



The project will ultimately deliver 40,000 new residences, 40,000 new jobs, and 300 hectares of public parks, making it one of the largest waterfront brownfield revitalization projects in the world.

With unflagging commitment to bring this vision of a sustainable waterfront to life, we are pleased to share Waterfront Toronto's first Corporate Social Responsibility and Sustainability Report. The report provides information to stakeholders on how we are working to deliver a revitalized waterfront by examining our vision for sustainability and reviewing performance since its inception.

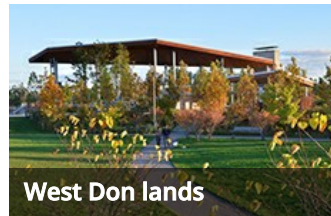
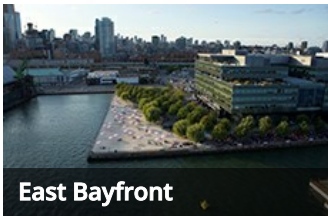
A balanced triple bottom line approach is taken, quantifying success not by economics alone, but also through measurable environmental and social improvements.



This is next generational development. It's smart growth in every sense of the word ... when you look at the type of development that will be going onto this site, when you look at the type of uses that will be on the site. When you look at the rehabilitation of this particular site, it means green growth, it means healthy growth, it means quality of life growth.

Honourable Bob Chiarelli, Minister of Energy

What's Ahead



Message from CEO



In 2001, Waterfront Toronto was given a 20-year mandate and \$1.5 billion of seed capital to transform 800 hectares (2,000 acres) of underutilized brownfield lands into sustainable mixed-use communities. But our mandate is really about more than just this. In addition to revitalizing our waterfront - giving it back to the city - our objective is to make Toronto a better city, more economically competitive and prosperous for the long-term. In an era where talent and capital chooses where to locate, quality of life is a key factor in economic decisions. Waterfront Toronto is, in effect, leveraging an infrastructure project to deliver key economic, social and environmental benefits that enable Toronto to compete aggressively with other top tier global cities for investment, jobs and people.

We have successfully delivered a large portion of this initial mandate. We have delivered beautifully designed mixed-use neighbourhoods and partnered with leading developers in the West Don Lands and East Bayfront. Toronto now has spectacular new public parks such as [Corktown Common](#), [Sugar Beach](#) and [Sherbourne Common](#). We have improved public spaces such as the 1.7-kilometre redesigned [Queens Quay](#), a new

signature street that invites residents and visitors alike to our waterfront. In addition, public art installations have elevated the experience on our streets. Overall, our work has contributed significantly to the attractiveness, vitality and economic growth of the city.

Strategic revitalization has resulted in momentum for realizing sustainable development, excellence in urban design, and leading technology infrastructure, founded in public policy objectives. We are reconnecting people with the waterfront and creating important economic, environmental, and social benefits. Toronto can be proud of the waterfront successes to date.

This is an exciting time to share a milestone update of our Corporate Social Responsibility and Sustainability Report. As the President and CEO since 2003, I've had the pleasure of leading a dynamic and accomplished team of professionals dedicated to making Toronto's waterfront best-in-class. Throughout this time, and since our last report, many of our projects from our initial funding have moved from the planning and implementation phase to now being complete. It is immensely rewarding to see the impact of our work on the community and the growing recognition for our approach to revitalizing our waterfront.

We are pleased to present this report as an updated record of how we and our partners are meeting our greater social and environmental responsibilities, and how we are building more durable and beautiful spaces.

This report covers the period from 2001 to spring 2015 and has been prepared using the Global Reporting Initiative (GRI) framework, an internationally accepted independent standard for reporting on sustainability performance. Our reporting is based on GRI's G4 Guidelines as well as the Construction and Real Estate Sector Disclosure, which covers key sector-specific issues. The content is based on a set of performance measures that align with the three areas of sustainability referred to as the "triple bottom line". The triple bottom line embraces an expanded set of standards for measuring success by reporting [social](#) and [environmental](#) performance, in addition to [economic](#) accomplishments.

From these themes, here are some of the results that we are particularly proud to include:

- Four LEED® Gold buildings completed and several more under design and construction or under review by the Canada Green Building Council;
- Over 3,600 trees planted;
- 108,920 square metres of aquatic habitat created;
- An average 90 per cent waste diversion rate for construction and demolition debris;
- 25 new or improved parks and public spaces;
- 496 affordable housing units built and another 80 units under construction;
- Seven public art installations completed;
- Attracting private sector investment, including 1,405 residential market units built and another 1,500 units under construction, and approximately 1 million square feet of commercial space;
- More than 28 kilometres of critical infrastructure constructed, including new watermains, sanitary and stormwater sewers; and
- Generating \$3.2 billion in economic output for the Canadian economy, \$622 million in government revenues and 16,200 full-time person years of employment.

We are proud of our achievements to date; even with the challenges encountered along the way. Construction projects on the waterfront are faced with complex urban conditions such as contaminated and geotechnically unstable soils, the result of many decades of infilling and high water tables. Often, outdated and unreliable drawings do not always accurately reflect underground infrastructure during planning and design. In the case of Queens Quay these challenges led to higher than anticipated costs. Lessons learned from past projects are used to inform our approach as we carry forward with

waterfront revitalization.

Currently, we are conducting due diligence on plans to naturalize and re-route the [mouth of the Don River](#). Building on the [flood protection](#) achieved in the West Don Lands, this project contributes to resiliency - providing regulatory flood protection for 240 hectares (593 acres) and unlocking the development potential of the Port Lands. The flood protection proposal addresses the fundamental challenge of transforming the underused Port Lands into a long-term asset that will support Toronto's growth and economic competitiveness. Once flood protection is complete, the plan is to transform the area into resilient and sustainable mixed-use communities.

With many new projects in the planning phase and underway, we will continue to make strides in delivering a revitalized waterfront. We hope you enjoy this report and encourage you to share your thoughts with us.

John Campbell

President and CEO, Waterfront Toronto

Who We Are

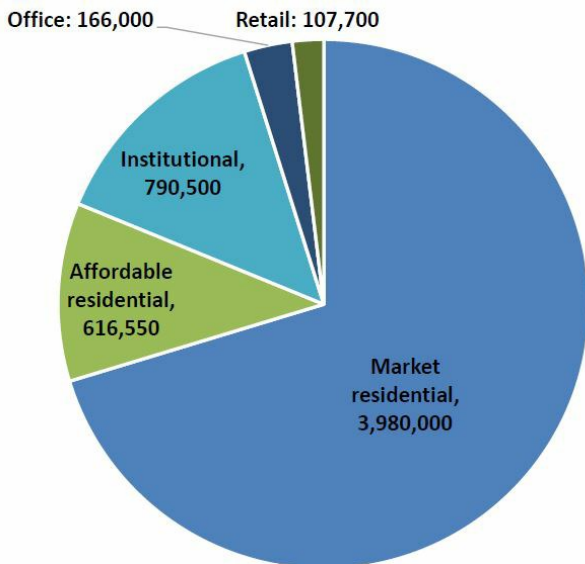
The revitalization of Toronto's waterfront represents a multi-decade collaboration between the three orders of government. Originally established to address Toronto's bid for the 2008 Olympics, it evolved into the creation of the Toronto Waterfront Revitalization Corporation in 2001 - now known as Waterfront Toronto.

Like most modern urban waterfronts, Toronto's waterfront is characterized by large tracts of government owned lands that are largely vacant, underutilized or zoned for industrial use. The high percentage of public ownership of Toronto waterfront lands and their prime location adjacent to the financial core are important elements of Toronto's waterfront, creating an unprecedented opportunity to transform the face of Toronto.

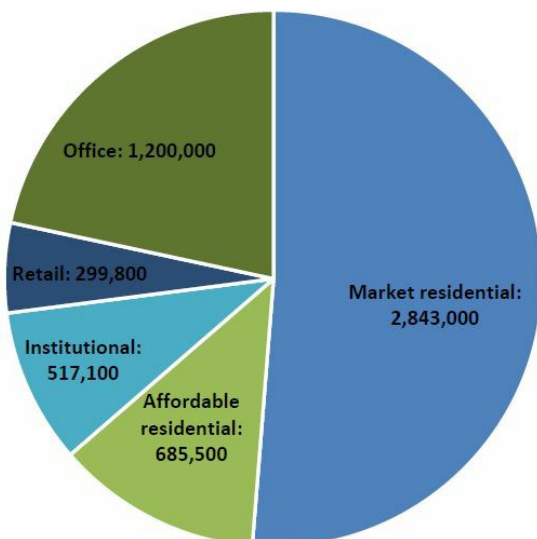
To address this opportunity, in November 2001 the City of Toronto, Province of Ontario, and the Government of Canada, committed \$1.5 billion (\$500 million each) as well as land as seed capital to kick start the revitalization of Toronto's lakefront. They also established Waterfront Toronto to oversee all aspects of the planning and development of Toronto's waterfront. In December 2002, the government of Ontario passed the Toronto Waterfront Revitalization Corporation Act, the legislation which defines the Corporation's objectives, powers, obligations, and authority.

The project will ultimately deliver approximately 40,000 new residences, 40,000 new jobs, one million square metres of employment space, and 300 hectares of public parks, making it one of the largest waterfront brownfield revitalization projects in the world. The scale of Waterfront Toronto's two active downtown precincts is shown in the charts below, which detail the approximate proposed build out in square feet. The table that follows provides unit numbers and Gross Floor Area of our completed building projects, as well as for projects that are in the design or construction phase.

Gross Floor Area (square feet) West Don Lands



Gross Floor Area (square feet) East Bayfront



Completed Building Projects	Number of Units	Approximate Gross Floor Area (square feet)
River City Phase 1	350	324,368
River City Phase 2	250	251,280
Canary District Phase 1	369	231,000
Canary District Phase 2	436	304,000
Total Market Residential	1,405	1,110,648
George Brown College Waterfront Campus	0	330,000
Corus Entertainment	0	500,000
Canary District – George Brown College	0	171,500
Canary District – YMCA	0	99,145
Sherbourne Common Pavilion	0	1546
Total Commercial	0	1,102,191
Toronto Community Housing	243	212,964
West Don Lands Affordable Rental Housing (Fred Victor and Wigwamen Incorporated)	253	237,000
Total Affordable Housing	496	449,964

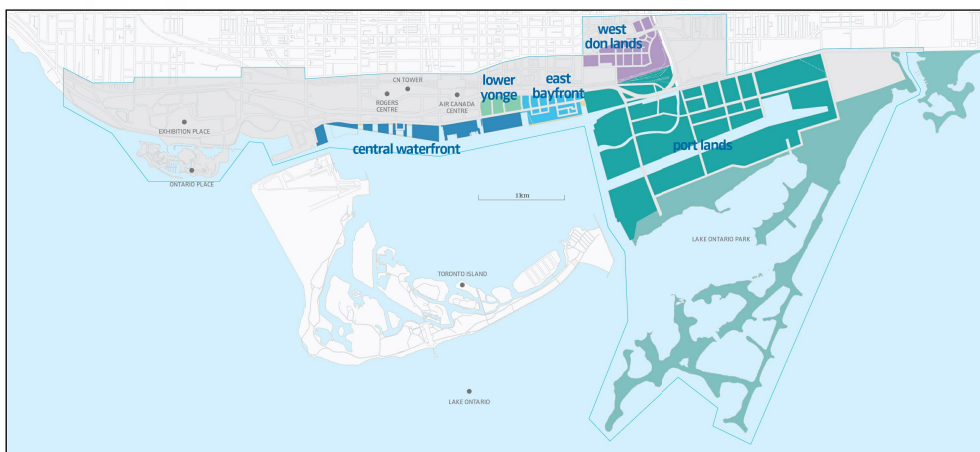
Building Projects Under Design or Construction	Approximate Number of Units	Approximate Gross Floor Area (square feet)
Monde Condominiums	553	479,290
Aqualina	363	372,850
Aquavista	262	345,678
River City Phase 3	333	336,924
Total Market Residential	1,511	1,534,742
Innovation Centre	0	350,000
Total Commercial	0	350,000
Artscape in Aquavista	80	100,035
Total Affordable Housing	80	100,035

Waterfront Toronto's mission is to transform the waterfront into a series of sustainable, mixed-use urban neighbourhoods integrated with parks and open spaces that greatly expand the City's capacity for urban living, employment and recreation, and reconnect people with the waterfront. Successful revitalization of Toronto's waterfront requires bringing together the most innovative approaches to real estate development, planning, design, and construction in a highly collaborative manner.

Land under Waterfront Toronto's jurisdiction is divided into five precincts: Central Waterfront, East Bayfront, West Don Lands, and the Port Lands. The aim for each of these precincts is to develop high performance, self-sufficient neighbourhoods with land use functions that facilitate sustainable patterns of behaviour from residents and visitors alike. These will be new types of neighbourhoods for Toronto, with thoughtful consideration of neighbourhood pattern and design, linkages and connectivity to existing communities, and green, efficient infrastructure and buildings.

