

## **West Don Lands (“WDL”)**

### Construction

The following is a status of current projects within the WDL:

- Don River Park – The dry side of the park is complete with the exception of the installation of the Mark di Suvero sculpture piece “No Shoes” (public art) and the installation of the lights at River Square. Completion of the wet side of the park is on hold until final soils are installed which is expected in late Spring, 2013.
- Underpass Park – Phase 2 of Underpass Park is substantially complete. The tentative date for opening Phase 2 will be Spring/Summer 2013.
- Stormwater Quality Facility - Design development work for the stormwater treatment building [Ballasted Flocculation Facility (“BFF”)] is on hold pending a review of the contributing drainage area for the facility that may include East Bayfront flows.
- Woonerfs – construction of the first stage of road and streetscape work is on track for completion by February 2013. Subsequent stages of construction are being coordinated with Urban Capital for occupancy in early 2013.

### Urban Capital

Urban Capital continues with construction of its Phase 1 buildings and remains on track for its first occupancy target date of late March 2013. River City has received Toronto and Region Conservation (“TRCA”) approval and a part lot control exemption for its Phase 2 building and will soon be pulling permits to start construction.

### Toronto and Community Housing (“TCHC”)

Construction continues on TCHC’s project, with an occupancy target date of fall 2013. TCHC is negotiating with potential tenants for its ground floor retail with the aim of securing retailers that will provide useful community amenities. Once they have secured tenants, they will advise Waterfront Toronto.

### Public Art

The short lists for artists have now been finalized for the three public art opportunities on Front Street. Waterfront Toronto has a short list of five artists for each of the opportunities (15 in total). The artists have been invited to respond to a competition brief that addresses the themes of the WDL Public Art Strategy and Front Street Public Realm Animation, being “the ongoing narrative of the West Don Lands that binds its natural and industrial past to the present and future”. The lists represent artists at various stages in their careers (early-career, mid-career and senior artists), spanning Canada (Vancouver, Montreal, Toronto and surrounds), the US, UK, Berlin and Paris. The winning artwork concepts will be selected in early April 2013.

## **East Bayfront**

### Parkside

Great Gulf continues to process its municipal development approvals with the City.

### Bayside

At its meeting held on November 27, 2012, City Council considered the final staff report for the Bayside Draft Plan of Subdivision and Zoning Bylaw Amendment. Staff recommendations were adopted without amendment. Waterfront Toronto will continue to work with City staff to obtain final Draft Plan Approval for the Bayside lands in March 2013. Registration of the Plan of Subdivision is targeted for summer 2013.

Hines has successfully secured approvals from the City for its sales office and is targeting an opening by Summer, 2013.

Waterfront Toronto continues to develop the integrated municipal services and public realm design for Bayside. We have received City comments on the 2<sup>nd</sup> of 3 engineering submissions and anticipate a 3<sup>rd</sup> and final submission by March 2013. Completion of design drawings for onsite design for the internal streets, Queens Quay promenade, water's edge promenade and dockwall reinforcing is expected in Spring 2013.

## **Central Waterfront ("CWF")**

### Queens Quay Design and Approvals

On January 22, 2013 Waterfront Toronto obtained a permit to commence reconstruction of the TTC Right of Way. In addition, Waterfront Toronto continues to work with City departments to finalize the final Construction Permit. It is anticipated that this permit will be issued before the end of January.

Waterfront Toronto continues to work with the neighboring private landowners to finalize agreements related to the cost-sharing of paving on the privately owned public sidewalks. Agreements have been finalized with several landowners and negotiations are underway with the remainder.

### Queens Quay Construction

Waterfront Toronto awarded contracts for Light Pole Supply and closed tenders for Roadway and Landscape in mid-January.

Coco Paving (TTC Reconstruction Contractor) has completed the demolition of the TTC right-of-way ("ROW") between the Portal and the Peter Slip Bridge and has asphalted this area in order to facilitate construction staging. They have completed a new taxi-stand at 207 Queens Quay (to replace the one on Queens Quay). Construction is also underway on a new bus layby on York Street. In early January 2013 demolition/construction of the Peter Slip Bridge commenced which includes the rebuild of the TTC corridor and utilities on the underside of the Peter Slip bridge.

Varcon (Site Services Contractor) is currently undertaking test-pits along Queens Quay. Approximately 60% of the 300 test pits have been completed. The purpose of these test pits is to confirm the location of existing utilities in the field prior to commencing excavation. In addition, Atlas has commenced installation of dewatering to support the site services construction. It is anticipated that deep services construction will commence in early February.

Stacey Electrical has installed temporary signalization at all intersections between the portal and the Peter Slip Bridge. This will facilitate changes in traffic operations required in the transportation management plan, throughout the construction process. These will be replaced with permanent signals prior to the roadway completion.

