

West Don Lands (“WDL”)

Construction

The following is a status of current projects within the WDL:

- Don River Park - The dry side of the park is now complete. Work continues on the wet side, and park opening is anticipated in summer 2013.
- Underpass Park - The blocks directly below the Richmond-Adelaide overpass are now open to the public. Construction continues on the block west of the overpass. Public opening of this final portion of Underpass Park is anticipated in Spring 2013.
- Stormwater Quality Facility - The WDL storm conveyance system (Oil-grit Separator, storm outfall tunnel and storage shaft) was completed and fully functional by May 31, 2012. Minor deficiencies have now been rectified. Design development work for the treatment building is 90% complete and the project is expected to be presented to the Design Review Panel this fall for final approval.

Urban Capital

Waterfront Toronto continues to coordinate closely with Urban Capital’s Construction Manager on the scheduling for the completion of the woonerf and public realm works. The first phase of construction on the woonerf will commence in late summer 2012. Urban Capital remains on track for occupancy commencing in the winter of 2013.

Toronto and Community Housing Corporation (“TCHC”)

Construction continues on TCHC’s three buildings, with an occupancy target date of summer 2013.

Public Art

Original and restored steel components of No Shoes are being transported back from the artist’s studio in the US within the next few weeks.

A Call to Artists for Expressions of Interest on three permanent art opportunities on Front Street is launching in September, with an aim to having the artwork selection process complete by March 2013.

Communications and Marketing

On August 2, Waterfront Toronto officially opened phase one of Underpass Park with a tri-government media event. We were joined by several hundred community members, stakeholders, local children and government officials including Mayor Rob Ford. Media coverage of the opening celebration was extensive and extremely positive across all mediums.

Waterfront Toronto's outreach efforts for Underpass Park also resulted in extensive coverage prior to the official opening and in long lead magazines. Promotional efforts including media relations, a featured post and social media outreach resulted in the park being named *Toronto Life's* September "Reason to love Toronto". The park was also included in *Azure* magazine's "The Playful City" feature, as well as in articles in various print and online publications.

In July, Waterfront Toronto assisted in facilitating a fashion photo shoot at Underpass Park for the *Canadian Family* magazine back-to-school issue. The park was featured prominently in a five-page spread and on the table-of-contents page, plus the publication created a short video of the shoot which was promoted on the Canadian Family website and through their database.

East Bayfront ("EBF")

Parkside

Great Gulf continues to process its approvals with the City which include Site Plan Approval.

Great Gulf's Monde Condominium marketing sign building permit was approved by the City on August 21, 2012. The sign will be erected on the roof of 291 Lake Shore East by the end of September, 2012.

Bayside

Waterfront Toronto continues to work with City Staff to process the Bayside Plan of Subdivision and Zoning By-law amendment applications. Waterfront Toronto has received staff comments and draft approval conditions. Waterfront Toronto will be discussing the conditions with an aim to have the statutory public meeting at Community Council in November and final Draft Plan Approval by Council in December. Registration is targeted for July, 2013.

Hines continues to secure approvals from the City for its sales office and is targeting an opening in late fall, early 2013.

Waterfront Toronto submitted the first Bayside engineering, public realm and external services designs to the City on July 16, 2012. City Staff is committed to providing comments to Waterfront Toronto by September 11, 2012. There will be two additional submissions for design approvals to the City with a final approval in the spring of 2013.

Dockside

George Brown College met its target to be open for students in September 2012. The Waterfront Toronto/George Brown College parking garage is open to the public and fully operational.

The majority of the public realm works are completed in Phase 2 (east of Dockside Drive from Knapp Lane to Lower Sherbourne Street). TTC bus service is operating using Knapp Lane until Dockside Drive is open to the public. The design of the signalized intersection at Dockside Drive\Lower Sherbourne is in circulation with the City for approval. This work is expected to begin in mid-September. The Water's Edge Promenade electrical work is on-going and is expected to be completed by early September.

Affordable Housing Agreement

Waterfront Toronto and City Staff continue to work collaboratively on the Affordable Housing Delivery Agreement to secure affordable housing in EBF. Execution of the agreement is expected in late 2012.

