

## ***“Hot Topics”***

### **Billy Bishop Airport**

This item is scheduled for discussion on March 25, 2014 at Executive Committee followed by discussion at the April 1 and 2, 2014 meeting of City Council. Waterfront Toronto will deputate at Executive Committee. City Staff are preparing a supplementary report which will detail the additional information received from the Toronto Port Authority (TPA).

### **Gardiner EA**

The Public Works and Infrastructure Committee met on March 3, 2014 to discuss Staff's recommendation to proceed with the remove alternative for the Gardiner. The traffic congestion impact of the remove option was problematic for councilors in terms of the city wide congestion/gridlock discussion.

The Committee voted to refer the report back to Staff and Waterfront Toronto with the direction to review the remove option and look at mitigating congestion concerns and to prepare an additional option (and evaluate it under the EA criteria) that combines the maintain and replace components to preserve expressway linkage and functionality between the Gardiner Expressway and the Don Valley Parkway. The latter is an option that was promoted by First Gulf, owners of the Unilever site and is a variant of the option proposed by Councillor Stintz that would maintain the elevated structure until Cherry and replace it at that point with an (at grade or elevated) express road linking to the DVP and providing access to the Univer development site. The City and Waterfront Toronto are to report back to the Public Works Committee in February of 2015.

There are a number of positive outcomes in the Committee's direction that includes looking at the additional option of combining the maintain and replace components to preserve the high speed functionality of the expressway. The decision also allows the team to proceed to the normal next phase of work undertaken during Phase 2 of the EA which is to refine the analytics around the preferred alternative including mitigating the traffic network and reducing the delay times.

The next step will be to develop a work plan and budget for the next phase of work with the City.

## ***“Current Topics”***

### **West Don Lands (“WDL”)**

#### Urban Capital

Urban Capital is progressing well with the construction of their Phase 2 building. Urban Capital is working on pre-application consultations with the City and preparing municipal approval applications for their Phase 3 building.

## Toronto and Community Housing (“TCH”)

TCH plans to occupy their buildings in Spring 2014.

## Woonerf Construction

Construction of the Urban Capital woonerf is 95% complete and will be final in early summer. The private woonerf through the TCH site is under construction by TCH's contractor as per Waterfront Toronto specifications, with completion anticipated this spring.

## Construction Liaison Committee (“CLC”)

The WDL CLC continues to meet on a 6-week schedule. The meeting gives the community an ongoing, regular opportunity to meet with Waterfront Toronto's developer and construction partners, which allows Waterfront Toronto to resolve issues related to noise, dust, traffic, etc., in a coordinated fashion before they become items of significance. No issues of significance were raised at the last meeting. The next meeting is scheduled for April 22, 2014.

## Communications and Marketing

After hearing of concerns about winter accessibility to Corktown Common, Waterfront Toronto organized a safety walk with local residents, community representatives and staff from City Parks & Recreation. The walk was attended by members of Waterfront Toronto's planning and design team, City of Toronto Parks, Forestry and Recreation, the Corktown Neighbourhood & Business Association, the Gooderham & Worts Neighbourhood Association and the Friends of Corktown Common. Waterfront Toronto and City staff explained the limitations of winter maintenance and park access, as well as considerations for future winter operations. Feedback and suggestions from community members were recorded for future investigation. By engaging the community in active discussion about the realities of park operations, we hope to work proactively to solve community concerns before they become larger issues.

The WDL Stormwater Quality Facility will be featured in *Water Canada* which is a national magazine focused on water and water related issues in Canada. The article will run in the April/May issue, which is focusing on innovative stormwater solutions.

## **Pan/Parapan American Games Athletes' Village**

Construction continues on track and Dundee Kilmer continues to work towards site turn-over to TO2015 in early 2015. TO2015 is moving forward with planning for the Games period and as they develop their specific plans for safety, construction, and other issues, they are consulting with Waterfront Toronto as well as the City, Toronto and Region Conservation Authority and other applicable agencies and stakeholders.

## **East Bayfront (“EBF”)**

### Bayside

Waterfront Toronto continues to work with the City to finalize a Delivery Agreement for the funding of the sanitary and stormwater service from EBF to Cherry Street. Execution is targeted for March, 2014.

Tridel and Hines continue to process their municipal approvals for Aqualina (first phase of Bayside) and are targeting a construction start this spring. In Addition, they are planning to launch their marketing for the second residential building in June, 2014.

Waterfront Toronto continues to target March 31, 2014 for registration of the final Plan of Subdivision which is required to transfer lands to Hines.

Construction of the local municipal services continues on site.

