

## **West Don Lands**

West Don Lands (“WDL”) Phase 2 received Draft Plan Approval on December 31, 2011. Waterfront Toronto (“WT”) continues to meet weekly with Infrastructure Ontario (“IO”), Ministry of Infrastructure (“MOI”), Ontario Realty Corporation (“ORC”) and the City of Toronto to work through the WDL Phase 2 Plan of Subdivision (“POS”) registration which is anticipated by the end of March, 2011.

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

- Construction of the Pavilion on Don River Park continues with installation of structural steel for overhead canopy underway. Other items that have been completed include excavation and form work for the marsh board walk and play area. Substantial completion targeted for Spring 2012.
- Mill Street Public Realm construction is on hold due to extreme cold temperatures however completion is scheduled for Spring/Summer of 2011.
- Underpass Park - WT and ORC are coordinating an Access Agreement for excavation and park construction. Work to begin in April 2011. Anticipated completion date for the park will be Fall, 2011.
- WT has received comments from the City on the pre-design submission for the Stormwater Management Facility. WT is working closely with its designers and City staff to enable construction to commence in late Spring, 2011.
- The Concept Design of the Stormwater Quality Facility received full support from the Design Review Panel (“DRP”) in December, 2010 and will be returning on February 9, 2011 for a review of the Schematic Design.

## **Pan Am Athletes’ Village (“PAAV”)**

WT has submitted the third round of design drawings for Front and Local Streets to all City departments for their review as per the established schedule. Comments are expected back by February 8, 2011. The third submission set of drawings will be issued with the PAAV Request for Proposals (“RFP”) so that the bidders can price the construction of these streets as part of their work.

IO and WT have completed evaluations for the Request for Qualifications (“RFQ”) and developed a short list of preferred bidders for the Request for Proposals (“RFP”). An announcement will be made publically by IO in the next few weeks confirming the list.

The RFP is expected to be released within the next few weeks with proposal submissions due mid-May, 2011.

## **East Bayfront**

### Sherbourne Common

The Sherbourne pavilion cladding is now complete and the skating rink is to open by the end of January. The north side of Sherbourne Common will be completed in April, 2010, a slight delay to the original schedule due to winter weather.

### Water's Edge Promenade in Bayside

The Water's Edge Promenade in Bayside is on track to complete full construction documentation for the promenade while the boardwalk and Stormwater Management Facility is on hold pending a study investigating an alternate stormwater management solution. The stormwater study will investigate the feasibility of an Actiflo system similar to the one employed in the WDL. WT anticipates completing these works in March, 2011. The RFP for civil engineering for the Bayside Development was posted at the end of 2010 and submissions are due by January 21, 2011. WT anticipates a strong proponent pool and looks forward to appointing this key consultant.

Great Gulf Homes ("GGH") and their architect, Moshe Safdie, presented their concept design for Parkside to the East Bayfront ("EBF") Stakeholders Committee on December 7, 2010 and the DRP on December 8, 2010. Although stakeholder response was very positive, the DRP had concerns with many aspects of the building including the Queens Quay and Lake Shore façades, the relationship between the podium and the tower, the balcony detail, the relationship between the building and the abutting public realm, particularly the interface between the future retail at grade and Sherbourne Common, and the choice of materials given the sustainability objectives of the project. They therefore could not recommend that the project move forward to the next stage in the review process. For their part GGH confirmed that they were still working with the overall massing and layout of the project. In a separate pre-submission meeting with the City and WT, the City raised concerns about the location and design of the daycare, which is to be included in the Parkside development. For all of these reasons GGH continues to work on their design, and has indicated that they will return to the DRP at its meeting in March.

Negotiations continue with Hines to finalize the various legal agreements that are required as part of the proposed transaction. It is expected that that process will be completed sometime in the spring. Notwithstanding, Management and Hines have already begun the process of revising the concept plan and preparing the necessary materials for formal subdivision submission to the City. A series of stakeholder meetings are being scheduled for later in the spring.