Interim Transit Study

The Interim Transit Study continues and is evaluating nine possible options for utilizing Light Rail Transit (“LRT”), Bus Rapid Transit (“BRT”) and regular buses that can potentially be implemented within or close to the \$90M funding envelope. Waterfront Toronto is working with City and TTC staff to finalize the analysis. A draft report from the consulting team will be available in October.

Construction

External Sanitary Sewer - The new sanitary sewer that has been constructed from Scott Street to Market Street has increased the capacity in the system to allow GBC to open on schedule. A redesign of the sewer was required on Jarvis Street due to a conflict with an existing Hydro duct bank. Construction has started and the remaining work will take two months to complete but will not hinder GBC opening. Restoration of the boulevard on The Esplanade is being coordinated with the City. The City is proposing to deliver this with adjacent projects instead of by Waterfront Toronto.

The Jarvis Dockwall Reinforcement project has received its construction permit from the city, and is currently being tendered with an anticipated start of construction in late September. We have also submitted the drawing package to the City for the Queens Quay Martin Goodman Connection project. The tender will be released in early September and construction is scheduled to start by mid-October.

Communications and Marketing

Following the National Urban Design Awards announcement in July, Waterfront Toronto created a featured post to promote Canada’s Sugar Beach and Sherbourne Common’s receipt of an Award of Excellence. Canada’s Sugar Beach is also being recognized with an American Society of Landscape Architects’ award.

In July, Waterfront Toronto organized a tour of Canada’s Sugar Beach for a Washington-based editor of Landscape Architecture magazine. A feature on the park is planned for the publication’s Fall issue.

Central Waterfront (“CWF”)

Queens Quay Design

On June 29, 2012 Waterfront Toronto submitted 90% engineering drawings to the City of Toronto, TTC and TPUC (“Toronto Public Utility Coordinating Committee”) for their review. Comments were received from all departments, agencies and utility companies. Waterfront Toronto has subsequently received sign-off from all utilities and is working to resolve any other outstanding concerns.

We are currently preparing the application to the Ministry of the Environment (“MOE”) for the Environmental Compliance Approval, which is required for Sewer and Water construction. Once City and MOE review is complete a permit for the construction of Queens Quay will be issued by the City Right of Way Management.

Queens Quay Construction

On July 29, 2012 the 509 Streetcar was replaced with bus service in order to accommodate construction activities. Shortly after the shutdown, TTC overhead contact power was removed by TTC’s own forces. Waterfront Toronto completed its tender for TTC demolition and construction

and is preparing to award this work. Waterfront Toronto is currently out to tender with Site Services, Dewatering and Electrical. Pending funding agreements, we are anticipating commencing construction in early September. The first phase includes TTC removal and utility upgrades/relocations (including Toronto Water, Enbridge, Bell, Toronto Hydro, Allstream, Cogeco, Beanfield and Rogers).

Construction of civil works for new Bell plant on Queens Quay has been completed and Bell Canada has commenced installing cables which is anticipated to take approximately 6 months. Toronto Hydro construction was delayed due to ongoing negotiations with its existing tenants but has now received its permit and is mobilizing construction. Construction of Hydro works is expected to take approximately one year and will generally commence in the west and work east. This work will be undertaken directly by Hydro and coordinated by Waterfront Toronto's Construction Manager. Design is underway on a new plant for Enbridge, Allstream, Cogeco, Rogers and Beanfield.

Queens Quay Consultation

Media relations continue for the revitalization of Queens Quay in advance of major construction this fall. In July, Waterfront Toronto coordinated a tour of Queens Quay which resulted in an extensive Open File story built around before and after images. The Star also ran a story about Queens Quay as part of a weekly series profiling local streets which are undergoing a transformation. Waterfront Toronto has also coordinated with TTC communications on changes to the Harbourfront Streetcar service and we continue to send weekly construction notices to our Queens Quay database and via social media.

In July, Waterfront Toronto hosted its sixth Construction Liaison Committee meeting. Once again, the information was well received and the meeting was positive and productive.

York Quay Revitalization

On August 28, 2012, Waterfront Toronto and Harbourfront Centre held a joint media event to celebrate both the official opening of the York Quay parking garage and a groundbreaking for the new public spaces located above the garage. Together with representatives from our government partners, we officially broke ground at Canada and Ontario Squares - new waterside public squares made possible by the construction of the new underground garage.

