

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

### WDL Development

Urban Capital is targeting to start construction this fall for their fourth and final phase of the River City project. This building is being marketed as Harris Square to link it to Lauren Harris Square adjacent to the site.

Dundee Kilmer received full support at the July 2017 Design Review Panel (DRP) meeting for Block 16 which is located on the north side of Front St. between Tannery Rd. and Rolling Mills Rd. They plan to start construction later this year.

Also at the July DRP, Dundee Kilmer presented their next phase, Block 12, which is located on the south side of Front Street. They are targeting an October 2017 project sales launch.

### Surplus Land Circulation

Infrastructure Ontario (IO) is nearing completion of the surplus lands circulation for the blocks that remain undeveloped in the WDL. They are in the process of working with the City to fulfill the Province's remaining affordable housing obligations in the precinct. More information on their plans for disposing the remaining lands and the provision of affordable rental housing will be announced by IO on Wednesday, September 13, 2017.

Concurrently, Waterfront Toronto is examining the feasibility of implementing a pilot project for a mixed-income, purpose-built rental building which would include market rental units along with Affordable Rental and mid-range Moderate Rental units. Waterfront Toronto believes that there is an opportunity to locate such a pilot in the Quayside neighbourhood. The pilot would aim to address the challenges facing the City with respect to housing affordability and could potentially be replicated as a model for the rest of the City. A detailed financial analysis has been completed as well as a round of market soundings with private sector developers to gauge interest in such a project. Waterfront Toronto is collaborating with City staff in developing a detailed proposal for a pilot project on Quayside.

### Public Art

The Garden of Future Follies handover to the City is complete and the piece is now in the City collection. A lighting consultant has been retained to develop a design for lighting "No Shoes" and they are on track to have this designed and installed by end of this year. Acknowledging the 24-hour life of the sites, integrated lighting is now a requirement on all of our new commissions in WDL. Art Spin included our "Water Guardians" piece in their July tour "Shoreline Speaker Series", and the event attracted approximately 250 people. We are investigating undertaking a commission at the King/Queen triangle entrance to Corktown Common. Feasibility will depend on whether we are allowed to do work on the site now that IO has taken control of the land.

## **East Bayfront (EBF)**

### Bayside

On May 23, 2017, the Ministry of the Environment and Climate Change (MOECC) accepted the Risk Assessment (RA) for the Bayside Phase II land. This is a major milestone to achieving a Certificate of Property Use (CPU) and Record of Site Condition (RSC) that will allow residential development on these lands. The MOECC will finalize the CPU in early September, after which they will need 30 days to review and finalize the RSC.

The Phase II Subdivision Agreement, was executed on August 23, 2017. Conditions from that agreement are currently being satisfied by Waterfront Toronto and Subdivision Registration is anticipated to follow in early September 2017. This will allow Hines/Tridel to close on the R5 property and commence construction of Aquabella in the fall.

Given the continued strength of the condo market in the eastern waterfront, Waterfront Toronto continues to have detailed discussions with the Bayside Development Partner about the acceleration of the A1/A2 site to go to market a year ahead of schedule. Waterfront Toronto, the City and the Development Partner are also reviewing the requirements for a City operated recreation center in Bayside and working to determine if the A1/A2 development would be a suitable location for such a facility.

### Quayside

On August 22, 2017 Waterfront Toronto received the Best and Final Offer (BAFO) submissions in response to the Quayside Innovation and Funding Partner Request for Proposals (RFP). The BAFO submission is the second of two submissions in the RFP process. The goal is for the Innovation and Funding Partner (the Partner) to help create, realize and fund an unparalleled vision for sustainable urban development on Toronto's eastern waterfront, specifically the Quayside development opportunity. With the guidance of our Fairness Advisor, Waterfront Toronto and Subject Matter Experts completed their evaluation of the submissions and will recommend a preferred proponent to the Quayside Steering Committee on September 11, 2017. After receiving confirmation of the preferred proponent from the Steering Committee, and with guidance from the Investment and Real Estate Committee of the Board (IREC), Waterfront Toronto will enter into negotiations with the preferred proponent regarding the terms of a partnership. A request for approval will be brought forward, through IREC, to the Board in October.

