

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

### WDL Development

Urban Capital has sold out all of the units in phase three of River City (RC3) with construction well underway. Occupancy is planned for Spring 2018.

Dundee Kilmer presented their re-designed building (Block 16, on the north side of Front St. between Tannery Rd. and Rolling Mills Rd.) to the Design Review Panel (DRP) in December 2016 and received support to proceed with launching their project. The project experienced a successful launch, selling over 60% of the units.

Dundee Kilmer plans to bring their next phase (Block 12, on the south side of Front Street) to DRP in July 2017, with an anticipated project launch in October 2017.

### Construction Liaison Committee (CLC)

The major construction and development enabling works associated with Waterfront Toronto in the WDL are complete. For the most part, current construction activity in the area is consistent with that taking place elsewhere in the city. The Terms of Reference for the Committee was reviewed and discussed by the Committee at its last meeting and it was agreed that the Committee will meet on a less frequent or as needed basis until major construction projects resume again.

### Surplus Land Circulation

Infrastructure Ontario (IO) on behalf of the Ministry of Infrastructure (MOI) continues with its circulation process for the remaining undeveloped blocks in the WDL with agencies, ministries, not-for profits and the City of Toronto. These uncommitted blocks, land mainly west of Cherry Street, were declared surplus by the Province of Ontario in 2016. As part of this process, Waterfront Toronto is working with IO and MOI to determine appropriate sites in the WDL to fulfill the remaining Affordable Rental Housing obligations for these provincial lands.

Concurrently, Waterfront Toronto is examining the feasibility of implementing a pilot project for purpose built rental housing which could include buildings with market rental units that cross-subsidize mid-range rental (or key worker housing). Waterfront Toronto believes that there are opportunities in the WDL and potentially in the East Bayfront to locate such a pilot. The pilot program could address the challenges facing the City with respect to affordable housing and be replicated as a model for the rest of the City. Management is collaborating with City staff and intends to bring a draft proposal to the Investment and Real Estate Committee with next steps. Currently we intend to update the Board at its June meeting.

### Public Art

The handover of Hadley+Maxwell's *Garden of Future Follies*, the final artwork in Phase 1 of the WDL, is almost complete. The City is satisfied with the maintenance manual and will be signing off imminently.

## **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).

Hines, Waterfront Toronto's Development Partner for Bayside, has requested to accelerate the delivery of the last remaining market residential development sites, A1 and A2. The agreements currently contemplate that A1 and A2 be conveyed to Hines on September 1, 2020 and September 1, 2021 respectively. The acceleration request asks that both sites be conveyed on September 1, 2019. Waterfront Toronto is currently reviewing this request to understand its impact on our obligations to the developer.

Hines/Tridel has completed the installation of the park and water's edge promenade electrical equipment within the Aqualina building. Commissioning of the equipment will allow the lights on the Promenade to be activated in the near future.

The Phase I water main connection at Queens Quay East was installed, tests passed, and the contractor is connecting it into the municipal system. Additional Phase I public realm construction work will start in May by Hines/Tridel along the south and east frontage of Aqualina.

The Private Street Phase I construction tender is expected to be awarded next month. The Private Street Phase II draft submission was made March 28, 2017, and these plans will be included in Tridel's resubmission to the City for Site Plan Approval.

The Construction RFP for Aitken Place Park is planned to be released in April.

### Public Art

Waterfront Toronto awarded the public art commission for Aitken Place Park to the Calgary-based artist team of Caitlind Brown, Wayne Garrett, and Studio North. The artists proposed a large-scale light projection in response to the RFP, which asked artists to use the non-physical medium of light to add a layer of experience to the park. The artist team will project moon and wave imagery onto the park's "urban porch" by shining light through a handmade Fresnel lens. Speaking to complex spaces between natural and constructed environments, this poetic artwork proposes an ongoing and mesmerizing experience. The artist team visited the site at the beginning of April, advancing the design development phase.

### Quayside

On March 17, 2017 Waterfront Toronto released the Quayside Innovation and Funding Partner Request for Proposal ("RFP") to the market through local, national and international channels. 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. Together, Waterfront Toronto and the Partner will identify and define the necessary partnership model, strategies, infrastructure, measurable outcomes and downstream partners to ensure Quayside is a globally-significant demonstration project that addresses common urban challenges, such as the increasing disparity in housing affordability and the imperative to address climate change. When complete, Quayside will be a highly sustainable mixed-use, mixed-income neighborhood, providing a range of land uses, housing types and amenities as well as addressing the need for mobility, and accessibility. The Partner will be selected through this competitive RFP process which is guided by a Steering Committee and Fairness Advisor.

