

## **West Don Lands (“WDL”)**

### Corktown Common

The dry side of Corktown Common has been open for the summer months and is receiving tremendous positive feedback from the community.

As a result of communications efforts, Corktown Common has received extensive mainstream and social media coverage since its opening at the end of June, including broadcast coverage on CTV News and articles in the Globe and Mail several times, the Star, the Sun, Metro, UrbanToronto, Yahoo! Canada Finance, InsideToronto, Evergreen.ca, BlogTO and various niche publications. There has also been extensive dialogue and positive feedback on Twitter and Facebook. From the end of June to present, Corktown Common has been one of our most popular posts on social media.

The park has been universally praised by media, the public, mommy bloggers and social media followers. We advised early that the park would be closed for the winter and as a result did not receive any negative coverage or feedback on the plan to close the park to allow construction to be completed.

### Urban Capital

Urban Capital occupied the River Street building on schedule in June and is currently occupying the King Street building. There are only 4 units left to complete sales for Phase 1. Phase 2 construction is progressing well and 210 of 249 units have been sold. Urban Capital is currently working on designs for Phase 3.

### Stormwater Quality Facility

The Environmental Assessment (“EA”) Addenda for stormwater servicing in WDL and East Bayfront including the Ballasted Flocculation Facility (“BFF”) have been approved by the MOE and posted on the Environmental Bill of Records for 30 days. The EA’s were in place on August 24, 2013. This allows the design of external servicing for Bayside to commence.

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

TCHC remains on track with its construction schedule and for first occupancy of its buildings in the fall of 2013.

### Woonerf Construction

The western half of the Woonerf south of Block 3 was completed and turned over to Urban Capital on July 9, 2013 to facilitate the first occupancies in the Block 3 building. Urban Capital recently requested that Waterfront Toronto complete the balance of the Woonerf on the south side of Block 3 this fall, and we are currently working with them to accommodate this request as it is complicated by the need to maintain public access for the current residents during construction.

The concrete base for the eastern half of the TCHC Woonerf will be completed this week, following which, impacted soil removal and replacement will begin on the west half of Block 24. The pavers and streetscaping will then be installed for the entire Woonerf moving west to east, for completion this fall. This work is being completed while maintaining construction access to the parking garage on the north side of Block 24.

### Public Art

The public art piece “No Shoes” has been installed and is now complete.

The artists for Blocks 15 and 16 along Front Street are now engaged and working with the streetscape team on design and construction of below grade elements (footings and electrical). The artist for the third space on Front Street is still in the procurement process.

The positive forms for the moulds for the Mill Street Peeled Pavement artwork are now complete. Installation will occur in late 2014.

### 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 September 24, 2013.

### Marketing

A community mini-brochure is under production for WDL. This is the third in the series and is being developed to support private sector partners in the area and to market the emerging community.

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

Construction continues on track and Dundee Kilmer continues to work towards Site Plan Approval for the buildings within the Village.

### **East Bayfront (“EBF”)**

#### Servicing

City Council approved the funding of the long term sanitary and stormwater servicing to Cherry Street for the EBF and North Keating Precincts on July 16, 2013. Waterfront Toronto will contribute \$15.6M (which includes some costs for combining the WDL Stormwater Quality Treatment with EBF) and the City will contribute \$31.3M for construction of these services up front. Waterfront Toronto will be expected to repay to the City \$14.26M for the non-recoverable portion (Toronto Water Capital Reserve that cannot be recovered from DCs) of project costs through future land sales revenues. This has been budgeted for in Waterfront Toronto’s Long Term Plan.

#### Parkside

Great Gulf (Monde) had a successful re-launch of new suites. Great Gulf made use of Waterfront Toronto’s social media channels as well as Waterfront Toronto’s website and newsletter. Sales over the summer months have been strong.

## Bayside

Waterfront Toronto and the City of Toronto executed the Subdivision Agreement for Bayside Phase 1. We continue to work towards registration of the final Plan of Subdivision.

Waterfront Toronto has received the release for construction of services from the City on the Bayside engineering municipal services and public realm designs. Construction of the municipal services is expected to commence this fall.

Hines/Tridel have had significant success on their sales launch of the first phase residential building in Bayside “Aqualina”. The on-site sales office will be open this fall.

## Dockside

The signals at the intersection of Lower Sherbourne and Queens Quay East have now been installed and are fully operational. This work will result in easier access for the TTC to Queens Quay Boulevard.

## **Lower Yonge Precinct**

The second public meeting for the Lower Yonge Urban Design Guidelines and Transportation Master Plan EA is being scheduled in the fall. The content for the second public meeting will include reviewing the preferred draft transportation network for the area and principles for developing the precinct.