### George Brown College (GBC) Block 3

GBC continues to move ahead with selecting their design team, including an architect, to advance the detailed design of the project. GBC also continues with obtaining the necessary municipal planning approvals, which includes a minor variance for additional height to accommodate the daycare facility. GBC presented to DRP at the Issues Identification stage in July 2017, where they expressed interest in constructing a highly sustainable tall wood building on the site. Waterfront Toronto is facilitating meetings with City Building Department staff as this type of construction is not yet contemplated in the Ontario Building Code. Construction for this site is targeted to commence in the next few years.

As part of Waterfront Toronto's obligations to GBC, Management continues to pursue the issuance of a Record of Site Condition with the MOECC prior to start of construction.

## Waterfront Innovation Centre (WIC)

Menkes continues to pursue tenants for the WIC in the marketplace, with some exciting leads. Waterfront Toronto, Menkes and City staff are targeting September 30, 2017 to execute final transaction agreements.

Menkes has completed the necessary geotechnical works and can now submit a site plan application to the City.

## Public Art

Waterfront Toronto was a partner on Art Spin's final bicycle-led art tour through the Port Lands, which welcomed almost 500 cyclists on August 24, 2017. Through its Public Art Program, Waterfront Toronto facilitated and contributed to the site selection process which resulted in four multidisciplinary installations and performances experienced in otherwise inaccessible locations like the Port of Toronto's International Marine Passenger Terminal. The final stop of the bike tour was at Waterfront Toronto's 291 Lakeshore East building, launching *Desire Lines*, a 10 day exhibition in the space curated by Rui Pimenta and Layne Hinton, Art Spin's founders and artistic directors. The site, previously a condo sales office and warehouse space, provided the inspiration for the exhibition's themes addressing placemaking and home, as well as our relationship to the city's waterfront. This well-attended event welcomed over 600 people, animating the future Quayside site with art, music, and performance.

## **Health and Safety**

There were two incidents on the Bayside Phase II site. Both involved laborers being cut by rebar as per below:

**Incident Report #1** - July 26, 2017, laborer injured (cut by rebar) with no time lost.

**Incident Report #2** - July 28, 2017, Laborer injured while working with rebar, with no time lost.

## **Port Lands Flood Protection and Enabling Infrastructure Project (PLFPEI)**

### Regulatory Approvals and Technology Testing

Further work is ongoing to secure environmental and other regulatory approvals for the PLFPEI project [including the Community Based Risk Assessment (CBRA)] in order to maintain the proposed project schedule. The first draft of the CBRA has been completed and was submitted to the MOECC on May 26, 2017. Bench scale testing reports of selected soil and groundwater treatment technologies were submitted in April and the selection of proponents to conduct field-scale testing has been completed. Field-scale testing will be conducted in the fall of 2017.

On June 28, 2017 all three orders of government announced their commitment to provide the \$1.25 billion funding commitment required to implement the project.

Pursuant to the Board of Directors' approval provided on March 27, 2017, Management has commenced development of the Project Charter and Delivery Agreement required to secure the commitment of an initial \$10 million from the City of Toronto. The City of Toronto subsequently identified a further \$5.6 million in funding, to be focused on bridge design and construction.

Pursuant to the original competitive procurements that resulted in their selection, Management is completing negotiations and formalizing scope and agreements for design, geo-environmental, and risk management services with Michael Van Valkenburg Associates (MVVA), CH2M and HDR respectively. These agreements will be structured to reflect the requirements for complete project

implementation, subject to “stage gate” work package releases tied to funding availability and future Board of Directors’ approvals.

Management has concurrently prepared procurement documents for major additional services required to complete design and project implementation, including construction management. These procurements will also provide for the retention of vendors to complete the full scope of services necessary to complete the project, with work to be released as additional funding and subsequent approvals are obtained. Individual work elements will commence upon confirmation of a funding commitment as per the Board’s direction.

