

## ***“Hot Topics”***

### **East Bayfront Public Art**

Waterfront Toronto’s East Bayfront Public Art Master Plan was approved by the Toronto Public Art Commission on October 7, 2015 and will go to City Council for approval in December, 2015. This document builds on our successes in the WDL area and takes the same approach of pulling art contributions out of the individual development blocks, and pooling them in high profile public locations, building a neighborhood collection that speaks to a connecting theme.

On October 13, 2015, this art plan was announced publicly as one of three announcements made by Daniels City of the Arts, where Waterfront Toronto gave a brief overview of the plan and Daniels announced that they will be making a \$3M public art contribution within the precinct - \$2M within their block (the siting and selection of which they will be coordinating with our plan and consulting with our Public Art Program Manager) and a \$1M contribution to the overall precinct art program to be managed by Waterfront Toronto.

## ***“Current Topics”***

### **Financial Reporting**

#### Borrowing Update

Waterfront Toronto executed a Credit and General Security Agreement with our lender, CIBC, on September 25th, 2015 and has subsequently drawn down \$5M from the credit facility which is consistent with the Corporation’s cash flow projections.

Charges against the properties of \$40M, as permitted by the borrowing consent, in favour of CIBC have yet to be completed and registered on the real properties to allow Waterfront Toronto to borrow up to that amount.

Consistent with the lender’s requirements, quarterly reporting to the Finance, Audit and Risk Management Committee and the Board of Directors will commence in 2016.

### **West Don Lands (WDL)**

#### Urban Capital

Urban Capital closed and started construction on their Phase 3 building on September 17, 2015. The construction program will take approximately 30 months with occupancy expected in Spring, 2018. Waterfront Toronto was invited to participate in the official groundbreaking ceremony held on October 14, 2015. In his comments, David Wex of Urban Capital recognized Waterfront Toronto for its high degree of competency, professionalism and its ability to collaborate with its partners.

Urban Capital is now working on their Phase 4 building which was reviewed by the Waterfront Design Review Panel on October 14, 2015. Urban Capital is incorporating comments from the Panel.

## Pan/Parapan American Games Athletes' Village

Dundee Kilmer continues to convert permanent buildings into their permanent configurations. The Village site will remain closed to the public for the duration of the conversion which is expected to be completed in Summer, 2016. Corktown Common can be accessed via Bayview Avenue and Lower River Street. Dundee Kilmer is commencing design of its next block in coordination with Waterfront Toronto.

## Construction Liaison Committee (CLC)

The WDL CLC continues to meet on a 6-week schedule. The meeting gives the community an ongoing opportunity to meet with Waterfront Toronto's developer and construction partners, allowing Waterfront Toronto to resolve any issues in a coordinated fashion. No issues of significance were raised at the last meeting. The next meeting is scheduled for November 3, 2015.

## Public Art

On September 16, 2015 Waterfront Toronto received a Toronto Urban Design Award for the artwork "Mirage" at Underpass Park.

The Bala Underpass is located at the eastern edge of the WDL and provides an important connection for cyclists, joggers and pedestrians between Corktown Common and the Don River ravine trail system. For many years this space has been unassuming and nondescript. Waterfront Toronto brought this opportunity for public art to the attention of StreetARToronto (StART). A competition was launched seeking an artistic concept that would convey the significant Aboriginal history in the area and link the public art programs unfolding on either side of the underpass. StART invited Waterfront Toronto's Public Art Program Manager to participate on the jury. On October 2, 2015 the chosen artist, Rolande Souliere, unveiled her completed mural, which uses the colour symbolism of the Four Directions (red, white, black and yellow) in a way that simultaneously evokes the culture and spirituality of First Peoples' beadwork and the visual language of barricades, police tape, urban roadways and boundaries.

On October 28, 2015 Waterfront Toronto's Public Art Manager will be presenting Waterfront Toronto's program and specifically the piece by Tadashi Kawamata, at a national conference on Public Art, organized by the Creative City Network of Canada.

Over the summer a video was created about the WDL art program which aims to bring awareness to the value of Waterfront Toronto's approach, let people know how much we have already done, and get people excited about what is yet to come.

## **East Bayfront (EBF)**

### Bayside

Construction of Aqualina continues to progress on schedule. Tridel and Hines are actively pursuing their municipal approvals for Aquavista to enable a November closing and construction start.

Waterfront Toronto continues to pursue comprehensive environmental and municipal approvals for Phase 2 of Bayside.