As a result of the market sounding and promotion activity, there has been strong interest in the Quayside Development Opportunity Innovation and Funding Partner RFP. The RFP was broadly disseminated and promoted through a variety of methods intended to gain broad attention, including:

- Canada News Wire (Canadian Comprehensive Technology Package): National distribution;
- Intelligent Community Forum Canada Newsletter – Distribution to 1,400+ tech companies and economic development professionals across Canada;
- MIPIM: presentations to international audiences, including keynote plenary;
- UK Property Forum: distribution to over 60,000 members;
- LinkedIn: targeted campaign to an international audience (including UK, UAE, France, Germany, Netherlands, Singapore, Hong Kong). Total impressions of approximately 61,500;
- Waterfront Toronto: promoted across all digital and social media channels.

In addition, there has been significant media coverage of the RFP release including:

- The Globe and Mail
- BNN (Business News Network)
- Bloomberg Canada News
- Metro News
- Daily Commercial News

Staff will update the Board on the RFP as the process progresses.

### George Brown College (GBC) Block 3

City staff, GBC and Waterfront Toronto completed the successful land closing of Block 3 on March 31, 2017. Construction for this site is targeted to commence in the next few years, following extensive design and municipal planning approvals that will be undertaken by GBC. As part of Waterfront Toronto's obligations to GBC, staff continue 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 market place. Waterfront Toronto, Menkes and City staff are in the process of negotiating final transaction agreements to be executed prior to commencement.

## **Health and Safety**

There are no incidents to report.

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

### Regulatory Approvals and Technology Testing

Further critical 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, should funding be received in the second quarter of 2017. First draft of the CBRA is anticipated by the end of April. Bench scale testing reports of selected soil and groundwater treatment technologies are anticipated by the middle of April which will be followed by the selection of successful proponents to conduct field-scale testing. Field-scale testing will be conducted in the spring/summer of 2017.

Discussions continue with all three levels of government, to secure the \$1.25B 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. This funding will allow for the commencement of schematic design on the majority of project components and the continuation of work required to obtain environmental approvals and to identify soil and ground water remediation and stabilization solutions.

Pursuant to the original competitive procurements that resulted in their selection, Management is proceeding with formalizing the scope and agreements for design, geo-environmental, and risk management services with 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 is concurrently preparing procurement documents for all 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. Work will commence only upon confirmation of a funding commitment as per the Board's direction.

#### Cherry Street Stormwater and Lakefilling Project

Negotiation of the Delivery Agreement between Waterfront Toronto and the City of Toronto is ongoing and anticipated to be complete by mid-April. Execution is expected to be conditional upon finalization of the Contribution Agreement between the City and Province.

Waterfront Toronto has retained an Appraiser and a Legal Advisor to advance and complete access agreements for, and transfer of, the waterlots that are owned by Ports Toronto. This work is occurring in collaboration with Ports Toronto and the City Secretariat.

The coordination, securing, and tracking of permits and approvals is ongoing. The three key long-lead approvals are in progress (Department of Fisheries and Oceans [DFO], Transport Canada, and the Sewer Diversion approvals). For the Department of Fisheries and Oceans approval, the project team continues coordinating closely with Aquatic Habitat Toronto to negotiate the final requirements for obtaining this approval including financial securities and quantities of habitat to be included in the project. The final design of the coastal habitat and final permit application to DFO will be submitted in late April/early May. The consultants will return to the Waterfront DRP in April to present the park and habitat design integration work.

Procurement of the services for the project Lead Engineer and the retention of Scheduling and Risk Analysis services has been completed. Pursuant to the Board's approval of the recommended Contract Management/General Contractor contracting methodology, staff has commenced the RFP process to procure this critical service.

The project is moving forward to plan at this time.

Concurrent with and as part of procurement work related to the Cherry Street Lakefilling Project (CSLF), Waterfront Toronto will complete a 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.

## Port Lands Acceleration Initiative

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). Phase 2 includes the following components:

- The Environmental Assessment (EA) for the Don Mouth Naturalization Project (DMNP) (approved January 28, 2015);
- The Port Lands Planning Framework/Transportation and Servicing Master Plan EA;
- The Villiers Island Precinct Plan; and
- The Film Studio Precinct Plan (on hold).

## 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). A presentation was made on the Port Lands Planning Framework and Villiers Island Precinct Plan at the March 27, 2017 Board meeting.

The team also presented updates (including near final plans) on all initiatives and requested feedback on the draft Official Plan Amendment policies from the Port Lands Stakeholder Advisory Committee and the Land Owner and User Advisory Committee on March 29, 2017. The plans were well received and predominantly positive feedback was given from both groups. The team will present the same to the Waterfront Toronto Design Review Panel on April 19, 2017. The intent remains to work towards reporting back on the Framework Plan and TSMP EA to City Council in July, 2017 and the Villiers Island Precinct Plan in October, 2017.

