship Groups & Other Stakeholders

- Act as community liaison
- Liaise with City of Toronto Staff
- Coordinate existing successful cultural programming
- Participate in park management and monitoring through coordinating with Parks staff
- Provide input on park proposals
- Organize fundraising activities for recommended priority actions

PRIORITY PROJECTS & PHASING

Introduction

Completion of projects is entirely based on future funding that has yet to be committed to specific park projects. The recommendations proposed in the preceding section for future trail works within the Guild Park and Gardens can be categorized into one of three priority phases:

- **Immediate (1-3 year period)** - the highest priority projects. These projects tend to address issues of safety.
- **Short Term (4-9 year period)** - these projects address enhancement items that contribute to the success of the property's programming.
- **Longer Term (10+ year period)** - these projects tend to address projects occurring in areas of the site of lower concern to the functioning of the property.

PROJECT	WEST TRAIL AREA	MONUMENT WALK & GARDENS	WATERFRONT	EAST TRAIL AREA
Immediate (1-3 year period)				
Add Wayfinding and Signage				
Close Unsafe Trails				
Enhanced Gateways				
Natural Area Trail Upgrades (West Trail Area raised walkways)				
Manicured Area Path Upgrade				
Repair / Replace Bluff Fencing				
Pathway Lighting				
Short Term (4-9 year period)				
Bike Parking Areas				
Trail Furnishings				
Longer Term (10+ year period)				
Access to Waterfront				
Establish Formal Lookout <i>*(lookouts are still being reviewed for feasibility based on geotechnical study)</i>				
Additional Natural Area Trail Upgrades				

NEXT STEPS

Introduction

The recommendations outlined under the Priority Projects and Phasing section of this master plan (page 53) are envisioned as a set of complimentary projects that execute the vision for the Guild Park and Gardens. Given the nature of park enhancement work, it is likely that these recommendations will be implemented independent of each other in phases. For each recommendation additional steps may be required prior to and following completion in order to ensure success.

For Projects Requiring Construction

- Identify goals and priorities
- Conduct all necessary site investigation and studies
- Prepare concept designs to refine the alignment/placement of the proposed enhancement
- Prepare detailed design documentation, including site preparation, grading, drainage, utility, and layout plans, as well as any required construction details and specifications
- Prepare detailed cost estimate
- Complete all necessary permits
- Prepare construction documentation
- Contract administration

To ensure the long-term success of the existing and proposed site features and trails, the City should prepare a detailed operations maintenance strategy for the site.

It is recommended that the construction footprint for proposed park/trail upgrades be restricted to the minimum extent possible. Any disturbed areas are to be restored with appropriate native vegetation. Plans and other documentation should be provided that address any restoration work involved in the project.

Example Recommendation

Trail Closures

- A. Additional study is recommended by TRCA for a follow up 1.5 safety factor slope stability analysis for trails and any amenities in proximity to the slope crest or current assessed slope stability line).
- B. Detailed design (plans that include grading, drainage, layout and details) for trail areas including new/reconstructed trails are to be prepared as part of the trail closure plan. The safer alternate routes should be implemented prior to the closures. Details/specifications may also be included for trail closures such as locating dead trees across the trail (put perpendicular to slopes if they exist) or other natural obstacles to impede trails proposed to be closed. Additionally, plans and specifications would indicate site preparation, soil amendments and native species plantings to be planted in the area for planting where the trail previously existed.
- C. Trail closures are a good example of some areas of the plan that will require additional operating maintenance/management review on an on-going basis. Trail closures to be effective may take multiple phases or steps in implementation such as impeding detours around obstacles, installing signs where required to explain why the path has been closed and where an alternate safer route is, if unsigned closures are ineffective. Additional inter-planting with gap areas with native species to minimize the visible evidence of the prior trail will also help over time to make the new trail or other sanctioned trails in the area the route of least resistance.

