

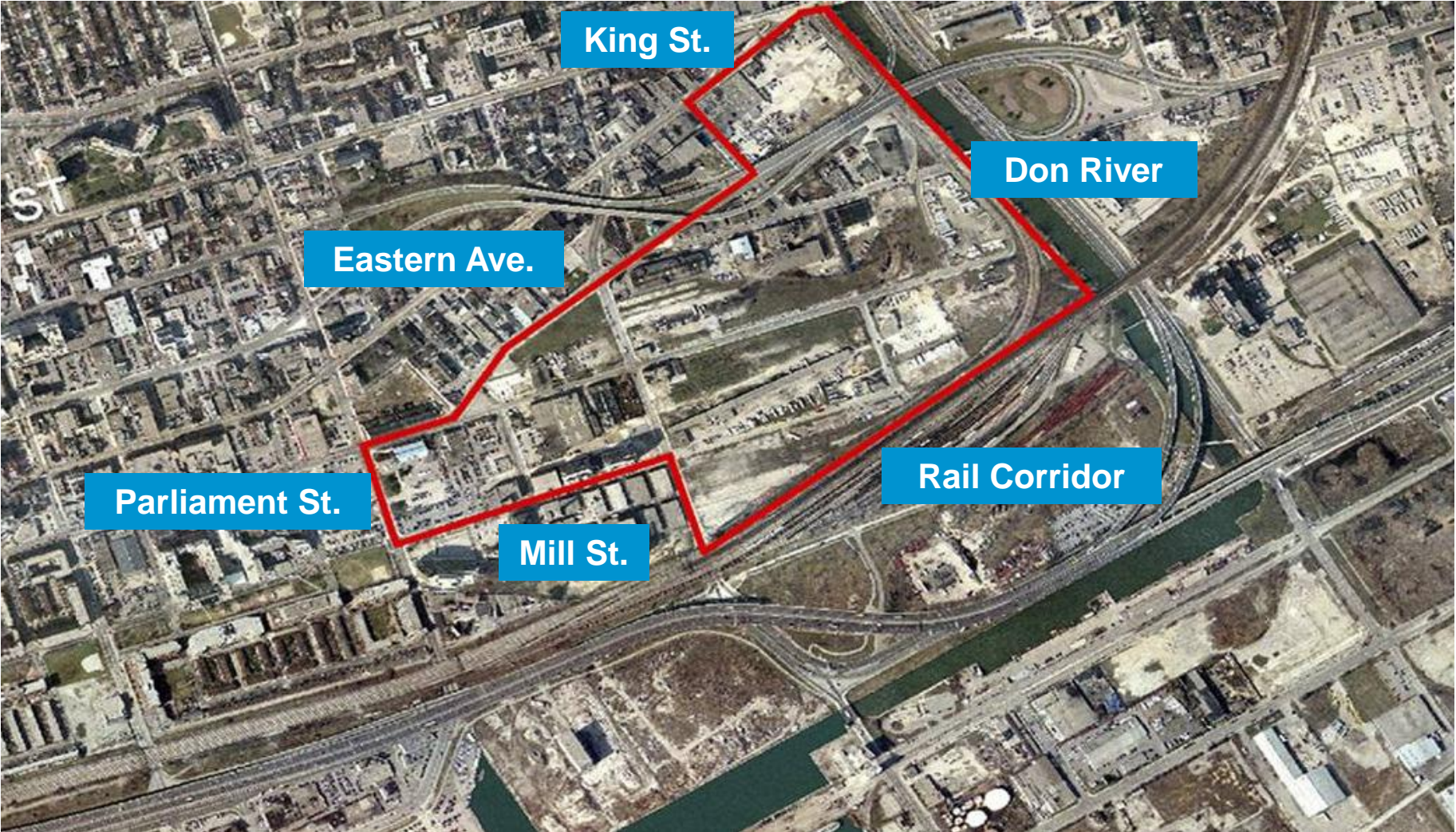


**West Don Lands:
Precinct Focus and Status Update
Board Meeting - January 21, 2009**

Waterfront Neighbourhoods



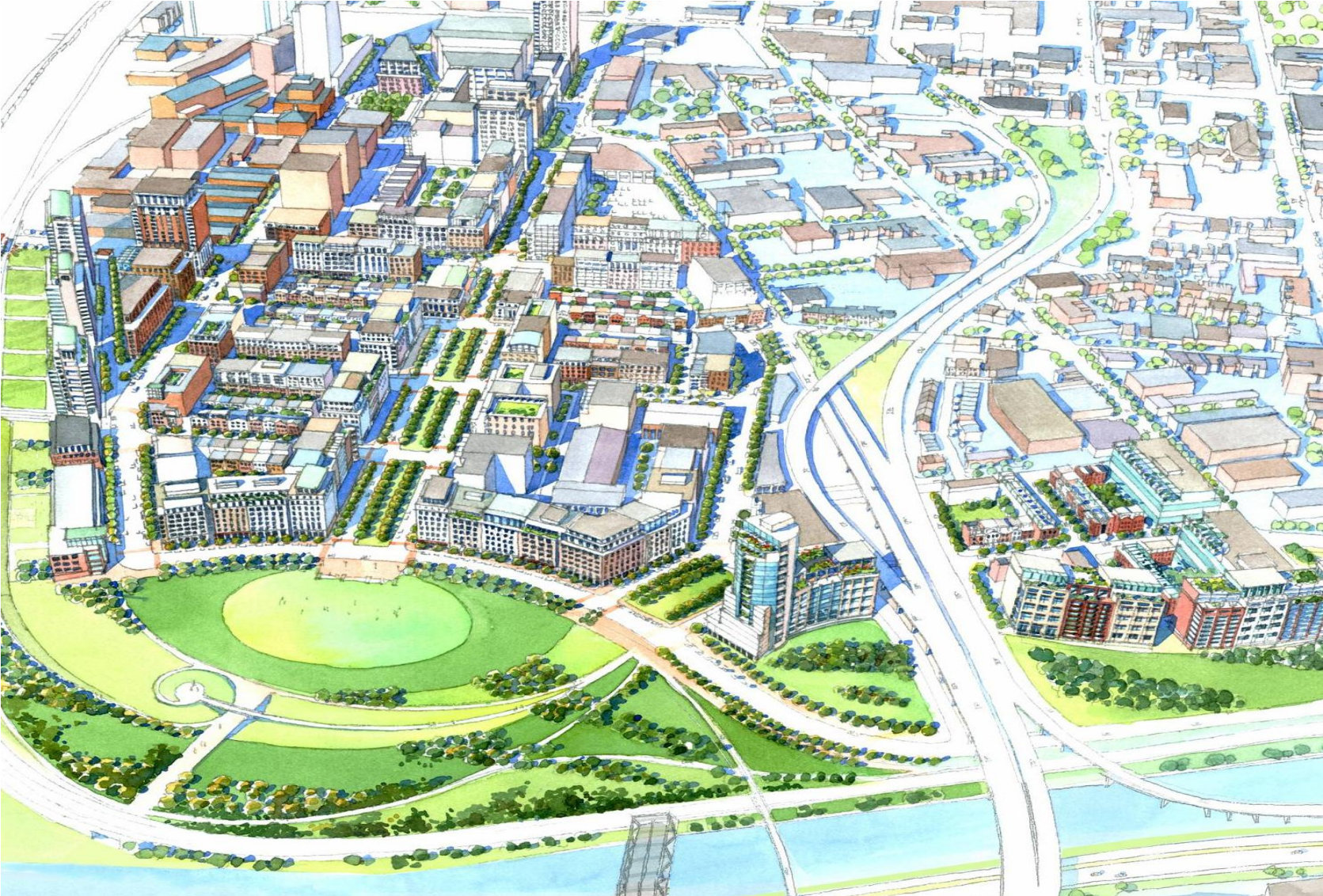
West Don Lands



West Don Lands

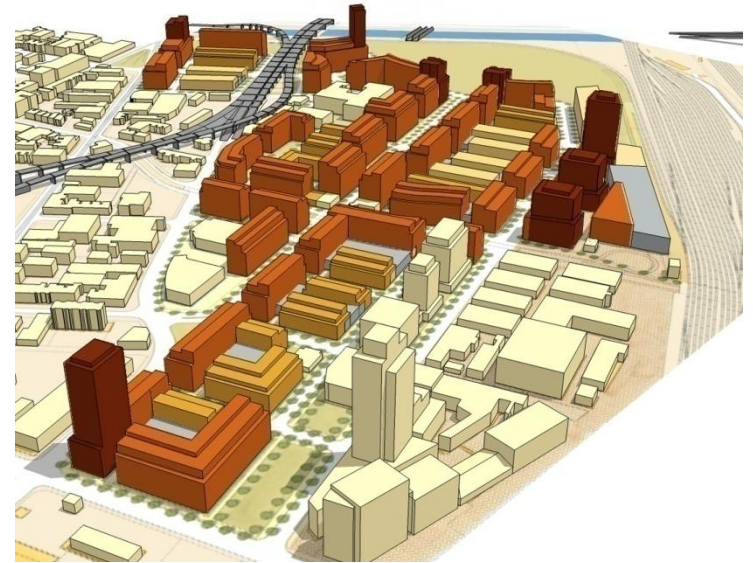


West Don Lands – The Future



West Don Lands – Key Elements

- 23 acres of parks and public spaces - 25% of precinct