In addition to these precincts, Waterfront Toronto is transforming the wider waterfront, ranging from sites in Mimico in the west to Port Union in the east. See [Waterfront Toronto's website](#) for further details on wider waterfront projects.

Waterfront Toronto's Precincts



Public Policy Objectives

Waterfront Toronto's key objective is the revitalization of the waterfront, not redevelopment. This important distinction means that Waterfront Toronto's revitalization approach is based on delivering broader public policy, social, economic and environmental objectives and not simply real estate development.

Waterfront Toronto's revitalization activities build on City and Provincial smart growth policies and objectives, including the Central Waterfront Secondary Plan and the Places to Grow Plan for the Greater Golden Horseshoe. By revitalizing Toronto's waterfront, the following key government public policy objectives are being achieved:

- Reducing urban sprawl;
- Developing sustainable mixed-use communities;
- Increasing the supply of affordable housing;
- Creating more parks and public spaces;
- Expanding public transit; and
- Increasing economic competitiveness.

Governance and Accountability

Openness, accountability and transparency are fundamental tenets of Waterfront Toronto's operations. This includes interactions with the public through our extensive public consultation processes, as well as with the private sector, particularly with respect to planning, design, contracting and procurement.

Waterfront Toronto's management structure provides effective governance processes through which priorities and plans are set and resources are allocated. The executive team is led by John Campbell, our President and CEO, supported by officers of the Corporation, strong mid-level management and support staff, consisting of subject-matter experts across a variety of disciplines.

A highly capable, cross-disciplinary Board of Directors, chaired by Mark Wilson, and including leading representatives of the financial, political, academic, cultural, and real estate communities, have been appointed by the three levels of government. The Board has further established five committees to provide ongoing oversight and advice to management and stakeholders. Waterfront Toronto is also regularly audited by all orders of government to ensure accountability and value for money is maintained.

Each of the five committees has a minimum of 3 board members and is chaired by a person appointed by the Board. The CEO is invited to all meetings and the committee Chair reports to the Board following each meeting. Waterfront Toronto's committees are briefly described below:

Finance, Audit and Risk Management Committee

This committee reviews the Corporation's annual and quarterly financial statements and recommends the approval of audits. The committee also provides recommendations to the Board regarding financial matters, including annual and longer term budgets, variances in material capital project expenditures, business plans, period forecasts, long term financial plans, the adequacy of financial resources and cash flow, and the financing of various projects. The committee also reviews significant matters involving risk management activities.

Human Resources and Compensation Committee

This committee creates and reviews the Human Resources systems necessary to attract and retain talent and to utilize best practices in areas such as compensation, recruitment, training, employee relations, talent management, performance management, and benefits.

Governance Committee

This committee develops and monitors governance standards and best practices, and communicates them to other committees. The governance committee also recommends which committees and members are appropriate; develops the mandate of committees; and creates position descriptions for the Chair and CEO.

The committee facilitates public access to meetings by providing the public notice of any committee meeting and confirming the date, time, place, and agenda at least 5 business days before the meeting; posting the minutes on the website; and, on an annual basis, reviewing and making recommendations concerning public access to meetings.

Investment and Real Estate Committee

This committee provides advice to the Board on major development projects including recommendations on third parties to be engaged. The committee also oversees the implementation and execution of third party development projects approved by the board; conducts reviews and evaluates real estate acquisitions and divestments proposed by management; and oversees the implementation and execution of real estate transactions approved by the board.

Public and Government Engagement Committee



When I was looking for job opportunities I decided that I wanted to be part of something that made a positive impact on the community and that shared my values and visions. I have been working at Waterfront Toronto for three years now and I am excited that one day I will be able to walk in Corktown Common and tell my kids that I had part in this. I am proud of all that has been accomplished so far and look forward to all that is to come in the future.

**SAM COLES, ASSISTANT TO
PROGRAM MANAGEMENT**



This committee reviews and evaluates the integrated strategic communications plan. This includes directing the Corporation's branding strategy, reaching target audiences, promoting national and international recognition, and developing distinct marketing tool kits. The committee also provides guidance and a venue for collaboration with management in the areas of sponsorship and partnership, including philanthropic opportunities.

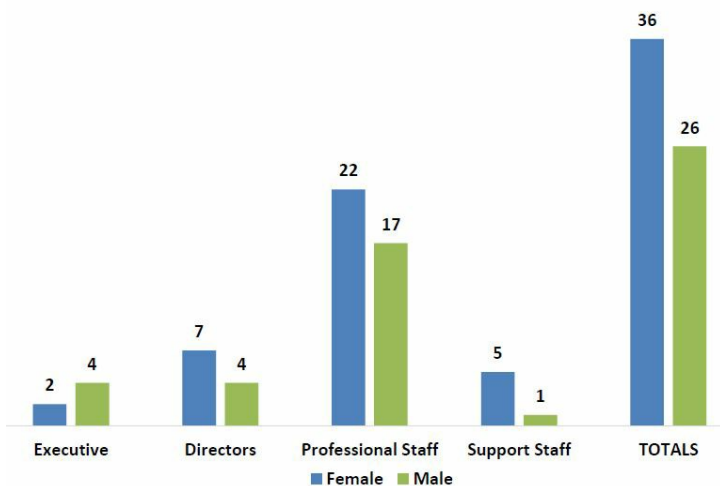
Waterfront Toronto Staff

Waterfront Toronto is comprised of 62 full-time permanent staff members and three full-time contract employees, all of whom work in the corporation's only office in downtown Toronto. Staff members are organized into six departments: Administration, Finance, Planning and Design, Development, and Operations and comprise of planners, lawyers, architects, engineers, as well as communications, public engagement, marketing, financial, and sustainability professionals. Based on Employee Opinion Surveys, the overall level of satisfaction was rated at 77% in 2008, 66% in 2011, and 76% in 2013. Staff members enjoy coming to work, feel safe, have good relationships with co-workers, and are proud to work at Waterfront Toronto.

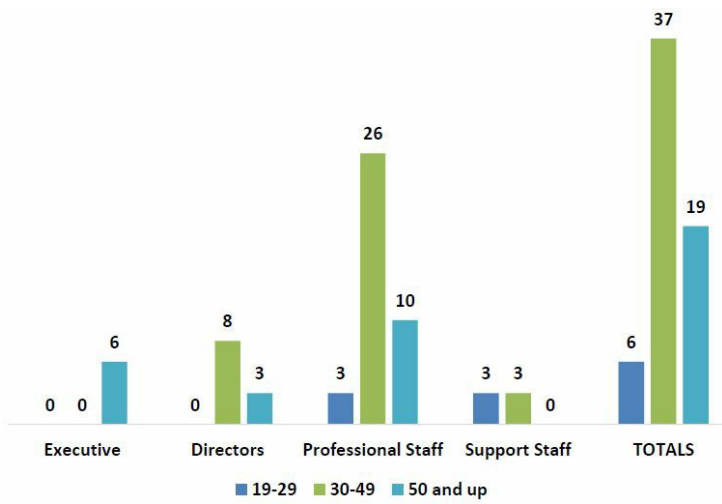
Waterfront Toronto is proud of its culture of open communication and integrity amongst staff and stakeholders. The senior management team and the CEO are accessible and available to those who wish to express concerns, or provide recommendations on any matter. To support this openness, Waterfront Toronto has a guideline on Disclosure of Wrong-Doing, which allows employees, stakeholders, and the public to voice concerns related to questionable financial matters, unethical business conduct, violation of laws, danger to health and safety, and damage to property. Waterfront Toronto also has a Code of Conduct to preserve public confidence, trust and accountability. It provides guidance on:

- ethical decision making;
- honesty and integrity;
- compliance with the law;
- confidential information;
- entertainment, gifts and favours;
- non-profit and professional associations;
- use of corporation's assets
- social media;
- contact with the media; and
- conflict of interest procedures.

Break-down of staff by gender and classification



Break-down of staff by age and classification



Over half of the staff members at the highest levels of management (executive and director) are women; over half are also between the ages of 30-49. Overall, Waterfront Toronto's staff represents a well-balanced mix of gender and age groups.

Procurement Policy

Waterfront Toronto procures a host of products and services for a wide range of revitalization projects that vary in scale and complexity.

At the high end of the spectrum in terms of complexity, price and scale, we have precinct-wide Master Plans, construction projects, environmental investigations and innovative design competitions geared at reshaping the face of our city.

Implementing large-scale projects requires the procurement of many smaller items, including benches, trees, lampposts and public art, as well as a range of complementary services.

Waterfront Toronto is a responsible steward of public funds and understands the importance of procurement practices that are fair, open and transparent. Our procurement activities are intended to achieve both maximum value for the Corporation and its stakeholders and to advance our strategic objectives.

The objectives of Waterfront Toronto's [Procurement Policy](#) are to ensure that:

- all goods and services are acquired in accordance with:
 - approved procurement processes;
 - authorized budgets;
 - applicable Contribution Agreements whereby the Corporation receives value for money by obtaining goods and services through a fair and competitive procurement process involving reputable suppliers;
- evaluation criteria are applied fairly to assess the merits of competitive bids, proposals, quotes and submissions;
- senior management is appropriately accountable for all material procurement; and
- the entire competitive procurement process is fair, open and transparent.

Waterfront Toronto has entered into approximately 1700 contracts with roughly 670 suppliers, most of whom are located in Canada. To see our procurement policy, code of ethics, and all of our awarded contracts, please [click here](#).

Corporate Objectives

In 2001, Waterfront Toronto established Guiding Principles and Corporate Objectives to set performance expectations based on the Corporation's vision. The performance measures that are detailed in this report translated these objectives into quantifiable indicators that can assess Waterfront Toronto's success.

Guiding Principles	Corporate Objectives
Sustainable Development	To develop world leading social, cultural, environmental, and economically sustainable communities
Public Accessibility	To be a trusted public steward by actively involving the community and other stakeholders in all major revitalization activities
	To create a waterfront that is inviting and accessible for living, working and playing for all age groups, families and economic levels of the public
Economic Prosperity	To promote employment growth for the waterfront, particularly for creative knowledge based employers

Guiding Principles	Corporate Objectives
Design Excellence	To build a waterfront characterized by high quality design and culture that contributes to how Toronto is perceived by the world
Fiscal Sustainability	To attract and leverage private sector development by maximizing value creation through strategic public sector investment
Operational Effectiveness	To achieve stated long term plan deliverables
	To provide a work environment that is motivating and inspirational that contributes to attracting and retaining top talent
	To maximize value for money through the effective and efficient management of the Corporation
	To advance objectives of revitalization by strengthening the Corporation's governance practices and its relationships with key stakeholders and agencies

Business Model

At our inception, each level of government committed \$500 million (\$1.5 billion in total) as seed capital to help catalyze waterfront revitalization. In addition, the Province and the City committed the proceeds from the sale and lease of government owned lands in the designated waterfront area to be reinvested back into the revitalization program.

Waterfront Toronto's funding model leverages public capital by working with public and private development partners who purchase or lease land for development. The money earned is used to further fund public infrastructure. Developers are held to specific requirements concerning the design, sustainability and construction of their projects through legally-binding Development Agreements that include financial penalties for non-compliance.

The Corporation is currently managing activities derived from government funding, interest and short term rental income, and land sales/financing. Waterfront Toronto's business model is predicated on the ability to phase development in order to allow land sale revenues to pay for the incremental infrastructure investment required to remediate and service lands for development.

Development Approach

Waterfront Toronto has planning and development control over undervalued and underutilized publicly held waterfront lands. By undertaking most of the upfront work, Waterfront Toronto has improved building conditions, land values and attracted private sector investment. This work includes building major parks and public spaces, ensuring that zoning is in place, building roads and services, and remediating contaminated soil. This provides the private sector with a higher level of certainty in undertaking development on the waterfront and leaves them with the two risks they are best able to manage: market and construction risk.

Waterfront Toronto's development approach is also based on partnering with private sector companies that share the vision and values of waterfront revitalization. These partners are passionate and committed to building a better city and raising the bar for development in Toronto.

Precautionary Principle

"Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation" (Rio Declaration on Environment and Development 1992).

The precautionary principle acknowledges that lack of full certainty should not be a reason to delay decisions to secure human and environmental health. Waterfront Toronto often errs on the side of caution, favouring decisions that protect people and ecosystem regardless of whether all the evidence is in to support that line of action. For example, Waterfront Toronto uses policy and regulation to guide decision making on brownfield redevelopment. We conduct risk assessments that explore the likelihood that a substance has contaminated the property. If this likelihood is high, further property investigations, sampling and analysis is undertaken. To protect ecological and human health, Waterfront Toronto implements risk management measures based on the outcome of the analysis.



It is very important to always realize and understand the future impacts to the environment when involved in large development and infrastructure projects. Waterfront Toronto is continually raising the bar when it comes to sustainability and innovation in all of its projects, which is essential when taking into account the future of the City and waterfront. It is extremely rewarding to be part of an organization which takes these efforts so seriously.

