



Ordnance Triangle Lands Connecting An Emerging Community



City-Building Highlights



Facilitation of the Fort York Pedestrian and Bicycle Bridge



New four-acre public park, creating an eight-park network to the waterfront



New long-term and sustainable home for Eva's Phoenix youth programming and housing



\$12.5M in development charges and other revenue for the City



\$37.4M in property taxes over 20 years, on a net present value basis

Acres of underutilized land next to one of Toronto's most rapidly growing neighbourhoods – a remarkable opportunity for responsible City-Building. BUILD TORONTO conceptualizes and delivers a pedestrian friendly, master planned mixed-use development that will rejuvenate a community to live, work and play in.

The seven and a half acres of land just outside of Toronto's Liberty Village – south of King Street West, east of Strachan Avenue and bounded by two lines of railway tracks – form a triangular shape known as the Ordnance Triangle. Despite being located next to a new and vibrant community that has seen tremendous growth over the last several years, the Ordnance Triangle has remained underutilized.

Until just recently, the land had consisted of both privately held and City-owned parcels. The owners of the private parcel, Diamond Corp., had understood the potential on this site and started to move forward with plans to erect a condominium development on their site. Although their plans were at an advanced stage, moving forward on this private development would have limited the ability to offer the City a larger plan to make the most of this significant corridor – a new, completely integrated and pedestrian focused mixed-use community.



Recognizing the importance of a comprehensive City-Building vision, BUILD TORONTO, who was transferred ownership over the City-owned parcels, worked with Diamond Corp. on a holistic approach to develop the entire quadrant. Rather than working separately, a partnership between the two owners ensured the planning of a responsible, truly mixed-use development that was able to integrate and move forward a proposed bridge within the area.

At the time, the City was in the midst of evaluating the cost of a pedestrian and bicycle bridge to cross the railway tracks and provide a much needed connection within the neighbourhood. Unfortunately, plans for the bridge had to be put on hold due to high project cost bids that came in at around \$6.5M over budget. Understanding the significance of this new connection, BUILD TORONTO and Diamond Corp. engaged in a Working Group Committee alongside the City of Toronto, the Waterfront Secretariat, Fort York staff, Public Works and various consultants to discuss the bridge design options in the search for a lower cost solution. Following these sessions, BUILD TORONTO and Diamond Corp. decided to invest in an innovative solution to raise the grade of land in their development. They proposed the bridge be redesigned, split in two and to integrate within their new mixed-use community, ultimately reducing the need for costly support trusses.

In addition to providing for a lower cost design, BUILD TORONTO and Diamond Corp. worked with Councillor Mike Layton to earmark Section 37 fees to directly offset the cost of the bridge. The new Fort York Pedestrian and Bicycle Bridge will, for the first time, connect the City's Ordinance, King West and Liberty Village neighbourhoods to the Waterfront.

BUILD TORONTO and Diamond Corp. have also been working with the City's Parks, Forestry and Recreation Division to examine options for the provision of a new park. Claude Cormier, the landscape architect behind the City's Sugar Beach and HTO parks, has been retained to improve the size, configuration and functionality of the park and integrate a path running through the emerging residential community to the east. The new signature park will encompass almost four

acres, and, together with the pedestrian bridge, will create a vast eight-park network essentially linking Trinity Bellwoods Park to the Martin Goodman Trail and the Waterfront.

One crucial consideration in the redevelopment plan was the potential impact on Eva's Phoenix, which currently operates its youth programming and housing initiatives on the City-owned property. BUILD TORONTO worked with Eva's Phoenix over the course of several months to understand their operational and accommodation requirements, and, together with the development partner, Diamond Corp., successfully secured a substantial investment in a new location and renovated building for the youth shelter at 505 Richmond Street West. This new purpose-built, replacement facility is scheduled to be completed in September 2014. The comprehensive agreement ensures a permanent, long-term and sustainable solution for Eva's Phoenix.

Redevelopment of the Ordinance Triangle lands will result in a new community comprising mixed-use residential, retail and commercial space, while generating funds to support the creation and full integration of the Fort York Pedestrian and Bicycle Bridge as well as dedicate parkland that will link the city to the water. It is also estimated to accommodate approximately 3,650 jobs, generate approximately \$12.5M in development charges and other revenue for the City, and yield approximately \$37.4M in property taxes over 20 years, on a net present value basis. It is a shining example of how public and private sector partnerships can yield significant economic and community benefits for the City, creating a more beautiful, pedestrian-friendly and well-connected space.

Fiscal and Economic Highlights	
Section 37 Estimate	\$7.5M
Property Taxes - 20 years (City Component, NPV)	\$37.4M
Development Charges and other Revenue for the City	\$12.5M
Construction Employment Generated Direct, Indirect & Induced (person-years)	3,650

Fiscal and Economic Source: N.Barry Lyon Consultants Limited, Impact and Opportunity Analysis of Stratified versus Non-stratified Property Transfers, February 2013.