ORDER OF MAGNITUDE COST ESTIMATE

PROJECT	QUANTITY	UNIT	UNIT COST	SUBTOTAL
Trails				
Concrete Unit Paving Trail (2.5-2.7m wide)	520	l.m.	\$420.00	\$218,400.00
Cast-In-Place Concrete (2.1m)	500	l.m.	\$130.00	\$65,000.00
Screenings (2.7-3.0m wide)	8W90	l.m.	\$180.00	\$160,200.00
Dog Walking Trail Alternate - Woodchip	75	l.m.	\$100.00	\$7500.00
Raised Walkway (2.1m wide)	540	l.m.	TRCA TBD	TRCA TBD
Crosswalk	56	l.m.	\$130.00	\$7280.00
Stairs	15	l.m.	\$1200.00	\$18,000.00
Trail Closure (labour and plantings)	17	each	\$1500.00	\$25,500.00
Trails Subtotal				\$501,880.00
Site Furnishings				
Primary Gateway	1	each	\$50,000.00	\$50,000.00
Secondary Gateway	4	each	\$25,000.00	\$100,000.00
Bench	12	each	\$2500.00	\$30,000.00
Bike Ring (5 per bike parking area)	25	each	\$300.00	\$7500.00
Waste Receptacle	20	each	\$2000.00	\$40,000.00
Wayfinding	5	each	\$5000	\$25,000.00
Site Furnishings Subtotal				\$252,500.00
Other				
Light Bollards	25	each	\$4000.00	\$100,000.00
Top of Bluffs Fencing	In Progress (as of fall 2017)			
Lookout *	2	each	\$128,000.00 - 6,500,000.00	\$7,250,000.00*
Other Subtotal				\$7,350,000.00
TOTAL				\$8,104,380.00

This cost estimate is intended to provide general direction regarding the costs of recommended trail works. The lengths of trail noted are the lengths associated with new routes or revised paving type. The cost estimate does not address the top-up or repair of existing trails that are not being revised. A more detailed cost estimate will be required at the detailed design phase.

Please note that the cost estimate does not include / address:

- Taxes
- Construction Contingency
- Permitting
- Approvals
- Phasing
- Consultant Fees
- Mobilization
- Site Clearing
- Site Grading

* Lookout costs are based on the options developed by Entuitive in the Guild Park and Gardens : Lookout, Structural Feasibility Options Study, prepared January 30, 2018 (<https://www.toronto.ca/wp-content/uploads/2018/03/97c7-guild-park-and-gardens-management-plan-lookout-feasibility-study.pdf>). A steel structure would be the minimum criteria. Total cost is based on the preferred selection of Option 2A (\$750,000.00) for south of the Gardens, and Option 3 (\$6,500,000.00) for south of the Monument Walk.

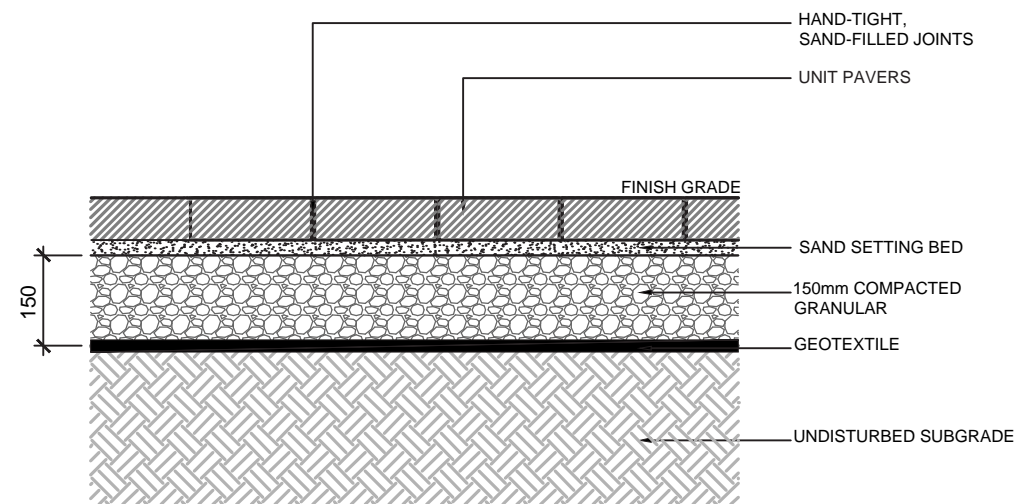
Proposed Trail Closures: Protocol for Determining Hazardous Conditions



