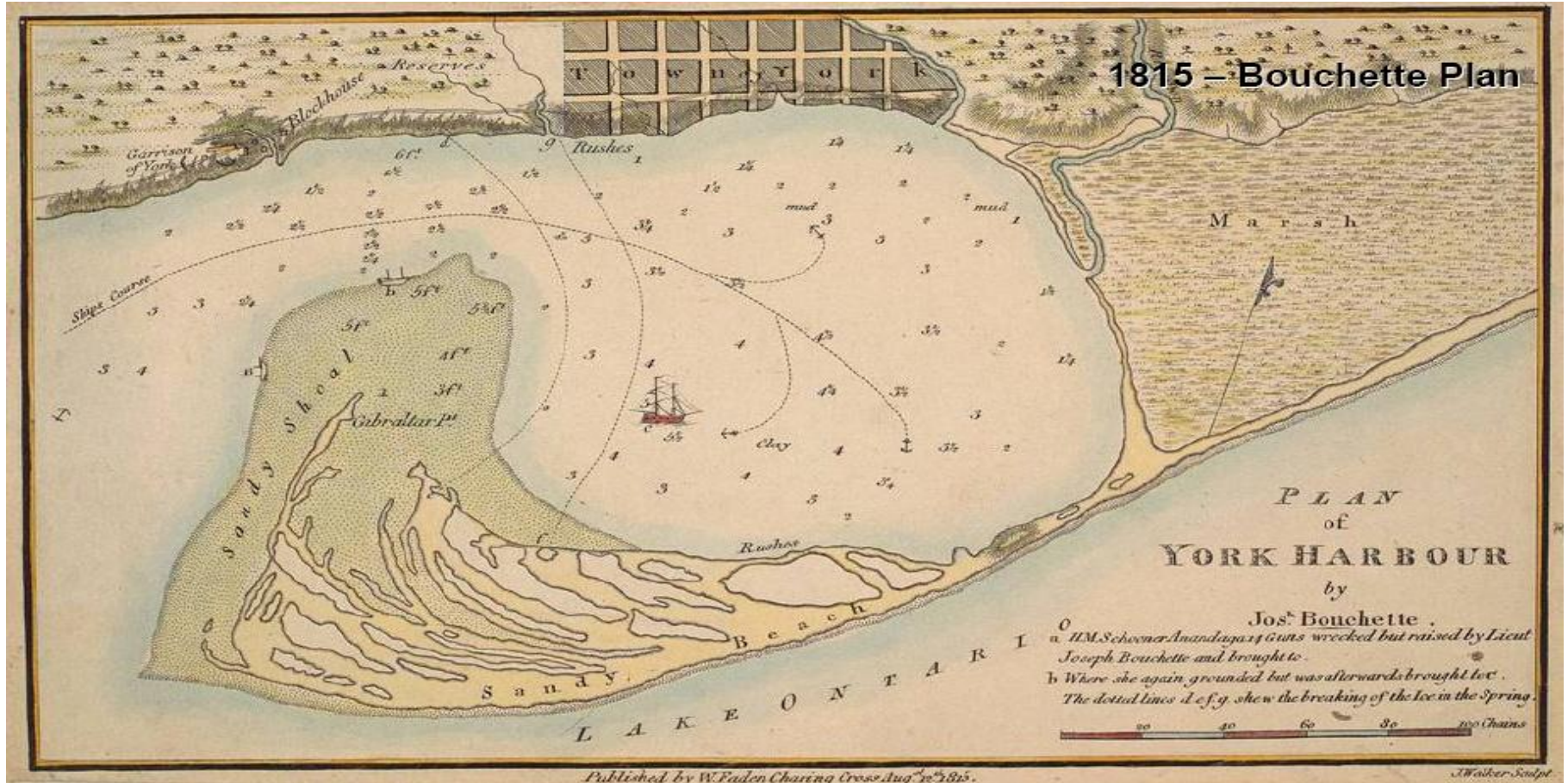


Port Lands Business and Implementation Plan



Port Lands Business and Implementation Plan



Port Lands Business and Implementation Plan



Port Lands Business and Implementation Plan

Opportunity:

Scale: At 400ha Port Lands area is

- 8 x West Don Lands
- 9 x East Bayfront
- 4 x Woodbine Live!
- 4 x Financial District
- 10 x Regent Park
- 1.7 x Downsview Park
- 5 x CNE
- 10 x Ontario Place