On March 13, 2014, Waterfront Toronto launched an online/social media street naming campaign for the Bayside Toronto development in partnership with Councillor McConnell, Hines and Tridel. The campaign gives the public an opportunity to submit a street name and/or vote for their favourite name online. It provides Waterfront Toronto with an opportunity to promote our revitalization efforts while engaging with the public on social media.

### Dockside

The Request for Proposals (“RFP”) for the Blocks 1 and 2 Innovation Centre will be issued to the shortlisted proponents in late March, 2014.

George Brown College (“GBC”) has commenced design for its building on Block 3 of Dockside and continue to pursue funding for the project.

### Parkside

Great Gulf continues to market its Monde project and is expediting their Site Plan Approval and process with the City.

### Communications and Marketing

Waterfront Toronto issued a Featured Post and used our social media channels to promote the Canadian Society of Landscape Architects (“CSLA”) National Award of Merit for the Water’s Edge Promenade in East Bayfront.

## **Central Waterfront**

### Queens Quay Design and Construction

Varcon (site services contractor) continued work associated with completion of the sanitary sewer installation between York and Rees Streets, completed the existing storm line repair and commenced work associated with new storm line between Rees and Peter Slip Bridge. Varcon is continuing with installation of remaining manholes, catch basins, from York to Bay, and west of Spadina.

Stacey Electrical continued caisson installation for TTC, traffic signalization poles at all intersections, and light poles along the south side of the street between Simcoe to Bay. Stacey completed the installation of the splicing chamber at Ann Tindal Park.

The landscape contractor continued with granite installation on the south side of Queens Quay at the Queens Quay terminal and from Spadina WaveDeck to Robertson Crescent. Granite installation also continued on the north side of Queens Quay at the Rees Street parking lot and 208 Queens Quay. They also completed sub grade preparations for landscape work at the northeast corner of the York/Queens Quay intersection.

Installation of track within Spadina loop has been completed. Placement of concrete pavement around tracks in the inner loop is underway. Installation of the remaining TTC splicing chamber at the southeast area of the Spadina loop is ongoing. Eastern construction continues to work with TTC forces in coordination of overhead cabling on Spadina and within the inner loop.

Toronto Hydro completed the installation of chambers and ducts between Bay and York, with remaining work (two chambers) to be scheduled between Rees and HTO Park south of TTC corridor following TTC rebuild.

### Communications and Marketing

Waterfront Toronto created and posted a 'schedule dashboard' on our Constructing Queens Quay webpage to help stakeholders understand progress to date and timing for major remaining construction tasks. We also created a Facebook Album with a selection of recent construction images to help explain the complexity of the work underway on Queens Quay.

We continued ongoing efforts to support local businesses during construction by meeting with several individual business owners and installing new signage for increased visibility. We are also meeting regularly with the Waterfront BIA to support summer planning efforts.

### **Health and Safety**

There have been a number of incidents since the previous report as reported below, however none have resulted in injury or lost time.

On February 21, 2014 an employee of the Construction Manager slipped and fell on a patch of ice. The incident resulted in no lost time.

Also on February 21, 2014 a sub trade excavator struck a Bell duct bank while digging to construct a pole foundation. No Bell cables were damaged and the conduit was subsequently repaired. The incident resulted in no lost time.

On March 5, 2014 a sub trade vehicle collided with a car while in traffic on Queens Quay. The accident resulted in no injuries or lost time.

### **Don Mouth Naturalization and Port Lands Flood Protection Project ("DMNP") & Lower Don Lands ("LDL") Environmental Assessments ("EAs")**

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").

The TRCA, on behalf of and in cooperation with Waterfront Toronto and the City of Toronto, has completed the Environmental Assessment (EA) for the Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP). On March 3, 2014, TRCA submitted its environmental assessment to the Ministry of the Environment for review and approval. A hard copy of the EA is available at Waterfront Toronto for viewing from March 3, 2014 to April 21, 2014. All comments are due by April 21, 2014.

The draft LDL Infrastructure Master Plan EA was circulated to the Project Team for review and comment last month. Finalization of the EA amendment and submission to the MOE is anticipated in Q2 2014. Posting to the Environmental Registry for the required 30-day comment period is expected in the spring of 2014.

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

Waterfront Toronto and the City of Toronto continue to work towards developing a high-level planning framework for the Port Lands to establish a comprehensive plan that will guide investment and revitalization in the area as directed by City Council.

The City and their consultant Dillon, with assistance from Waterfront Toronto, continue to work on the Transportation and Servicing Master Plan EA ("TSMP EA") project which will support the extensive planning work that is taking place in the Port Lands and South of Eastern areas.