## **Government Relations**

### *Port Lands Flood Protection*

The last several months have been intensive in terms of discussions with our government partners regarding the next phase of waterfront revitalization. These discussions have focused on Port Lands flood protection and enabling works funding as the critical first step to unlocking the Port Lands and economic development opportunities.

We continue our high level engagement on this project with Ministers Sohi and Chiarelli, the Premier's Office, the Mayor and his officials. On March 2, 2017, Waterfront Toronto met with senior departmental officials at a meeting convened by the Premier's Office and on April 6, 2017 met with our federal and provincial Deputy Ministers, the City Manager and Deputy City Manager. It is clear that our government partners agree on the significance of the project, particularly the multiple deliverables - economic development, innovation, social housing, inclusive communities and green, resilient infrastructure. Governments continue to undertake their internal due diligence to determine fiscal flexibility with respect to potential cash flows and sequencing of government funding.

Waterfront Toronto will continue to work with governments to facilitate an early positive outcome and funding decision.

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

Waterfront Toronto has completed the schematic design for the Phase 1A scope for the Jack Layton Ferry Terminal. Phase 1A includes 60 linear metres of promenade at the entrance to the Ferry Terminal site at Bay Street including a signage/wayfinding component and lighting throughout the park. As we commence the next phase of work Waterfront Toronto is including an additional 46 metres of promenade to extend to the gates as a provisional item pending confirmation of funding from the City.

Waterfront Toronto is currently preparing a Request for Qualifications for a general contractor and the intent is to release the final construction drawings for tender in June. Construction for Phase 1A will commence immediately after the 2017 ferry season, in mid to late September 2017.

## **Jack Layton Ferry Terminal Master Plan**

Waterfront Toronto is working 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. This will include establishing a funding and delivery plan, investigating the feasibility of funding a portion of the project by philanthropy/sponsorship, and modifying the plan as appropriate to provide for potential revenue generating opportunities. Following input by City Parks and Councillor McConnell, the draft plan scope, schedule, deliverables and budget will be brought to the Partnership Committee in the late summer for review and a recommendation to the Board.

## **The Bentway**

The Bentway project has now entered into construction. Work began in mid-March, with construction fencing erected and preconstruction surveys underway. Removal and excavation work will begin in early April, with the focus of the first phase of work on underground utilities and drainage.

Waterfront Toronto continues to manage the design team in completing tender documents for the remaining procurement packages for Phase 1. The first package closed and was awarded to Peter Kiewit Sons ULC, who will self-perform the Site Grading and Civil Utilities work.

Packages for the Skating Refrigeration Design/Build/Operate/Maintain work, Electrical and Structural Concrete have closed and are under review.

The Environmental Study Report for the proposed crossing at Fort York Boulevard was filed in mid-January and, during the 30 day public review period, a Part II request was received. Waterfront Toronto has responded to the informational requests received from the MOE, and awaits Ministry response and review within the next several months.

The Bentway Conservancy has now hired a new Chief Executive Officer, Julian Sleath. A long-standing event planner and producer of theatrical and cultural events, and an experienced steward of new performing arts venues, Julian brings more than 35 years of leadership and experience to The Bentway. The Conservancy is also moving forward with the hiring of a Director of Fund Development and a Director of Programming within the coming months.

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. With the new CEO on board, Waterfront Toronto is working closely to better define the programming and activation events, and is coordinating as they relate to the anticipated construction schedule and a series of planned events that will highlight the construction process for the public.

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

The public comment period for the Gardiner Expressway EA was closed on March 17, 2017. The project team is now reviewing comments received and providing responses and/or additional clarification as required by the MOE. Following this, the MOE will issue its staff review for public input, expected in late May 2017.

Waterfront Toronto together with City Staff have developed a scope of work and retained Dillon Consulting to further develop the public realm improvements proposed in the Gardiner East EA.

## **Lower Yonge Precinct**

Pinnacle (1-7 Yonge) reached a settlement for their rezoning and Official Plan Amendment at the Ontario Municipal Board (OMB) with the Board order pending completion of various legal agreements and policy documents. Waterfront Toronto continues to work with City staff regarding 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.

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). Stakeholders Advisory Committee and Land Owner and Users Advisory Committee meetings were held in early April to garner feedback on the near-final Environmental Assessment plans and draft Public Realm Plan. The EA process is expected to be completed early in 2017.

## **Ontario Place/Exhibition Place Bridge Study**

Waterfront Toronto has completed a feasibility study of replacing the existing pedestrian bridge that connects Ontario Place and Exhibition Place with a wider "land bridge". Waterfront Toronto retained Dutoit Allsopp Hillier and Marshall Macklin Monaghan to undertake the feasibility study, that includes: a site conditions report, including phase one archaeology; design concept options for three different bridge widths; and preliminary cost estimates. The goal of the study was to provide information to support a decision about whether or not the idea of a "land bridge" should continue to be included as the Province continues to consider options for the revitalization of Ontario Place.