**SCOTT LOUDON, DEVELOPMENT
MANAGER**



What's in Our Report

Sustainability reporting allows organizations to collect data, analyze performance, identify and communicate strengths and challenges, and, most importantly, improve performance. Sustainability reporting also promotes transparency and accountability.

This is our first update to the Corporate Social Responsibility and Sustainability Report, initially released in 2013. It covers the period from the establishment of Waterfront Toronto in 2001 to March 2015. The report provides information to stakeholders about how we are working to deliver a revitalized waterfront. A balanced triple bottom line approach is taken, quantifying success by environmental, social, and economic performance. Waterfront Toronto's Corporate Social Responsibility and Sustainability Report signals a significant move from project planning to implementation for many of our projects.

We report using the [Global Reporting Initiative](#) (GRI) Sustainability Reporting Guidelines; a widely adopted and internationally accepted independent guideline for reporting on sustainability. We used the GRI G3.1 Guidelines for our initial report in 2013. Our 2015 report is in accordance with the latest version, the GRI G4 (Core) Guidelines, as well as the Construction and Real Estate Sector Disclosure, which covers key sector-specific sustainability issues.

Boundary of the Report

This report covers three core boundaries, which represent functions over which Waterfront Toronto exercises control or influence and which generate significant impacts, as displayed below.



Corporate Operations refers to activities related to Waterfront Toronto's internal operations and includes office sustainability efforts and staff development.

Project Implementation refers to project-related activities and makes up the core of our performance. This includes performance on our Minimum Green Building Requirements, contaminated soil management, flood protection, and habitat creation and restoration. Some of these items are designed and implemented by our development partners who undertake

work in accordance with our policy direction. For example, our developer partners are contractually obligated to meet our [Minimum Green Building Requirements](#) and apply our [Environmental Management Plan](#).

We have improved and expanded data collection requirements in contracts with all of our developer partners and contractors. This ensures we have relevant, comprehensive, and reliable data on which to base our continued sustainability reporting. As new developments are completed and become operational, we will work with condominium corporations and property managers to obtain information on actual performance data such as energy and water use.

Local community refers to the impacts of Waterfront Toronto on citizens, such as employment generated, community investments made and parks and open spaces created.

The majority of reporting relates to the East Bayfront, West Don Lands, and the Central Waterfront. However, we have also included some data from projects outside of this area, namely Mimico and Port Union, where we have created parks and aquatic habitat.

Defining Performance Measures

The process for defining report content followed the GRI methodology as described in the "Guidance on Defining Report Content" and the technical protocol "Applying the Report Content Principles".

To identify relevant topics, Waterfront Toronto developed a Sustainability Framework that identified 11 key themes. To prioritize the topics, Waterfront Toronto undertook a corporate Performance Management Program that examined an expanded list of priority topics based on alignment with corporate objectives. These corporate objectives were identified as both significant to Waterfront Toronto and to its stakeholders. For the 2015 update, Waterfront Toronto also solicited feedback from internal and external stakeholders to refine priority topic areas. Finally, the validation process condensed the number of performance measures based on stakeholder feedback, report scope, boundary, and availability of data to produce the material set of sustainability indicators that informed the focus of this report.

Developing our Sustainability Framework

Since its inception, sustainability has been central to Waterfront Toronto's mandate. In 2005, we formalized our Sustainability Framework in collaboration with stakeholders from the three orders of government, consultants, university experts, and agencies, such as the Toronto and Region Conservation Authority. Input from global authorities and resources such as the Organization for Economic Co-operation and Development (OCED), City of Vancouver, Beddington Zero Energy Development in England also helped establish our direction and priority focus areas.

The Sustainability Framework identifies Waterfront Toronto's sustainability vision and outlines the steps we aim to take to achieve that vision. It includes clear goals with specific actions and targets, and supports the integration of sustainability principles into all facets of Waterfront Toronto's operations and decision-making.

The Sustainability Framework is divided into eleven themes, which were deemed to be the most material to Waterfront Toronto:

1. Energy
2. Land Use
3. Transportation
4. Sustainable Buildings
5. Air Quality
6. Human Communities
7. Cultural Resources
8. Natural Heritage
9. Water
10. Materials and Waste
11. Innovation

The Sustainability Framework was peer reviewed by a team of Swedish experts coordinated by the Swedish Trade Council, comprised of university researchers, municipal officials, and sustainability practitioners, which provided a balanced and objective review. They confirmed that the Sustainability Framework embraces leading goals and implementation strategies.

As a result, Waterfront Toronto developed a variety of implementation tools that have set a policy framework to embed sustainability into everything we do, including our Environmental Management Plan, Minimum Green Building Requirements, Parks and Open Space Guidelines, and our Carbon Tool.

Selecting Performance Measures

In 2007, Waterfront Toronto developed a corporate Performance Management Program to align the Sustainability Framework with Waterfront Toronto's strategic business plan and six corporate objectives. It assigned relative weightings to themes, set targets, and identified priorities that addressed performance over time; from short-term development activities to longer term resident and end-user actions. For example, 100% of Waterfront Toronto buildings must achieve LEED Gold

certification; building energy efficiency must be at least 50% better than the Model National Energy Code for Buildings, and 50% of construction and demolition waste must be diverted away from landfills. As other performance measures become more material, we will continue to add targets in future reports.

Waterfront Toronto's Six Corporate Objectives:

1. Sustainable Development;
2. Design Excellence;
3. Public Accessibility;
4. Economic Prosperity;
5. Fiscal Sustainability; and
6. Operational Effectiveness.

For details on our corporate objectives, see the "[Who We Are](#)" section of this report.

Performance Measures and Current Activities

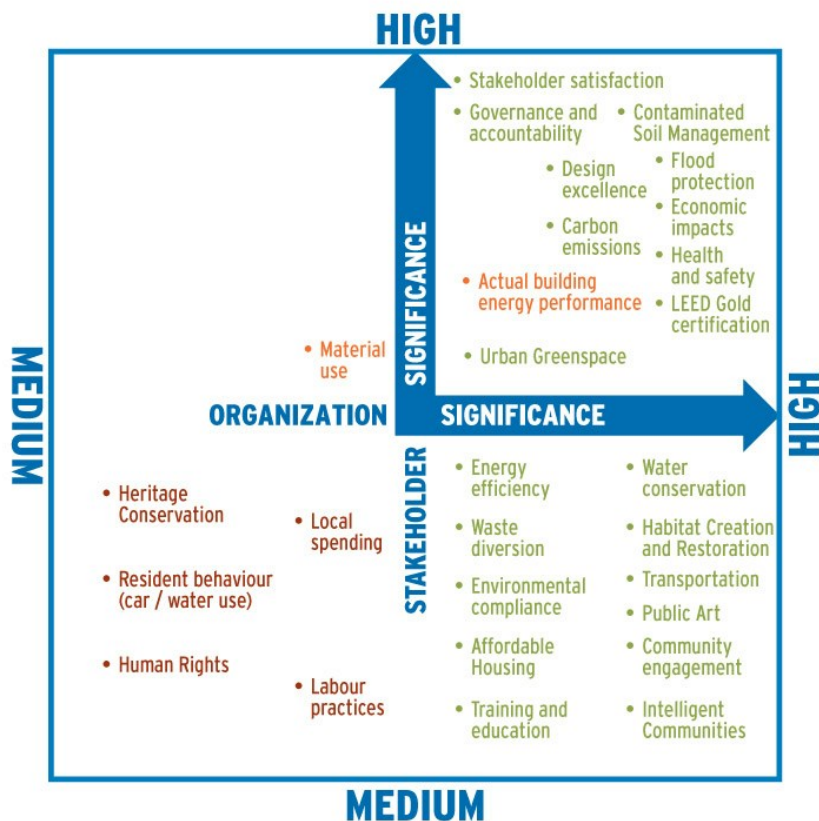
We condensed the priority performance measures based on their significance to our stakeholders - business, governments, and residents - and to our organization, the status of development and data availability.

For the 2015 report update, Waterfront Toronto engaged with internal and external stakeholders to solicit feedback on what they see as the key priorities and material issues. Three activities were undertaken to receive this feedback.

1. Waterfront Toronto hosted a town hall meeting to provide members of the public with an update on waterfront revitalization, as well as an opportunity to share their thoughts and ask questions about our accomplishments and priorities.
2. Waterfront Toronto created a short online survey for external stakeholders to provide their feedback on the report, as well as their satisfaction with the content and metrics in the environment, social, and economic sections.
3. An internal workshop was held with representatives from each Waterfront Toronto department to review our corporate reporting and metrics and rank topics to determine their materiality.

The outcomes of these activities are illustrated in the **Materiality Matrix**.

Materiality Matrix



- Performance measures reported on in this report
- Performance measures not included in this report but a priority for inclusion in future reports
- Performance measures not reported on in this report

The Materiality Matrix represents performance measures that were evaluated during the process for defining content. Waterfront Toronto reviewed its internal performance measures generated through the identification and prioritization stages, as well as performance indicators from GRI that were applicable to Waterfront Toronto's operations. Based on this methodology, performance measures are divided into three categories:

- Performance measures reported on in this report;
- Performance measures not reported on in this report;
- Significant performance measures not included in this report, but to be included in the next report.

Through this process, four performance measures were added: Affordable Housing, Transportation, Intelligent Communities and Public Art. In addition, we updated existing performance measures with new content and data.

Summary of Process



Organization of Content

The performance measures describe Waterfront Toronto's progress along the three pillars of sustainability: Environment, Social, and Economic. While each performance measure belongs to one primary category there are inherent overlaps with others. In the table below we have outlined the relationships.

Performance Measures

	ENVIRONMENT	SOCIAL	ECONOMIC
Habitat Creation and Restoration	█		
LEED Gold Certification	█	█	█
Initiatives Supporting Energy Efficiency	█		█
Carbon Emissions	█		
Water Conservation	█		
Contaminated Soil Management	█	█	█
Waste Diversion	█		
Environmental Non-Compliance Orders	█	█	
Office Sustainability	█	█	
Transportation	█	█	█
Urban Greenspace	█	█	

ENVIRONMENTAL PERFORMANCE MEASURE

SOCIAL PERFORMANCE MEASURE

Neighbourhood Sustainability	Primary	Secondary	Tertiary
Public Waterfront Access		Secondary	
Design Excellence		Secondary	Primary
Public Consultation and Stakeholder Satisfaction		Secondary	
Health and Safety		Secondary	
Planning for Success		Secondary	
Community Engagement Initiatives		Secondary	
Public Art		Secondary	Primary
Affordable Housing		Secondary	
Intelligent Communities	Tertiary	Secondary	Primary

ECONOMIC PERFORMANCE MEASURE

	ENVIRONMENT	SOCIAL	ECONOMIC
Flood Protection		Primary	Secondary
Direct Economic Value Generated and Distributed		Primary	Secondary
Infrastructure Investment and Services		Primary	Secondary
Indirect Economic Impacts		Primary	Secondary
Funds Contributed from Other Sources		Primary	Secondary

PRIMARY
SECONDARY
TERTIARY

Organizational Highlights

Visit Waterfront Toronto's corporate website for more information on:

Our vision for [economic growth and return on investment](#).

Our vision for a [clean and green environment](#).

Our vision for [innovation, green technology, and intelligent communities](#).

Our vision for creating [liveable neighbourhoods](#).

Our [parks and open spaces](#).

Financial Highlights

For details on Waterfront Toronto's annual reports and financial statements, please [visit our website](#).

What's Ahead

Over the last decade, Waterfront Toronto has completed many projects with broad public benefit. The diagram below displays some of our key accomplishments to date, showcasing Waterfront Toronto's commitment to delivering environmentally, socially, and economically sustainable communities.

The next ten years will prove to be as exciting, if not more so, than our last ten. Our future projects will continue to demonstrate our commitment to bringing our sustainability vision to life.