Portland Slip

The project has been delayed due to the new water's edge promenade constituting a change in use for the property and as such requires environmental testing, risk assessment and risk management plan under Ontario's Records of Site Condition Regulation 153/04. Waterfront Toronto is now in discussions with the City to confirm the new requirements for the project and has agreed to procure the necessary environmental services and conduct a Modified Generic Risk Assessment. The additional environmental requirements (assuming that site remediation is not required) and delay to the project are projected to result in the project exceeding its current budget and funding by approximately 8%. Subject to City acceptance of the additional costs we intend to have the Contractor mobilize to site by end of September.

Other

Health and Safety

There have been no health and safety incidents on Waterfront Toronto project sites that have resulted in lost time injuries since the last report.

Lower Don Lands (“LDL”) / Port Lands

At the direction of Toronto City Council, Waterfront Toronto has been working together with City of Toronto and Toronto and Region Conservation (“TRCA”) staff for nearly a year to create a business and implementation plan for revitalizing the Port Lands. The Council-approved protocol also mandated further examination of options for the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment (“DMNP EA”), within the approved EA terms of reference, along with a robust and comprehensive public consultation process.

Significant developments since the June 27, 2012 report include: (1) the re-engagement of Michael Van Valkenburgh Associates (“MVVA”) in the design process for the Lower Don Lands; and (2) initiation and completion of a City-led peer review of the primary real estate development and financial analyses. The work required to respond to Council’s direction is now complete and a final public meeting was held on August 8, 2012. Comprehensive documentation of the Port Lands vision, the business and implementation plan, and supporting analyses was publicly released the week of August 27, 2012.

The findings and recommended path forward are summarized in a City staff report which is scheduled for consideration by Council’s Executive Committee on September 10, 2012, and by the full Council at its October 2-3, 2012 meeting. The essential conclusion of the Port Lands Acceleration Initiative (“PLAI”) is that development of the Port Lands can be advanced in a direction consistent with the goals of the DMNP EA and the Central Waterfront Secondary Plan (“CWSP”) to provide effective flood protection, promote naturalization of the new Don River Mouth and create a generous system of waterfront public spaces within a great new city district while minimizing the requirement for significant additional public investment.

Key recommendations arising from the PLAI include moving forward with:

- revision and resubmission of the DMNP EA to align with the direction for the Port Lands, along with any necessary revisions to the Lower Don Lands Class EA Infrastructure Master Plan and Keating Channel Precinct Class EA Environmental Study;
- protecting the proposed valley corridors from encroachment by development;
- initiating precinct planning, inclusive of business and implementation planning for Cousins Quay, Polson Quay, and the Film Studio Precincts;
- further reviewing the use of Development Charges (DCs) or any other appropriate mechanisms for funding flood protection; and
- creating a landowners group comprising property owners and long-term lease holders to work toward infrastructure cost sharing and front-ending or similar infrastructure funding agreements.

Management is in general agreement with the findings and recommendations being presented for Council endorsement.

Waterfront Toronto’s Design Review Panel, whose members have carefully followed the evolution of the Lower Don Lands plan from 2007 to the present, has expressed the collective opinion that the recently refined MVVA plan, embedded in the overall vision for the Port Lands, “has improved and clarified the design competition vision”, “succeeded in recapturing the magic”, and has “come up with a strengthened plan that in some ways is better than the original winning competition [plan]”. The panel is also of the opinion that “it is essential to provide certainty around the future river alignment and public realm so another review does not reopen the discussion about flood protection, naturalization and the amount of open space”. It has therefore recommended that the planning framework be anchored by five core principles that will stand the test of time as the concept is translated into detail precinct planning. Please refer to the attached letter dated July 27, 2012 from the members of the Design Review Panel.

Communications and Marketing

In July, Waterfront Toronto worked with the Canadian division of KPMG to promote that Toronto's waterfront revitalization was named by KPMG as one of the world's 100 most innovative and inspiring urban infrastructure projects. Selected in the urban regeneration project category, Toronto's waterfront was one of six Canadian infrastructure projects to make the second edition of KPMG's high-profile report [Infrastructure 100: World Cities Edition](#). KPMG Canada's media relations resulted in a number of media stories including a story in the *Globe and Mail*.