RFP’s for bridges and for roads & servicing are active at this time.

Additional RFP’s for cost consulting and project management will be released shortly.

### Cherry Street Stormwater and Lakefilling Project

The project design team has produced the 90% design submission earlier in July 2017 and is currently incorporating stakeholders’ comments. The consultants have presented the park and habitat design integration work to the Design Review Panel which has now concluded the DRP review.

Waterfront Toronto continues to negotiate a lease compliance agreement for the waterlots that are owned by Ports Toronto. This work is occurring in collaboration with Ports Toronto and the City Secretariat and is nearing completion. Waterfront Toronto is similarly negotiating a license agreement with Toronto Port Lands Company (TPLC) for access to the land. Both agreements are expected to be finalized in September.

The coordination, securing, and tracking of permits and approvals is ongoing. The first two of the three key long-lead approvals have been received from the Department of Fisheries and Oceans while the third one is in progress (Sewer Diversion).

Arrangements are underway between Ports Toronto and TPLC to relocate the vessels moored in the Essroc Slip in anticipation of the start of construction in October.

Pursuant to the Board’s approval of the recommended Contract Management/General Contractor contracting methodology, staff has progressed the RFP process to procure this critical service. Concurrent with and as part of procurement work related to the Cherry Street Lakefilling Project (CSLF), Waterfront Toronto has undertaken the procurement process for the retention of a construction manager for both the PLFPEI and CSLF projects for the provision of pre-construction services and for input on overall project delivery strategy. As with the balance of the consultant team engaged, the construction manager will be released on a stage gate basis for the completion of further project implementation works based on agreed approach. The RFP process is in the final selection stages and Waterfront Toronto aims to award a contract towards mid-September.

The project is moving forward to plan at this time.

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

Waterfront Toronto and the City of Toronto are working towards completion of the Planning Framework for the Port Lands including corresponding policy to amend the Central Waterfront Secondary Plan, the Villiers Island Precinct Plan and the Port Lands and South of Eastern Transportation and Servicing Master Plan EA (TSMP EA). The team is in the final stages of completing all documents.

The final Port Lands Official Plan Amendment and supporting Framework Plan and Villiers Island Precinct Plan will be going to Planning and Growth Management Committee in October 2017 for the statutory public meeting followed by City Council in November.

### Public Art

Negotiation with relevant City departments on the Villiers Island Public Art Strategy and public art activation in the Port Lands Framework Plan continues.

### **Jack Layton Ferry Terminal**

#### Phase 1A

Waterfront Toronto has completed the detailed design for the Phase 1A scope for the Jack Layton Ferry Terminal. The Phase 1A scope has been modified to reflect an additional \$1 million of funding which has been secured, and now includes 100 linear metres of promenade connecting the ticket entry to Bay Street, signage/wayfinding, and new lighting throughout the park.

Waterfront Toronto released the final construction tender in July and expects to have the General Contractor retained by mid-September. Construction for Phase 1A will commence immediately after the 2017 ferry season, in mid- to late-September 2017.

#### Master Plan

Waterfront Toronto continues to work with City Parks Forestry and Recreation to define a go-forward strategy for funding and implementation of the larger Jack Layton Ferry Terminal Master Plan. The draft plan scope, schedule, deliverables and budget will be brought to the Partnership Committee in the fall for review.

### **The Bentway**

Construction on The Bentway has been moving very quickly this summer. Work on the sanitary and storm sewers, watermains and stormwater infrastructure has been completed on schedule. Much of the earthwork and grading has now been completed, most visibly with the lawn area and trail access at Strachan Avenue taking shape. Construction has also commenced on the structure at Strachan Gate, as well as the Skating Building extension to the Fort York Visitor's Centre

The Bentway Conservancy continues to retain staff including Sara Peel, who has assumed the role of Director of Operations and Facilities. Before joining The Bentway team, Sara was the Managing Director of North By Northeast, the Manager of Events at Yonge-Dundas Square, and the Operations Strategist for the Design Exchange's inaugural Expo for Design, Innovation and Technology.