WHAT WE'VE ACCOMPLISHED



**2004
2005**

- Sustainability Framework
- Cherry Beach Improvements



**2006
2007**

- Expansion of Martin Goodman Trail
- Western Beaches Watercourse
- John and York Quay Promenade
- Leslie Street Greening Phase 1
- Mandatory Green Building Requirements



2008

- Cherry Beach Sports Fields
- Mimico Waterfront Linear Park Phase 1
- Spadina Wavedeck



2009

- Simcoe and Rees Wavedeck
- LEED for Neighbourhood Development
- Parks and Open Space Guidelines
- Environmental Management Plan
- Cherry / Commissioners intersection Improvements



2012

- Underpass Park
- George Brown College
- Mimico Waterfront Park
- Port Union Waterfront Park
- Tommy Thompson Park
- Canada Square Garage



2011

- Updated Minimum Green Building Requirements
- Carbon Tool
- Sherbourne Common
- Sherbourne Common Pavilion



2010

- Sugar Beach
- Corus Entertainment Building
- Soil Recycling Pilot Facility

2015

- Pan and Parapan Am Athletes' Village
- Union Station second platform
- Queens Quay

2014

- Toronto Community Housing

2013

- Corktown Common
- River City
- Canada Square
- Ontario Square

WHAT'S AHEAD

EAST BAYFRONT

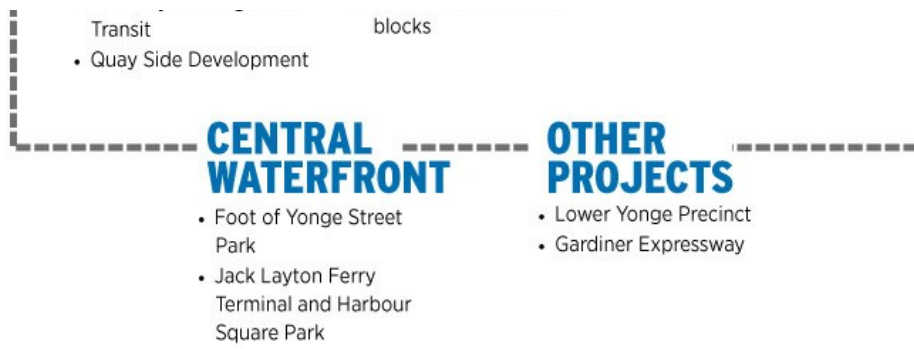
- Bayside Public Realm
- Parkside development
- Aqualina
- Aquavista
- Innovation Centre
- East Bayfront Light Rail

WEST DON LANDS

- Stormwater quality management facility
- River City
- Affordable housing development
- Future development

PORT LANDS

- Due Diligence
- Villiers Island Precinct Planning
- Flood Protection and Infrastructure



We hope you found this report interesting and we look forward to sharing more in the coming years. Please visit this site often as we will update data as information becomes available.

For questions and to provide comments on this report, please email [Waterfront Toronto](#).

For Business

If you are a business, here's what we think you will be interested in:

- [Who We Are](#)
- [What's In Our Report](#)
- [LEED Gold Certification](#)
- [Initiatives Supporting Energy Efficiency](#)
- [Carbon Emissions](#)
- [Contaminated Soil Management](#)
- [Neighbourhood Sustainability](#)
- [Transportation](#)
- [Intelligent Communities](#)
- [Flood Protection](#)
- [Direct Economic Value Generated and Distributed](#)
- [Infrastructure Investments and Services](#)
- [Indirect Economic Impacts](#)
- [Funds Contributed from Other Sources](#)
- [Office Sustainability](#)
- [What's Ahead](#)
- [Glossary of Terms](#)

For Residents

If you are a resident, here's what we think you will be interested in:

- [Who We Are](#)
- [What's In Our Report](#)
- [LEED Gold Certification](#)
- [Initiatives Supporting Energy Efficiency](#)
- [Carbon Emissions](#)
- [Contaminated Soil Management](#)
- [Waste Diversion](#)
- [Environmental Non-Compliance Orders](#)
- [Transportation](#)
- [Public Art](#)
- [Affordable Housing](#)
- [Office Sustainability](#)
- [Neighbourhood Sustainability](#)
- [Public Waterfront Access](#)
- [Design Excellence](#)
- [Public Consultation and Stakeholder Satisfaction](#)
- [Community Engagement Initiatives](#)
- [Flood Protection](#)
- [Infrastructure Investments and Services](#)
- [Indirect Economic Impacts](#)
- [Habitat Creation and Restoration](#)
- [Water Conservation](#)
- [What's Ahead](#)
- [Glossary of Terms](#)

For Government

If you are in government, here's what we think you will be interested in:

- [Who We Are](#)
- [What's In Our Report](#)
- [Habitat Creation and Restoration](#)
- [LEED Gold Certification](#)
- [Initiatives Supporting Energy Efficiency](#)
- [Carbon Emissions](#)
- [Water Conservation](#)
- [Contaminated Soil Management](#)
- [Waste Diversion](#)
- [Environmental Non-Compliance Orders](#)
- [Transportation](#)
- [Affordable Housing](#)
- [Neighbourhood Sustainability](#)
- [Public Consultation and Stakeholder Satisfaction](#)
- [Health and Safety](#)
- [Planning for Success](#)
- [Community Engagement Initiatives](#)
- [Flood Protection](#)
- [Direct Economic Value Generated and Distributed](#)
- [Infrastructure Investments and Services](#)
- [Indirect Economic Impacts](#)
- [Funds Leveraged from Other Sources](#)
- [What's Ahead](#)
- [Glossary of Terms](#)

Awards and Recognition

Since its inception in 2001, Waterfront Toronto has been the recipient of over 50 local, regional, national and international awards.

The third-party awards recognize outstanding achievement in a broad range of disciplines, from planning, design, architecture, engineering and sustainability, to communications, and consultation.

The majority of the awards are considered to be the most prestigious and high-profile of their type. They provide recognition and credibility, validate the Corporation's strategies, help set industry standards, and, on occasion, even change the way people think.

Of particular note are those that recognize our leadership in the area of sustainability. In 2008 Waterfront Toronto won the Public Sector Service Gold Award for Toronto Waterfront's Aquatic Habitat Restoration Strategy. In 2010 we won the Living City Award: Healthy Rivers and Shorelines for the East Bayfront Integrated Stormwater Management System at Sherbourne Common, and in 2012 Waterfront Toronto was honoured with one of the world's most prestigious: the Globe Award for Environmental Excellence in Urban Sustainability for our Minimum Green Building Requirements. Waterfront Toronto also received a BEX (Building Exchange) International award in the category of "Best Futuristic Design Award" for the Keating Channel Precinct Plan.

The awards demonstrate the organization's leadership and are a tangible measure of Waterfront Toronto's performance across an array of fields. They enhance our reputation, increase awareness of the revitalization initiative, and help us to attract good talent.

Awards and nominations to date

2015

- International Association of Business Communicators (IABC) [2015 Silver Leaf Award of Merit in the category of Special Events – External](#) for the Official Opening of Corktown Common
- [2015 Toronto Urban Design Awards](#): Elements Category Award of Excellence to Paul Raff Studio for Mirage (Underpass Park)
- [2015 Toronto Urban Design Awards](#): Private Buildings in Context – Tall Category Award of Excellence to Urban Capital for River City 1
- [2015 IABC Ovation Awards Excellence Award Winner](#) for the Official Opening of Corktown Common

2014

- Intelligent Community Forum [2014 Intelligent Community of the Year](#) for the City of Toronto with Waterfront Toronto highlighted as a key catalyst for the Intelligent Community development
- Intelligent Community Forum Top 7 Designation for the City of Toronto with Waterfront Toronto highlighted as a key catalyst for the Intelligent Community development
- Intelligent Community Forum [Smart 21 Designation](#) for the City of Toronto with Waterfront Toronto highlighted as a key catalyst for the Intelligent Community development
- FCM [Sustainable Communities Award](#) in the neighbourhood development category for Corktown Common
- Canadian Society of Landscape Architects (CSLA) [Awards of Excellence](#) in the National Merit category for the Water's Edge Promenade in East Bayfront
- Ontario Association of Architects [Design Excellence Award](#) for Tommy Thompson Park Pavilion
- [PUG Design Awards](#) Nomination for River City - Phase I
- BILD Award Best Building Design – High-Rise to Tridel, Aqualina at Bayside
- BILD Award Best Places to Grow Community of the Year Award – High-Rise to Dundee Kilmer, Canary Park
- Environmental Design Research Association (EDRA) [Great Places Award](#) for Sugar Beach
- Popular Science 2014 ["Best of What's New"](#) award in the Green Category for Corktown Common

2013

- [Toronto Urban Design Award of Merit for Sherbourne Common](#)
- [Toronto Urban Design Award of Merit for George Brown Waterfront Campus](#)
- Canadian Consulting Engineering Award of Excellence for West Don Lands Stormwater Conveyance System
- Intelligent Community Forum [Smart 21 Designation](#) for the City of Toronto with Waterfront Toronto highlighted as a key catalyst for the Intelligent Community development
- Intelligent Community Forum [Top 7 Designation](#) for the City of Toronto with Waterfront Toronto highlighted as a key

catalyst for the Intelligent Community development

- George Brown College [Project Achievement Award](#) – Toronto Construction Association’s Best of the Best Awards

2012

- Ontario Public Works Association Project of the Year Award for Sherbourne Common
- Willis Chapman Award from the Consulting Engineers of Ontario for Sherbourne Common’s Stormwater Management System
- Ontario Concrete Award in the Structural Infrastructure Category for the West Don Lands Stormwater Treatment and Conveyance System
- Canadian Consulting Engineering [Award of Excellence](#) for Sherbourne Common
- [Canadian Urban Institute Brownie Award](#) to George Brown College Health Sciences Campus for Excellence in Project Development: Neighbourhood Scale
- [Canadian Urban Institute Brownie Award](#) to Underpass Park for Best Small Scale Project
- [Canadian Urban Institute Brownie Special Award](#) to Flood Protection Landform for its contribution to the Public Realm
- BILD Pinnacle Award [Best Building Design - High Rise](#) to Great Gulf Homes, Monde – Quadrangle Architects, Cecconi Simone
- Canadian Society of Landscape Architects National [Honour Award](#) for Sherbourne Common
- American Society of Landscape Architects (ASLA) [Honor Award](#) for Canada’s Sugar Beach
- [National Urban Design](#) Award in Civic Design Projects for Canada’s Sugar Beach and Sustainable Award for Sherbourne Common.
- Azure Magazine AZ [People's Choice Award](#) for Canada's Sugar Beach
- [GLOBE Award for Environmental Excellence in Urban Sustainability](#) for the Minimum Green Building Requirements
- [2012 Canadian Architect Award of Excellence](#) to Dundee Kilmer’s Integrated Design Team for the Canary District in the West Don Lands

2011

- Canadian Architect Magazine [Award of Excellence](#) for the West Don Lands stormwater treatment facility
- Sherbourne Common received the Gold Award for Landscape Architecture at the 2011 [Design Exchange Awards](#) in Toronto
- Sherbourne Common received the Architectural Hardscape Award by the [Ontario Concrete Awards](#)
- [Ontario Professional Planners Institute \(OPPI\) Excellence in Planning Award for the Lower Don Lands Framework Plan/Keating Channel Precinct Plan](#)
- [Toronto Urban Design Award of Excellence for Canada's Sugar Beach](#)
- [Toronto Urban Design Awards Honourable Mention for the Sherbourne Common Pavilion](#)
- [Canadian Society of Landscape Architects Regional Honour Reward for Canada's Sugar Beach](#)
- [Canadian Society of Landscape Architects Regional Honour Reward for Martin Goodman Trail Improvements at Marilyn Bell Park](#)
- [2011 IABC Toronto OVATION Award of Merit in the category of media relations for the groundbreaking and opening of Canada’s Sugar Beach](#)
- [2011 IABC Toronto OVATION Award of Merit in the category of community relations for the “Rename Sherbourne Park Contest”](#)

2010

- BILD Pinnacle Award Best Building Design - High Rise to Urban Capital Property Group, River City
- [Best of the Best Award from the Toronto Construction Association \(TCA\) for East Bayfront](#)
- [Design Exchange Award for Simcoe and Rees WaveDecks](#)
- [Conde Nast Traveller Innovation and Design Award – nomination for Rees and Simcoe WaveDeck](#)
- [Royal Architectural Institute of Canada National Urban Design Awards - Certificate of Merit for the Spadina WaveDeck](#)
- [Transportation Achievement Award by the Institute of Transportation Engineers for the Lower Don Lands](#)
- [Canadian Urban Institute Brownie Award for the Port Lands Pilot Soil Recycling Facility](#)
- [Living City Award: Healthy Rivers and Shorelines for the East Bayfront Integrated Stormwater Management System at Sherbourne Common](#)

2009

- [Canadian Architect Award of Merit for the Sherbourne Common Pavilion](#)
- [Canadian Society of Landscape Architecture National Honour Award for the Lake Ontario Park Master Plan](#)
- [Canadian Society of Landscape Architecture National Merit Award for the Spadina WaveDeck](#)
- American Institute of Architects Merit Award for Lower Don Lands
- [American Society of Landscape Architects Honor Award for General Design, Spadina WaveDeck](#)
- [BEX International Award](#) for Best Futuristic Design for the Lower Don Lands Plan
- Spadina WaveDeck nominated for [Brit's Insurance Design Award](#) (first Canadian project to be shortlisted for the award)
- Summit Creative Award for the Waterfront Toronto Annual Report 2007-2008
- [Toronto Urban Design Award](#) in the Small Open Space Category (Award of Excellence) for the Spadina WaveDeck
- [Toronto Urban Design Award in the Vision and Master Plan Category](#) (Honourable Mention) for the Master Plan for Lake Ontario Park
- Ontario Builders Award in the Industrial Category (Award of Excellence) for the Simcoe and Rees WaveDecks
- WoodWorks! Canadian Wood Council's Jury's Choice Award for the Simcoe, Rees and Spadina WaveDecks

2008

- Royal Architectural Institute of Canada's Sustainable Development Award for MVVA's Lower Don Lands design
- American Society of Landscape Architects Honor in Analysis and Planning for Port Lands Estuary: Reinventing the Don River as an Agent of Urbanism
- Public Sector Service Gold Award for Toronto Waterfront's Aquatic Habitat Restoration Strategy

2007

- Broadband Properties Summit Cornerstone Award for Developing a World-Class Concept for an Ultra-Broadband Community for Waterfront Toronto's Intelligent Communities
- Toronto Urban Design Award for the Port Lands Estuary Master Plan
- Toronto Urban Design Award for the Central Waterfront Master Plan
- Toronto Urban Design Award for the Harbourfront Water's Edge Revitalization
- Toronto Urban Design Award Honourable Mention for the Quay to the City
- Canadian Society of Landscape Architects National Merit for Central Waterfront's Innovative Design Competition
- Canadian Society of Landscape Architects National Merit for Quay to the City
- Public Sector Service Silver Award for Waterfront Toronto's Aquatic Habitat Restoration Strategy

2006

- Canadian Society of Landscape Architects Regional Honour for East Bayfront Precinct Plan, Public Realm and Streetscape Plan

2005

- Boston Society of Architects' Millo Von Moltke Award for Urban Design for East Bayfront Precinct Plan
- Congress for the New Urbanism Charter Award for East Bayfront Precinct Plan
- Toronto Urban Design Award for the West Don Lands Precinct Plan

2004

- Public Sector Quality Fair Certificate of Excellence for the Precinct Planning Consultation Process in Toronto's Waterfront

Multimedia Gallery

Social media tools have become key components of our engagement and consultation strategy. Please visit the following links for more information.