TYPICAL SCHEMATIC TRAIL SECTIONS

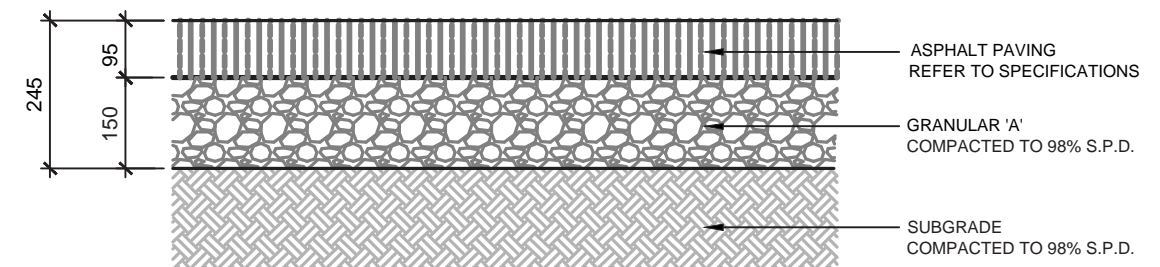
Unit Paving

2500 - 2700 mm wide, typical



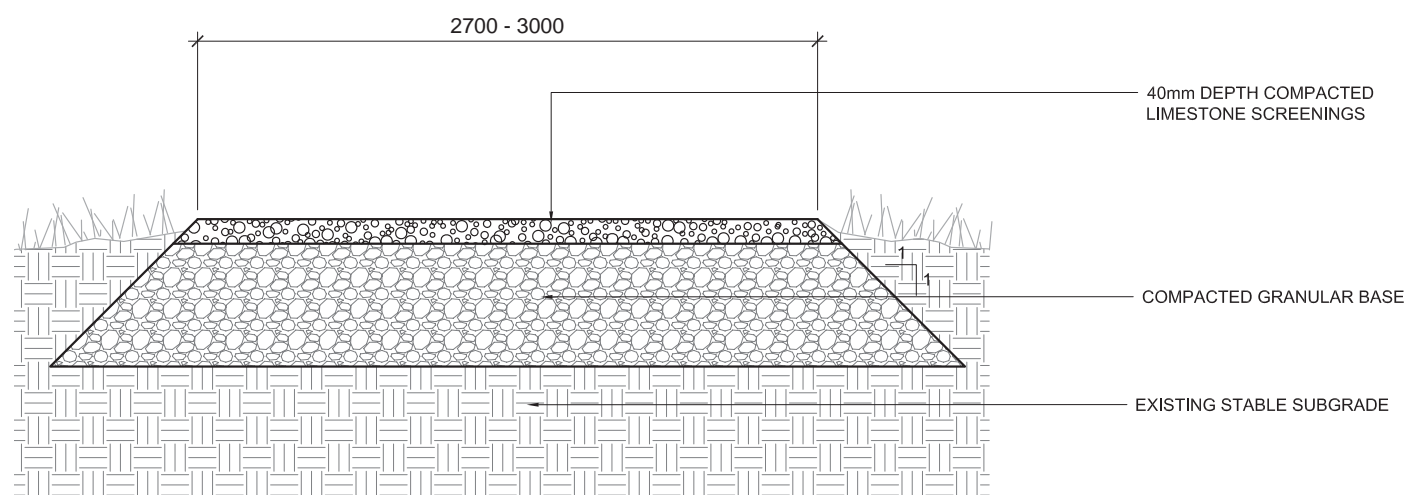
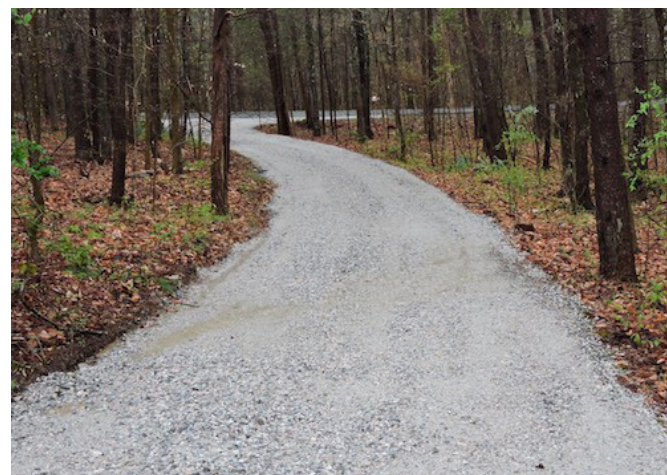
Heavy-Duty Asphalt