Waterfront Toronto worked with *Eyewitness Travel Guides* on the waterfront spaces section for its upcoming City Guide: Toronto edition. We worked with editors on content and imagery about waterfront revitalization for this popular guidebook series which will be published in the United Kingdom in 2013.

Waterfront Toronto coordinated with partner landscape architecture firm DTAH to provide imagery for a summer architecture exhibition titled *Born Again: The Repurposed City*, at Harbourfront Centre. Captivating photos and artist renderings of the Queens Quay Revitalization project, the completed Wavedecks and Water's Edge Promenade are on display as are pieces of utility pipes from the ongoing redevelopment in the West Don Lands.

Report to the Community

Waterfront Toronto will be releasing its 2012 Report to the Community in mid-September. In keeping with our sustainability mandate the report will be available online only, as it was last year. This year's report has been produced as a microsite with the theme "Building Your Great Waterfront". The Report is broken into five sections: attracting investment; parks and public spaces; infrastructure and technology; a clean, green environment; and liveable neighbourhoods. Each section begins with a short clip from a Torontonian talking about the importance of each section, and it is followed by highlights of what we have achieved over the past year and what is yet to come. Developed as an interactive experience for readers, the microsite incorporates informative articles, videos, image galleries and a "what do you think makes a great waterfront?" survey.

To promote the Report to Community, we will be running a short online banner ad campaign with various media outlets that provides a teaser "what makes a city's waterfront great?" with a find out more button that takes people directly to the microsite. The online ad campaign is significantly less expensive than the print advertising used in the past, plus it allows us to directly track visits to report and to measure the success of the campaign. In addition to online ads, we will also promote the report through our web and social media sites and also send out a HTML email promoting the Report to our key influencers, media and to our newsletter database. We will also create a small run of printed postcard for government officials.

Year-in-Review Video

Waterfront Toronto has produced a short video highlighting the many key developments in the transformation of our waterfront over the past year. The video features a compilation of achievement highlights, event video footage, media coverage, imagery and more.

Sustainability

Federation of Canadian Municipalities

Waterfront Toronto is building a strong relationship with the Federation of Canadian Municipalities ("FCM"), an advocacy group representing the interests of Canadian Municipalities on policy and program matters by negotiating with federal departments and agencies on their behalf and administering a number of funds, known as the Green Municipal Fund ("GMF"). Waterfront Toronto has submitted a proposal for a session at FCM's Sustainable Communities Conference 2012 that

will review the challenges, solutions, and lessons learned in making a great waterfront. We will highlight leadership in innovation and market transformation with a focus on Sherbourne Common Stormwater, Soil Recycling, Minimum Green Building Requirements and Intelligent Communities. Discussions are also taking place on funding a potential project as part of their Capacity Building Program. This is aimed at knowledge sharing of sustainability achievements for waterfront projects across the country. Waterfront Toronto is also pursuing funding under the Green Municipal Fund for the Queens Quay Revitalization Project and various other related brownfield opportunities.

Archetype Sustainable Condo Project

Waterfront Toronto has obtained funding from the Enbridge Savings by Design program in the collaboration headed up by Sustainable Building Canada. This design initiative focuses on Block 8 in WDL. As part of this program, an Archetype Condo Integrated Design Charrette was held on August 13, 2012 to examine technologies and strategies to achieve high energy efficiency, building durability, water conservation, stormwater management, and sustainable materials selection. The program will include a Final Report and a presentation at the Toronto Green Building Festival.

Waterfront Toronto's requirement for 50% energy efficiency is being modeled, along with other Minimum Green Building Requirements ("MGBR") version 2. This gives Waterfront Toronto valuable information on what strategies a building must incorporate to meet MGBR version 2. The value of this project is estimated at up to \$40,000 in expenses and expertise offered and funded by Enbridge.

Intelligent Communities

The infrastructure component of the Intelligent Community is proceeding as scheduled by Beanfield. As a result of the expansion of the broadband agreement that resulted in an increased role for Waterfront Toronto in the development and evolution of the middleware and portal requirements, the process of identifying and evaluating appropriate solutions has been accelerated.