Ownership: Lands mostly in public ownership

Proximity: 20 minute walk from downtown

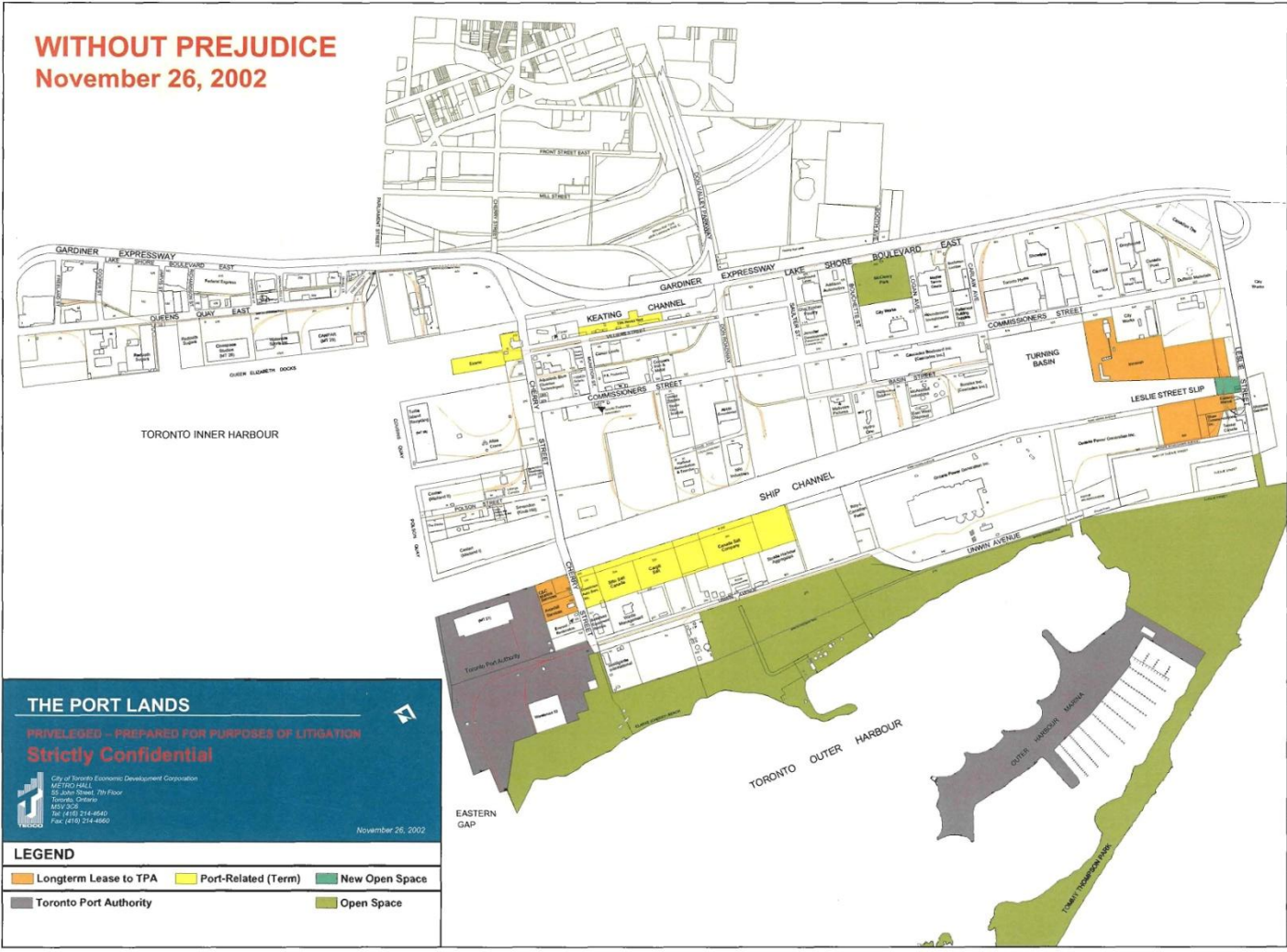
Waterfront access: Lake Ontario/ Don River/ Keating Channel/ Ship Channel

Park Access: Lake Ontario Park, Lower Don Lands park systems





WITHOUT PREJUDICE
November 26, 2002








THE PORT LANDS

PRIVILEGED - PREPARED FOR PURPOSES OF LITIGATION
Strictly Confidential

City of Toronto Economic Development Corporation
 METRO HALL
 55 Silver Star Blvd, 7th Floor
 Toronto, Ontario
 M2S 2C6
 Tel: (416) 214-4640
 Fax: (416) 214-4600