## **Central Waterfront (“CWF”)**

Coco Paving completed the demolition of the TTC Corridor between the Peter Slip Bridge and Yo-Yo-Ma Lane, including the lower end of Spadina at Queens Quay and South East portion of the entrance to the TTC loop. It is anticipated that reconstruction of the TTC base slab will commence once the underground infrastructure in this area is complete (splicing chambers, hydro etc.).

Beneath the Peter Slip Bridge, the installation of 30 hydro ducts/conduits is now complete. On the bridge surface, the TTC corridor has been prepared, with all repair work and waterproofing completed, and TTC has completed installation of the TTC rails.

Varcon (site service contractor) continued work associated with sanitary sewer installation between York and Rees Streets. In addition, Varcon began work associated with storm line installation from Bay to York Streets on the south side of the TTC Right-of-Way (“ROW”), manhole and catch basin installations along the south side of the road between York and Rees, and fire hydrants in various locations.

Stacey (electrical contractor) commenced drilling work for caisson installation for TTC poles (overhead cables), traffic poles and light poles along the south side of the street between Rees and Spadina, as well as trenching for streetlight conduit next to the Rees Street parking lot, and along the north side of Queens Quay, between York and Simcoe Streets. In addition, Stacey continued with work associated with TTC splicing chamber installation west of Spadina, and east of the bridge, in front of the EMS station.

Landscaping work at the Westin Harbour Castle Hotel continued this month, with completion of the granite pavement installation, completion of tree planting and temporary street lighting. Installation of granite work continued at the northwest corner of York/Queens Quay, and will progress going west to Simcoe. In addition, demolition work commenced at the southwest corner of Rees, and at the Southwest corner of Spadina, in preparation for landscape work to begin.

Toronto Hydro continued work to complete chambers and duct banks along Queens Quay. At this point Toronto Hydro has completed all lateral crossings across the TTC corridor. A total of 25 chambers have been completed and approximately 50% of the duct banks are installed. In order to facilitate the acceleration of the TTC Spadina Loop construction, Toronto Hydro will mobilize crews in the Spadina area to complete chambers on the south side. It is expected that Toronto Hydro will continue to work across Queens Quay throughout the summer and into the fall in order to complete its full civil program.

### Communications and Marketing

Waterfront Toronto worked closely with local stakeholders and residents on Queens Quay during the busy summer tourist season to communicate construction updates and mitigate construction impacts as much as possible. We continued to provide detailed weekly construction updates to our more than 1,000 Queens Quay subscribers and tweeted the notice to our 5,500+ followers. We also maintained our on the ground support for local businesses by immediately addressing any concerns and using our branded signage to help make patios and storefronts more inviting.

We regularly use social media to engage with the public during construction by answering questions, directing people to additional information and posting photos/videos to remind the public of the bigger revitalization story. More than 2,000 people have now viewed our new Building Queens Quay construction video on YouTube. We also worked with influential blog Urban Toronto on its recent Queens Quay construction update post.

In the traditional media, we worked with a columnist from Journal Metro Montreal, on a column in which he cited Queens Quay as a positive model for the revitalization of the promenade in the Old Port of Montreal. Toronto Star columnist Christopher Hume cited the transformation of Queens Quay in a recent column titled "The Best Lies Ahead for the Waterfront."

### Portland Slip Waters Edge

The final deficiency review with the City was completed. The Certificate of Substantial Performance, dated June 14, 2013, was published on July 9, 2013. The Record of Site Condition ("RSC") is expected in early fall and the last remaining works are to install the signature light poles scheduled for completion later this fall. It is anticipated that the promenade will be open to the public by late fall.

### Canada Square

Waterfront Toronto partnered with Harbourfront Centre on a July 1, 2013 official opening of Canada Square. The event, which was part of Harbourfront Centre's Canada Day festivities, was well-attended and garnered significant media coverage across all media.

### Queens Quay Martin Goodman Trail Connection

Eastern's contractor has completed all the MGT line painting and the custom buffer mock-up was approved. Their contractor is manufacturing the material and we expect the work to be completed in September. The City will be installing the new bike signals at Yonge and Lower Jarvis Streets in the upcoming months.

## Jarvis Dockwall Reinforcement

All works at the head of slip have been completed and the final inspection was completed. The City's Waterfront Secretariat is coordinating the internal City land transfer to Parks, Forestry and Recreation and the license agreement for Redpath mooring.

## **Health and Safety**

There have been no health and safety incidents or lost time accidents on any Waterfront Toronto Projects since the previous report.