### Communication

On February 13, 2014 more than 100 people attended a public meeting on the Port Lands Planning Framework and Transportation servicing master plan where the public asked the project team for more detailed information. A follow up meeting to review the material in greater depth was held on March 5, 2014 where approximately 80 people worked in small groups and provided the project team with additional feedback and input on both the Framework Plan and Servicing EA. The next Port Lands meetings will focus on the precinct planning

### Film Studio Precinct Plan

The Project Team continues to work with Du Toit Allsopp Hillier ("DTAH") and R.E. Millward and Associates on the Film Studio Precinct Plan. DTAH and R.E. Millward and Associates presented a series of alternatives to the Project Team.

### Cousins Quay Precinct Plan

The Project team continues to work with Urban Strategies, W Architecture and Landscape Architecture, ARUP, and RWDI on the Cousins Quay Precinct Plan. A series of landowner meetings were held to obtain their ideas and opinions for the revitalization of the Precinct. The consultants presented four alternatives to the Project Team which were further refined to three alternatives which will be presented to the public for comment.

### Lake Ontario Park, Quick Starts

On February 25, 2014 Waterfront Toronto and the Waterfront Secretariat met with Transportation, Cycle Infrastructure, TRCA and PF&R directors to review the status of LOP Quick Starts requested by Council and to address area Councillor request for Quick Start seed funding. There was general agreement on the value and appropriateness of the projects short-listed by the project team. Key projects identified by attendees as potentials for 2014 completion include terrestrial plantings and enhancements, Tommy Thompson Park interpretation, a new fishing pier, and Base Lands pedestrian trail network.

A new segment of the Martin Goodman Trail through the Base Lands also had broad support but with added challenges that need to be addressed. Funding for the other listed projects will be considered through both fundraising and capital budgeting processes and further sorted into "2015/16" and "2017/2018" categories.

## **Environment and Innovation**

### FCM Sustainable Communities Award for Corktown Common

On February 12, 2014, Waterfront Toronto and the City of Toronto were awarded a Sustainable Communities Award from the Federation of Canadian Municipalities (FCM) for our work on Corktown Common. The award recognizes this park for integrating the Flood Protection Landform into a unique urban green space which has triple-bottom line benefits to the surrounding neighbourhood and the larger city. Councillor Shelley Carroll accepted the award on our behalf at the FCM conference in Charlottetown, PEI. On February 25, 2014, Deputy Mayor Kelly and Councillors Carroll and Fletcher presented the award to Waterfront Toronto at a community council meeting.

### Updated Minimum Green Building Requirements

In concert with the first commercial building RFP for Dockside Blocks 1 and 2, Waterfront Toronto has updated our Minimum Green Building Requirements (MGBRs), as of February 2014. The new version, 2.1, updates five of the thirteen individual requirements, strengthening performance and clarifying the application for commercial buildings. Changes included the following:

- LEED Gold Certification – Developers will now have to achieve Gold under the new version of LEED (LEED Version 4), which is expected to be mandatory in June 2015;
- Smart Buildings – Developers are required to provide Waterfront Toronto with energy and water consumption data from each residential and commercial unit in their buildings for a period of 5 years post-occupancy;
- Electric Vehicle Infrastructure – Commercial building developers will have to provide EV charge stations for 2% of their parking spaces;
- Engagement & Support – Developers are required to create additional communications support resources for building managers and owners/tenants of residential and commercial spaces to encourage reduced consumption of energy and water; and
- Integrated Design Process – Strengthening the wording regarding expectations for completing IDP and including Waterfront Toronto and prospective tenants in a commercial application.

### Environmental Management Plan (EMP) – Bayside Reporting

Waste diversion rates and other key metrics from the EMP are being calculated and will be updated in our corporate performance reporting. However, of particular note, 77% (12,858 Metric Tonnes) of all the soil that has been excavated from the site has been sent to the Green Soils facility for recycling. In addition, 3 out of 4 subcontractors on the site are utilizing the Green Soils facility to recycle site soils.

### Electric Vehicle Infrastructure

In Coordination with revenue based planning activities for temporary parking, including Pan Am requirements, Waterfront Toronto is in discussions with MTO regarding enhancing and funding EV charging as long term legacy within George Brown College. Staff also continues discussions with car sharing companies to enhance their presence in the waterfront neighbourhoods.

## **Intelligent Communities**

Preparations are currently underway to host the Intelligent Community Forum for the Top 7 Site Visit on April 15-16, 2014. Preliminary sites to be showcased include the Art Gallery of Ontario, the Screen Industries Research & Training (SIRT) Centre, Ryerson's DMZ, OCAD University, the Distillery District, Artscape, Evergreen Brickworks and the Centre for Social Innovation.

