

## West Don Lands (“WDL”)

The Phase 2 plan of subdivision (“POS”) which will contain all of the Pan Am Games blocks is currently under review with the City. A number of meetings have been held to discuss outstanding issues and finalize the draft conditions of approval. It is anticipated that the POS will receive Draft Approval in August, 2010. Due to the timing of the fall municipal election, there will be no Council meetings between September and January, 2011 so meeting the August Council date for Draft Approval is key for meeting the Pan Am Games schedule.

Toronto Community Housing Corporation (“TCHC”) has mobilized and is on site initiating the excavation required to obtain a Record of Site Condition (“RSC”) which is needed for building construction. It is anticipated that an RSC will be obtained in June, 2010 and building occupancy will occur in early 2012.

Ontario Realty Corporation (“ORC”) has procured CH2M Hill to undertake the additional required environmental Risk Assessment Risk Management (“RA/RM”) work for WDL. Infrastructure Ontario (“IO”), as the Province’s agent for the Pan Am Games, will oversee ORC’s work. Waterfront Toronto (“WT”) has advised IO of the tight timelines for Urban Capital and the Pan Am Games blocks. These blocks will be the first priority areas of study. WT is in the process of testing and removing soil stockpiles in WDL so that environmental testing can commence. The Ministry of the Environment (“MOE”) has been very helpful and has indicated their willingness to work closely with all parties to move approvals forward expeditiously.

ORC has advised that the Flood Protection Landform (“FPL”) completion is further delayed until the end of 2011. In order to comply with TCHC timelines for occupancy (January, 2012), construction of the FPL must be complete by December 15, 2011. WT is paying close attention to the impact of the FPL construction schedule delays.

Urban Capital’s sales office opened with great success on February 27, 2010. The project is approximately 65% sold. Urban Capital will likely start construction early in 2011 once an RSC is filed for the site.

A Construction Management contract has been awarded. Tendering of Don River Park and Mill Street Public Realm is underway. Underpass Park, the Stormwater Management Facility and the soil removals will be tendered as soon as documents are available.

The concerns raised by TTC regarding the Cherry Street loop area as a pedestrian priority zone with a flush condition between the tracks and surrounding plaza have been resolved satisfactorily. WT will finalize designs for submission to the City.

WT is working closely with IO to establish a partnership for delivering the Pan Am Games Athlete’s Village on time, on budget and with the community legacy anticipated in the WDL Precinct Plan. WT and IO have commenced a “market sounding” with industry leaders to ascertain what the most appropriate models for procuring the Village are while ensuring delivery of the legacy for the West Don Lands community. IO is in the process of retaining a Planning, Design and Compliance architect for the Village.

## **East Bayfront**

As reported to the Board on March 24, 2010, construction continues to advance on all aspects of the first phase of the East Bayfront, including Dockside servicing, Sherbourne Park, Sugar Beach, the first segment of the waterfront promenade and George Brown College (“GBC”). The first of 1,200 Corus employees moves into their new building on May 7, 2010, although work on the interior of the building and the relocation of the various television and radio stations will continue throughout the summer. Notwithstanding that there are four different construction projects occurring simultaneously on Dockside, interruptions and conflicts have been kept to a minimum, and to date all timelines have been met.

At the time of writing of this report various City committees were dealing with an application to stop-up-and-close a portion of Lower Sherbourne Street to facilitate the construction of Sherbourne Park North, an application to proceed with the expropriation of two small pieces of land required for the realignment of Lower Sherbourne Street, and a minor variance application in support of GBC’s site plan process. Behind the scenes regulatory staff at the City, various ministries and other agencies continue to process applications related to planning and environmental approvals for all of the foregoing. Staff at all agencies continues to show support for waterfront initiatives, and it is not anticipated that there will be any delays related to regulatory approvals.

## **Designated Waterfront Area**

Martin Goodman Trail – A number of design changes have been proposed to improve the safety of the three intersection crossings on the Martin Goodman Trail at Ontario Place. These changes are now underway.

Union Station Second Platform – The TTC has issued the tender for the construction of the Union Station Second Platform. The tender is projected to be closed and awarded this month subject to confirmation that the tendered price is within budget and subject also to Government approval of an amended Contribution Agreement which increases the project budget.

