

West Don Lands (WDL)

West Don Lands Development

Urban Capital closed on its fourth and final phase in WDL on September 21, 2016. Urban Capital continues to pursue its planning and design approvals with the City and Waterfront Toronto in order to bring the project to market in the spring, 2017.

Waterfront Toronto continues to have design discussions with Dundee Kilmer regarding development of the next phases of the Canary District. Dundee Kilmer intends to bring its concept designs for their next building to the Waterfront Design Review Panel in the fall with an intention to initiate market sales in the spring, 2017.

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 WT'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 15, 2016.

WDL Memorandum of Understanding (MOU)

Waterfront Toronto continues to work with the Ministry of Economic Development, Employment and Infrastructure (MEDEI) staff in the development of an MOU for the revitalization of the remaining blocks in the WDL (mainly west of Cherry Street). As previously reported, Infrastructure Ontario (IO) has declared the remaining provincial blocks in the WDL as surplus and circulated them to provincial ministries, municipalities and not-for-profit corporations in accordance with the Provincial Realty Directive. IO continues with its circulation process.

Public Art

The handover to the City of Hadley+Maxwell's *Garden of Future Follies*, the final artwork in Phase 1 of the WDL, is in process. The piece opened to the public on June 28, 2016 and has been very well received.

No Shoes, a sculpture by Mark di Suvero installed at the top of Mill Street beside Corktown Common, is the only artwork in the WDL that does not have an integrated lighting system. Waterfront Toronto is beginning conversations with the artist's team and MVVA to conceive of and install an impactful lighting system specific to the piece and in line with the striking lighting that has been designed for the other works on Front Street.

East Bayfront (EBF)

Bayside

Waterfront Toronto continues to pursue comprehensive environmental and municipal approvals for Phase 2 of Bayside including subdivision approval with the City and a Record of Site Condition (RSC) with the Ministry of the Environment and Climate Change (MOECC). Waterfront Toronto made its second submission of the Risk Assessment/Risk Management to the MOECC at the end of September.

Aqualina, the first development in Bayside, has completed its concrete structure and is targeted to be fully enclosed by the end of the year. Occupancy is scheduled to begin in the summer of 2017.

Waterfront Toronto is working with Hines, Tridel and the City towards signing a development agreement and agreement of purchase and sale that will facilitate a fall launch of Aquabella, the next planned residential building in Bayside. The Aquabella building is being designed by the Danish firm 3XN and is expected to incorporate a childcare facility.

Quayside

Waterfront Toronto has selected an advisor for sustainable systems and technology and is in the final stages of selecting an advisor for transaction and process advice. These advisors will provide input and analysis on the range of project targets and potential delivery models that aim to position Quayside as a transformational, mixed-use project that will showcase advanced technologies and approaches to sustainable community development. Based on the outcome of this analysis, including additional market soundings, Waterfront Toronto intends to issue a Request for Qualifications (RFQ) in early 2017.

Waterfront Innovation Centre (Blocks 1 & 2)

Waterfront Toronto continues to work with Menkes towards completing a Development Agreement and Ground Lease for the Innovation Centre. Menkes has provided a financial offer for two options to the City – a long term land lease with a lump sum payment or a land purchase. Waterfront Toronto is preparing recommendations for City Council consideration in January, 2017. Menkes continues its marketing and leasing efforts to pursue tenants for the Innovation Centre, with a number of exciting potential tenants showing interest.

George Brown College (GBC) Block 3

Waterfront Toronto is working with GBC and City staff towards the recommendation of a land transaction for Toronto City Council consideration, with a target of December 2016 for a report to Council. City staff is currently preparing a Staff Report and the City/GBC/Waterfront Toronto continue to negotiate term sheets for both the Development Agreement and Purchase Agreement to be included with that report.

Public Art Strategy

The City and Waterfront Toronto have agreed on the final outstanding terms laid out in their funding and delivery agreement, and it is currently being circulated by the two parties for execution. Funds will be received by Waterfront Toronto upon execution.

Five proposals were received on September 29, 2016 from the shortlisted artists for the public artwork in Aitken Place Park. The jury will meet from October 26-28, 2016 to select the preferred proponent and begin incorporating the piece into the park design. The jury includes one of the park design principals to ensure whatever piece is selected will complement the park design.

