

Pan Am Athletes' Village Project, West Don Lands

Ontario Realty Corporation West Don Lands Update - October 14, 2010

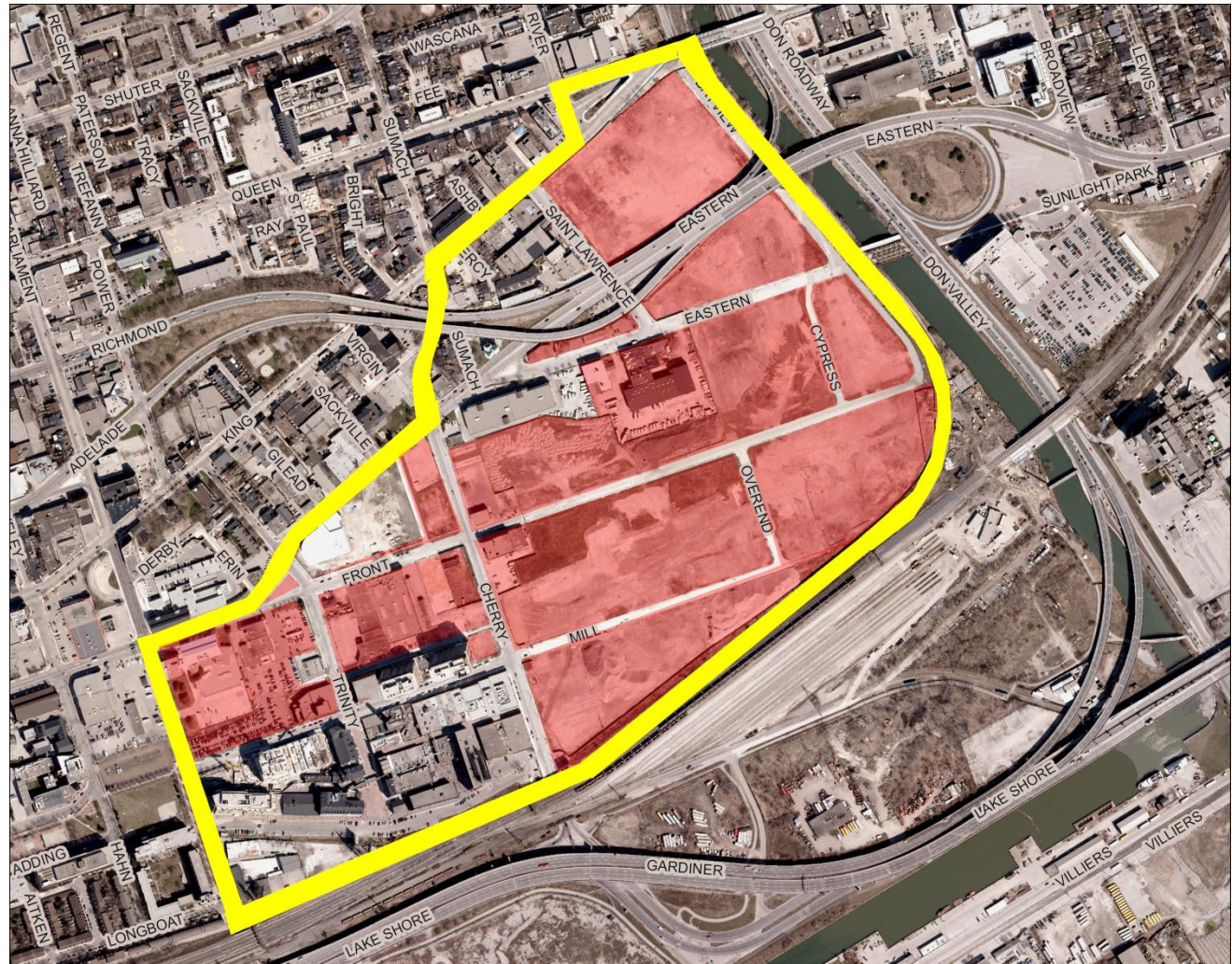


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Pan Am Athletes' Village Project