November 26, 2002

LEGEND

	Longterm Lease to TPA		Port-Related (Term)		New Open Spaces
	Toronto Port Authority		Open Space		

Port Lands Business and Implementation Plan

Challenges

- Fragmented land control
- Cost of soil remediation, flood protection
- Lack of infrastructure
- Business relocation issues – interim uses
- No overall picture – no overall land use strategy
- Repository of unplanned land use proposals



Port Lands Business and Implementation Plan

Needed

- Business and Implementation Plan to add value to public and private lands
- Strategic Road Map: short, medium, long term strategies
- Designated waterfront area core principles and public objectives:
 - Fiscal Sustainability
 - Sustainable Development
 - Design Excellence
 - Public Accessibility
 - Economic Prosperity



Port Lands Business and Implementation Plan

Project Components

- Land Use Strategy
- Soils and Grading Strategy
- Transit-Transportation Strategy
- Infrastructure and Servicing Strategy
- Economic Strategy

Need an Integrated Approach to Business Plan

- Connectedness
- Phasing
- Accountability
- Communications
- Cost Efficiency
- Cost Effectiveness
- Interdependency
- Consistency



Port Lands Business and Implementation Plan

1. Land Use Strategy

- Identify interim land use sites unlikely to change in the next several years
- Identify sites with development/redevelopment potential
- Recommend City planning mechanism to support strategy

2. Soils and Grading Strategy

- Cut-fill mass balance
- Soils required to develop Port Lands, Lake Ontario Park, Don River Naturalization
- Soil management facility
- Interim land management and phasing



Port Lands Business and Implementation Plan

3. Infrastructure and Servicing Strategy

- Integrated master servicing plan for Waterfront Toronto as required by the City of Toronto
- Local and Trunk services
- Flood protection
- Sustainable infrastructure approaches for development areas – e.g. urban islands

4. Transit and Transportation Strategy

- Major links, corridors, connections, bridges
- Connections to East Bayfront, West Don Lands and the rest of the City



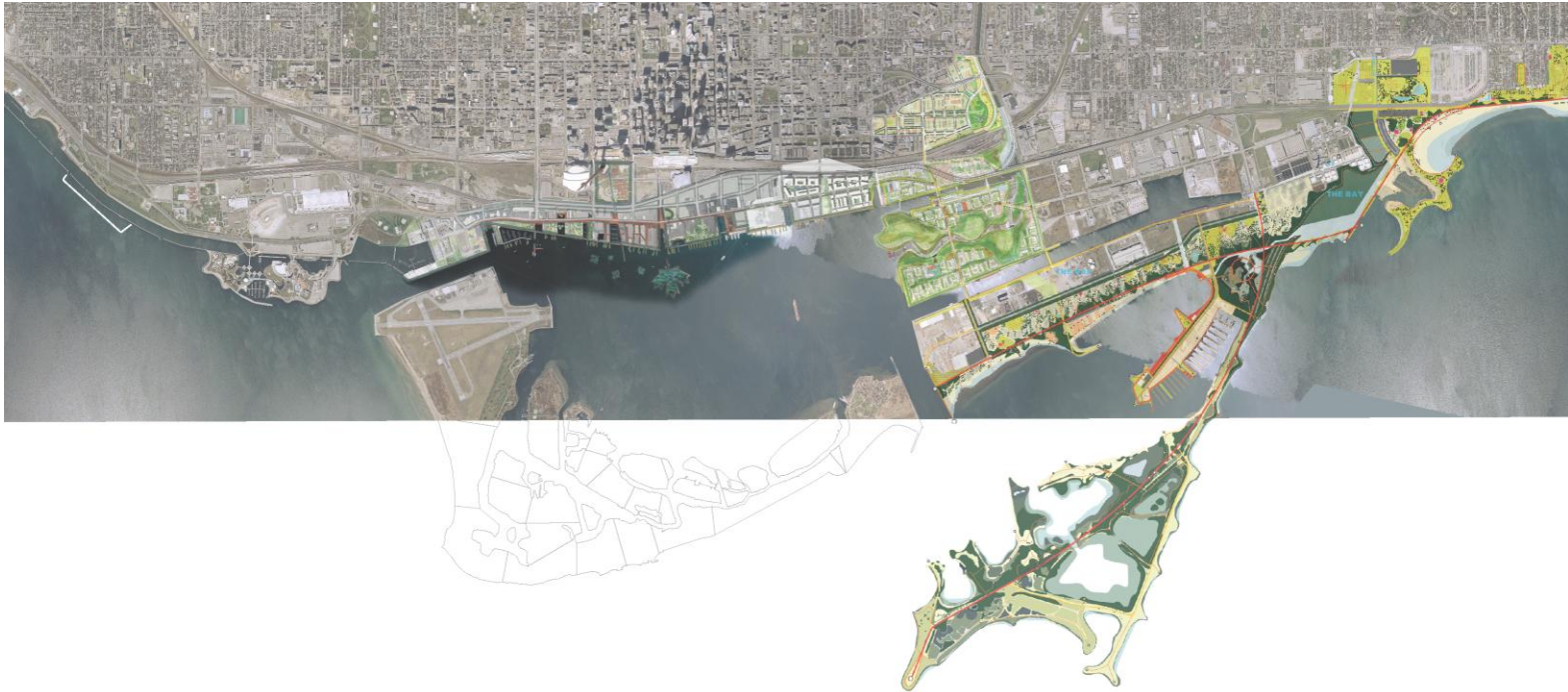
Port Lands Business and Implementation Plan