Phase 1, public street and Water's Edge Promenade (Merchants' Wharf) is complete. An RFP for Phase 2 design and construction administration will be awarded by the end of October 2015. The private driveways, Edgewater Drive and Kanadario Way, are currently being designed.

### Aitken Place Park

The Aitken Place Park Design Development Phase is nearing completion. The 60% drawings were submitted to the City with comments anticipated by end of October. The Design Review Panel gave its full support for the project on September 16, 2015. The team is working to achieve final City signoff on the design by end of this calendar year, in accordance with our developer agreement with Hines.

### Dockside

Menkes continues to pursue potential tenants for the Waterfront Innovation Centre and to advance the proposed design for the project. The design was first presented to the Waterfront Design Review Panel on October 14, 2015.

### Quayside

Waterfront Toronto continues to have discussions with the City regarding municipal approvals for Quayside. Waterfront Toronto has completed market soundings with industry leaders to determine the optimal market offering for the lands. A Request for Qualifications to the development industry is scheduled for release prior to the end of the year.

### East Bayfront Transit

At its June 10, 2015 meeting, Toronto City Council approved a motion to report to the October 20, 2015 Executive Committee meeting on acceleration and costing of the East Bayfront LRT and analysis of how its implementation would reduce travel times under the "Hybrid" option.

City staff has prepared a report to Executive Committee which includes recommending the need for a "reset" on waterfront transit planning in the form of a comprehensive review of waterfront transit projects from south Etobicoke to the Port Lands. As part of this "reset", Management, in consultation and cooperation with City staff and TTC, will undertake a detailed review of East Bayfront LRT funding solutions, phasing and acceleration options as well as alternative options for East Bayfront Transit (including costing and phasing). The City has included funding to implement these studies in their Annual Budget and funding has been allocated in the 2015/2016 Long Term Funding Plan.

### Public Art

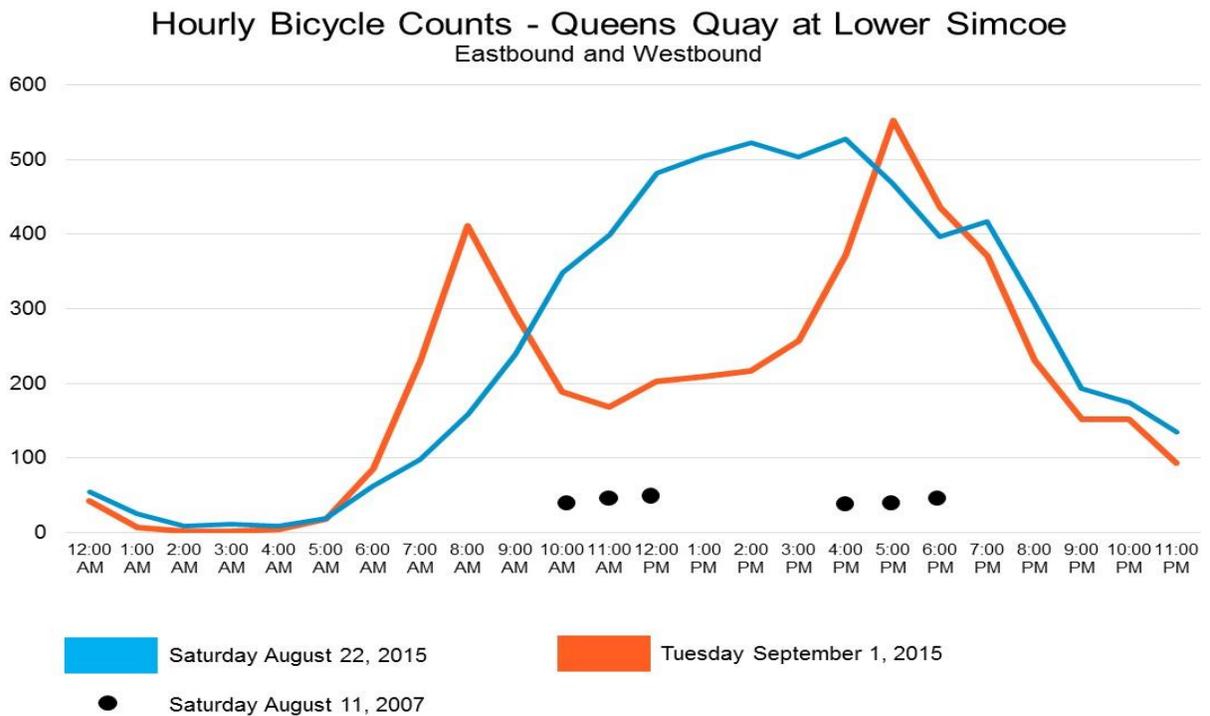
The City of Toronto's highly popular Nuit Blanche had one of its curated "zones" along Queens Quay this year. Thirteen art projects were installed indoors and outdoors along the street, from Parliament to Harbourfront Centre. The projects were varied and included everything from serene landscapes to a human glacier, a lava field, and even an exploding wall held in suspended animation. Thousands of contemporary art fans and revelers came down to the waterfront to celebrate arts and culture.