On March 7, 2015 the inaugural session of the New Blue Edge Summit Series to share the latest perspectives on new trends in technology, innovation and collaboration, was held at Corus Quay. Speakers included the Honourable Glen Murray, John Campbell, Sheldon Levy, Robert Bell of the Intelligent Community Forum, and Rashik Parmar, President of the IBM Academy of Technology. We had 120 individuals registered for the event, and also had strong social media coverage. The next event is scheduled for June and will feature Chad Gaffield, President of the Social Sciences and Humanities Research Council.

Work is ongoing on the procurement process for the Innovation Centre, along with identifying solutions to include on the intelligent platform.

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

The Design team is working towards completion of 100% Design Development by April 4th, 2014. Leading up to this will be an extensive round of consultation that includes briefing Minister Chan and presenting to the Stakeholder Advisory Committee on March 10, 2014, presenting to the Waterfront Design Review Panel on March 12, 2014, and to the public on March 19, 2014. On February 26, 2014 Infrastructure Ontario issued a Request for Qualifications (RFQ) seeking contractors with the expertise and capacity to undertake the construction of the urban park and waterfront trail at Ontario Place. Phase 1 construction (servicing and rough grading) is scheduled to be issued for tender at the end of April.

Waterfront Toronto continues to work with the Ministry of Tourism, Culture and Sport and Infrastructure Ontario to deliver a robust public consultation program for the new park and trail at Ontario Place, which has resulted in extensive public participation and positive media coverage. More than 1300 people provided feedback on the conceptual design and media coverage was extensive and positive. On March 19, 2014 a press conference and public meeting will be held to give the public one last opportunity to provide input before the final design is unveiled later this year, and to continue to build awareness and support for the project.

## **Government Relations**

### Federal Evaluation of the Toronto Waterfront Revitalization Initiative

When a federal funding program sunsets part of the process is to undertake a program evaluation audit. The federal government's \$500 million investment was fully invested as of March 31, 2013. Finance Canada Internal Audit recently completed and released its program evaluation which examined the relevance and performance of the Toronto Waterfront Revitalization Initiative (from a federal perspective) from 2008-2013. As part of the review, several members of the Board were interviewed by Finance Canada as well as members of the senior management team (see attached Executive Summary).

Overall, the findings were positive and found that the initiative achieved its stated outcomes and that federal projects within the Long Term Plan were successfully completed while at the same time creating significant economic growth. The audit did acknowledge that the Contribution Agreement and approvals process was, at times, quite cumbersome and led to delays in project delivery.

In addition, the audit found that the Federal Treasury Board threshold of \$10 million for project approvals was too low for many federal projects which also contributed to a less than streamlined approval process.

The audit found that the tri-government model used for waterfront revitalization could serve as a model for future large federal infrastructure programs as long as the approvals process could be streamlined in such a way to balance the required oversight with flexibility to implement the project efficiently.

### 2014/15 Government Relations Strategy

The 2014/15 Government Relations Strategy will be tabled at the Communications, Marketing and Government Relations Committee meeting on March 26, 2014 and will outline the strategic approach to implementing WT 2.0.

### **Communications and Marketing**

#### Gardiner EA

In response to the broad public debate following the release of the technical evaluation of the Gardiner EA and the formal recommendation of the Remove option from City of Toronto staff, Communications & Marketing launched a “Mythbusting” campaign to ensure the facts and figures from the staff report were accurately reported and understood. This effort also fulfills the Board’s request to contribute to a fact-based public debate. The campaign aims to explain and clarify the findings of the EA through a series of [feature posts](#) on our web site and an [infographic](#) that deals with issues such as the nature of travel delays, cost, and how traffic and drivers respond when road capacity is reduced. We will continue to create and share content aimed at informing and engaging those who are interested in the future of the Gardiner East.

#### Social Media

We continue to see steady growth in our follower base on Facebook and Twitter as we continue to position Waterfront as a thought leader on smart city building by publishing more content and engaging in more social media conversations.

##### *Facebook*

- Likes on the Waterfront Toronto fan page have increased to 2,090, up 53% from 1366 a year ago. A strong campaign promoting the Corporation’s decision on the Gardiner East helped to garner many new followers, as well as strong engagement.
- Our post on the Board’s endorsement of the Remove option for the Gardiner reached an audience of over 15,000.

##### *Twitter*

Our number of followers has increased to 7,167, up 83% from 3902 a year ago. Again, strong public discussion and posts about the Gardiner East brought new followers to our account and spurred public debate.

##### *LinkedIn*

Our LinkedIn followers have increased to 905, up 41% from 641 on September 1, 2013. Two posts about the Gardiner East helped to drive traffic to our company page on LinkedIn.