BACKGROUND

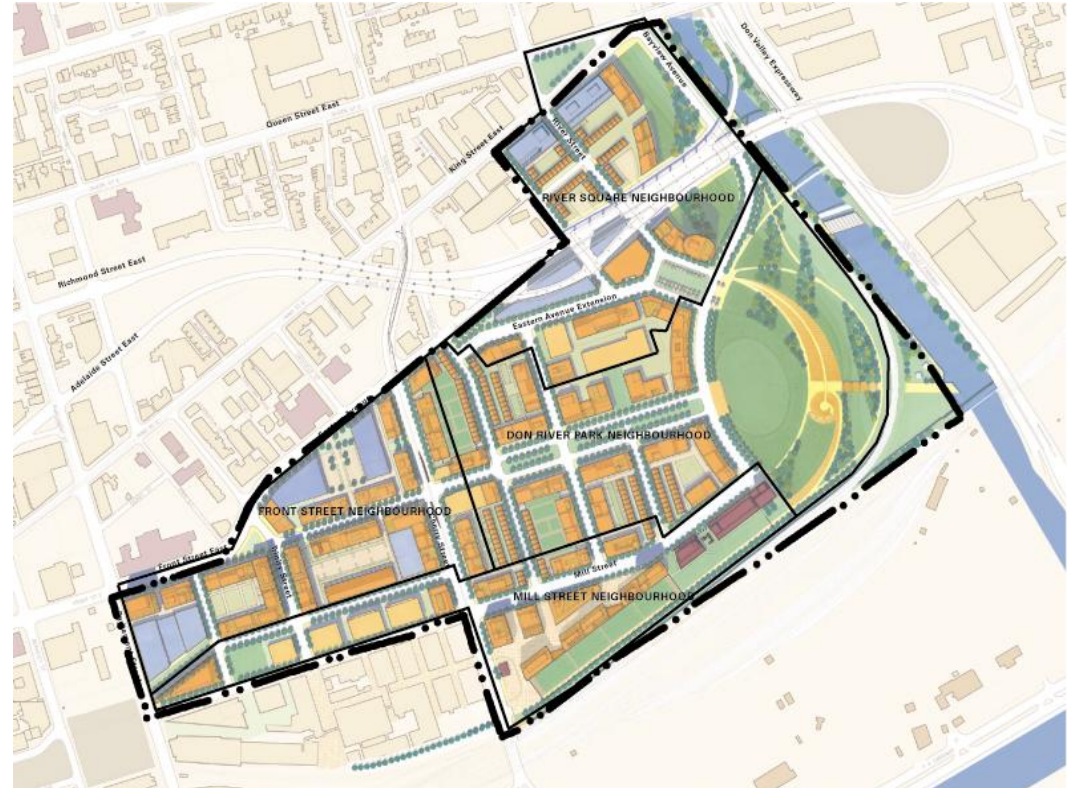
- ORC manages the province's real estate portfolio including owned and leased properties; one of the largest real estate portfolios in Canada
- ORC is an agency of the Ministry of Infrastructure (MOI)
- In the WDL, ORC manages the MOI-owned lands; approx. 60 acres of the overall 90-acre site



BACKGROUND



- ORC started work on the site in 2004
- Preparing site for development as envisioned by Waterfront Toronto Precinct Plan
- In 2005-06, 17 non-heritage buildings were demolished
- In 2007, the Flood Protection Landform (FPL) construction work was initiated and is being carried out by ORC's design and construction team.