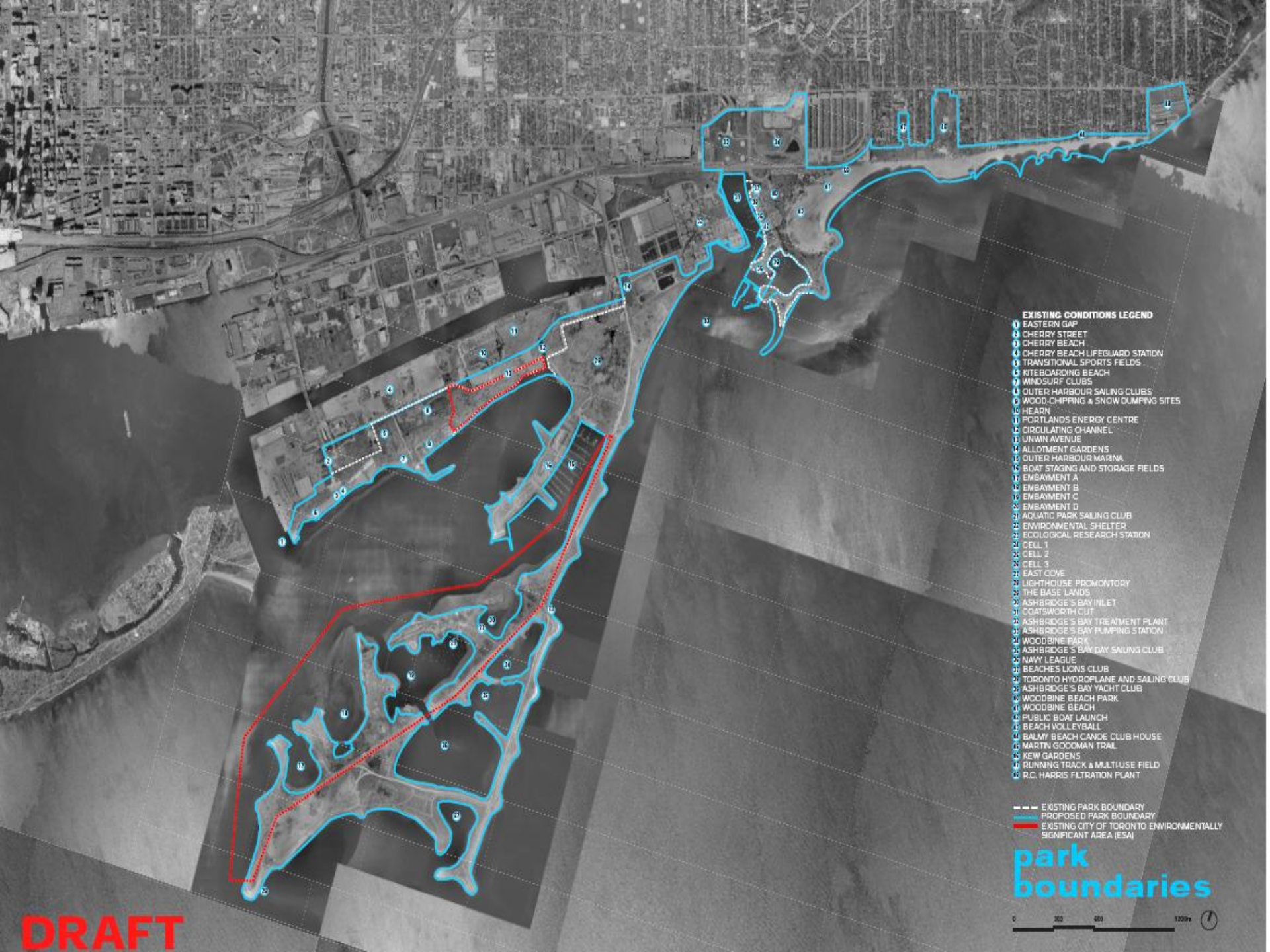
5. Economic Strategy

- Financial feasibility
 - Development yields, revenue projections, market absorption
- Infrastructure costs
 - Local precinct costs: local roads, sewers, stormwater management
 - Master Developer Costs: Major roads, bridges, trunks, transit, electrical relocation, district energy, dockwalls, flood protection
- Unique Infrastructure Costs: Lake Ontario Park, Don River Naturalization/Lower Don Lands
- Phasing, cashflow (current dollar and present value basis)
- Financing options



Port Lands Business and Implementation Plan



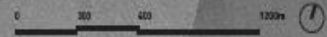


EXISTING CONDITIONS LEGEND

- ① EASTERN GAP
- ② CHERRY STREET
- ③ CHERRY BEACH
- ④ CHERRY BEACH LIFEGUARD STATION
- ⑤ TRANSITIONAL SPORTS FIELDS
- ⑥ KITEBOARDING BEACH
- ⑦ WINDSURF CLUBS
- ⑧ OUTER HARBOUR SAILING CLUBS
- ⑨ WOOD, CHIPPING & SNOW DUMPING SITES
- ⑩ HEARN