Glossary of Terms

Aquatic Habitat Toronto (AHT)

AHT is a consensus-based partnership between agencies with a vested interest in the improvement of aquatic habitat on Toronto's waterfront. AHT uses an integrated resource planning approach to achieve a cumulative net gain in aquatic habitat and helps direct and design suitable aquatic habitat in appropriate locations where there are potential project-related impacts.

Carbon Tool

The Waterfront Toronto Carbon Tool is a spreadsheet assessment tool based on Arup's proprietary Integrated Resource Management technology that allows its users to measure sustainability performance in key areas such as land use, energy, water, waste, transportation, and materials. The Carbon Tool enables the user to understand the relationship between development decisions and sustainability and to explore ways of improving performance and reducing carbon emissions. It is designed to make sustainability considerations central in the decision-making process for neighbourhood development.

Construction and Real Estate Sector Supplement (CRESS)

The Construction and Real Estate Sector Supplement provides a tailored version of G4, including commentaries and performance indicators developed especially for construction and real estate, capturing the issues that matter most to the sector.

Environmental Management Plan (EMP)

The Environmental Management Plan identifies processes and procedures to mitigate environmental effects that could result from project-related activities on the waterfront and specifies the minimum environmental standards to which all Waterfront Toronto consultants and contractors are expected to adhere.

Global Reporting Initiative (GRI)

The Global Reporting Initiative (GRI) is a non-profit organization that has developed one of the most widely used sustainability reporting frameworks. The framework is created through a multi-stakeholder consensus-based approach, ensuring that the needs of all sectors are considered. The framework provides direction on how to measure and report on environmental, social, economic, and governance performance.

Leadership in Energy and Environmental Design (LEED)

LEED is a green building rating system established by the US Green Building Council for the design, construction and operation of high performance [green buildings](#), homes and neighbourhoods. The rating system provide building owners and operators a framework for identifying and implementing green building design, construction, operations, and maintenance solutions.

LEED for New Construction (LEED NC)

LEED for New Construction is the most commonly used rating system within the family of LEED programs. It addresses design and construction activities for both new buildings and major renovations of existing buildings. It also applies to retail, mid- and high-rise multi-unit residential buildings, public assembly buildings, manufacturing plants, and other types of buildings.

LEED for Neighbourhood Development (LEED ND)

LEED for Neighbourhood Development is a rating system within the family of LEED programs. It was established by the US Green Building Council in 2007, as a pilot, in a joint venture with the Congress for the New Urbanism and the Natural Resources Defense Council. LEED ND takes green development beyond the threshold of energy-efficient buildings and requires a more integrated and comprehensive strategy that focuses on a neighbourhood-wide perspective. As a result issues such as development density and proximity, walkable streets, affordability, community involvement, and diverse local uses are addressed.

Waterfront Toronto participated in the LEED ND pilot program in order to test its strategies for sustainability by the third party rating system. It has achieved Stage 1 Gold certification for the plans for East Bayfront, West Don Lands, and North Keating communities.

Minimum Green Building Requirements (MGBR)

Waterfront Toronto's Minimum Green Building Requirements (MGBR) are performance standards that apply to all building projects controlled by Waterfront Toronto. The MGBR support advanced, high performance buildings, including requirements for energy efficiency and LEED Gold certification.

Parks and Open Space Guideline

The Parks and Open Spaces Guideline provide best practices for the creation of parks and open spaces along Toronto's waterfront. It is intended to stimulate the imagination and encourage further research into innovative technologies and approaches that could be applied to the planning, design, and construction of waterfront public spaces.

Performance Measure

A performance measure is the description of criteria used to determine progress towards particular organizational objectives.

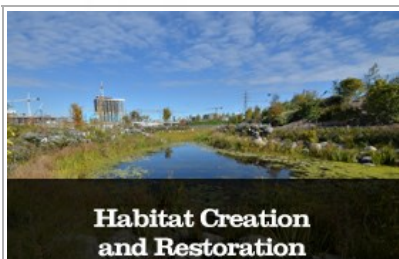
Sustainability Framework

Waterfront Toronto's Sustainability Framework provides the overarching corporate policy on sustainability and presents a roadmap to guide the transformation of the waterfront into sustainable communities. It also lays the foundation for integrating sustainability principles into all facets of decision-making and project delivery. This is accomplished by translating general commitments and broad concepts into a clear vision and concrete goals. The Sustainability Framework is organized into a series of five outcomes that reflect the desired characteristics of waterfront communities and 11 interrelated themes that each has a set of objectives, strategies, actions and targets.

Environment Performance Measures

New waterfront communities aim to be among the most sustainable in the world, delivering a lasting legacy as a model for future community development. Waterfront Toronto's commitment to develop sustainable communities includes contaminated soil management, protecting and enhancing the natural environment, mandating sustainable energy practices and green building, reducing water use, and increasing waste diversion. We hope that our work will create momentum for a shift away from business as usual to a new and more sustainable way of doing things in Toronto and worldwide.

Performance Measures



Habitat Creation and Restoration

[VIEW](#)



LEED Gold Certification

[VIEW](#)



Initiatives Supporting Energy Efficiency

[VIEW](#)



Carbon Emissions

[VIEW](#)



Water Conservation

[VIEW](#)



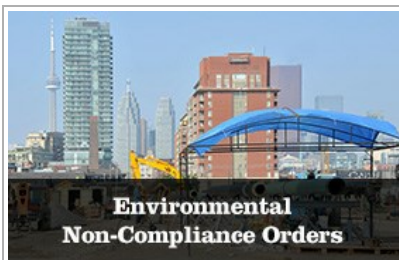
Contaminated Soil Management

[VIEW](#)



Waste Diversion

[VIEW](#)



Environmental Non-Compliance Orders

[VIEW](#)



Office Sustainability

[VIEW](#)



Urban Greenspace

[VIEW](#)



Transportation

[VIEW](#)

Habitat Creation and Restoration



Restoring aquatic and terrestrial habitat is an important part of waterfront revitalization. Improving the health and diversity of the ecosystem makes for a more sustainable environment and a richer waterfront experience.

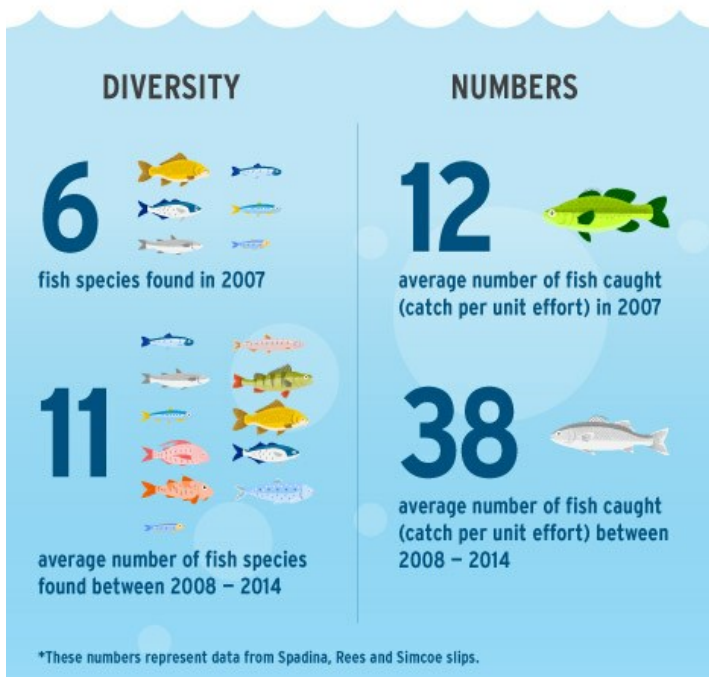
Aquatic Habitat Toronto

As a founding member of [Aquatic Habitat Toronto](#), Waterfront Toronto is committed to incorporating aquatic habitat improvements into all projects undertaken at the water's edge. Aquatic Habitat Toronto is a consensus-based partnership between agencies with a vested interest in improving aquatic habitat on Toronto's waterfront. This includes Fisheries and Oceans Canada, Ministry of Natural Resources, Toronto and Region Conservation, Waterfront Toronto, the City of Toronto, and Environment Canada. Aquatic Habitat Toronto helps to design suitable aquatic habitat in appropriate locations to offset the potential impacts of waterfront projects.

The Wavedecks in the Central Waterfront

The series of Wavedecks in the Central Waterfront were built to create more public space along one of the most heavily used parts of Toronto's shoreline and have become iconic urban docks. When planning the Wavedecks, we recognized that underwater structures and shading could cause a potential loss of fish habitat. With the help of Aquatic Habitat Toronto, Waterfront Toronto installed a variety of habitat structures under the Spadina, Rees and Simcoe Wavedecks such as river-stone shoals, boulders, smaller aggregate, root balls, and tree logs. Together, these structures provide space for plants to take root, increase shelter and improve foraging opportunities. Altogether, 1,780 square metres of aquatic habitat has been created as part of these projects.

The Wavedecks were completed between 2008 and 2009. According to aquatic habitat monitoring conducted by the Toronto and Region Conservation Authority (TRCA), an increase in the diversity and number of fish found in the Spadina, Rees, and Simcoe slips was observed.



The TRCA also observed an increase in the native species post-construction, while the average non-native species showed an overall decline. Examples of fish species observed include:

Origin	Common Name
Native	Common Shiner
	Emerald Shiner
	Brook Stickleback
	Brook Silverside
	Northern Pike
	Threespine Stickleback
	White Sucker
	Yellow Perch
	Brown Bullhead
	Gizzard Shad
	Largemouth Bass
	Pumpkinseed
	Rock Bass
Non-Native	Alewife
	Rainbow Smelt
	Round Goby
	Chinook Salmon
	Common Carp

Don River

As part of the work associated with the West Don Lands Flood Protection Landform, approximately 1,100 square metres of fish habitat was also created in the Don River. This was achieved by planting shrubby and herbaceous vegetation, as well as installing rocky vanes that provide cover and reduce sediment deposits under a new bridge section.

Mimico Waterfront Park

Mimico Waterfront Park, located on the shore of Lake Ontario in Etobicoke, is part of the wider waterfront. Constructed in partnership with the Toronto and Region Conservation Authority, the park was completed in two phases in 2008 and 2012. The park features a 1.1 kilometre multi-use linear trail connecting people to the lake in an area that historically lacked public access to the water. An important feature of the park included the creation of 19,300 square metres of aquatic habitat and 500 metres of linear aquatic habitat.

Portland Slip

The Portland Slip is a part of the Central Waterfront water's edge promenade. In June 2013, mandatory restoration was undertaken to repair a dock wall at the slip. When evaluating the potential disturbance to aquatic habitat as a result of this work, it was determined that creating habitat at a different location would provide more benefit and would have a greater chance of ecological success than if efforts were made at the site of impact. As a result, a contribution was made to the Toronto Island Habitat Bank Project to create an equivalent of 10,000 square metres of aquatic habitat.

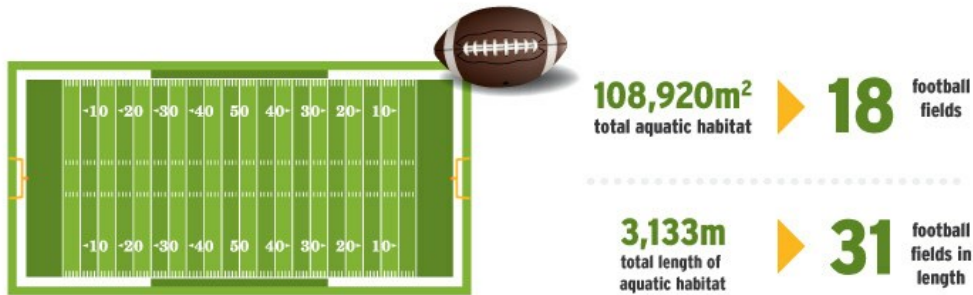
Port Union Waterfront Park

Port Union Waterfront Park, located on the shore of Lake Ontario in Scarborough, is also part of the wider waterfront. The park was constructed in partnership with the Toronto and Region Conservation Authority and was completed in two phases in 2006 and 2012.