- LEED Gold and District Energy
- 6,000 residential housing units, including 1,200 affordable rental
- 750,000 sq ft commercial
- Elementary School, Recreation and 2 childcare centres
- Transit, bikeways & pedestrian connections



Sustainable Transportation Options

- Public transit primary mode of transportation
- Residences within five-minute walk of transit stop
- Reduced parking standards
- Walking / bicycling communities through planning and design
 - Small blocks
 - Street network based on surrounding neighbourhoods
 - Diverse open spaces to support a range of uses and street animation
 - Woonerfs - pedestrian-oriented streets



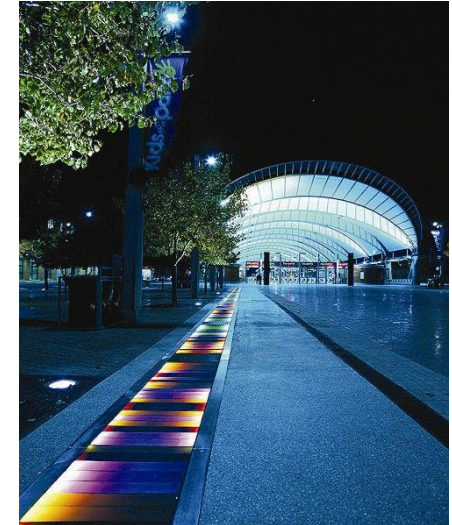
Innovations - Comprehensive Public Art Strategy