Waterfront Transit Reset

Waterfront Toronto continues to work with City of Toronto and TTC staff to finalize the Phase One report which is anticipated to be completed this month. An RFP for the subsequent Phase Two scope has been drafted and is scheduled to be released this month with a goal of returning to City Council with the Phase Two study in the second quarter of 2017.

Health and Safety

There are no incidents to report.

Port Lands Flood Protection and Enabling Infrastructure

Due Diligence Report

Final comments have been provided by the City of Toronto and the Federal and Provincial Governments and staff have addressed comments in the final version of the report. The Due Diligence report was finalized and provided to Governments on October 14, 2016. City Council and Media briefings preceded the public release of the report on October 18, 2016.

A staff presentation reprising the Media Briefing accompanies the CEO report and will be provided at the Board Meeting.

Early Works - Essroc Quay Lakefilling Project

On September 14, 2016, the governments of Canada and Ontario announced more than \$1.1 billion in Clean Water and Wastewater infrastructure funding, including funding for a project that takes the first steps toward flood protecting the Port Lands.

Essroc Quay Lakefilling is a stand-alone stormwater project that is also part of the proposed scope of work for the larger Port Lands Flood Protection project that Waterfront Toronto has spent over a decade developing. Our CEO Will Fleissig joined Federal Infrastructure Minister Sohi, Ontario Infrastructure Minister Chiarelli and Mayor Tory for the announcement on Essroc Quay in the Port Lands.

The project will create a new landmass around the current Essroc Quay and stabilize the area shoreline under flood conditions, improve water quality, optimize water and storm water infrastructure, and create new naturalized open spaces and aquatic habitat. It will also further accommodate the construction of roads and transit into the Port Lands. Construction is set to begin mid-2017. A full description of the announcement and the project can be found in our [newsroom](#).

Staff is coordinating with the City and Province to establish how and when the funds will flow and understand that City Council approval is required prior to Contribution/Delivery Agreements being negotiated. Staff have prepared an accompanying presentation requesting Board approval to commence the project, including procurement of required consultants, in advance of formal agreements being executed, subject however to City Council approval of the project and funding.

Expo 2025

Waterfront Toronto has been asked to provide technical information to the EXPO 2025 Due Diligence team. We have provided their team with supporting plans, schedules and costs related to the flood protection project, and to other adjoining lands proposed for EXPO 2025 use. WT staff has reviewed the EXPO Feasibility Study and provided comments to City for their use in assessing the report prior to it being considered by City Council. The EXPO 2025 feasibility study is scheduled to go to Executive Committee on October 26, 2016 and then to City Council on November 8/9, 2016 for consideration.

Environment and Innovation

Integrated Water Resource Evaluation Tool

With the urgent challenge that climate change poses, there is a collective need to better understand and rigorously consider municipal water servicing designs which take advantage of multiple benefits that work to save energy and increase system resilience to climate change. With this in mind, experts from Ryerson University approached Waterfront Toronto to suggest the development of the Integrated Water Resource Evaluation Tool to enable the implementation of more sustainable wastewater, stormwater and potable water servicing solutions.

Waterfront Toronto is working with the Toronto and Region Conservation Authority, the City of Toronto, the Ministry of Environment and Climate Change and Ryerson University to develop a decision-making support tool that analyzes and compares the sustainability performance of alternative water management strategies against a baseline conventional approach. The project is in collaboration with regulatory authorities to deliver a consistent evaluation method and align implementation possibilities.

The initiative's purpose is to equip planners and policy makers with a tool that allows them to assess the costs and benefits of alternative water servicing solutions using a host of criteria that are typically not considered in the decision-making process.

A delivery agreement has been signed with the Toronto and Region Conservation Authority (as fund administrator to Ryerson University) to cover the first year costs of the project (\$74,550.00). A funding proposal has been submitted to the Federation of Canadian Municipalities Green Municipal Fund to cover the remainder of the costs.

The Bentway

The design team continues to respond to comments from City Staff and further develop the detailed design work for The Bentway, with the next design milestone, 90% Construction Documents anticipated for the end of October, 2016. This milestone will be marked with a submission to the City for the purpose of obtaining a permit to commence construction and will be the basis for the construction tender process. Following submission to the City, late November or early December remains the target to obtain a construction permit, with a full construction start in January 2017.