In order to facilitate ongoing construction coordination, traffic routing on Queens Quay has changed slightly. Traffic between York and Rees is generally located within the two centre lanes (TTC Corridor which has now been asphalted) and as a result, the York and Simcoe TTC Stops have been relocated to the centre of the roadway with a clear pathway to the sidewalk at the signalized intersection.

Hydro continues to work between Bay and Yonge Street (in front of the Westin Harbour Castle Hotel). Two chambers have been completed and two chambers are underway. Ductwork is scheduled to commence in this area shortly. Between Bay and York Street, Hydro has completed one chamber and construction is underway on the second chamber and ductbank. Dewatering along the length of the corridor is currently being installed and PLP has been moving additional crews to the site to mobilize work in various locations.

Waterfront Toronto has been working with Hydro to coordinate their work in order to maintain the tight schedule for the overall construction of Queens Quay. This has resulted in prioritizing of laterals (across the TTC Corridor). Hydro has committed to complete its 12 laterals before end of March 2013, which is required to meet the target schedule to have the TTC Streetcar running before summer 2013.

Enbridge completed its installation of new gas mains along Queens Quay and demobilized late in 2012.

Bell continued to work on splicing within the Chamber at York Street and 208 Queens Quay, this is anticipated to be completed shortly. Design is underway by Allstream, Cogeco, Rogers and Beanfield.

### Queens Quay Consultation

Our monthly Construction Liaison Committee meetings were held in December and January. At these meetings Waterfront Toronto provides a status update to the community and business representatives and receives feedback on any concerns which may arise during the construction process. Thus far there has been very positive feedback on the level of advance notice and the overall construction activities.

### Queens Quay Communication/Engagement

Waterfront Toronto continues to support the Waterfront Business Improvement Areas ("BIA") during Queens Quay construction. Most recently stands were built for the BIA to use for way-finding/marketing signage throughout construction. Waterfront Toronto also produced Queens Quay marketing signs that were offered to all property managers and major business owners/BIA.

Waterfront Toronto coordinated with TTC on the relocation of two TTC stops on Queens Quay. We continue to send detailed weekly construction updates to the Queens Quay database and notices are also being sent via Twitter and Facebook. The BIA is largely satisfied with Waterfront Toronto's support for their businesses during construction.

## Portland Slip Waters Edge

Construction is progressing well and slightly ahead of the anticipated mid-June completion date. Somerville Construction has completed the installation of the planting soils, the construction of the concrete slab, and approximately 20% of the granite mosaic has been installed. The installation of the granite mosaic will continue over the next three months with installation of the site furnishing and trees to happen later in the spring. The environmental work is on schedule with the planned filing of the Record of Site Condition in December 2013.

### **Health and Safety**

There have been two health and safety incidents that have resulted in no lost time on Waterfront Toronto project sites since the last report. For EBF 05-02 (External Sanitary Sewer) we have the following to note:

On December 11, 2012 Eastern's contractor was installing the manhole within the roadway of Jarvis Street immediately north of the railway bridge. A watermain break occurred within the west boulevard just north of our work area during the contractor's lunch break. Our construction operation was stopped to allow Emergency crews to close the road and investigate shutting off the water. Surface water did flood the excavation but no one was hurt. The City completed the repair 2 days later. Construction was allowed to continue later on December 11<sup>th</sup>.

On December 14, 2012 Eastern's contractor was installing the storm sewer at Richardson at Queens Quay East. Just prior to the construction crew arriving to start work an adjacent watermain failed causing the soils behind the shoring of the excavation to wash out. This caused the excavator to list to one side and it was found resting on the trench box of the excavation. A City Emergency crew shut off the water and the equipment was rescued. No one was hurt however there was damage to the equipment and the excavation was flooded. Eastern's contractor completed the repair to the watermain - the ductile iron watermain had cracks that appeared to have been leaking for some time.

### **Lower Don Lands ("LDL") / Port Lands**

Waterfront Toronto, the City of Toronto and TRCA have completed the work plans (including budget, schedule, scope of work and project team organization) for each of the sub projects required to implement Phase 2 of the Port Lands Acceleration Initiative. The overarching objectives of PLAI Phase 2 remains: 1) to obtain all necessary approvals for the DMNP EA; 2) to complete precinct plans for the three priority precincts and 3) to engage private land owners and long term lease holders in crafting detailed and implementable development plans, coupled with sound financial plans, in order to enable development as soon as the market allows. The following summarizes the work program for each work package.