cloud gate by anish Kapoor, Chicago



art wall by Herbert Dreiseitl, Portland



an eventful path by Aspect Sydney, Olympic Village



spider by Louise Bourgeois, Roppongi District Tokyo

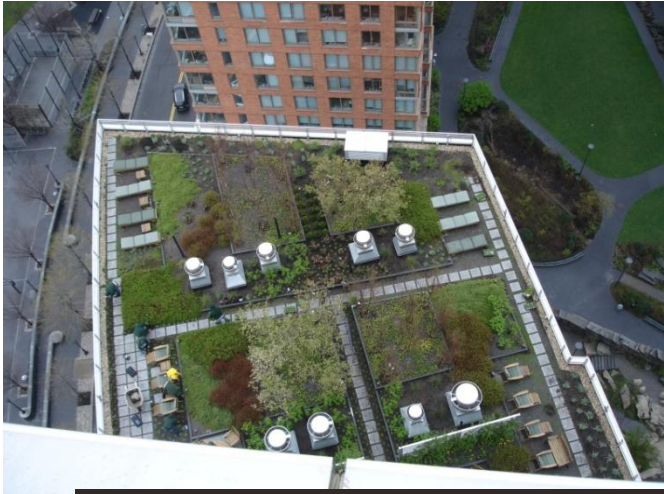


red ball by Kurt Perschke, St. Louis, Missouri

Innovations - Woonerfs: Pedestrian-Oriented Streets

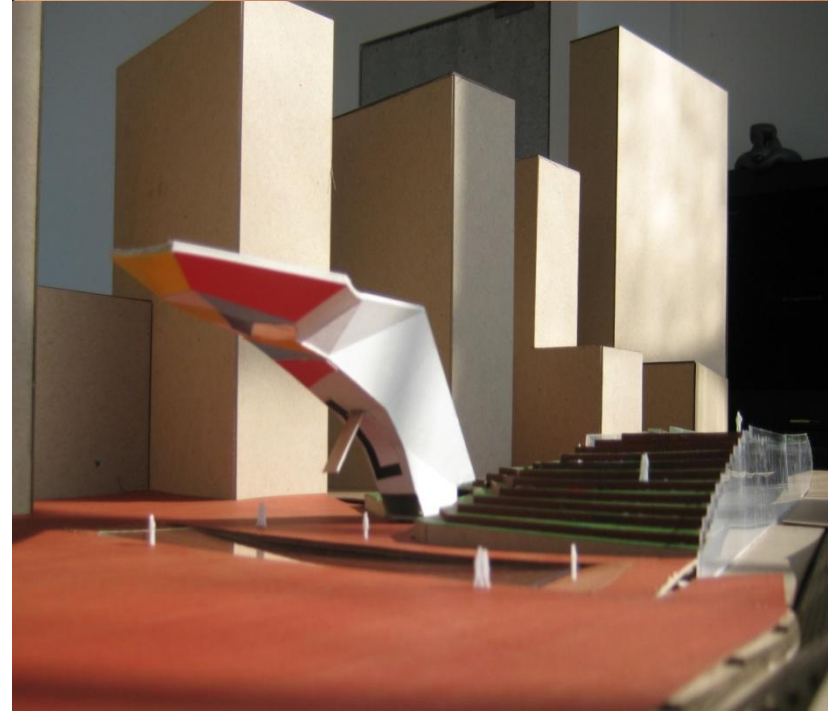
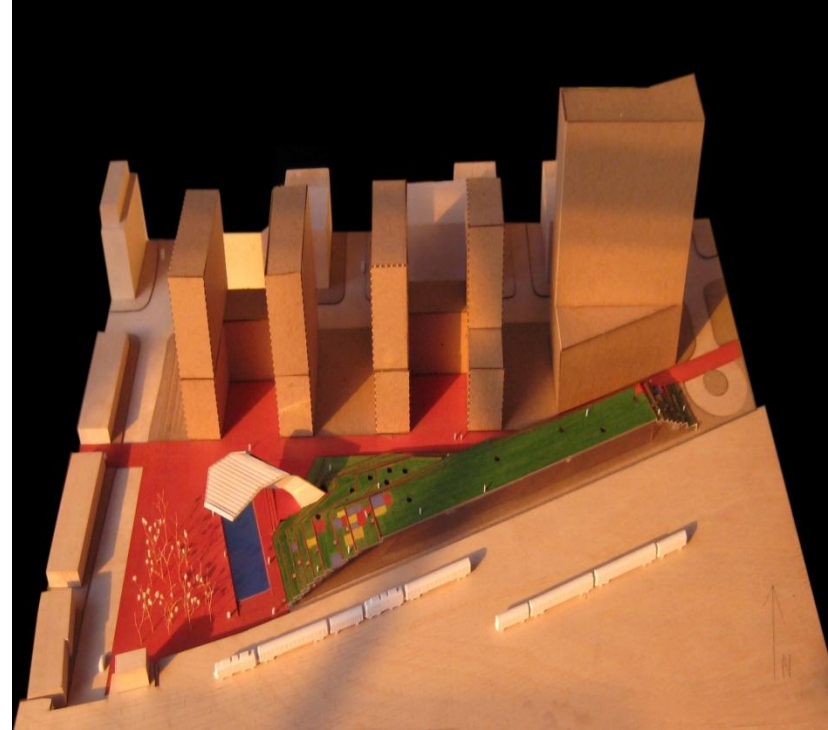