- ⑪ PORTLANDS ENERGY CENTRE
- ⑫ CIRCULATING CHANNEL
- ⑬ UNWIN AVENUE
- ⑭ ALLOTMENT GARDENS
- ⑮ OUTER HARBOUR MARINA
- ⑯ BOAT STAGING AND STORAGE FIELDS
- ⑰ EMBAYMENT A
- ⑱ EMBAYMENT B
- ⑲ EMBAYMENT C
- Ⓜ EMBAYMENT D
- Ⓝ AQUATIC PARK SAILING CLUB
- Ⓞ ENVIRONMENTAL SHELTER
- Ⓟ ECOLOGICAL RESEARCH STATION
- Ⓠ CELL 1
- Ⓡ CELL 2
- Ⓢ CELL 3
- Ⓣ EAST COVE
- Ⓤ LIGHTHOUSE PROMONTORY
- Ⓥ THE BASE LANDS
- Ⓦ ASHBIDGE'S BAY INLET
- Ⓧ COATSWORTH CUT
- Ⓨ ASHBIDGE'S BAY TREATMENT PLANT
- Ⓩ ASHBIDGE'S BAY PUMPING STATION
- Ⓩ WOODBINE PARK
- Ⓩ ASHBIDGE'S BAY DAY SAILING CLUB
- Ⓩ NAVY LEAGUE
- Ⓩ BEACHES LIONS CLUB
- Ⓩ TORONTO HYDROPLANE AND SAILING CLUB
- Ⓩ ASHBIDGE'S BAY YACHT CLUB
- Ⓩ WOODBINE BEACH PARK
- Ⓩ WOODBINE BEACH
- Ⓩ PUBLIC BOAT LAUNCH
- Ⓩ BEACH VOLLEYBALL
- Ⓩ BALMY BEACH CANOE CLUB HOUSE
- Ⓩ MARTIN GOODMAN TRAIL
- Ⓩ KEW GARDENS
- Ⓩ RUNNING TRACK & MULTIUSE FIELD
- Ⓩ R.C. HARRIS FILTRATION PLANT