Waterfront Toronto has completed its procurement process for the Construction Manager (CM) for the project. The contract has been awarded to Peter Kiewit Infrastructure Co. Over the next few weeks, the CM will begin work with the team to develop a detailed schedule, establish tendering packages and procure trades to complete the construction activities. The team continues to work on the environmental study report which follows the approval of the Environmental Assessment for a proposed crossing at Fort York Boulevard. It is anticipated that the environmental study report will be filed for public review and approval in October.

In September, the Bentway Foundation was incorporated, which was a key milestone for the ongoing governance of the project. In order to support programming, operations and maintenance, the non-profit entity has begun to advance the hiring process for several key staff members, including a Chief Executive Officer, as well as a Director of Fund Development. Waterfront Toronto continues to work with the City of Toronto and the Matthews Foundation to amend the MOU to reflect the governance and funding approach approved by Toronto City Council in July.

The team was also successful in securing additional funding from the federal government's Canada 150 fund, with a grant of \$175,000 earmarked for 2017 programming and some activation items such as public art for The Bentway.

Jack Layton Ferry Terminal and Harbour Square Park Master Plan

City Parks has confirmed funding of \$1.8 million for Phase 1A of the Jack Layton Ferry Terminal Master Plan. Waterfront Toronto and City of Toronto Parks Department have been working collaboratively to develop a Delivery Agreement to transfer the funds, with a target execution date of November 1, 2016.

Phase 1A consists of both lighting and landscape improvements. The landscaping will include the entry at Bay Street including a section of the new promenade south towards the Ferry Terminal. This promenade will be designed to be consistent with the other promenades built along the waterfront with granite mosaic paving, new trees with Silva Cells, full-replacement of existing light fixtures with waterfront signature light poles and benches. In addition, a new play feature near the ticket area for the Ferry Terminal will be installed. In addition to landscaping, the Phase 1A scope will include a full upgrade to the lighting within the park to Waterfront Toronto's design standards.

Design for Phase 1A has commenced this month and construction will commence immediately following Labour Day 2017. It is anticipated that the winning design team from the competition will be retained to undertake the design for this and any subsequent phases.

Gardiner East Environmental Assessment (EA)

The voluntary public review period was concluded on September 6, 2016. There were several comments received from public stakeholders and landowners. The Gardiner East project team continues to work through feedback to make any necessary adjustments to the EA. In addition, the team has received feedback from the MOECC and will work with the MOECC to resolve any issues before filing the EA for approval later this fall.

Waterfront Toronto continues to work with City Staff to develop an implementation strategy for the proposed Gardiner East EA public realm improvements which includes assessing the extent of the public realm improvements, developing a delivery strategy and establishing timing and phasing for the works.

Lower Yonge Precinct

Waterfront Toronto continues to work with the City regarding the Pinnacle 1-7 Yonge Ontario Municipal Board settlement. Waterfront Toronto and City staff also continue to work with Menkes Development on their applications for rezoning, official plan amendment and plan of subdivision to ensure their application to develop the LCBO Lands is consistent with the objectives set out in the Lower Yonge Precinct Plan. The Pinnacle and Menkes developments are planning to present their proposals at the November Waterfront Toronto Design Review Panel.

Waterfront Toronto and City staff, with their consultant team, continue to work on the Lower Yonge Precinct Municipal Class Environmental Assessment (Phases 3 and 4 of the Transportation EA). The EA process is expected to be finished early in 2017.

Communications & Public Engagement

Future Cities Talks

In September, as part of Art Spin's [In/Future](#) festival, Waterfront Toronto launched a new talk series, FUTURE CITIES TALKS. The event was aimed at challenging urbanists, culture-makers, advocates and citizens to reimagine what it means to be a City Builder. We invited experts and innovators who are known for pushing boundaries and challenging the status quo in their respective fields to present their Big Idea for the future of community building.

Their talks addressed topics, challenges, intersecting critical themes, and questions that Toronto and other cities are facing as they grow and densify. The program's objective is to advance Waterfront Toronto's leadership in creating innovative new models for building the communities of the future. The talk series was hosted on the closing day of the festival, Sunday, September 25, 2016 from 2:30-5pm in the landmark Cinesphere (600-person capacity), Canada's first permanent IMAX film theatre. Approximately 500 members of the public attended this event.