Innovations - LEED Gold Buildings



District Energy

- District Energy system in the West Don Lands and East Bayfront
- District Energy provides heating and cooling to a community of buildings from one central plant
- Efficient way of delivering energy, “future proofing” the neighbourhood
- Steven Holl Architects to design District Energy Centre



Phasing Plan

WATERFRONT TORONTO
WEST DON LANDS STREET SYSTEM: INFRASTRUCTURE AND CONSTRUCTION
PHASING PLAN
DISTRICT 1 TO 3 CONSTRUCTION STAGES

LEGEND

- STAGE 1: Winter 2009 - Summer 2010
(Bayview, River, River Square, Mill)
- STAGE 2: Fall 2009 - Spring 2012
(Woonerfs)
- STAGE 3: Summer 2009 - Fall 2010
(Cherry)
- STAGE 4:
Spring 2010 - Fall 2012
(Front Street and Front Street Park, Street E,
Street D Infrastructure, Eastern Ave Infrastructure,
St Lawrence)
- FUTURE STAGES:
TBD subject to market conditions/ Future funding
(Eastern Ave PR, Street D North PR, Street F,
Street G)

Notes
Schedule subject to market conditions and in some cases to
funding



WDL Implementation Context

- West Don Lands functions under an MOU arrangement between WT, the Province and ORC
- This was a compromise to expedite WDL implementation due to indemnity issues, at the time, between the province and WT (now resolved).
- WT does not act as Master Developer for environmental work, berm construction and roads in Phase 1
- Because WT does not act as agent for the Crown, it can not sign planning documents related to all regulator approvals (e.g., subdivision)
- The real challenge posed by this structure is that while WT is fully responsible for all deliverables within WDL it is not in control of timelines, budgets, streamlining construction, imposing efficiencies
- This is not a tenable situation which WT has made clear to the Province and ORC has clearly indicated it does not want to repeat
- The good news is that WDL has still had many successes in 2008 even within this structure

- **WT needs MEI to appoint WT as agent for WDL revitalization**

WDL Successes in 2008

- Secured Urban Capital/Redquartz team as first private development investment in WDL
- Finalizing agreements with TCHC as first affordable housing provider on the Waterfront
- Finalized conditions of draft approval for Phase 1 Plan of Subdivision
- Completed construction of Low Level Interceptor
- Don River Park Design complete, approved and ready for tender
- Mill Street design complete and ready for tender

WDL Successes in 2008 – (cont'd)

- Achieved approval for Cherry Street LRT EA
- Submitted Phase 2 Plan of Subdivision, Rezoning and H lifting application
- Secured zoning approvals for District Energy Centre
- Have agreement in principle with City and Province on Affordable Housing Implementation Agreement

Priority Initiatives for 2009

- **Subdivision:**
 - Site specific conditions have been finalized
 - Province/City negotiations for the Subdivision Agreement not complete
 - Consequently, milestone dates for achieving execution of the agreement and registration (January 31, 2009) will be missed
- **Delay Factors:**
 - WDL Security Fund
 - Indemnity Agreement
 - Section 28 Approvals from Ministry of Finance for contingent liabilities
 - PILTs (payment in lieu of taxes)
- **Impacts:**
 - Third party developer confidence erosion
 - Warranty commencement
- **Need:**
 - Timely approval of the WDL Security Fund, indemnity agreement, section 28 approvals and PILTs