#### **1. Don Mouth Naturalization and Port Lands Flood Protection EA Amendment**

- a. Objective – Amend EA and obtain MOE approval of Alternative 4WS (2012)
- b. Agency Lead – TRCA
- c. Estimated Cost - \$1,100,000 (funded by WT)
- d. Key Milestones
  - Obtain balance of funding CA - March 1, 2013
  - Revise and resubmit EA – August 27, 2013

2. **Lower Don Lands Infrastructure Master Plan EA Amendment**
  - a. Objective - Amend EA and obtain MOE approval
  - b. Agency Lead – Waterfront Toronto
  - c. Estimated Cost - \$1,015,000 (funded by WT)
  - d. Key Milestones
    - Obtain balance of funding CA – March 1, 2013
    - Revise and resubmit EA – July 2013
3. **Port Lands Planning Framework**
  - a. Objective – Prepare high level planning framework and infrastructure EA
  - b. Agency Leads – Waterfront Toronto and City Planning
  - c. Estimated Cost - \$1,250,000 (funded by private sector and/pr CoT)
  - d. Key Milestones
    - Report to Council – April 2013
    - Confirm Funding – April 2013
    - Retain consultant team – June 2013
    - Complete report – January 2014
    - City Council approval – March 2014
4. **Film Studios Precinct and Implementation Plan**
  - a. Objective – Develop a precinct and implementation plan in accordance with CWSP
  - b. Agency Lead – City of Toronto
  - c. Estimated Cost – \$200,000 (funded by private sector and/or CoT)
  - d. Key Milestones
    - Confirm funding – April 2013
    - Retain Consultant team – June 2013
    - Complete precinct and implementation plan – January 2014
    - City Council approval – March 2014
5. **Cousins Quay Precinct and Implementation Plan**
  - a. Objective – Develop a precinct and implementation plan in accordance with CWSP
  - b. Agency Lead – Waterfront Toronto
  - c. Estimated Cost – \$200,000 (funded by Waterfront Toronto)
  - d. Key Milestones
    - Retain Consultant team – April 2013
    - Complete precinct and implementation plan – January 2014
    - City Council approval – March 2014
6. **Polson’s Quay Precinct and Implementation Plan**
  - a. Objective – Develop a precinct and implementation plan in accordance with CWSP
  - b. Agency Lead – Waterfront Toronto
  - c. Estimated Cost – \$200,000 (funded by Waterfront Toronto)
  - d. Key Milestones
    - Project on hold pending CoT decision on casinos
7. **Port Lands Land Owners Group**
  - a. Objective – Facilitate creation of private sector Land Owner’s Group
  - b. Agency Lead – City of Toronto
  - c. Estimated Cost – \$100,000 (funded by CoT)
  - d. Key Milestones
    - Kick- off meeting – December 2012
    - Transition meeting – January 2013
    - Report to City Council – October 2013
8. **Lake Ontario Park and Tommy Thompson Park Initial Implementation**
  - a. Objective – initiate the development of recreational and ecological opportunities
  - b. Agency Lead – Waterfront Toronto and City Parks, Forestry & Recreation
  - c. Estimated Cost – \$200,000 (funded by private sector and/or CoT)
  - d. Key Milestones
    - Deferred pending advancement of other work packages

## 9. Infrastructure Financing

- a. Objective – Examine development charges and other financing mechanisms
- b. Agency Lead – City of Toronto
- c. Estimated Cost – \$TBD (funded by CoT)
- d. Key Milestones
  - Consultation on DC back ground study – January 2013
  - Report to Council – Spring/Summer 2013

## 10. Transit on Commissioners Street

- a. Objective – Determine requirements for transit on Commissioners Street
- b. Agency Lead – City of Toronto
- c. Estimated Cost – TBD (funded by CoT)
- d. Key Milestones
  - To be addressed during Port Lands planning framework and infrastructure EA process

The PLAI will continue to be led by an Executive Steering Committee co-chaired by Waterfront Toronto’s John Campbell, Deputy City Manager John Livey, and Toronto and Region Conservation (“TRCA”) CEO Brian Denney.

## Communications and Marketing

### Media Relations

Waterfront Toronto worked with *Monocle*, an international current affairs and design magazine, on an upcoming article profiling our new public spaces opening this spring. The article will focus on the York Quay Revitalization project.

Waterfront Toronto continues to promote completed projects and our infrastructure work. In late December, the CEO was interviewed for a *Globe and Mail* story on George Brown College and waterfront infrastructure projects. We are currently working with *Collections Magazine*, a quarterly real estate/lifestyle magazine published by Harvey Kalles Real Estate and distributed in the *Globe and Mail* and *National Post*. The waterfront feature is a “look forward” piece focusing on the public spaces that are under construction. The article will run in the spring/summer issue.

Waterfront Toronto continues to promote its award winning projects: Sherbourne Common will receive a 2012 Ontario Public Works Project of the Year Award.

Underpass Park was chosen by *Reader’s Digest* magazine as the best urban development idea in its “Best of 2012” feature in December.