## **Central Waterfront ("CWF")**

### Queens Quay

The Long Term Funding Plan currently has funding for only an 800-metre portion of the 1,350 metre stretch of Queens Quay from Spadina to Bay. After extensive study and consultation with City staff, it has been determined that there are insurmountable logistical problems and additional costs associated with phasing the construction of the first segment, such as temporary vehicular cross-over conditions, coordination with the TTC reconstruction project, remobilization costs, and an extended period of construction disruption. Therefore Queens Quay Segment 1 must be built in its entirety, which requires additional funding if this project is to proceed.

WT received timely and constructive comments from all City Departments and Agencies on the 30% Design Submission delivered to Technical Services in December. WT is now working productively with each department to resolve issues and concerns raised, particularly with respect to their concerns about phased implementation and a structure for cost-sharing of new utilities.

The prequalification for the Construction Manager for Queens Quay was completed and five contractors have been shortlisted. The RFP will be released in January and it is anticipated that we will have a contractor on board by the end of February, 2011. The Construction Managers will advise the team throughout the pre-construction period on project phasing/staging, schedule, procurement, approvals, and other logistical matters critical to preparing for a fall construction start.

### Portland Waters Edge

The City of Toronto is currently repairing a stretch of dockwall leading from Queens Quay to Ireland Park. This work is well underway and is anticipated to be completed ahead of schedule in late Spring, 2011. WT has completed the Detailed Design Phase for the Water's Edge Promenade component which will be built upon completion of the City's construction, providing direct public access to the new park space. WT is commencing the Prequalification process for a contractor for its portion of the work. WT continues to work collaboratively with City of Toronto Facilities and Real Estate in the implementation of this joint project.

### York Quay Revitalization Project

Based on the value engineering exercise undertaken, the design of the Garage component of the project has been refined. Detailed design is now underway for this revised design option. Construction work on the garage including shoring and excavation is anticipated to commence in February, 2011. The design of the surface including the two public spaces has been put on hold until additional funding can be secured by Harbourfront Centre.

WT held the first Construction Liaison Committee ("CLC") meeting for the York Quay Revitalization Project on January 7, 2011 at Harbourfront Centre. The CLC was established to create a regular forum for public feedback during the construction of the new underground parking garage.

On January 19, 2011, approximately 250 people attended WT's Queens Quay Drop-In Centre. The drop-in centre, which featured five different learning stations and displayed the completed 30% design plan, provided an opportunity for the community to learn more about the project prior to construction and discuss the potential impacts of the future design on their individual building. Attendees provided overwhelmingly positive feedback about the project and are anxious for work to begin.

### **Lower Don Lands**

#### Don Mouth Naturalization & Port Lands Flood Protection Environmental Assessment ("DMNP EA")

On December 16, 2010 WT with Toronto and Region Conservation Authority ("TRCA") submitted the final Draft of the DMNP EA to the Ministry of the Environment ("MOE"). The public review period for the DMNP EA runs through to February 11, 2011. Approval of the DMNP EA is our next milestone and it is expected in the third quarter of 2011.

## Business and Implementation Report

Toronto City Council has directed WT to prepare a Lower Don Lands Business and Implementation Plan. The draft study design for that scope of work is being reviewed internally and may require additional allocation in the Long Term Funding Plan.

### **Other**

#### Union Station Second Platform

The Union Station Second Platform construction contract was awarded by the TTC to Ellis Don Construction on January 17, 2011. The contractor is now mobilizing and the work will commence in February 2011.

#### Soil Recycling Facility

The analysis of the technological, environmental, and economic viability of the soil washing process for Designated Waterfront Area (“DWA”) soils is underway and will be submitted by the two operators to WT at the end of January. Following receipt of the operators’ reports WT will prepare the analysis and business case for the production scale Soil Recycling Facility (“SRF”). Subject to the results of the Pilot Project confirming the viability of large scale treatment, next steps will include: applying for MOE approval to operate a long term SRF; entering into a contract to operate the long-term SRF; and completing negotiations with Toronto Port Lands Company for the utilization/acquisition of the Unwin site for this purpose.

#### Health and Safety

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

### **Government Relations**

As a follow up to our November meeting with Mayor Ford’s transition team, the Chair, David Johnson and I will meet the Mayor’s Acting Chief of Staff on January 26, 2011 to provide a more detailed briefing on waterfront projects and seek some feedback on critical issues as we move forward into 2011/12. A verbal update will be provided at the February 2, 2011 Board Meeting.