Priority Initiatives (cont'd)

- **Risk Assessment Risk Management Plan:**
 - Phase 1 RA/RM Plan being managed by ORC
 - The initiative is two years behind schedule
 - Final submission to MOE delayed until early February
 - MOE has 2 months to review and comment – may accept or require further work
- **Delay Factors:**
 - Very complex document with 8 Risk Management Plans for specific land uses
 - Review by City required for every component related to future public land uses
 - Additional City requirements for lands to be transferred to City (e.g., roads)
- **Impacts:**
 - Impacts ability to obtain building permits for District Energy and TCHC developments in 2009
- **Need:**
 - ORC to submit and expedite approval of RA/RM with MOE with urgency

Priority Initiatives (cont'd)

- **Soil Management:**

- 50,000 cu m of currently stockpiled soil cannot be used on site without treatment
- These soils originated from the TRCA work on the Don River Bridge as well as site demolitions
- Additional 50,000 cu m of soil from future road excavations will require disposition

- **Delay Factors:**

- Soils were originally planned to be used in the FPL construction however were discovered to be either geotechnically or environmentally unsuitable for this use without amendment

- **Impacts:**

- Soils will either have to be removed to an appropriate soil management facility or treated on site for reuse (confirmation of potential reuse underway)
- Cost could be approximately \$10-\$15 m depending on final use and disposition (treat and reuse or dispose)

- **Need:**

- MOE to approve Designated Waterfront Area for soil management
- Determination with ORC on usefulness of stockpiled and future soils

Priority Initiatives (cont'd)

Flood Protection Land Form

- FPL more than a year behind schedule
- Forecasted costs to complete have increased dramatically

Delay Factors:

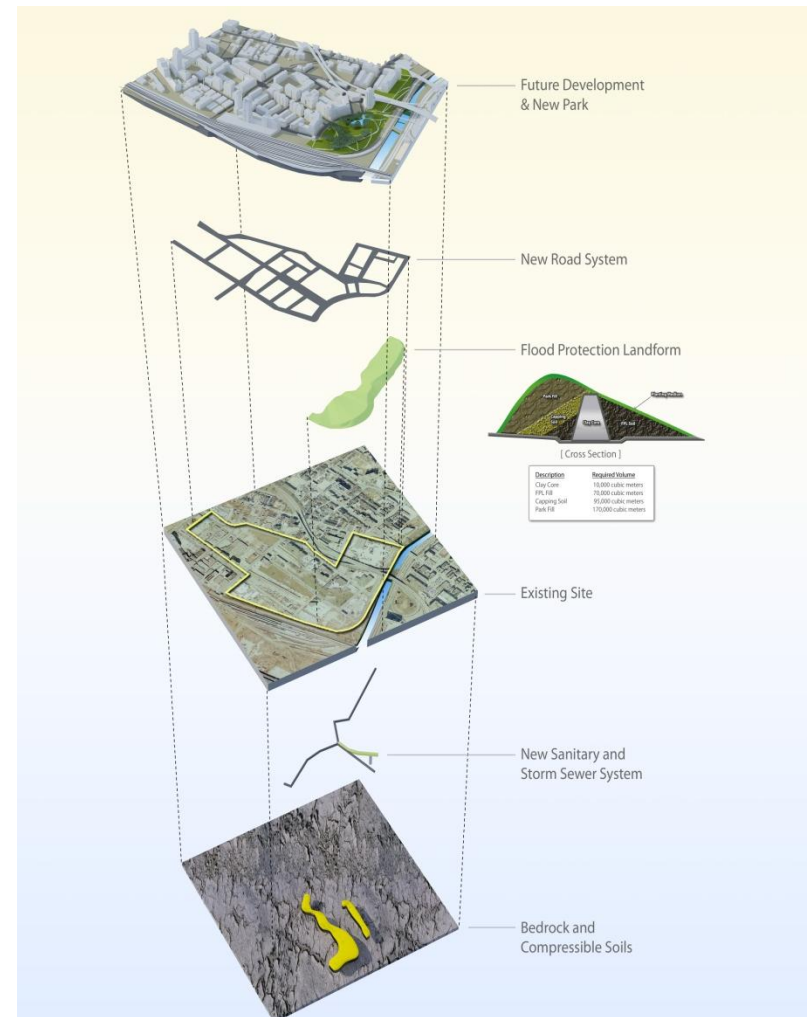
- Difficulties in receiving enough and timely soil deliveries
- Inclement weather
- Discovery of additional compressible soils and groundwater contamination