Soil Management Facility – As a result of the re-start of the WDL RA/RM by ORC, and to accommodate the schedule for the Pan Am Athlete’s Village, IO and ORC have requested that WT accelerate the removal of contaminated soils on the West Dons Lands. This request has triggered a concurrent acceleration of the requirement for MOE approvals for the Soil Management Facility to accommodate the soil treatment Pilot Project. Subsequent to the public meeting held on March 11, 2010 to present the plans and environmental approvals status for the Soil Management Facility, WT, TRCA and the MOE met with the Lake Ontario Waterkeeper (“LOW”) to understand the LOW’s concerns on the application. Initial indications are that all parties are in agreement that the Soil Management Facility is an appropriate undertaking, however operational issues (i.e. dust control, traffic, material volumes) must be addressed appropriately. WT is working with the stakeholders to achieve a May 31<sup>st</sup> approval in order to permit receipt of soils from WDL in accordance with the requested removals schedule.

Two proponents have been selected from the 17 proposals that were received on March 8, 2010 from around the world for the Pilot Scale Soil Treatment RFP. The contractors will shortly be authorized to commence planning and permitting as required to allow for commencement of the Pilot project this summer.

## **Program Management**

Health and Safety – There have been no reportable Health and Safety incidents on any WT job site since the last report.

Labour Relations – All collective bargaining agreements for Ontario construction trades expire on April 30, 2010. The Carpenters, Electricians and Ironworkers Unions have concluded negotiations and settled new bargaining agreements. Negotiations have commenced with the Labourers, Operating Engineers and Bricklayers Unions. While the current environment remains amenable to settlement of all agreements, we are advised that the Operating Engineers, Labourers and Plumbers Unions are potentially the most likely to undertake job action to obtain their agreements. At this time no strike votes have been taken nor deadlines established for conclusion of negotiations.

### **Central Waterfront, Gardiner and Portlands**

Queens Quay Revitalization Environmental Assessment (EA) – The Minister of the Environment officially turned down the Part II “bump up” request that was submitted. WT received a letter from MOE informing us of the Minister’s decision and granting us authority to proceed with implementation of the Queens Quay plan. This marks a major milestone for WT.

Gardiner Environmental Assessment (EA) and Urban Design Study – The *Competition to Develop Innovative Design Options for the Gardiner Expressway and Lake Shore Boulevard Reconfiguration* EA was kicked off on April 28, 2010 and initial design submissions will come back in July and be reviewed by the EA team for “fatal flaws.” We expect to start a public dialogue about these options in late fall.

Canada’s Sugar Beach – The project is now in the final stage of construction. The granite pavement and tree planting is currently underway along the promenade portion of the park. The rock formations are in place, dockwall coping and delivery of beach umbrellas scheduled to be completed by June 30<sup>th</sup>, 2010.

Sherbourne Park – In the past few weeks, the finish slab for the skating rink has been poured, pavilion basement and wetwell completed and backfilled. The concrete channel work continues, with landscape elements that include paving, planting, and finishes underway. The structural steel for the park pavilion will be installed within the next two weeks.

Don River Park – Don River park tenders have closed. Contracts for the park and pavilion are expected to be awarded in the first week of May. Work is scheduled to commence mid-summer.

### **Community Planning on the Waterfront**

One of WT’s mandates is to create sustainable communities. As such, the WDL and EBF Precinct Plans were prepared with the mindset of creating complete “communities” where people can live, work and play. This included ensuring each Precinct contained an appropriate mix of residential (market and affordable), schools, parks and open spaces, retail, commercial, community uses/daycares and public transit. In this respect, EBF and WDL are both considered to be complete sustainable ‘communities’.

In 2004, WT commissioned a report by GHK International entitled “Strategies for Providing Housing and Community Services and Facilities in the East Bayfront and West Don Lands”. Given the proximity of EBF and WDL, this report assessed the needs and space requirements for schools, daycares, recreation centres, libraries and additional community spaces based on both precincts. Recommendations were then incorporated into the various planning documents that have since been developed including the EBF and WDL Precinct Plans and the EBF Zoning By-law. They have been further secured through development agreements (for daycare and recreation centres) and Plans of Subdivisions (for parks and schools).