ORC's ROLE



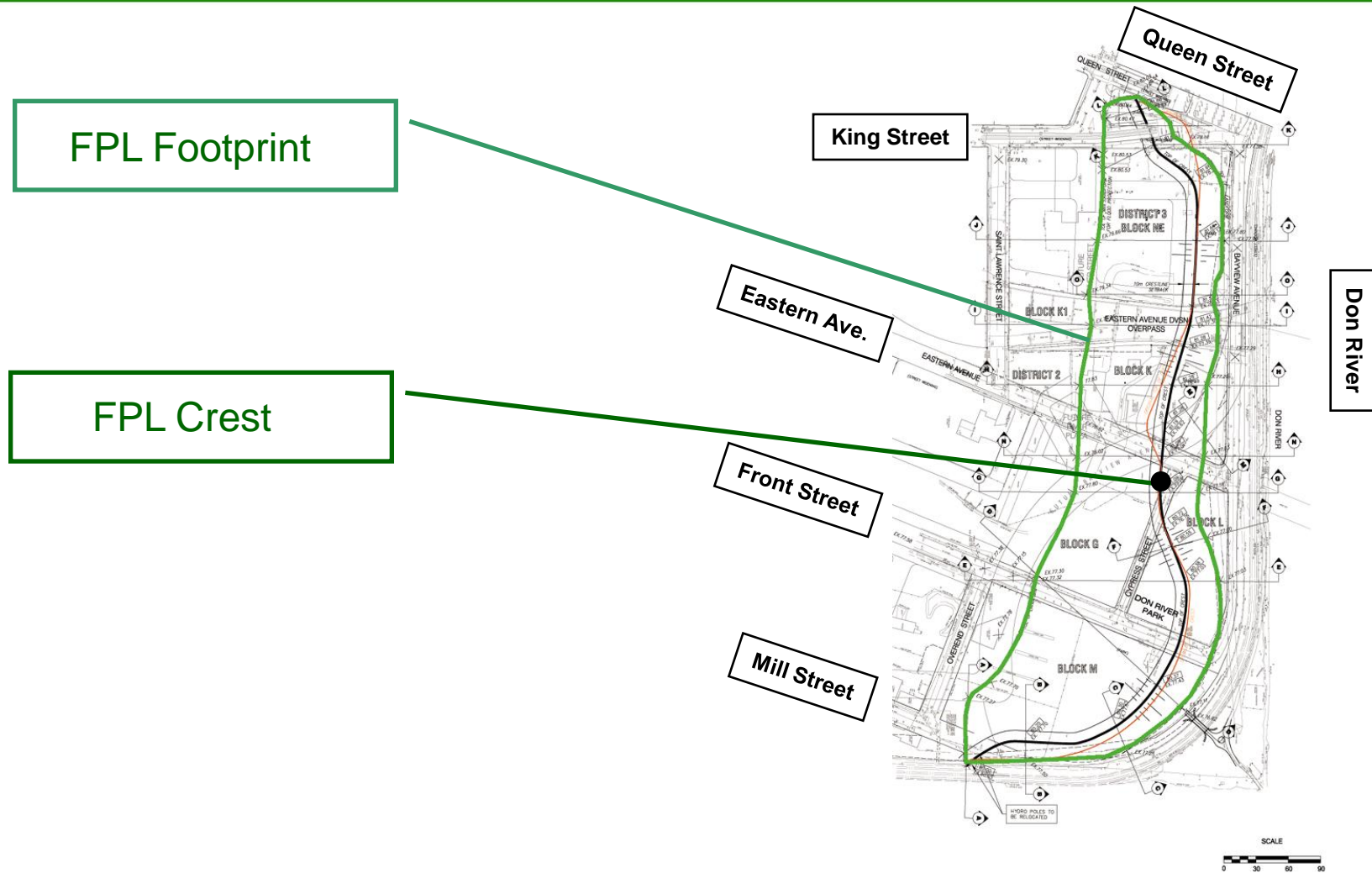
- For the PAAV, ORC is responsible for:
 - Completion of Civil Construction projects
 - Completion of Environmental due diligence
 - Geotechnical due diligence
 - Archaeological due diligence
 - Asset Management
 - Lease Management
 - Real Estate Transactions

ORC ENABLING WORKS: FLOOD PROTECTION LANDFORM (FPL)