Impacts:

- Funds spent on FPL not available for other infrastructure projects in WDL
- Delay in timing affects occupancies and construction of Don River Park which is ready for tender but on hold

Need:

- ORC to expedite soil deliveries and resolution of compressible soils and groundwater contamination
- ORC to diligently work to minimize costs



Priority Initiatives (cont'd)

- The following provides an outline of the cost increases for the FPL and associated infrastructure works:

Item	Current Estimate (\$m)	Comment
Long Term Plan	69.0	
<i>Forecast Additional Costs</i>		
General Requirements	5.4	Due to extended time for project (incl. site security, utilities, truck wash etc.
Wicking	1.6	Unknown underground site conditions
Pedestrian Ramp	2.4	Initial estimate before design
Environmental Remediation	3.5	Extent of remediations previously not found in environmental assessments
<i>Sub-Total</i>	<i>\$12.9</i>	
<i>Potential Additional Costs</i>		
Deep Soil Mixing/Grouting	5	Discovery of additional compressible soils and groundwater contamination
Accelerated Soil Deliveries	5	ORC stock pile in remote location
Contaminated Soil Removal	10.0-15.0	WT investigating re use options to mitigate risk
<i>Sub-Total</i>	<i>\$32.9-\$37.9</i>	
Less Accelerated Soil Delivery	5.0	Will not advance schedule due to winter construction
Total Potential Additional Costs	\$27.9-\$32.9	
TOTAL POTENTIAL PROJECT COST	\$100 m	

Priority Initiatives (cont'd)

- **WT not Functioning as Master Developer:**
 - WT is responsible and accountable for relentlessly implementing revitalization in WDL
 - ORC is currently the agent of the Owner (Province)
 - Documents are reviewed by many parties at ORC, MEI and WT
 - Simple tasks such as signing municipal application forms are confounded by blurring of roles and responsibilities
- **Impacts:**
 - Duplication in roles and responsibilities
 - Unnecessarily complex reporting and communication
 - Time and cost for document reviews and decision making slowing project significantly and escalating project costs
- **Need:**
 - **Province to appoint WT as agent for WDL development in all respects including planning and environmental work**

Other Priority Initiatives

- **Stormwater Management:**

- The City has asked that WT review the feasibility of an integrated SWM facility for WDL, EBF and LDL
- WDL design had already been significantly advanced based on the approved EA
- City needs to resolve this matter quickly

- **Innovative Design Standards:**

- WT continues to raise the bar for public realm design standards and we've had success with the City on Woonerfs
- However, innovative proposals require significant time, budget and effort for City review
- WT has funded several City staff positions to manage this additional work

- **Affordable Housing:**

- Affordable housing agreement for WDL has been under negotiation for more than 2 years
- Need to finalize and execute agreement
- Province needs to expedite TCHC sale transaction

Summary

- **The following items need to be completed as soon as possible in order to successfully deliver WDL revitalization:**
 - Timely approval of the WDL Security Fund, indemnity agreement, section 28 approvals and PILTs
 - ORC to submit and expedite approval of RA/RM with MOE with urgency
 - MOE to approve Designated Waterfront Area for soil management
 - Determination with ORC on usefulness of stockpiled soils
 - ORC to expedite soil deliveries and resolution of compressible soils and groundwater contamination
 - ORC to diligently work to minimize costs
 - Province to appoint WT as agent for WDL development in all respects including planning and environmental work
 - City resolution to SWM on WDL