Speakers included:

Eb Zeidler (Zeidler Partnership Architects) and **Margie Zeidler** (Urbanspace Property Group) discussing the utopian design of leisure spaces like Ontario Place and shared work spaces like 401 Richmond, and how both projects have changed the face of our City in the past 40 years.

Vass Bednar (Martin Prosperity Institute) discussing the problem with the term community and its implications for governance and policy-making.

Karen Carter (Myseum of Toronto) discussing how embracing the unknown as a revolutionary stance for knitting together a collective identity for an increasingly diverse city.

Susan Blight (Ogimaa Mikana) discussing the City of Toronto as a utopian experiment to restore Indigeneity, build solidarities, and decolonize our cities.

Katerina Cizek (MIT Open Documentary Lab) discussing the city as open web and becoming urban citizens rather than consumers.

The discussion was moderated by **William Fleissig**.

Summer Programming Pilot Project

Over the course of the summer, Waterfront Toronto produced a program of free arts and cultural events in the WDL and EBF neighbourhoods, as well as providing crucial funding to a pair of mural projects that helped to beautify waterfront parks and trails. With our new communities beginning to come to life with residents and businesses, these free events aimed to invite Torontonians of all ages to see first-hand the dramatic changes on our revitalized waterfront. This first season of programming was a pilot project that demonstrates real-life results. Learning from this season of events will guide future programming initiatives. Our goal is to establish the types of programming that deliver the greatest positive impacts in terms of establishing and building new communities and in terms of a wider public engagement around parks and public spaces designed and constructed by Waterfront Toronto.

The following is a summary of the impact of the above programming initiatives:

In the first season of arts and cultural programming, events were carefully selected to present a range of activities that would appeal to a diverse audience. Several smaller event series were presented that focused on cultural activity and workshops that fostered community development in the WDL neighbourhood. **West African Dance with Miss Coco** and **Uke Can Sing with K Funk and Lady Ree** offered community workshops in dance and music. On a slightly larger scale, **Shadowland Theatre's Community Parade** presented a day-long series of arts, crafts and choreography workshops that culminated in a community parade through Corktown Common. Other events were designed to draw larger audiences from across the City of Toronto, encouraging more Torontonians to explore and enjoy their revitalized waterfront. **The Gata: Water Ceremony** was a Buddhist opera presented under the stars and full moon. It brought more than 400 visitors to Sherbourne Common in the emerging, yet still unpopulated, EBF neighbourhood. Similarly, **Movies on the Common: Apollo 13** attracted more than 300 visitors to Corktown Common in the WDL.

Singing River presented an afternoon of storytelling, song and dance at Corktown Common, making full use of the park's pavilion facilities, including the outdoor kitchen and fireplace. Other than an event held by City of Toronto employees, parks staff informed Waterfront Toronto that this event was the first community use of the full facility. **Open Network** installed a piece of sculptural land art on Dundee Kilmer's Block 13 in the WDL. The project proposal initially aimed to present a series of volunteer-run community events that include yoga, arts and crafts, doggy meet-ups, and walking tours that would animate and activate the sculptural work, which was strategically positioned near Dundee Kilmer's Canary District condominiums.

A difficult installation process, hard-to-source materials and too-ambitious program for the budget of \$5,000 dramatically complicated the project and led to disappointing results. A number of lessons were learned from this project in particular, as it relates to community-led program and the requirements for temporary sculptural installation. Another installation was much more successful. **Street Projects** installed five special "art gallery boxes" along the paths of Corktown Common, offering park-goers a fun and surprising new reason to explore the park's trails. The project was well-received and delighted park visitors, however vandals damaged two of the exhibits over the course of the summer months. Two mural projects initiated by the Friends of the Pan Am Path's Arts Relay were funded as well. The **Love Letter to the Great Lakes** mural project has beautified several underpasses along the Lower Don Trail with new art work that celebrates the resiliency of the Don River and the Great Lakes ecosystem. The **Legacy Pillars** mural project completed the series of murals by Lovegates + Labrona in Underpass Park. Both mural projects received significant [media attention](#) and have had great feedback from community members. Waterfront Toronto's role as sponsor ensured that the Corporation was acknowledged for its role in helping to bring these artworks and beautification projects forward.