It features a 3.8 kilometre waterfront trail system, numerous beaches, pedestrian lookouts, as well as important terrestrial and aquatic habitat. A principle feature of this project was to rehabilitate the water's edge by creating a cobble beach, providing structural habitat diversity and shoreline protection. In total, this project provided 86,740 square metres of aquatic habitat and 2,633 metres of linear aquatic habitat.



In total, Waterfront Toronto projects have created or improved 108,920 square metres of aquatic habitat and 3,133 metres of linear aquatic habitat.



Corktown Common

Opened in 2013, Corktown Common is a 7.3 hectare park in the West Don Lands. Built on a former industrial and brownfield site, the park is positioned atop a massive flood protection landform that protects the surrounding lands from flooding. The park features a playground, splash pad, athletic field, open lawns, a pavilion, and an extensive landscape of marshes, prairies and woodlands to promote biodiversity.

The landscape was designed with the following key principles in mind:

- creating a place immersed in nature;
- introducing ecological diversity to shelter and feed wildlife and migratory birds;
- building a resilient urban landscape;
- making a showcase for native southern Ontario plant communities;
- minimizing inputs to the municipal stormwater system;
- maximizing the reuse of potable water; and
- making the park a model for organic maintenance.

Native and Toronto-adapted species were used for 95% of the plant palette and over 700 trees, thousands of shrubs, groundcover, and aquatic plants were planted. This ecological richness has encouraged plant and animal biodiversity and supports a healthy forested area within the park. The wetlands are already home to birds, insects, frogs, and ducks.

In addition, an *Organic Landscape Maintenance Guidelines* document was created to ensure that the park is organically managed and that the landscape remains a functional, healthy, and diverse ecological system. Some of the maintenance principles include: feeding the soil to benefit plant health, rather than artificially stimulating plant growth; leaving grass clippings on the lawn to release nutrients back into the soil; and, using native plants for replacements or additions to the landscape.

Don Mouth Naturalization

The Port Lands is a 356 hectare brownfield site that was once part of the largest wetland on the Great Lakes. Beginning in the 1880s, the area was lake-filled to support industry and port-related activity. Today the land is underutilized and sits in the Don River's flood plain, creating a regulatory obstacle to revitalization.

Waterfront Toronto's flood protection plan will re-route and rehabilitate the mouth of the Don River, creating a healthier and more naturalized outlet to Lake Ontario. Currently, the Don River makes a hard 90 degree turn into the Keating Channel prior to being released into Toronto's Inner Harbour. During a 100 year storm event (one the size of 1954's Hurricane Hazel), the river's current state would not be able to contain the heavy flows, resulting in the flooding of a 290 hectare site east and south of the Don River. Naturalizing the mouth of the Don River will protect against this flood risk and unlock the development potential of the area, while also providing opportunities for expanded green-space, biodiversity, and natural habitat.

The Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project states that the naturalization of the Don Mouth will:

- Improve aquatic and naturalization habitat;
- Improve linkages between habitats;
- Enhance biodiversity of aquatic and terrestrial species;
- Accommodate future changes in the environment;
- Enhance, to the extent possible, the low flow habitat conditions within the Don Narrows; and
- Address the public's risk of exposure to West Nile Virus.

Outer Harbour Recreational Node

The Outer Harbour Recreational Node, which opened in the spring of 2015, is an outcropping at the water's edge in Lake Ontario Park that offers an accessible space for recreational fishing, birdwatching, and natural appreciation. Located in the eastern basin of the Outer Harbour, the trails leading to the recreational node connect with the Martin Goodman Trail that extends across Toronto's waterfront.

This space not only reconnects people with the waterfront and creates access for recreational activities, it also provides important ecosystem enhancements. Wood debris was incorporated into the shoreline to provide shading and refuge for a variety of fish and amphibian species. The node also includes submerged shoals that provide increased shoreline irregularity and structural habitat, as well as native plant species.

LEED Gold Certification



Green buildings play an important role in sustainable development. Buildings account for a substantial portion of Canada's energy consumption, natural resources extraction, waste generation and carbon emissions.

In 2006, Waterfront Toronto developed its Minimum Green Building Requirements (MGBR). These apply to all building projects within our waterfront precincts and support the development of advanced, high performance buildings, as well as the adoption of sustainable lifestyle choices by residents and tenants. Leveraging one of the most internationally recognized green building standards in the world, the MGBR includes requirements for Leadership in Energy and Environmental Design (LEED) Gold certification. At the time, LEED was still new to Canada and Gold certification was considered a stretch target intended to help transform the market. Our expectation is that the success of our MGBR will showcase the economic viability of green buildings, thereby driving and inspiring municipalities and developers outside of the waterfront to also require and reach for elevated levels of performance, creating a greener real estate industry.

In 2011, the MGBR was updated to better reflect current market conditions and to continue raising the bar on sustainability. Our energy efficiency requirement increased from 40% reduction in design energy cost relative to the Model National Energy Code for Buildings¹ to 50%. This requires that energy savings be demonstrated in terms of current utility costs. New requirements, such as those supporting smart building design and electric vehicle infrastructure, as well as LEED credits for water efficient landscaping, water use reduction, and on-site renewable energy, were also added.

Significant operational improvements are achieved with high performance green buildings. Improved indoor air quality as a result of increased ventilation and the use of non-toxic products makes for healthier occupants and increased productivity for commercial buildings. Increases in energy and water efficiency result in buildings with lower maintenance and operating costs over time.

Status of LEED Certified Buildings on the waterfront:



Our Four LEED Gold Certified Buildings



¹The Model National Energy Code is a Canadian building standard that provides minimum energy efficiency requirements for buildings.

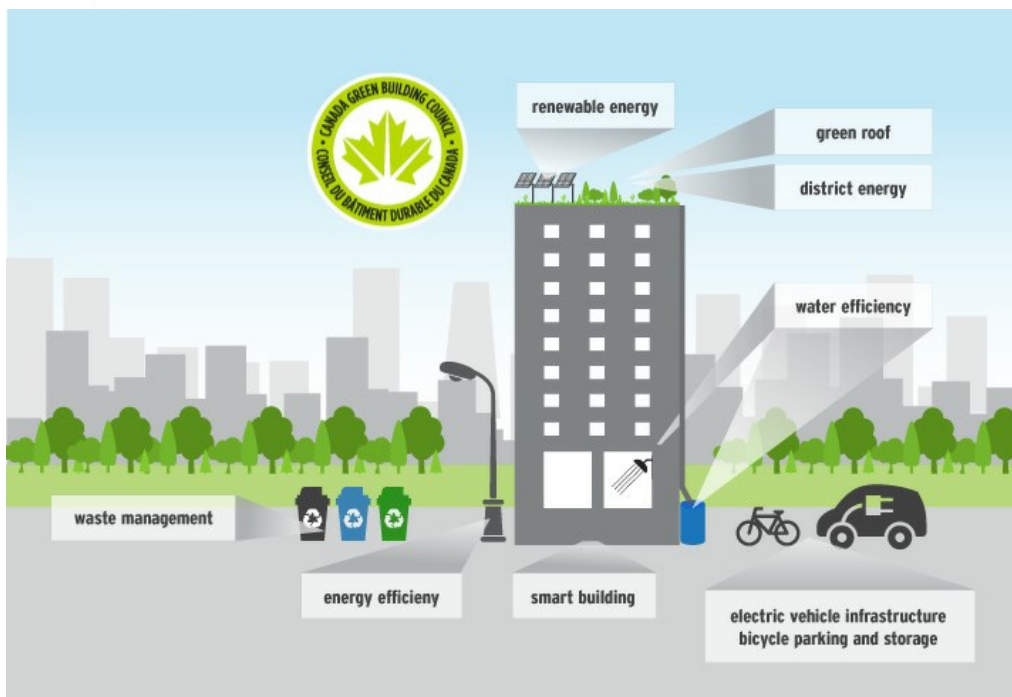
Initiatives Supporting Energy Efficiency



Buildings

Energy use in buildings is a key contributor to carbon emissions and global climate change. As a result, Waterfront Toronto has prioritized energy efficiency and renewable energy generation for our buildings and park projects. This priority was set out in our Sustainability Framework in 2005 and implemented through our [Minimum Green Building Requirements \(MGBR\)](#).

Since its launch in 2006, the MGBR have been updated to better reflect market leading practices and regulatory changes. We add new requirements when measures can reasonably be expected to be adopted by the real estate development and construction industries. Key updates include LEED credits for indoor and outdoor water use reduction, higher energy performance, and smart building design features such as electric vehicle infrastructure, waste management and long term flexibility. New Waterfront Toronto projects are required to achieve at least 50% cost savings relative to the Model National Energy Code for Buildings (MNECB)¹ under LEED 2009 and 12 LEED points (or 30% cost savings relative to National Energy Code for Buildings² or ASHRAE³) under LEED Version 4. This makes our projects among the most energy efficient in the city.



Waterfront Toronto received the **2012 Award for Excellence in Urban Sustainability** from the GLOBE Foundation for the updated Minimum Green Building Requirements. The GLOBE Awards are Canada's most high profile annual national environmental awards for outstanding achievement in environmental stewardship.

Check out current and archived versions of the Minimum Green Building Requirements on [Waterfront Toronto's website](#).

Energy Efficiency

Developers in Toronto have shown that a 40% energy cost savings can be achieved with current design practices and equipment. This requirement was increased to 50% in MGBR Version 2.0 to challenge design teams and establish Waterfront Toronto as a national leader in energy efficient building design.

In addition, a 65% reduction in peak heating demand and a 30% reduction in peak cooling demand are also required. This helps to reduce the peak demand imposed on the utilities and contributes to reduced infrastructure costs and related energy demand charges.

As of June 2015, buildings in the designated waterfront area that are complete, under construction, and in the design phase have achieved the following energy cost reduction and Energy Use Intensity⁴ based on energy modelling⁵:

44%

• Average energy cost reduction relative to MNECB

174

• Average Energy Use Intensity in kilowatt-hours per m² per year

On-site Renewable Energy

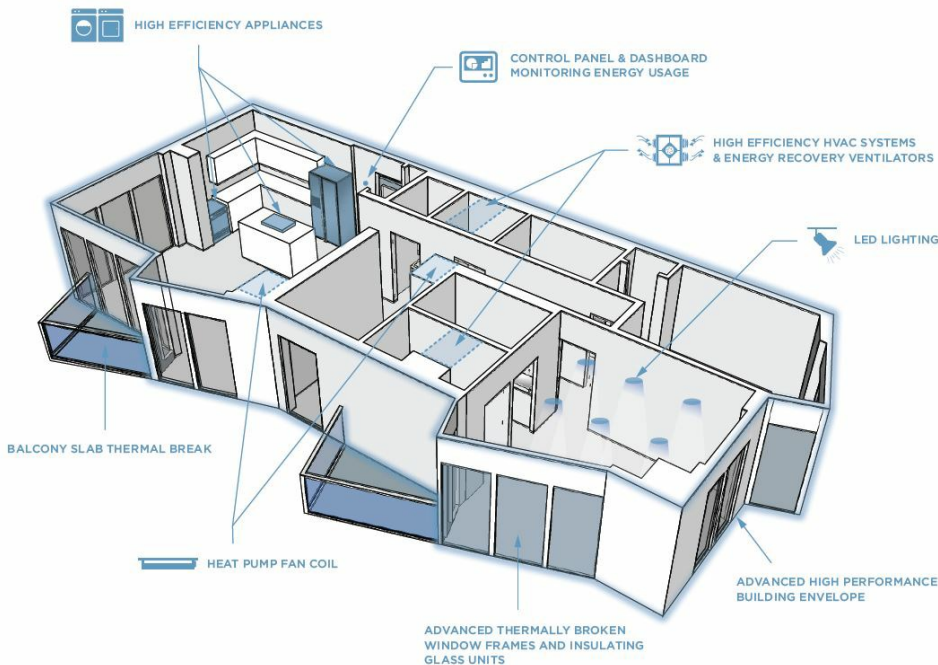
Waterfront Toronto's updated MGBR requires that 3% of a building's annual energy cost come from on-site renewable energy systems. This may include technologies designed to capture solar, wind, or biofuel-based energy. Through Ontario's Feed-in-Tariff program, implementing on-site renewable energy systems is more financially viable since electricity generated can be sold back to the grid at a premium. However, for buildings that do not have appropriate characteristics to make renewable energy a viable option (such as poor solar access), there is an alternative compliance path. For each 1% of on-site renewable energy not provided, an additional 2% increase in energy cost savings must be demonstrated beyond the minimum cost savings.