## **Ontario Place Park** (please note this section has been updated to reflect accurate timelines)

The Park and Trail will be completed in June 2017, in time for Ontario's 150th anniversary.

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

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

*Panel Meeting #98, February 15, 2017*

### Tommy Thompson Park Entrance

The project consists of a pavilion at the entrance of the park at Unwin Avenue and improvements to the parking lot and surrounding landscape. Panel recommendations included incorporating Poplar trees at the entrance to create a buffer between the parking lot and street, using a more sustainable material on the soffit of the pavilion, and ensuring that the lighting is effective yet sensitive. The Panel provided conditional support of the project.

*Panel Meeting #99, March 8, 2017*

### Hanlan Rowing Club Boathouse

The project is a light weight greenhouse-type structure for the storage of the club's rowing shells. Panel recommendations included: exploring the possibility of having a weather protected waiting area; the need for a "front door" facing onto Regatta Road; working to preserve the existing landscape features and strategically add more trees onsite; and designing the building to provide some indoor amenity space. The Panel provided conditional support of the project.

## **Communications and Public Engagement**

### Sugar Shack TO

The second annual Sugar Shack TO event took place at Sugar Beach March 11-12, 2017. The event featured two wooden stalls serving fresh maple taffy, live entertainment, a winter market and a popular maple sugaring demonstration over an open fire. Waterfront Toronto created Sugar Shack TO in 2016 to help animate the eastern waterfront in the winter. This year, Sugar Shack TO was produced by non-profit Water's Edge Festivals & Events, with Waterfront Toronto as presenting sponsor. Other event partners included Menkes, Hines-Tridel, Great Gulf, Castlepoint Numa, Dream and RBC. Total attendance this year reached 10,000 people, despite cold temperatures. Of the attendees surveyed, 75% live outside of the waterfront area and had travelled to Sugar Beach for the event. Live media coverage of the event included multiple spots on CP24, CBC News, and CityTV. We are pleased that the event has become an annual winter festival, helping create a vibrant community in the eastern waterfront, and helping to attract visitors to the waterfront.

### Future Cities Talks

On March 26, 2017 Waterfront Toronto hosted the second edition of FUTURE CITIES, Waterfront Toronto's talk series that aims to challenge urbanists, culture-makers, advocates and citizens to reimagine what it means to be a city builder. The series invites experts and innovators known to deliver a talk that will push boundaries and challenge the status quo. Waterfront Toronto acts as the convener of critical, cross-disciplinary discussions that will help us develop innovative new models for building happier, healthier and more prosperous waterfront communities.

Waterfront Toronto's second edition featured:

**Sharmini Fernando** (Pathways to Education) discussing the power of community to build resilience and overcome barriers. Drawing on Fernando's experiences overseeing the Pathways to Education program and working in the context of Regent Park and Moss Park communities, this on-stage interview explored the dynamics of social inclusion and social exclusion and how investing in bringing communities together – youth in particular – generates manifold social returns on the investment.

**Mark-Ché Devonish** (The RUDE Collective) discussed working to create safer and more welcoming spaces using art and celebration to create positive social change. The RUDE Collective is a group of individuals whose main objective is to create positive spaces for queer folks, especially those that are marginalized due to racism, transphobia, gender identity and gender expression. They create safe spaces for queer people of colour to interact, meet and share through multiple forms of artistic expression.

**Lisa Switkin** (James Corner Field Operations) discussed new forms of urban nature that are transformative, performative and strive to enhance our quality of life. Switkin discussed the process of working with "found" landscapes and her movement toward what she calls "a new ecological aesthetic," one that embodies a diverse and complex set of systems, sustainable practices, and people-centred design interventions that feel a part of the Natural World even as they are highly engineered solutions to human life in dense urban environments.

**Rebecca Carbin** (I Heart Your Work) discussed how temporary or ephemeral art works in public spaces can engage in more directly political and socially-relevant discussions. Drawing on her experiences directing public art commissions for the City of Toronto and Waterfront Toronto, Carbin discussed the limitations of thinking about public art solely as permanent collections. Permanent works, Carbin argued, must always play it safe because they must stand the test of time – both in materiality and in content. Looking toward temporary art programs, Carbin described the enormous potential for creating new types of public art that offer the possibility of more provocative public dialogue and social transformation.

### Waterfront Animation Grants

In February, Waterfront Toronto launched a call for proposals for the summer arts program, *Animating our Waterfront*. This grant program will award up to \$10,000 to individuals, organizations, collectives or groups who want to create free arts and cultural programming in waterfront parks and public spaces this summer. The objective of the program is to facilitate arts and cultural programming that celebrates public spaces and invites Torontonians and visitors to enjoy our waterfront.

The deadline for submissions was March 24, 2017. Selected proposals will be announced in early May.