3000 mm wide, typical

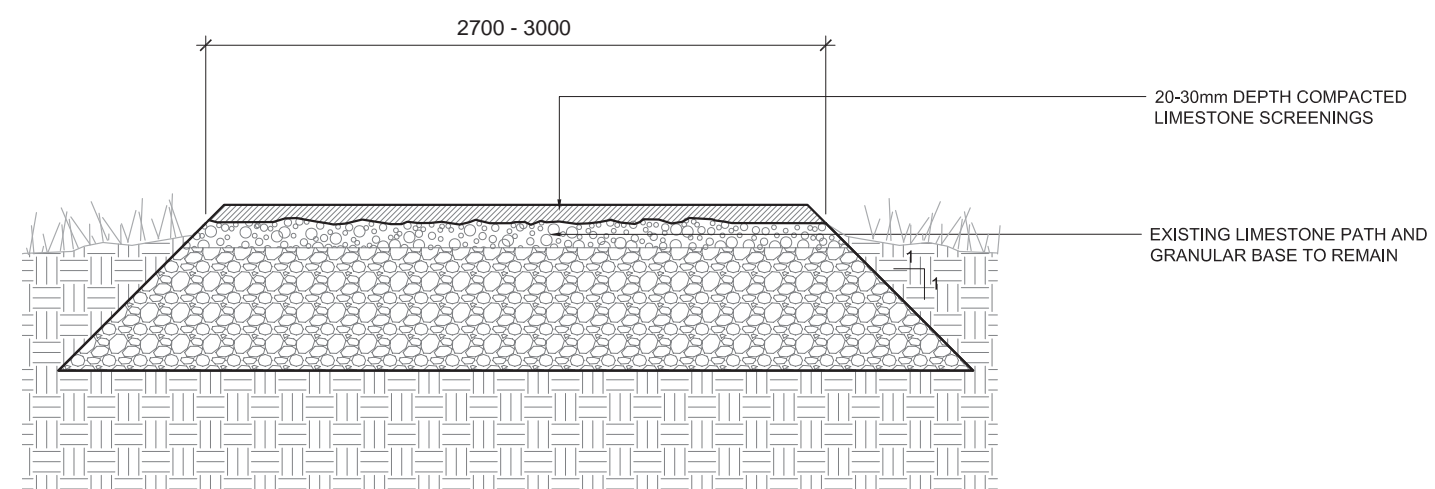


Screenings

2700 - 3000 mm wide, typical



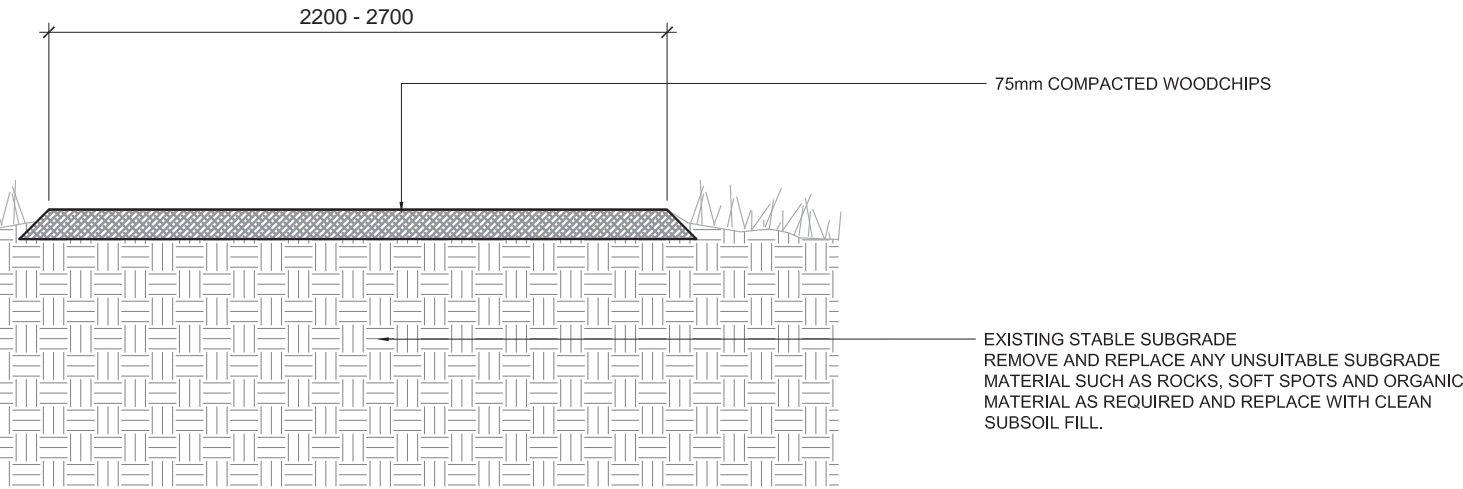