In addition to buildings, Waterfront Toronto has also incorporated renewable energy initiatives into its parks. In Corktown Common, nine solar panels have been placed on the pavilion to supplement the park's electricity needs, producing 1.6 kW of power. In Sherbourne Common, as part of LEED Gold certification for the pavilion, 100% of the power will come from a renewable energy provider. A two year contract was signed with Bullfrog Power for over 9,000 kWh/year.

Net Zero Energy Suite in Aqualina at Bayside

A net zero energy suite is being created by Tower Labs in Aqualina, a building currently under construction in the East Bayfront community of Bayside. Tower Labs is an organization that facilitates the adoption of green building products, technologies and practices through pilot and demonstration projects in high-rise buildings.

The net zero energy suite will contain its own mechanical and electrical systems, along with unique building materials to reduce heating and cooling loads. All of the home's energy will be supplied by a privately owned photovoltaic and solar thermal system installed on the roof of the building.



Infrastructure

District energy refers to the generation and distribution of thermal energy for heating and/or cooling at a community scale. The infrastructure includes a localized centre where energy is generated, and a network of buried insulated pipes that distribute energy to buildings within a defined geographic area. District energy can provide a more energy efficient and adaptable system, which could lead to significant greenhouse gas reductions through an integrated energy system.

Waterfront Toronto's district energy strategy in East Bayfront focuses on developing a distribution network that can be phased in over a number of years as commercial and residential developments are built. A provider has engaged with the Corus Quay building as a first customer and has plans to expand into the precinct. The provider will introduce a district

energy heating (hot water) distribution system, using local heating sources, and eventually cooling.

Construction

Waterfront Toronto has an Environmental Management Plan (EMP) that identifies processes and procedures to mitigate environmental effects that could result from construction-related activities. The EMP specifies the minimum standards to which all Waterfront Toronto consultants and contractors are expected to adhere.

The emphasis of the EMP is to achieve overall best management practices, beyond regulation, to support environmentally progressive practices in construction. Future revisions of the EMP may require reductions in carbon emissions from construction processes and associated transport, the use of products that are locally sourced and sustainable, and the use of energy-efficient equipment.

Visit Waterfront Toronto's website to [download the Environmental Management Plan](#).

End-User Management

Waterfront Toronto requires that owners and occupants of buildings receive information and tools to help them maintain the environmental performance of the building. Developers must create an operating manual that includes items such as the green building features, maintenance requirements and operating instructions for all in-suite equipment, and a list of products that should be considered, such as low VOC (volatile organic compound) paint and energy efficient light bulbs. This requirement recognizes that occupants and operators greatly impact how buildings actually perform and that tenants, owners, and building managers must be involved in maximizing efficient building operations.

Waterfront Toronto also requires in-suite sub-metering for electricity, natural gas, and water (hot and cold) and the infrastructure for remote access to these meters. This allows suites to be independently billed for their utilities, encouraging conservation among building residents and occupants by providing them with a means to track and control their usage and pay for utilities based on consumption.

Energy Data Analysis Project

Waterfront Toronto is currently conducting a study to help improve the electricity, gas and water efficiency in buildings. The study will track actual electricity, gas and water consumption in recently occupied residential and commercial buildings and compare the results to modelled data.

The lessons learned from this comparison will:

1. help to inform future energy and water requirements for new waterfront buildings to ensure conservation is achieved and consumption is reduced;
2. allow condominium corporations and building owners and managers to understand whether buildings are performing as expected, and if not why; and
3. offer strategies to help improve building and suite-level electricity, gas and water efficiency and create cost savings.

This site will be updated when the results and analysis of the study are complete.

¹ *The Model National Energy Code for Buildings is a Canadian building standard that provides minimum energy efficiency requirements for buildings.*

² *The [National Energy Code of Canada for Buildings 2011](#) establishes an overall 25 percent improvement in energy efficiency over the previous model energy code - the Model National Energy Code for Buildings.*

³ *Standards for American Society of Heating, Refrigerating, and Air-Conditioning Engineers. ASHRAE publishes a series of standards and guidelines relating to heating, ventilating, and air conditioning systems and issues.*

⁴ *Energy Use Intensity represents energy consumed by a building relative to its size.*

⁵ *Note: only building with signed Development Agreements after July 1, 2012 have been subject to MGBR version 2 (and the more stringent 50% energy efficiency requirement).*

Carbon Emissions



Waterfront Toronto is doing its part to reduce carbon emissions from the construction and operation of the buildings, parks, and neighbourhoods in newly revitalized waterfront communities.

For example, the Lower Don Lands, now part of the Port Lands precinct, is one of the founding projects of the [C40 Climate Positive Development Program](#). The program supports projects that are striving to reduce their greenhouse gas emissions below zero, termed "climate positive". This

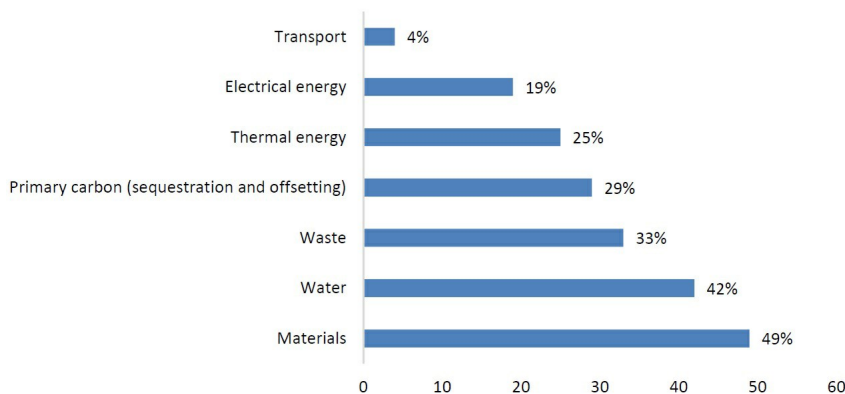
"climate positive" outcome is achieved by reducing emissions on-site and in neighbouring communities.

The Carbon Tool

In collaboration with the C40-Climate Positive Development Program and with funding support from the Ontario Power Authority, we developed a Carbon Tool to understand how we could achieve this target. The tool analyzes and compares the sustainability performance of projects at the design and planning phase over a baseline. This is done to understand how well a project is expected to perform over a build-as-usual scenario and what additional strategies and targets need to be applied to achieve carbon reductions. The tool does this by quantifying and visualizing the relationships between development decisions and sustainability outcomes. During this process, we are able to see how sustainability strategies in energy, water, waste, transport, and materials impact carbon reductions and explore new ways of improving performance.

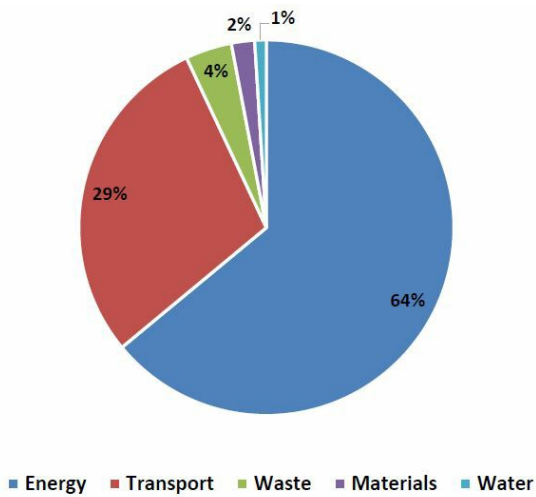
The Carbon Tool produced preliminary results on projected carbon emissions for the West Don Lands precinct. It compared a scenario that implements Waterfront Toronto's Minimum Green Building Requirements (MGBR) and best practices with a baseline build-as-usual scenario. The Carbon Tool estimated a 29% emissions reduction potential by applying the MGBR scenario to a neighbourhood. We also ran a second scenario, which assessed carbon reductions at an elevated level of performance. This showed us what sustainability strategies would be necessary to achieve carbon levels below zero.

Estimated reduction in Carbon Emissions from baseline for West Don Lands (MGBR Scenario)

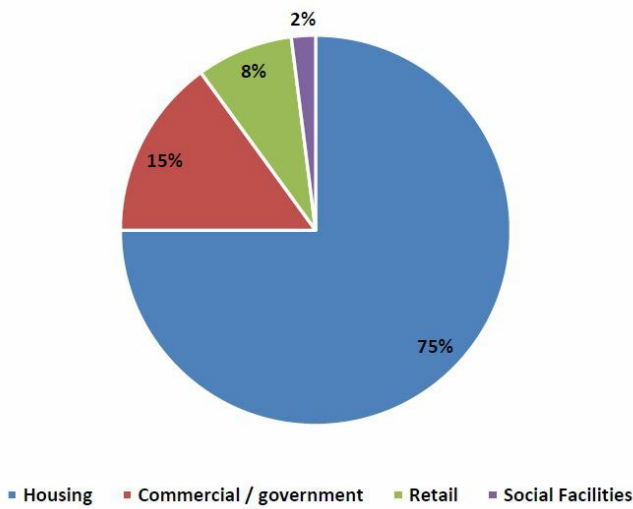


The table and chart below demonstrate the estimated contribution of each focus area to carbon emissions in the West Don Lands. Energy and transport contribute the greatest amount to our carbon emissions and, as such, we aim to focus our efforts to reduce carbon predominately in those two areas.

Focus Area	% Reduction in Carbon Emissions From Baseline	% Contribution to Overall Carbon Emissions
Electrical Energy	19%	64%
Thermal Energy	25%	
Potable Water Use	42%	1%
Waste Landfilled	33%	4%
Materials	49%	2%
Transport	4%	29%
TOTAL	29%	100%



The following chart displays the breakdown of estimated carbon emissions by land use type. Buildings (housing, commercial/government, and retail) represent the largest sources of carbon emissions, and therefore the best opportunity to reduce overall emissions.



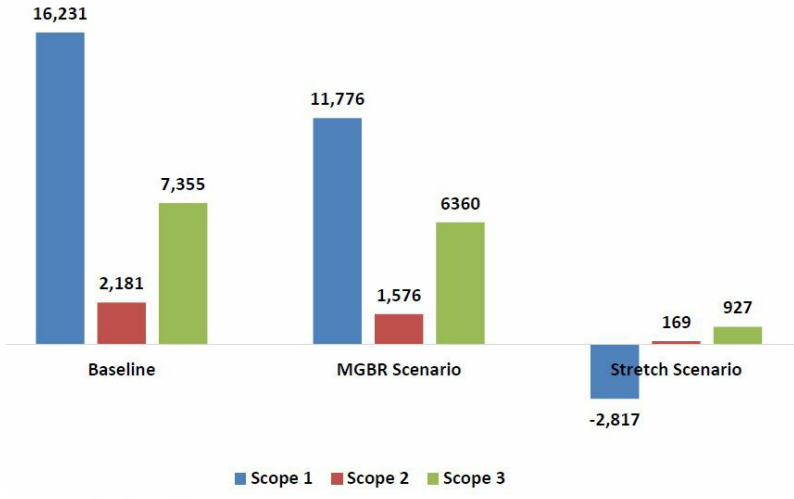
We will report on the actual sustainability performance and carbon reductions once the build-out of the West Don Lands community is complete.

Villiers Island

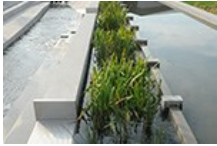
In 2015, Waterfront Toronto used the Carbon Tool for the Villiers Island precinct plan. The Carbon Tool predicted an overall carbon reduction of 24% compared to the baseline. Waterfront Toronto is currently using the Carbon Tool outputs to influence planning and policy recommendations that will help meet our climate positive goals. Examples include:

- Establishing aggressive energy use intensity targets for buildings;
- Implementing zero carbon energy solutions, such as district heating and cooling, combined heat and power facilities, and renewable energy generation; and
- Reducing transportation emissions through compact development, active transportation, transit connectivity, and zero-emissions vehicle.

In July 2015, Waterfront Toronto added a feature to the Carbon Tool that categorizes emissions into scope 1, 2 and 3. Scope 1 refers to direct greenhouse gas emissions such as those associated with producing electricity, heating, and cooling on-site. Scope 2 refers to indirect emissions such as those associated with purchased electricity, heating, and cooling off-site. Scope 3 refers to other indirect emissions such as those associated with waste or the extraction and production of materials. The [Greenhouse Gas Protocol](#) standard was used to categorize scope 1, 2 and 3. The following chart identifies the estimated scope 1, 2, and 3 carbon reductions for Villiers Island.



Water Conservation



Water conservation and reuse is core to Waterfront Toronto's vision. Our [Minimum Green Building Requirements](#) include two water-related provisions: 1) Water efficient landscaping: 100% of the water used for landscaping must come from non-potable sources; and 2) Water use reduction: 40% reduction in potable water use for indoor flow and flush fixtures.

Waterfront Toronto has also implemented water conservation and reuse efforts in its major parks.