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

Waterfront Toronto, the City of Toronto and Toronto and Region Conservation ("TRCA") continue to work towards the implementation of Phase 2 of the Port Lands Acceleration Initiative ("PLAI"). Project activities currently underway include the following:

### Don Mouth and Lower Don Lands EA (DMNP & LDL)

- Final dimensions for the Greenway both north and south of Commissioners Street have been established
  - 200m Greenway north of Commissioners St.
  - 150m Greenway south of Commissioners St.
- Public Information Centre for the DMNP and LDL EAs was held on July 24<sup>th</sup>, 2013
  - Changes since the 2012 Plan were well received
- Submission of both EA's is anticipated late Fall 2013

### Changes to Phasing Since PLAI 2012

It was determined that building the permanent condition in a phased approach both:

- minimizes/eliminates throwaway costs of interim construction; and
- meets accelerated urban development goals

### Phase 1

- 100m wide interim Greenway is no longer necessary
- Cousins Quay Precinct boundary extends to Munitions Street, which includes property at 309 Cherry
- Construct new Keating Channel bridge
- Remove old Keating Channel bridge and abutments
- Raise and fill Cousins and Polsons Quay Precincts (including 309 Cherry, excluding Lafarge)
- Realign and reconstruct Cherry Street
- Fill Essroc Quay

### Phase 2

- Construct Greenway
- Construct flood protection landform on First Gulf site
- Construct valley wall feature on east side of Don Roadway
- Modify Eastern Avenue underpass
- Construct sediment and debris management area including lengthening of Lake Shore bridge
- Development to Munitions Block
- Film Studio District Precinct and lands east of Don Roadway are flood protected

### Phase 3

- Construct Polson Slip Bridge
- Construct river valley system, including the low flow channel and flood control weirs
- River Valley Precincts
- Construct Basin Street Bridge
- Raise and fill north and south of river valley

### Phase 4

Naturalize Polson Quay south dockwall

### Port Lands Planning Framework

Port Lands Transportation and Servicing Master Plan RFP was issued June 20, 2013 and closed July 18, 2013. The RFP evaluations followed by preferred proponent interviews have already been conducted. Award is anticipated in September 2013.

### Precinct Planning

- The Cousins Quay Precinct Plan RFP was issued on August 16, 2013 and will close September 9, 2013. Award is anticipated at the end of September 2013.
- Film Studio Precinct Plan RFP was issued July 25, 2013 and closed August 15, 2013. RFP Evaluations are currently underway. Award is expected mid-September 2013

### Lake Ontario Park/Tommy Thompson Park

Scope of work and charter for Lake Ontario Park (“LOP”) and Tommy Thompson Park (“TTP”) received approval from the Executive Steering Committee on August 1, 2013. This process will be used to resolve outstanding LOP Master Plan issues in order to secure Council approval

### Landowners Group

- Landowners have hired Lyn Townsend as their legal representative and Delta Urban for day-to day management.
- There are currently a total of 15 companies associated with the group.
- A Landowners meeting was held on July 25, 2013
  - Landowners were briefed on expenditures associated with development charges, changes to the DMNP and LDL EAs and the planning work currently underway.
  - The group was told that area specific development charge information is not yet available for review; anticipated release date is mid-fall 2013.

### Public consultation

On July 24, 2013, Waterfront Toronto and TRCA held a public meeting on the Don Mouth and Lower Don Lands EAs. More than 125 people attended the meeting and feedback on the latest versions of the plans was generally positive. Communications produced a video tape of the meeting, which was posted on YouTube to allow those unable to attend in person to view the material and provide feedback. As of August 26th, part 1 of the video had been viewed 88 times and part 2, 45 times.

## Communications and Marketing

### Media Coverage

Waterfront Toronto contributed to a news release about the use of solar and wind powered streetlights at the Bayside Sales Centre and promoted the pilot initiative through a Featured Post and our newsletter.

Waterfront Toronto's newsletter article about the new stretch of Martin Goodman Trail between Yonge Street and Jarvis Street resulted in a Toronto Community News article and several social media mentions about the new cycling facility.

David Kusturin was interviewed for a Toronto Star feature on waterfront construction techniques and lake-filling in the harbour.

The Water's Edge Promenade, Canada's Sugar Beach and Corktown Common were featured in a Huffington Post article about City Building in Toronto following a tour of these park spaces with Waterfront Toronto.

Waterfront Toronto was approached by CBC Metro Morning on a new series they are producing that will have journalists conduct onsite interviews in communities not regularly covered by them. They were initially interested in featuring the Port Lands. Communications advised that the WDL was a much better fit for the new series and consequently, they are including WDL as one of the featured communities. Interviews with senior Waterfront Toronto staff will be conducted in the coming weeks.