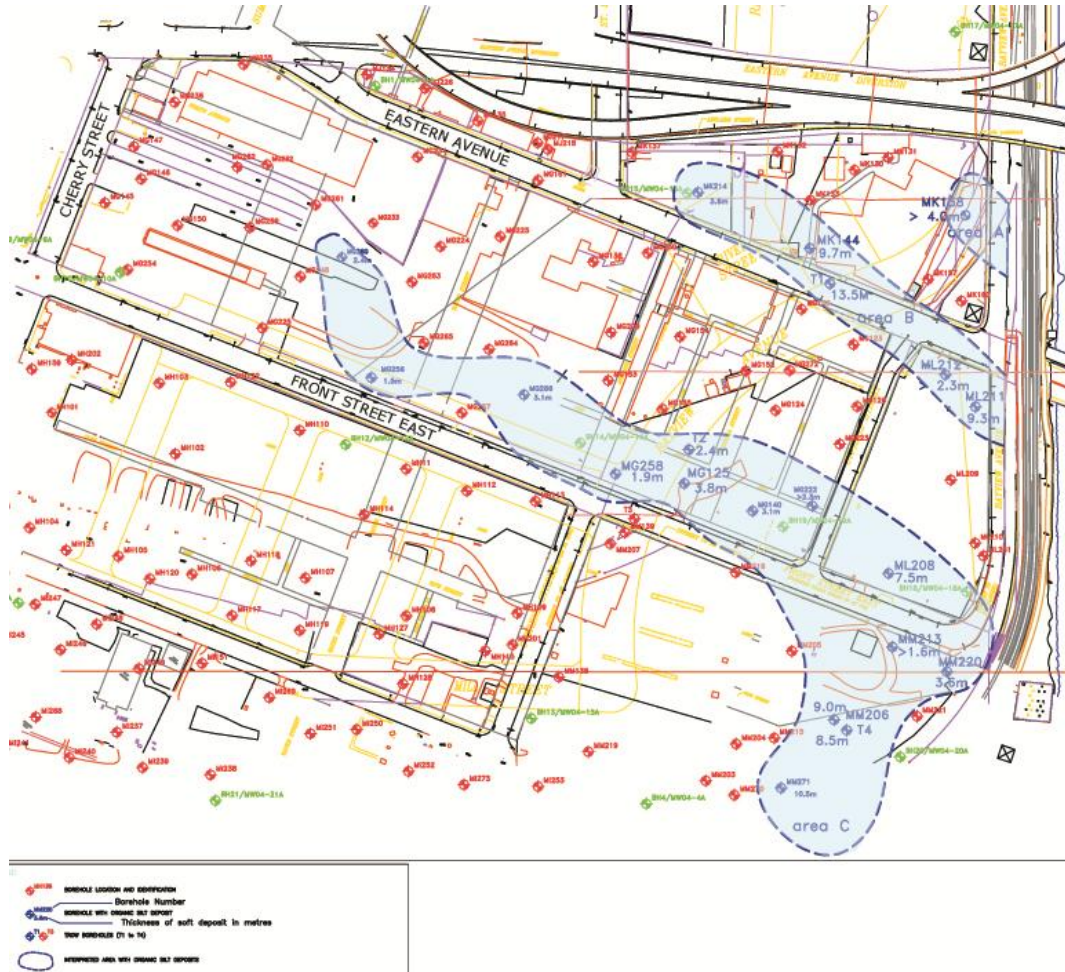


- FPL provides flood protection for over 210 hectares of downtown Toronto - designed to 300 year storm line
- Necessary to remove the Holding Provision in the zoning bylaw to allow development to proceed
- Foundation for Don River Park
- Allows for construction of Bayview Avenue re-alignment and River Street extension

ORC ENABLING WORKS: FLOOD PROTECTION LANDFORM (FPL)