- EXISTING PARK BOUNDARY
- PROPOSED PARK BOUNDARY
- EXISTING CITY OF TORONTO ENVIRONMENTALLY SIGNIFICANT AREA (ESA)

park boundaries



DRAFT





**Lower Don Lands & Port Lands
Projects Map**
WATERFRONToronto updated 2009/10/21 | scale: NTS



Land Use
Established




**Lower Don Lands & Port Lands
Projects Map**
updated 2008/10/21 | scale: NTS



WATERFRONTToronto



- Land Use Established
- Land Use Agreed






Lower Don Lands & Port Lands
 Projects Map
 updated 2008/10/21 | scale: NTS



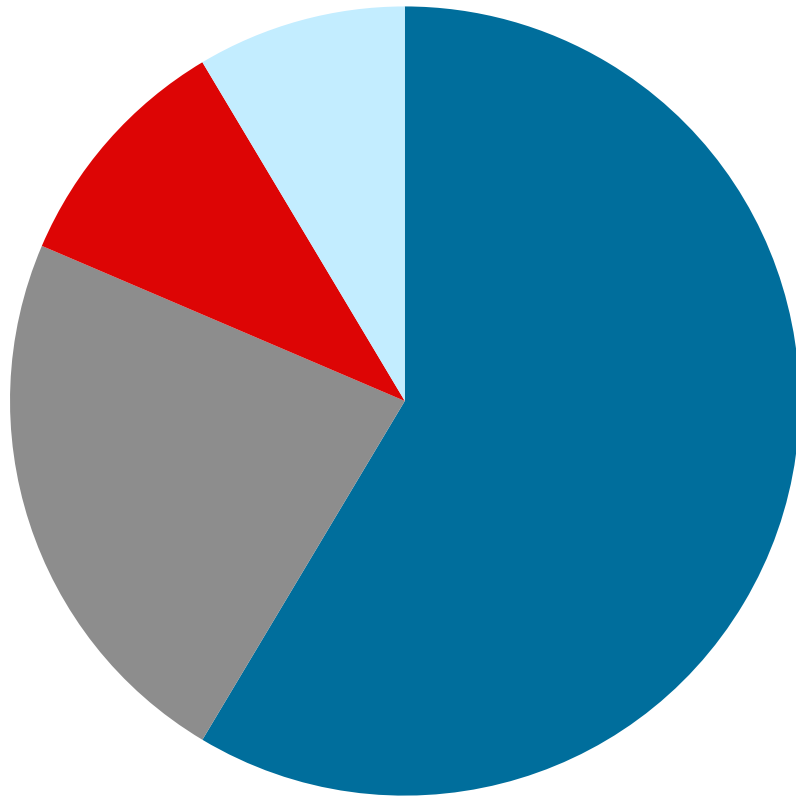
- Land Use Established
- Land Use Agreed
- Land Use Strategy Underway


Lower Don Lands & Port Lands
Projects Map
 updated 2008/10/21 | scale: NTS



-  Land Use Established
-  Land Use Agreed
-  Land Use Strategy Underway
-  TEDCO Lands


Lower Don Lands & Port Lands
 Projects Map
updated 2008/10/21 | scale: NTS



- LAND USE AGREED 65%
- LAND USE ESTABLISHED 15%
- LAND USE STRATEGY TEDCO 12%
- LAND USE STRATEGY OTHER 8%



WORK PLAN - Milestones

Milestone 1

- November 2008 – Project Initiation by Waterfront Toronto,
- Consultation with Waterfront Secretariat, key City staff

Phase 1:

- Assemble all past studies inventory, existing site conditions
- Issues identification meetings: Waterfront Secretariat, City Departments, agencies
 - Land use planning: City Planning
 - Transportation and Transit: City Transportation, TTC
 - Municipal servicing and utilities: Toronto Water, Solid Waste, Hydro One
 - Parks/Green Space: City Parks & Recreation, TRCA
 - Soils: TEDCO, Technical Services



WORK PLAN - Milestones

Milestone 2 – Early January 2009 – Phase 1 Waterfront Toronto Presentation, request for feedback

Phase 2: Analysis and preparation of initial recommendations

Milestone 3 – End of January 2009 – Phase 2 Waterfront Toronto Presentation, request for feedback