Underpass Park continues to receive positive media coverage. On August 7, 2013, the park was featured in an article, *Out from the Shadows*, by Lisa Rochon in Architectural Record. This is an important milestone as Architectural Record does not typically cover landscape architecture or parks.

Promotion of Waterfront Toronto's Corporate Social Responsibility and Sustainability Report ("CSRSR") resulted in media coverage in Yonge Street Media and EnvironmentalLeader.com.

Waterfront Toronto wrote an article on waterfront revitalization for Curb Magazine, as part of their issue was dedicated to the importance of place-making in Canada. Waterfront Toronto and one of our images is going to be used for the magazine cover. Curb magazine is distributed nationally and is a publication by the University of Alberta in Edmonton, City-Region Studies Centre. It has a focus on policy practice and community experiences in cities, regions and rural areas. Hard copies of the magazine are going to be sent once the issue is published in early September.

We provided a rendering of the Woonerf in WDL for *Ontario Home Builder* magazine for use in a feature they are publishing on public realm.

### Social Media

Waterfront Toronto continues to see steady growth in our follower base on Facebook and Twitter.

#### *Facebook*

Likes on the Waterfront Toronto fan page have increased to 1842, up 35% from 1366 at the beginning of January. Our most popular posts were about the Pan Am Path (which links the Martin Goodman Trail to a series of other cross-city trails), the Future of the Gardiner Expressway East and the opening of Corktown Common. Those three top posts alone reached more than 9,600 fans and generated more than 1,311 interactions, a nearly 14% engagement level.

### *Twitter*

Our number of followers has increased to 5513, up 41% from 3902 at the beginning of January. Our posts were retweeted by influencers<sup>1</sup> 19 times in February, an increase from four times in January.

### Interactive Kiosk

In June 2013, the kiosk began a tour of Toronto Public Library branches with its first stop at the Toronto Reference Library. In August it moved to S. Walter Stewart Library in East York. Future branch locations may include North York Centre, Lillian H. Smith, Malvern, Agincourt and Downsview.

## **Environment and Innovation**

### Corporate Social Responsibility and Sustainability Report

Feedback on our Corporate Social Responsibility and Sustainability Report has been very positive, since its release in June. We are finalizing short summary communications documents to share more broadly and with our partners to target understanding and awareness and drive users to the microsite.

On October 9, 2013, we are hosting a Web-based town hall session with thought leaders around corporate reporting and the importance of using real time data to inform smart city building. This event will be moderated by Peter Halsall, CUI and will broadcast through supporting networks, in cooperation with the C40, CUI and Cisco. We will report back to the Board in October with an overall summary of our communications activities and uptake of the messaging.

### Sustainable Community Research Collaborative

Waterfront Toronto is working with the University of Ontario, Institute of Technology (UOIT) and the University of Toronto (U of T), to establish a collaborative research project to collect real time data for analysis to support sustainability performance. The first phase of the project is focused on energy data collected from existing residents and commercial buildings, driven through the Waterfront Toronto Data Portal for analytics. This project is partnering with a UOIT's initiative for the Seaton community in Pickering. The energy component of the project is applying to the Ontario Power Authority for funding.

## **Intelligent Communities**

Beanfield has connected residents in the River City development and has finalized their access agreement with TCHC.

Waterfront Toronto is once again serving as a catalyst for the City of Toronto submission to the Intelligent Community Forum. This year's theme is the "Community as Canvas" and has a specific focus on the unique cultural characteristics of the community in addition to the traditional five indicators that are evaluated (broadband, knowledge workforce, innovation, digital inclusion and marketing and advocacy). The 2014 submission is due on September 23, 2013, with the Smart 21 being announced October 21, 2013.

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<sup>1</sup> Defined as individuals who possess a Klout score of over 50. Klout is a social media tool that measures the network effect of influencers across various social media platforms – [www.klout.com](http://www.klout.com).

Additional Intelligent Community outreach will occur in September and October, as Waterfront Toronto has been invited to participate in the Meeting of the Minds, Business and Bandwidth and the City Age: The Innovation City conferences. An Intelligent Community-focused Summit is being planned for late October pending the availability of key government representatives.

### **Gardiner East EA**

The Gardiner East EA and Urban Design Study team is currently developing the alternative solutions (improve, replace, and remove) that will be evaluated this fall along with baseline City of Toronto capital rehabilitation plan (maintain). Functional plans, transportation analysis, costs and designs are being developed in addition to draft evaluation criteria. Consultation on the alternative solutions and draft evaluation criteria is scheduled for this fall. Draft evaluation of the alternative solutions is scheduled for early in the new year.