Also, as part of the Precinct Planning process a number of community and professional charettes were held to ascertain not only the appropriate built form of the precincts but also to discuss the appropriate mix of uses for each Precinct based on the surrounding communities and location within the City.

In concert with the recent Plan of Subdivision approval process, particularly for WDL, WT commissioned a number of other studies to assess and ensure that each Precinct continues to be developed in a sustainable comprehensive way. Recent examples of these include: the WDL Schools and Community Centre Feasibility Study and the Non-Residential Feasibility Study. These reports assessed the WDL Precinct in terms of need, space allocation and location for schools and numerous types of non-residential and institutional uses to support and enhance the community. The quantity and quality of time and effort put into the composition of the EBF and WDL Precincts demonstrates that they have not been designed in a silo but rather planned holistically to ensure sustainably and livability.

It should also be noted that Waterfront Toronto is currently preparing the North Keating Precinct Plan. This plan is being developed in much the same way and has taken into account what is being provided for in WDL and EBF.

## **Government Relations**

### *Federal Sunset Extension*

WT has secured support from Minister Flaherty and his office to extend the federal government's participation in waterfront revitalization from the current sunset of March 31, 2011 to March 31, 2012.

Our rationale for an extension has been to ensure the delivery of federally funded projects including Canada Square at Harbourfront Centre, Don River Park, George Brown College (the WT/GBC parking lot joint venture) and Underpass Park in the West Don Lands. Given delays beyond WT's control - most notably delays in the completion of the flood protection landform – WT has been unable to begin construction of Don River Park and Underpass Park.

The Minister has provided the federal secretariat with the authority to seek Treasury Board approval for a program extension.

On a parallel track, WT is meeting with Minister Flaherty's Chief of Staff to discuss the benefits of a longer term federal presence in waterfront revitalization. The federal government is scheduled to wind up its participation at the very time when projects (parks and development projects) are coming to fruition.

### *Provincial Board Members Meeting with Craig MacLennan - Chief of Staff to Minister Duguid*

Provincial members met with Craig MacLennan on April 19, 2010 to review the waterfront project as part of the invitation by both the Minister and the Chief of Staff personally to keep the lines of communication with the Minister's office open. We are arranging for a briefing and tour for Craig MacLennan and for the new members of MEI's staff responsible for our file.

## **Communications and Marketing**

### Proactive, Strategic Media Relations

On April 19, 2010 WT issued a news release announcing MOE's approval of the Queens Quay Environmental Assessment. The release resulted in strong news coverage in print, broadcast and online news sources.

On April 26, 2010, WT launched the "Rename Sherbourne Park" contest in association with popular news website Torontoist.com. The goal of the contest is to provide profile for the park and waterfront revitalization to a broader audience across the city as we open Sherbourne Park this summer. WT worked alongside the City's Parks Department and the local Councillor to ensure the competition followed city policy on parks and naming. The selection committee will review the names provided by the public and will shortlist names for review by the City's Parks Department. The public has two ways to participate in the contest – they can submit a park name and/or vote for a favourite name at [www.torontoist.com/park](http://www.torontoist.com/park). The contest ends on June 15, 2010.

### Build and Implement the Brand

The new website launched on April 27, 2010. There are still refinements being made to the site and we are monitoring, tracking and measuring site traffic and usage to help us in the refinement process.

The 2010 Report to the Community, a four-page broadsheet publication, was distributed in 138,000 copies of the Globe and Mail (Greater Toronto Area edition) on April 27, 2010 and in 50,000 copies of the Toronto Star on April 28<sup>th</sup>. The inserts coincided with the launch of the new website.

The corporate vision video is finished and is a core component of presentations. The response has been overwhelmingly positive and we have had numerous requests for copies. It has also been posted to the homepage of the new website and on our You Tube channel.

## **Sustainability**

WT has engaged in preparing a new mandatory Green Building Requirement to reflect a raised performance standard. An application for supporting funding has been submitted to Ontario Power Authority. As a related exercise, WT has partnered with the Clinton Climate Initiative to create the Carbon Modeling Tool that will measure development progress to climate positive objectives (greenhouse gas reduction below zero) for all projects. The intent is that this will be first applied to WDL and the Pan Am Games Athlete's Village.