Initial Installation



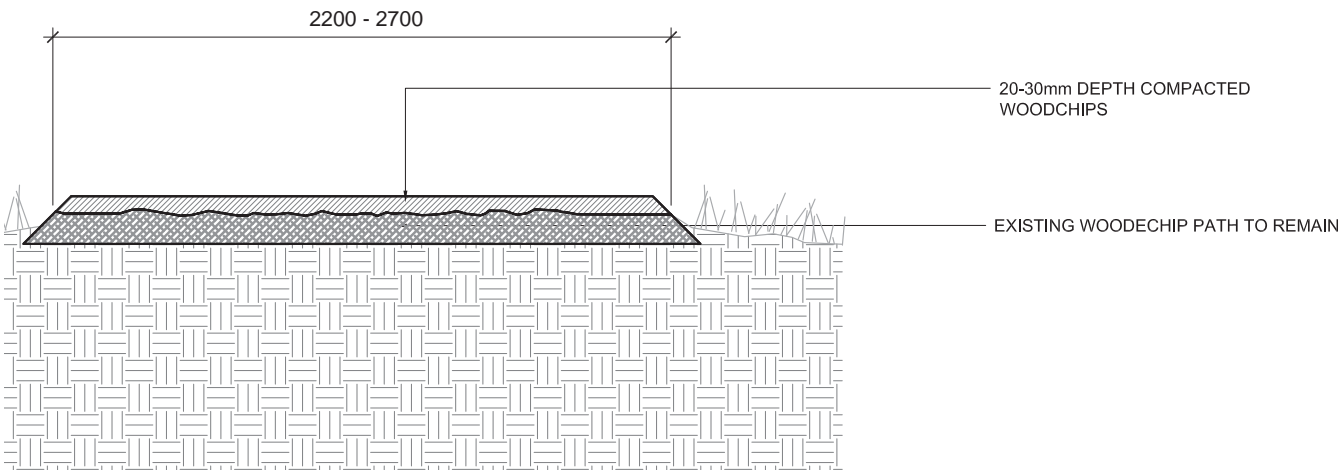
Surface Top-Up

Woodchip

2200 - 2700 mm wide, typical
(alternate surface for dog walking trail)