Phase 3: Preparation of Final report

Milestone 4 – End of February 2009 – Final Report

Milestone 5 – March 2009 – Waterfront Toronto Board

Milestone 6 – May 2009 – City Executive Committee and Council



Project Team

Project Manager	Waterfront Toronto - Raffi Bedrosyan		
Project Component	Consultant Team	Waterfront Toronto Support	Input & Feedback Provided By
Land Use Strategy	MVVA & MMM	Chris Glaisek & Brenda Webster	<ul style="list-style-type: none"> • City Planning • Waterfront Secretariat
Soils & Grading	AECOM & MMM	David Kusturin & David DuBois	<ul style="list-style-type: none"> • City Technical Services • Waterfront Secretariat
Infrastructure & Servicing	AECOM & MMM	David Kusturin & Lisa Prime	<ul style="list-style-type: none"> • Toronto Water • City Technical Services • TRCA • Waterfront Secretariat
Transportation & Transit	Arup & MMM	Chris Glaisek	<ul style="list-style-type: none"> • Toronto Transportation • City Planning • TTC • Waterfront Secretariat
Economics	IBI & Sernas	Robert Siddall & Andrew Gray	<ul style="list-style-type: none"> • City Finance • Waterfront Secretariat
Project Approvals	Waterfront Toronto Board		





TWRC - Draft Program Schedule

Program Working Schedule w/ Work Package TASK filters: Non-WBS Summary Activities, Percent Complete Not Equal to 100%.

Activity ID	Activity Name	Original Duration	Start	Finish	2008		2009										
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul				
Portlands Business & Implementation Plan		85	17-Nov-08	25-Mar-09													
LAND USE		68	17-Nov-08	27-Feb-09													
PL1000	Issue Identification	30	17-Nov-08*	06-Jan-09	■ Issue Identification												
PL1010	Analysis & Preparation of Initial Recommendations	19	06-Jan-09*	30-Jan-09	■ Analysis & Preparation of Initial Recommendations												
PL1020	Preparation of Final Report	20	02-Feb-09*	27-Feb-09	■ Preparation of Final Report												
PL1030	Final Report	0		27-Feb-09	◆ Final Report												
SOILS		68	17-Nov-08	27-Feb-09													
PL1060	Issue Identification	30	17-Nov-08*	06-Jan-09	■ Issue Identification												
PL1100	Analysis & Preparation of Initial Recommendations	19	06-Jan-09*	30-Jan-09	■ Analysis & Preparation of Initial Recommendations												
PL1140	Preparation of Final Report	20	02-Feb-09*	27-Feb-09	■ Preparation of Final Report												
PL1220	Final Report	0		27-Feb-09	◆ Final Report												
TRANSIT - TRANSPORTATION		68	17-Nov-08	27-Feb-09													
PL1070	Issue Identification	30	17-Nov-08*	06-Jan-09	■ Issue Identification												
PL1110	Analysis & Preparation of Initial Recommendations	19	06-Jan-09*	30-Jan-09	■ Analysis & Preparation of Initial Recommendations												
PL1150	Preparation of Final Report	20	02-Feb-09*	27-Feb-09	■ Preparation of Final Report												
PL1230	Final Report	0		27-Feb-09	◆ Final Report												
INFRASTRUCTURE		68	17-Nov-08	27-Feb-09													
PL1080	Issue Identification	30	17-Nov-08*	06-Jan-09	■ Issue Identification												
PL1120	Analysis & Preparation of Initial Recommendations	19	06-Jan-09*	30-Jan-09	■ Analysis & Preparation of Initial Recommendations												
PL1160	Preparation of Final Report	20	02-Feb-09*	27-Feb-09	■ Preparation of Final Report												
PL1240	Final Report	0		27-Feb-09	◆ Final Report												
ECONOMICS		39	06-Jan-09	27-Feb-09													
PL1130	Analysis & Preparation of Initial Recommendations	19	06-Jan-09*	30-Jan-09	■ Analysis & Preparation of Initial Recommendations												
PL1180	Input Recommendations into Economic Model	10	02-Feb-09*	13-Feb-09	■ Input Recommendations into Economic Model												
PL1170	Preparation of Final Report	10	16-Feb-09*	27-Feb-09	■ Preparation of Final Report												
PL1250	Final Report	0		27-Feb-09	◆ Final Report												
APPROVALS		0	25-Mar-09	25-Mar-09													
PL1260	Waterfront Toronto Board	0	25-Mar-09*		◆ Waterfront Toronto Board												

■ Actual Work ■ LOE
■ Remaining Work ■ Actual LOE
■ Critical Remaining Work ◆ Milestone

Project Start: 17-Nov-08 Completion: 26-May-09 Data Date: 17-Nov-08 Run Date: 08-Dec-08 1 of 1

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Port Lands Revitalization