Waterfront Toronto was included in a special feature insert on sustainable development in the *National Post* in December. The feature is also available on *National Post’s* website and was distributed via the feature’s publisher, MediaPlanet.

### Interactive Kiosk

Waterfront Toronto's interactive kiosk has moved to the lobby of 20 Bay Street for the next two months. Oxford Properties has once again generously donated the space. Since the kiosk was launched in October 2010 it has been stationed at seven well trafficked locations and has been seen by many thousands of users. We are currently updating the content and making the kiosk web enabled so that going forward it can be updated frequently and monitored remotely. The Kiosk will move to the Billy Bishop Airport this spring.

### 3D Waterfront Map Brochure

Waterfront Toronto's 3D fold-out waterfront map brochure is being updated to reflect the changes made to the Lower Don Lands plan. We are also updating the return-on-investment numbers and some of the imagery to ensure that the brochure stays current longer. The map brochure is distributed broadly and is used by all of our development partners in their sales centres.

### **Environment and Innovation**

#### Building Sustainability Sweden 2012 (October 18-19)

Waterfront Toronto was invited to present and attended (at no cost to the Corporation) the Building Sustainability Sweden conference in 2012. This conference was sponsored by the Swedish Green Building Council and the City of Stockholm. It focused on defining where sustainability stands today – in Sweden and around the world – with respect to the green building industry, and how Sweden would continue to position itself as a leader, with such increasing international achievement, in other parts of the world. Sessions focused on new technologies for energy-efficient solutions, latest findings in various green building research topics, and experiences from renowned projects around the world. Waterfront Toronto presented to a plenary of over 300 delegates, sharing the internationally recognized focus on innovative approaches to sustainable development and city building ongoing in the waterfront. The first green building awards for Sweden were given out, recognizing buildings certified by international programs active in Sweden, including LEED and BREEAM (a UK based rating system).

#### Archetype Sustainable Condo Project

The Archetype Sustainable Condo Project was an initiative led by Sustainable Buildings Canada, funded by the Enbridge Savings by Design program, and sponsored by Waterfront Toronto. The goal was to identify ways that a condo building might exceed the energy requirements in the Ontario Building Code by 25%, which is consistent with Waterfront Toronto Minimum Green Building Requirements. The design focused on Block 8 in the WDL precinct.

An Integrated Design Process was used to show that lower window to wall ratios, walls with high R-value, passive heating and cooling, natural ventilation, and maximizing day-lighting are key to contributing to lower energy use. Two bar buildings were used in the design, which maximizes opportunities for passive strategies such as cross ventilation, the potential for pre-heating air in a conditioned sun room, and natural daylight.

These results were presented at the Green Building Festival and at a members meeting of the Building Industry and Land Development Association ("BILD").

#### C40 RIO 20 Recognition

Through a request by the Clinton Climate Initiative, Waterfront Toronto was asked to provide a submission for a RIO 20, international report entitled "Building Efficiency Guide for Governments; How Governments Can Take Action to Create Significant Cost and Energy Savings from Buildings". The R20 is a non-profit organization based in Geneva, Switzerland that works with subnational governments around the world to identify, develop, implement, and communicate low-carbon and climate-resilient economic development projects, policies, and best practices. The R20 aims to stimulate local economies, create green jobs, reduce energy consumption and greenhouse gases, increase energy independence, and improve public health. Waterfront Toronto provided a submission on our Minimum Green Building Requirements, highlighting George Brown College and the green building features of this building. This is a great opportunity for Waterfront Toronto and George Brown College to receive international recognition.

## Intelligent Communities

The network infrastructure elements of the Intelligent Community are proceeding according to schedule by Beanfield. Discussions regarding the middleware platform are nearing completion and are pending the completion of the necessary legal assignment from Beanfield to the selected vendor. Work has also commenced on a pilot project with Cisco involving the next generation of digital signage and way-finding solutions. This initiative also involves George Brown College and Toronto 2015. The efforts of Waterfront Toronto were further recognized by the Intelligent Community Forum (“ICF”) as the City of Toronto was selected as one of the Top 7 Intelligent Communities for 2013 globally as part of their annual awards cycle. The award also recognized innovations being undertaken by the City of Toronto and by other entities in the City. Planning will now begin to host the ICF site visit in early spring.

### **Gardiner Environmental Assessment (“EA”)**

The City Budget Committee voted to restore funding to the Gardiner EA and Urban Design Study. Waterfront Toronto is working closely with City staff to re-start the Executive Steering Committee formerly co-chaired by John Campbell and Richard Butts. One of the Steering Committee's first tasks is to review and confirm the original scope and budget and map out a strategy for re-engaging stakeholders and creating a new schedule that includes anticipated consultation timing and completion of deliverables. Once a course of action has been drafted Management will brief the Board more fully on project status.