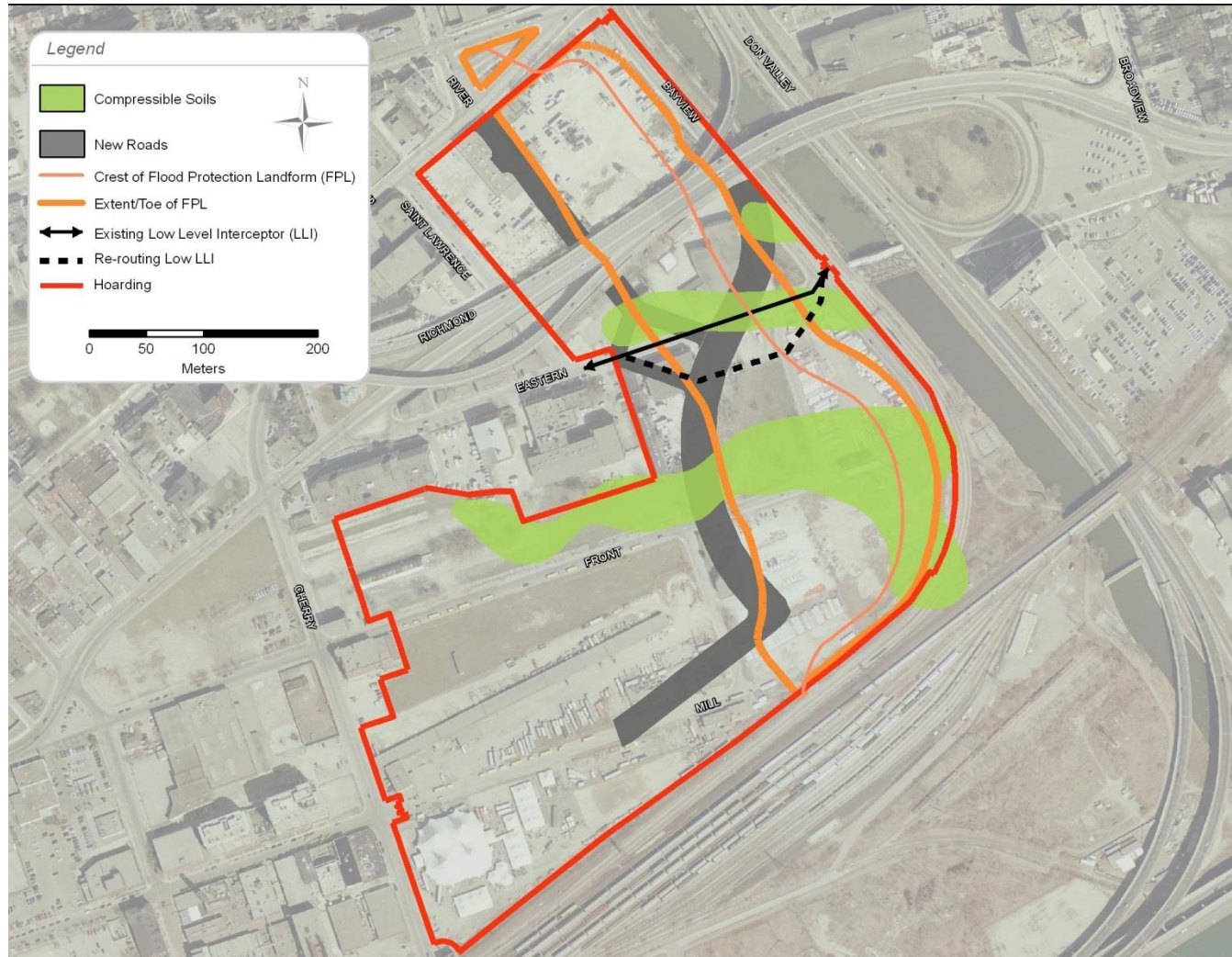


ORC ENABLING WORKS: FLOOD PROTECTION LANDFORM (FPL)