## Central Waterfront

### Queens Quay Revitalization

Since its opening three months ago, Queens Quay has become the most heavily used bicycle facility in the City of Toronto. In August and September Waterfront Toronto undertook bicycle counts on the newly opened Martin Goodman Trail at Simcoe Street. The results demonstrate that on a comparable weekend, peak hour cycling increased from 42 cyclists in 2007 to 408 cyclists in 2015.

Bicycle counts as high as 600 bicycles per hour and over 6,000 bicycles in one day were observed throughout the 23 days of study. Based on preliminary data received these counts are roughly double those of the highest-use facilities elsewhere in the city, making Queens Quay unprecedented.



In September Waterfront Toronto hosted a Queens Quay Construction Liaison Committee (CLC) meeting to report back to stakeholders on the changes underway to respond to the over 600 comments received from the community since the opening of Queens Quay. Although stakeholders continue to have constructive feedback they expressed their pleasure with the new street and were satisfied with Waterfront Toronto's responses to their concerns. A public meeting with the local community was held on October 14, 2015 with more than 150 people in attendance. Feedback was consistent with that of the CLC.

Waterfront Toronto continues to work with City and TTC staff to undertake minor modifications to the operations of Queens Quay in order to make visual cues even more clear for pedestrians, cyclists and drivers using the street. Changes include: adding text to the blue bicycle boxes along the cycling route directing cyclists to “stop here on red” or adjusting signal heads to make turning movements clearer.

### Public Art on Queens Quay

Once the revitalized Queens Quay reopened, many people began asking about the bronze fish that were removed from the foot of York Street at the start of construction. Local artist Stephen Radmacher’s forty-two bronze fish sculptures are well known and much loved by locals. We took careful note of the condition and position of each fish before removing them in May 2013. Crews started reinstalling the fish in September 2015 and will complete the process by November, weather permitting.

### **Port Lands Planning**

Waterfront Toronto, the City of Toronto and the Toronto and Region Conservation Authority (TRCA) continue to work towards the implementation of Phase 2 of the Port Lands Acceleration Initiative (PLAI). Phase 2 includes the following components:

- The Environmental Assessment for the DMNP (approved January 28, 2015);
- The Port Lands Planning Framework/Transportation and Servicing Master Plan EA;
- The Villiers Island Precinct Plan; and
- The Film Studio Precinct Plan (on hold).

### Port Lands Planning Framework/Transportation and Servicing Master Plan EA

Waterfront Toronto and the City of Toronto continue to work towards developing and completing a high-level Planning Framework for the Port Lands and the Port Lands and South of Eastern Transportation and Servicing Master Plan EA (TSMP EA).

Consultations on the various components will commence in October with a Stakeholder Advisory Committee and Land Owner and User Advisory Committee meeting. A full day community consultation session is also scheduled for November 14, 2015 at George Brown College Waterfront Campus followed by two working group sessions. More details will be available shortly.

### Villiers Island Precinct Plan

The Project Team, led by Waterfront Toronto, in consultation with the City, continues to work towards completing the Precinct Plan. A Stakeholder Advisory Committee meeting and a Land Owner and User Advisory Committee meeting was held in September to present the final emerging precinct plan for feedback. This included further refinements made to the Villiers Island streets and block plan, the built form and public realm strategy, as well as the affordable housing strategy, public art strategy and sustainability strategy. The meeting was well attended and the team is now working to address comments raised. Villiers Island Precinct Plan will be part of the larger Port Lands Community Consultation meeting planned for November 14, 2015 and will also have a subsequent workshop session.