The City of Toronto and the Bentway Conservancy continue to work on final access agreements for the site, and Waterfront Toronto continues to provide input into Maintenance and Operations considerations for the agreement.

### **Gardiner East Environmental Assessment (EA)**

The second public comment period for the Gardiner Expressway EA was closed on Friday, July 28, 2017. The project team has reviewed comments and provided any additional clarification required by the MOECC. Following this it is anticipated that the review will be filed with the Ministry for a decision.

Waterfront Toronto, together with City Staff, have retained Dillon Consulting to undertake conceptual design for the public realm improvements proposed in the Gardiner East EA. This includes developing a broader vision for the corridor East-West as well as improved connections North-South beneath the railway and the Gardiner.

### **Lower Yonge Precinct**

Waterfront Toronto continues to work with City staff regarding the Menkes Development (55 Lakeshore/LCBO) on their applications for rezoning, official plan amendment and plan of subdivision to ensure their application is consistent with the objectives set out in the Lower Yonge Precinct Plan. Site Plan applications for Blocks 1 and 2 (two easterly blocks) have also recently been submitted and Waterfront Toronto has reviewed and will work with the City and applicant on these applications as well.

Pinnacle (1 Yonge) submitted a site plan approval application earlier this year for the first three phases of residential development (i.e. the North Block). Waterfront Toronto has reviewed the application for consistency with the principles of the precinct plan and Official Plan, and has provided comments to the City for the applicant. Waterfront Toronto will work with City staff and the applicant on revisions to their application. The 1 Yonge application is going before a joint City/Waterfront Toronto Design Review Panel on October 12, 2017.

Waterfront Toronto continues to work with City staff and the consultant team on the Lower Yonge Precinct Municipal Class Environmental Assessment (Phases 3 and 4 of the Transportation EA). The EA went before the City's Public Works and Infrastructure Committee on June 8, 2017 and City Council on July 5, 2017 where the recommendation to post the Environmental Study Report (ESR) for public review was granted. The ESR should be posted by the end of September.

### **Waterfront Transit Reset**

Waterfront Toronto continues to work collaboratively with City of Toronto and TTC staff on the Waterfront Transit Reset study. The team has been very busy this summer developing three options for the connection between Union Station and Queens Quay. These include a LRT option, a moving sidewalk, and an automated cable-pulled system. The details of these three options along with a preliminary review will be presented at a Stakeholder Advisory Committee and at two Public Meetings this September.

### **Ontario Place Park**

On Monday, June 19, 2017, Premier Kathleen Wynne unveiled Trillium Park and the William G. Davis Trail at Ontario Place. Waterfront Toronto's Chief Development Officer, Meg Davis spoke at the event on behalf of Bill Davis. The 7.5-acre park is now open to the public.

### **Portland Slip Pinch-Point**

Construction of a sidewalk widening at the head of the Portland Slip began on August 28, 2017. The slip currently narrows into a point, leaving a space that is too narrow for the Martin Goodman Trail to run parallel to the sidewalk on the south side of Queens Quay. The result is a 60-metre gap in the trail and pedestrian/cyclist conflicts. To solve this, a deck will be built over a portion of the Portland Slip in order to create more space. Construction is being completed through a design-build contract and is anticipated to be complete by the end of October. This is the final portion of the Martin Goodman Trail West Improvements and is currently underway following a federal license approval granted in May, 2017 by Public Services and Procurement Canada to build over federal waters.

## **Waterfront Toronto Design Review Panel Update**

This section is intended to provide Board Members with a summary of the outcomes of the monthly Waterfront Toronto Design Review Panel meetings.