On January 19, 2011, Minister Murray’s Chief of Staff, Tom Allison, was provided with a detailed briefing and tour of the waterfront. Ross McGregor also attended the meeting. We were able to engage Tom Allison in a number of issues including issues where the Ministry of Research and Innovation may want to play a more prominent role. We spoke also of more frequent meetings with Minister Murray to ensure he is well briefed and engaged on waterfront revitalization including areas where the Minister may well want to take a more active role.

### **Communications and Marketing**

#### Proactive, Strategic Media Relations

Media outreach throughout the year resulted in strong year-end coverage for both waterfront revitalization and the corporation, including:

- WT was named a 2010 Hero in Torontoist’s annual Heroes and Villains competition. With more than 8,000 votes cast, WT ranked 7<sup>th</sup> from a list of 30 nominees earning an Honourable Mention.

Torontoist lauded WT for the amount of positive progress on the waterfront in 2010 and for the organization's ability to capitalize on public and private sector investments.

- Waterfront revitalization was hailed as the “biggest comeback” of 2010 by NOW magazine.
- Popular blog Urban Toronto called waterfront revitalization an initiative that will bring “immense civic pride for our city for years to come”. Plans for the Bayside development in EBF also received the title of “notable birth” from Urban Toronto.
- Both the Toronto Sun and the National Post included waterfront revitalization in their best of 2010 wrap up stories and both said “expect more of the same” in 2011.
- Canada's Sugar Beach was one of the top 20 most viewed posts on Blog TO and despite not being a building, the park was named one of Urban Toronto's favourite buildings of 2010 for being a “wonderful addition to the waterfront”. It was also one of the National Post's “over achievers” for the year.
- Corus Quay and the recently opened south side of Sherbourne Common were cited by the Toronto Sun as examples of the need for continued waterfront revitalization.
- In the Star on December 19, 2010 Christopher Hume's column was entitled “Toronto's future unfolding on the waterfront.” In it, Hume said: “the best show in Toronto right now is down on the waterfront, where the future is unfolding... Indeed, 2010 could well be remembered as the year we got our first glimpse at what a revitalized waterfront could really mean to this city.”

WT coordinated with Building Magazine to have six of our project videos included on their website. WT also contributed video content to ReNew Canada. This expands the reach and viewership of these videos from our YouTube channel.

Media efforts in collaboration with WT's design teams resulted in Sherbourne Common's inclusion in a Waterfront Parks feature in the January 2011 issue of Architectural Record.

Outreach efforts to publicize the Queens Quay Drop-In Centre resulted in numerous media mentions including in the Globe and Mail, Now Toronto and several local websites and blogs.

WT continues to work with IO on communications around the development of the section of the WDL that will be used as the Toronto 2015 PAAV. Together with IO WT will issue two joint news releases in late January/early February; the first will announce the three successful short-listed teams; and the second will announce the release of the RFP.

WT produced a short video on the Port Lands Pilot Soil Recycling Facility, used it on the website and You Tube Channel and promoted it through the newsletter. The video, which explains WT's innovative approach to soil remediation and the soil recycling process, has garnered a lot of interest. The pilot also continues to attract interest. It was featured in a story on the Lake Ontario Waterkeeper website.

### Build and Implement the Brand

In early January, WT launched an upgraded version of the new website. The new version includes easier to use navigation, improved page layout, an upgrade to the interactive map, a new image gallery system and a more flexible content management system. The improvements were based on usability testing with external and internal users.

## **Sustainability**

New Minimum Green Building Requirements (“MGBR”) and the final Halsall Report are set to be finalized for publication and formal launch on January 31, 2011. A brief presentation to the DRP is scheduled for February 8, 2011. WT continues to work to formalize and complete sustainability requirements for PAAV. WT is working with the University of Toronto to finalize transportation components of the Carbon Tool and fix inputs for WDL and PAAV.

WT is developing a short one day “think-tank” with key non-governmental organizations and industry leaders in District Energy (“DE”) to re-examine project delivery strategies to deliver DE at the Waterfront.

WT has secured conference speaking engagements at the Federation of Canadian Municipalities (February), Canada Green Building Council (April) and US Green Building Council – Greenbuild (October) as part of the overall communications strategy for sustainability and the objective of market transformation on the waterfront.