## **Environment and Innovation**

### Resiliency and Innovation Framework

Waterfront Toronto released an RFP inviting firms to submit a proposal for the development of a new resiliency and innovation framework. The framework will update Waterfront Toronto's existing Sustainability Framework and define the next level of global leadership with a focus on climate change resiliency and innovation for Waterfront Toronto. The process will identify risks and vulnerabilities at a high level, develop a vision, and define objectives, strategies and targets. The framework will also define pilot opportunities and specific tools for implementation that are applicable within the waterfront. The emphasis will be on activities of Waterfront Toronto, including infrastructure, the Don River Mouth, Green Buildings, and Smart Cities of the future.

## **Health and Safety**

There were no incidents to report.

## **Government Relations**

### West Don Lands Memorandum of Understanding (MOU)

We continue to work closely with MEDEI in the development of a term sheet which will form the basis of a new MOU for the revitalization of the remaining blocks in WDL (mainly east of Cherry St.). We aim to have the term sheet negotiated by the end of October and the MOU signed by the end of the calendar year. The MOU is intended to outline roles and responsibilities between MEDEI, Infrastructure Ontario and Waterfront Toronto. Our objective is to ensure the same successful revitalization of the second phase of the WDL as has been delivered in phase one.

### Intergovernmental Steering Committee (IGSC)

The next meeting of the IGSC will be held on October 27, 2015. The draft agenda includes discussion and update of Waterfront Toronto's 2016-17 Long Term Funding Plan; Status of Waterfront Toronto borrowing and Waterfront Toronto's proposed response to the City's 2.0 Strategic Review recommendations.

## **Communications**

### Canadian Urban Institute (CUI) Brownie Awards

The Queens Quay Revitalization project has won a 2015 Brownie Award. The Canadian Urban Institute (CUI) hands out two awards each year for best overall project, one for building scale and another for neighbourhood scale. The Queens Quay Revitalization won for Best Overall Project - Neighbourhood Scale. The award was presented at a ceremony on October 8, 2015 and John Campbell was present to accept it. The CUI Brownie Awards are held in collaboration with FCM Green Municipal Fund and the Canadian Brownfields Network. The program recognizes excellence in redeveloping urban sites in Canadian communities.

### Toronto Urban Design Awards

Two Waterfront Toronto projects were honoured with 2015 Toronto Urban Design Awards. Mirage by Paul Raff Studio in WDL received an Award of Excellence in the Elements category. River City designed by Saucier + Perrotte Architectes received an Award of Excellence in the Private Buildings in Context category.

## **Gardiner East EA**

Since the June 10, 2015 City Council decision to proceed with the Hybrid Alternative, Waterfront Toronto continues to work collaboratively with City staff to further develop design alternatives for the Hybrid solution. This has included assessing if an alternative that more closely reflects the original First Gulf alternative is feasible. Stakeholder Advisory Committee (SAC) meetings were held to engage in a discussion of potential improvements to the Hybrid Alternative on July 21, 2015 and September 1, 2015 with a third SAC meeting, which will focus on urban design improvements, planned for October 20, 2015. On September 22, 2015 City staff provided PWIC with an update outlining three alternative design concepts for the Hybrid – this report included a high level assessment of the pros and cons of each option for the information of the committee. At this meeting several third party experts presented alternative Hybrid solutions for consideration by the team.

It is anticipated that following feedback received at the October SAC meeting the project team will undertake a full evaluation of the three Hybrid options – this will include undertaking a land valuation comparison as well as a comparative urban design assessment for the options. In addition, the team will undertake a feasibility analysis of the third party alternative hybrid options. The project team is expected to report back to the SAC in late November with a full Public Meeting of the evaluation of the Hybrid alternatives in early December 2015.

## **Jack Layton Ferry Terminal and Harbour Square Park Master Plan**

Jack Layton Ferry Terminal Master Plan refinements are being undertaken by KPMB + West 8. In August Waterfront Toronto hosted a Stakeholder Meeting to obtain feedback on the winning design to be incorporated into the Master Plan. This was followed by a meeting in September with Councillor McConnell, where the team briefed her on the current status of the project and obtained additional comments on the scheme. The project team will be presenting its draft refinements to the Master Plan to the Design Review Panel in November. After this feedback the team will finalize the Master Plan, including a detailed phasing and implementation strategy, before commencing work on the design of the first phase. It is anticipated that the refined Master Plan will be completed by the end of the year and Phase 1 construction-ready documents by June 2016.

## **Park and Trail at Ontario Place**

Phase 1 site preparation, shoreline reinforcement, and subsurface works are nearing completion. The Phase 2 surface works and pavilion/washrooms tender closed, and will be awarded at the end of October.