Initial Installation

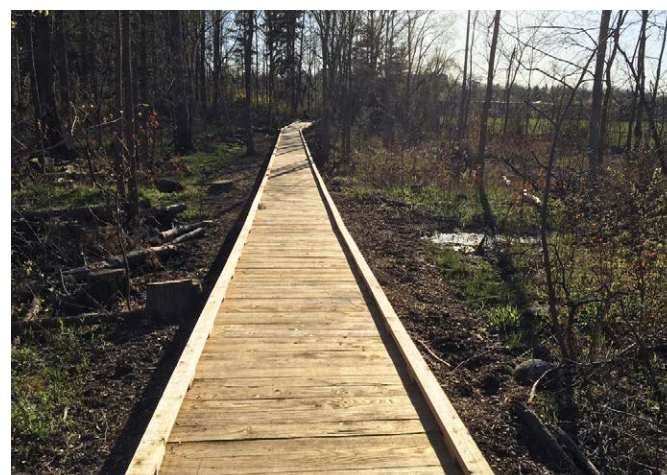


Surface Top-Up

Raised Walkway

1500-2100 mm wide, typical

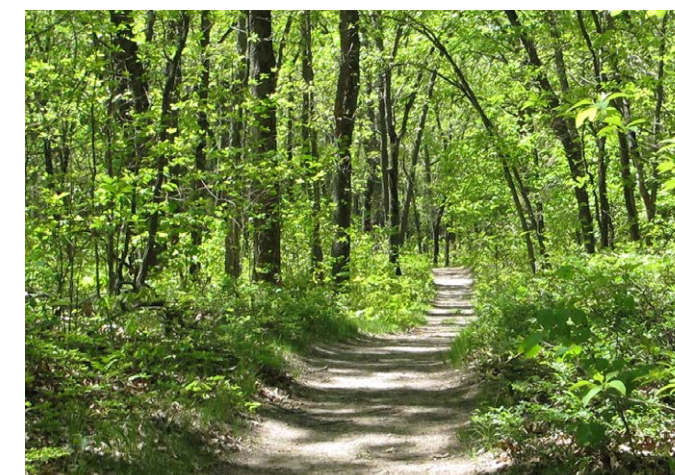
Refer to TRCA Guildwood Boardwalk drawings S1-S3 by Tacoma Engineering for more information.



Natural Surface Path

1500-2100 mm wide, typical

Natural surface path to be maintained as a result of visitor use, with regular pruning of overgrown vegetation.



CONCLUSION

The Guild Park and Gardens Trails Master Plan is a result of Key Initiative 1 of the Trails section defined in the Guild Park and Gardens Management Plan, which clearly “recommend[s] that a trail master plan be created.” This Trails Master Plan proposes both high-level and fine-grained recommendations for future trail-related work throughout the entirety of the site in line with the Vision defined by the Eight Pillars set out in the Management Plan.

More specifically, the Trails Master Plan is guided by 6 additional Key Initiatives defined in the Trails section of the Management Plan and as a

result, the Trails Master Plan proposes actions to manage hazardous trails, provide connection to the waterfront and provide safe vistas, coordinate multiple stakeholders, develop a signage and wayfinding strategy, preserve and enhance the existing natural and cultural heritage features located throughout the site, provide opportunities for passive and active recreation for a variety of users, and strengthen the connections between visitors to the site and the rich history of the property.

The primary modes of action suggested by the Trails Master Plan include the strategic prioritization of

key trails and the decommissioning of unsustainable or unsafe paths, the enhancement of trail surfacing materials, and the introduction of wayfinding and site furnishing elements including lighting and new gateway treatments, the establishment of stable lookout platforms, and the development of formal gathering areas. The plan has further defined four management zones to aid in decision-making and project prioritization based on the thematic character of the zone. These strategies will help to improve the user experience for visitors to the site, improve the ease of maintenance throughout the site, and contribute

to the strengthening of the site’s character and identity. A thorough implementation and phasing plan will help to ensure the success of these strategies and recommendations. The Trails Master Plan is an adaptive plan that will be revised over time to respond to the usage patterns and changes to the site. In these ways, the Trails Master Plan serves to fortify the Guild Park and Gardens’ already widely recognized reputation as an exceptional community and destination park, both now, and for the generations of visitors to come.