*Panel Meeting #102, June, 2017*

### Gardiner East Public Realm Plan

The project was presented at the Issues Identification stage. Panel recommendations included:

- Overall support for the concept;
- Natural and artificial lighting is critical to the space;
- Explore the use of acoustic absorption;
- Expand programmatic considerations for the space;
- Coordination with Metrolinx is imperative, particularly with the vertical retaining wall; and
- There is a need to redefine how drivers use the corridor.

The project was reviewed at the Issues Identification stage and therefore no vote was taken.

### Jack Layton Ferry Terminal and Harbour Square Park – Phase 1A

The project was presented for two separate items, Detailed Design for the promenade and Schematic Design for the wayfinding and signage. Panel recommendations included:

- Overall support for the grading plan to maximize views to the lakes;
- Consider planting trees near the queuing area now;
- Look for opportunities to create connections between this site and the Westin Harbour Castle Hotel; and
- Reconsider the wayfinding and signage, but continue to explore the interactive periscope concept.

The Panel voted in support of the landscape piece but did not support the wayfinding and signage piece.

### Cherry Street Stormwater and Lakefilling Project

The project was presented at the Detailed Design stage with a focus on the aquatic habitat and park edge only. Panel recommendations include:

- Overall support for the project and beautifully detailed habitat coves;
- Integration of the Dockwall and naturalized surfaces need to be carefully considered;
- Avoid making the park edge look overly engineered with the dimensional armour stone; and
- Think about a maintenance regime to avoid excess debris buildup along the shore.

The Panel voted in support of the project.

### Hanlan Boat Club Building

The proposed row boat storage facility located on Regatta Road was presented at the Schematic Design stage. Panel recommendations included:

- Overall support of the revised site plan configuration;
- Explore further consideration of the materiality and colour of the garage doors;
- Keep the landscape rough and scruffy;
- Create an interesting landscape element using the stormwater drainage;
- The canopy needs to be worked out to ensure it complements the architecture of the building; and
- More research is needed on the accessibility of the site.

The Panel voted conditional support for the project.

*Panel Meeting #103, July, 2017*

### West Don Lands – Block 12 – Residential Building

The project was presented at the Issues Identification stage. Panel recommendations included:

- Support to get a grocer tenant in the ground floor retail space;
- Encourage the pursuit of thermal breaks on the balconies;
- More resolution is needed on the details to come such as the end walls and the treatment of the balconies;
- Consider both options for the private backyard space or the public courtyard amenity space, show section drawings at the next meeting to help articulate the side streets;
- Make sure the existing public realm is considered in the building design;
- More detail is needed on the transition between the commercial and residential portion of the building; and
- Explore the flexibility of unit conversion.

The Panel voted Conditional Support of the project.

### West Don Lands – Block 16 – Residential Building

The project was presented at the Construction Documents stage. Panel recommendations included:

- Strong support from the Panel for the front in/reverse out layout servicing;
- Support for the concrete brick to make the top half of the building relate to the bottom half; and
- Support for the balcony rail heights.

The Panel voted in support of the project.

### Bayside A1/A2- Residential Building

The project was presented at the Issues Identification stage. Panel recommendations included:

- Overall support for the general massing;
- Support for the through-block connection;
- The architectural relationship between Aquabella and this building needs to be emphasized; and
- Encourage pursuing thermal breaks on the balconies.

The project was reviewed at the Issues Identification stage and therefore no vote was taken.

#### West Don Lands – River City Phase 4

The project was presented at the Construction Documents stage. Panel recommendations included:

- Overall appreciation of the effort that has gone into making such a challenging site work;
- The relationship of smoked glass guardrail to the high gloss metal panel is a very important detail; and
- Consider extending the screen wall to cover the garage doors.

The Panel voted majority in support of the project.

#### George Brown College – Block 3 – Educational Building

The project was presented at the Issues Identification stage. Panel recommendations included:

- Setting clear expectations of the outcomes;
- Integrate learning opportunities for students into the design competition;
- Ensure that the design brief sets out clear objectives, and ensure that enough time is allocated for the design competition and the Ontario Building Code modification/process.

The project was reviewed at the Issues Identification stage and therefore no vote was taken.