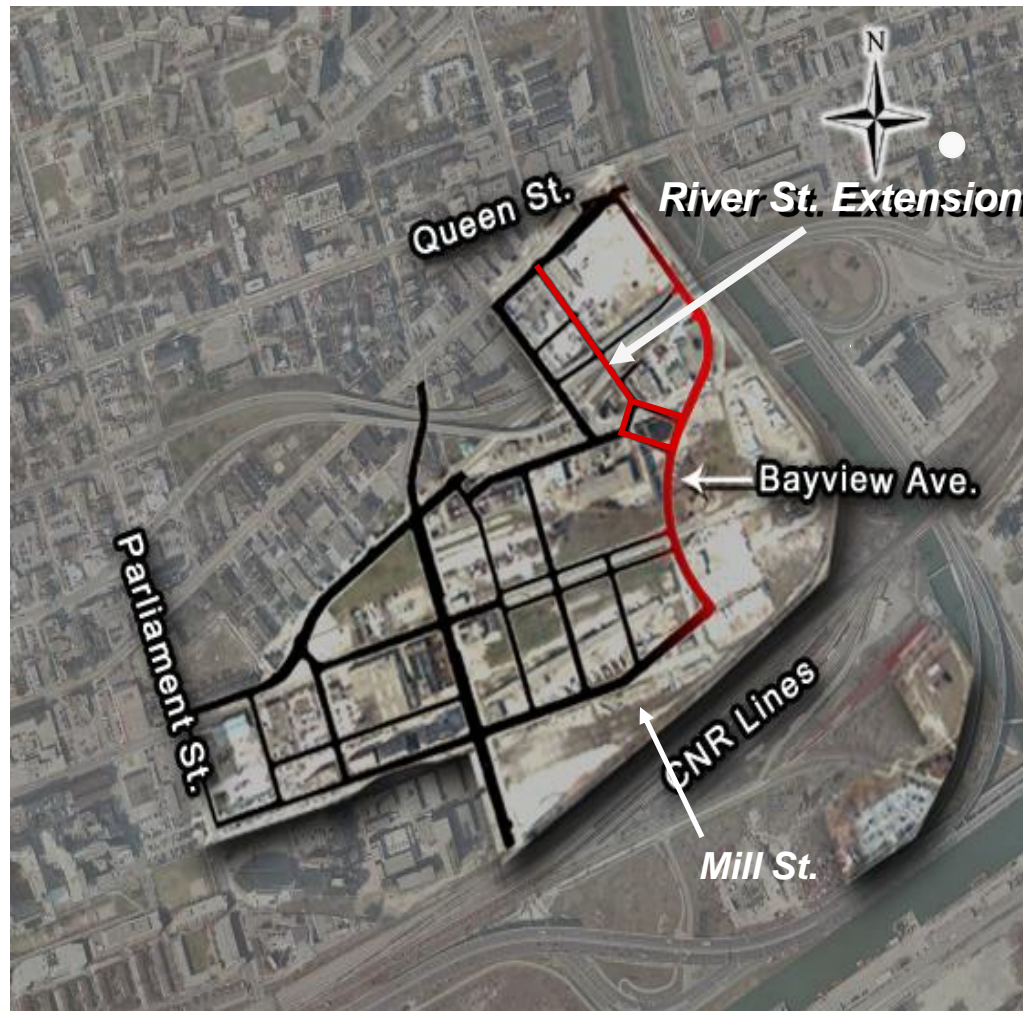


- Remnants of old Don River route marshes
- Between 3m and 25m deep
- Extent of compressible soils & impact on FPL construction previously not known
- Requires wicking and surcharging for FPL construction and re-routing of Low Level Interceptor sewer on pile structure

ORC ENABLING WORKS: FLOOD PROTECTION LANDFORM (FPL)



ORC ENABLING WORKS: PROPOSED STREET NETWORK



River Street Extension and Bayview Avenue Re-alignment

- Construction on-going & on schedule
- Target Completion Summer 2011

Mill Street Re-construction

- Underground services are complete
- Site handed over to Waterfront Toronto for surface works & streetscaping

Pedestrian Ramp Reconstruction

- New ramp has been constructed
- Existing ramp to be closed and demolished in Fall 2010

ORC ENABLING WORKS: ENVIRONMENTAL DRILLING PLAN (PHASE ONE)

-Site Characterization: Complete, with some minor follow-up work in Fall 2010

- Risk Assessment (RA): Ongoing

- Records of Site Condition: To be completed 2011 to support the PAAV development



- CH2MHILL

DRAFT

ORC ENABLING WORKS: GEOTECHNICAL & GEOTHERMAL DRILLING PLAN (PHASE ONE)



- **Field work is complete for:**
 - Hydrogeology
 - Geophysics
 - Geothermal
- **Field work being completed for:**
 - Geotechnical (90%)

ORC VILLAGE DEVELOPMENT WORK

- **Plan of Subdivision**
 - Ontario Realty Corporation, Waterfront Toronto and Infrastructure Ontario are working cooperatively to finalize approval of the Phase 2 Plan of Subdivision