Sherbourne Common

Sherbourne Common is the first park in Canada to integrate a stormwater management system in its design. A combination of collected stormwater and water drawn from Lake Ontario is treated in a UV facility located below the pavilion on the south side of the park. After its treatment, the water is lifted nearly nine metres to the top of three dramatic art sculptures on the north side of the park, then discharged into a wetland feature and through a 240 metre long water channel that travels the full length of the park, and finally released into Lake Ontario. The treated water is also used for irrigation and for the washroom facilities in the park, greatly reducing the need for potable water.

Currently, only water drawn from Lake Ontario is being used in the system. Stormwater will be integrated when the precincts are further developed.

Visit Waterfront Toronto's website for [details on Sherbourne Common](#).



Corktown Common

A stormwater recycling system in Corktown Common minimizes the amount of treated potable water used for park maintenance needs.

All of the park's stormwater, as well as the water discharged from the splash pad feature, is treated using ultraviolet sterilization equipment before being moved to underground storage cells located in the central lawn. The treated water is used for irrigation, park maintenance and to flush the marsh.

Visit Waterfront Toronto's website for [details on Corktown Common](#).



Green Infrastructure

Waterfront Toronto strives to integrate green infrastructure into every element of urban development. Green infrastructure is defined as natural systems and human-made vegetative technologies that provide ecological and hydrological functions and enhance healthy and sustainability living. This can take many forms such as protecting, restoring and creating natural areas, developing green roofs, establishing community gardens, rain gardens, and bioswales, as well as implementing technologies like permeable paving, cisterns, and soil cells. Waterfront Toronto has implemented many of these strategies and technologies to minimize stormwater runoff and enhance water quality.



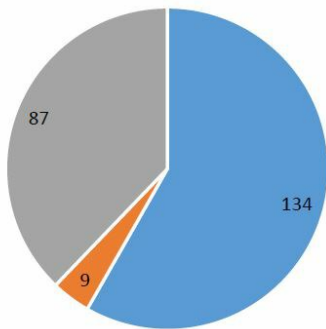
Contaminated Soil Management



The revitalization of Toronto's waterfront is one of the largest urban brownfield remediation projects in the world. Given the contamination after decades of infilling and industrial activity, we anticipate managing approximately 2,000,000 cubic metres of contaminated soil over the next 20 years. Soils throughout the waterfront must be restored before the area can be developed into sustainable mixed-use communities.

The total area being revitalized by Waterfront Toronto is 800 hectares. The following pie chart shows the status of contaminated soil management for active projects only, meaning lands where some level of work is currently being undertaken. Projects Not Yet Started represent projects where contaminated soil management activities have not yet been undertaken, but some level of work is underway, such as planning or design.

Contaminated Soil Management (hectares)



- Projects Not Yet Started
- Soil Contamination Risk Being Addressed
- Soil Contamination Risk Addressed (Phase 1 and 2 Risk Assessment, Record of Site Condition, or Duty of Care Risk Assessment Complete)

View a [detailed map](#).

Soil Recycling

Contaminated soil is typically trucked to a landfill site and then clean soil is brought in to replace it; a process called dig and dump. To minimize this unsustainable practice, Waterfront Toronto established a pilot soil recycling facility in the Port Lands in July 2010. The pilot was an opportunity to treat soil on-site to an environmental condition that allows for its reuse. This process transforms a liability into a resource and minimizes the additional environmental impacts associated with moving the soil.

The objective of the pilot was to identify treatment options, assess economic feasibility, confirm that impacted soil could be treated and reused in compliance with Ministry of the Environment and Climate Change guidelines, and showcase treatment technologies.

Deme Environmental Contractors and Tetra Tech Canada Construction were chosen to conduct the pilot. Both operators treated contaminated soils from various Waterfront Toronto sites using soil washing processes, complemented by field trials of a number of advanced technologies. Approximately 20,000 cubic metres of soil was processed during the three month pilot processing period.

In addition to the field tests, the Ontario Centre for Environmental Technology Advancement (now called [BLOOM](#)) was retained to compare and quantify the environmental and societal impacts of the dig and dump approach versus the soil recycling option. The study results showed that the impacts of the dig and dump approach are significantly higher than the impacts of recycling and reusing soil.

The study also found that soil recycling and reuse creates societal, environmental, and health benefits by saving landfill space and aggregate quarry resources, reducing traffic accidents, noise, congestion, pavement wear and tear, truck traffic and fuel consumption. BLOOM quantified these benefits at \$18.5/tonne, projected as \$65 million over 10 years of avoided costs to the public. It was also estimated that soil recycling and reuse would reduce greenhouse gas emissions by 36 kg/tonne largely as a result of decreasing truck traffic..

Upon completion of the pilot project, Waterfront Toronto supported the establishment of a private operator to run a facility on the pilot site.

Approach	Cost Estimate
Recycling Facility	\$40-50 / tonne

Dig and Dump	\$45-50 / tonne
Environmental and Social Cost Savings	\$18.5 / tonne
Dig and Dump, considering environmental and social costs	\$63.5-68.5 / tonne
Projected environmental and social cost savings to Waterfront Toronto by using the recycling facility over 10 years	\$65 million

Waste Diversion



With landfill space at a premium, waste management is a critical issue for the City of Toronto. This is being addressed by Waterfront Toronto in several ways.

On the building-scale, our [Minimum Green Building Requirements](#) mandates that all kitchens have separated cabinet space for the segregated collection of recyclables, organics, and waste. All residential buildings over three storeys must provide tri-sorting or separate chutes for each waste stream on each floor. A collection area for household hazardous waste such as paints, batteries, and electronics must also be provided in all buildings. These efforts are intended to make it easier for occupants to divert their waste away from landfills.

For construction-related waste, Waterfront Toronto requires that all construction and demolition projects divert at least 50% of waste, with a target of 75%. This requirement is included in the Environmental Management Plan and achieves a credit as part of our LEED for Neighbourhood Development Gold certification. Below are the waste diversion results for construction, demolition, and excavation activities that have been achieved in our development and public projects.

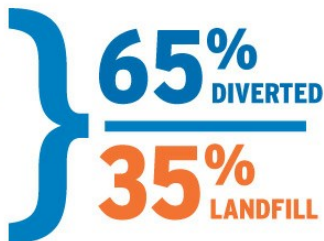
SHERBOURNE COMMON PAVILION

Mixed Waste 77	Wood 157	Cardboard/Paper 11	Steel 1544
Concrete 372	Gypsum 2	Dirt 45	Plastic 1
Glass 0	Insulation Styrofoam 0	Organic 16	



WEST DON LANDS PUBLIC REALM

Mixed Waste 117	Wood 31	Cardboard/Paper 8	Metal/Steel 1
Concrete/Stone 177	Gypsum 0	Plastic 0	
Glass 0	Dirt/Organic 0	Blue Box Waste 3	



YORK QUAY REVITALIZATION

Asphalt 301	Dirt 3	Concrete/Block 721
Steel 0	Wood 61	Miscellaneous (Alum./CWB/Paper) 2
Mixed Waste 45		



GEORGE BROWN COLLEGE

Wood 639	Concrete 1253	Metal 196	Drywall 59
Plastic 11	Cardboard 104	Paper 2	
Blue Box 23	Insulation 1	Mixed Waste 228	



QUEENS QUAY BOULEVARD REVITALIZATION

Wood 145	Cardboard/Paper 23	Metal 15	Concrete 30641
Asphalt 3737	Plastics 11	Organic 0	Mixed Waste 40



BAYSIDE

Concrete 232	Asphalt 689	Granular 1263	Organic 0
Mixed Waste 131			



AVERAGE % DIVERTED FROM LANDFILL



■ Recycled ■ Landfilled ■ Composted

Note: All the waste category numbers are in tonnes.

42,495 }
total diversion
in tonnes



approximately
7,082
garbage trucks



*Average city garbage trucks holds approximately 6 tonnes.

Environmental Non-Compliance Orders



Waterfront Toronto is proud of our record of meeting all applicable laws and regulations with zero non-compliance orders. Waterfront Toronto's Environmental Management Plan identifies applicable laws and regulations that all projects must adhere to in order to prevent pollution, environmental impairment, and to preserve natural resources.

Office Sustainability



At Waterfront Toronto we strive to incorporate green practices into our own office operations and encourage employees to make choices to lower their environmental impact. The ultimate goal is to create a cultural shift towards sustainability and green living, not only in the neighbourhoods we are building, but also in our office, homes, and in the community.

Tenancy in LEED Platinum Certified Office Building

Waterfront Toronto's office is located at WaterPark Place (20 Bay Street), which achieved LEED for Existing Buildings: Operations and Maintenance (LEED-EB: O&M) Gold certification in 2012. After just two years, the building was recertified as LEED Platinum in 2014. This upward recertification to Platinum is a first in North America for an existing building.

Waterfront Toronto participates in all sustainability initiatives available in the building. This includes taking an active role in the property's "Green Team", where we, along with other tenants and the property manager meet quarterly to discuss opportunities to improve our individual and collective sustainability performance. Waterfront Toronto has implemented several initiatives as a result of this collaboration.

For example, in 2011, the building replaced all fluorescent lighting fixtures with more energy efficient light bulbs and ballasts. To supplement this effort, Waterfront Toronto replaced the majority of the halogen pot lights in our unit with 140 LED lights. This replacement has saved a significant amount of electricity since being installed.

Waterfront Toronto also revised the zones for lighting to ensure that a greater proportion of office lights are automatically turned off at 6:00pm, when most employees have left the office.

Sustainable Procurement Practices

Waterfront Toronto strives to purchase sustainable office products, whenever possible. For example we use 100% Forest Stewardship Council (FSC) certified paper, purchase furniture with recycled content, buy compostable pens and other sustainable office supplies, and recently switched to green cleaning products. Our office manager works collaboratively and meets regularly with our Environment and Innovation group to examine how we can continually improve our purchasing practices.

Waste Reduction

Waterfront Toronto actively participates in our building's recycling and resource reduction programs. Our office has blue bins for recyclables, green bins for organics, a battery collection program, and most recently a recycling program for used pens and markers that are donated to TerraCycle for upcycling.



In addition to regular paper recycling, Waterfront Toronto also participates in the Shred-it™ shredding and recycling program. After confidential documents are securely destroyed, they are recycled into new paper products, which helps save valuable natural resources. According to Shred-it™, Waterfront Toronto saved 159 trees from destruction in 2014 through participating in this program.

All office printers are defaulted to print double-sided to reduce paper consumption and staff are encouraged to reduce their paper use wherever possible. Waterfront Toronto encourages employees to recycle electronic waste, including batteries, and our property manager assists with proper disposal. When privacy and data security will not be impacted, we also donate used IT equipment to the Yonge Street Mission, a non-profit charity that provides emergency help and fosters

long-term change in the lives of individuals and families living in poverty in Toronto.

Transportation

Waterfront Toronto encourages staff to walk, cycle or take public transportation, rather than taxis, when attending meetings in close proximity to our office. The corporation provides TTC tokens and access to an existing shower and change room at our office, which has contributed to a rise in the number of staff who choose sustainable modes of transportation.

Awareness Campaigns

We run a variety of awareness campaigns throughout the year to educate staff on green living. This is accomplished through quizzes, videos, and contests. For example, in 2012, we conducted a "power down challenge" where we addressed workspace plug load energy use by holding after-hours inspections of workstations to see if computers and other electronic devices were turned off for the night. We also turned down the heat in the office by 1 degree to reduce energy consumption, and encouraged staff to bundle up for an "ugly holiday sweater contest".

In 2014, we competed in an energy reduction competition with another tenant in our building. Our staff collectively achieved a 1.8% reduction in electricity use during the week of July 14 - 20. We also held a "Gear Up and Power Down for the Olympics" campaign, which allowed staff to watch the Olympics at lunch, as long as they generated the electricity necessary to power the computer monitor through a stationary bike and generator.

Several events are also planned around seasons and key holidays where we can support a change in behaviour for staff at home and at work. For example, in December 2014, we held a Green Holiday Initiative where we asked staff to submit green holiday ideas that were compiled into a list to implement over the holiday season. Some of the ideas included sending E-cards, giving services or donations instead of goods as gifts, and making recycled ornaments. These initiatives are successful in drawing attention to important environmental issues in a fun and engaging way.

Urban Greenspace



Trees play a central role in waterfront revitalization projects. Not only do they provide shade and habitat, help clean the air, and reduce stormwater runoff, they also beautify our public spaces. To realize these benefits, we are planting a large number of trees in our new waterfront communities, streets, and parks.

Guided by our [Sustainability Framework](#), our waterfront will become an urban forest that maximizes the diversity of the waterfront ecosystem by avoiding monocultures, maximizing the tree canopy and providing wind and shade protection. Mature trees will define our waterfront and restore the natural beauty of our shoreline.

Planting Trees

Waterfront Toronto follows best practice principles for planting healthy trees across all of our projects. We enhance tree environments by positioning trees carefully, using appropriate soil, and enabling good root growth through new technologies. We also save existing trees wherever possible and make informed choices when planting new trees. For example, we choose native plant species because they generally require much less water to thrive and do not introduce the risk of ecosystem disruption.

We have planted 3,685 trees and expect to plant many more by the end of our revitalization mandate.




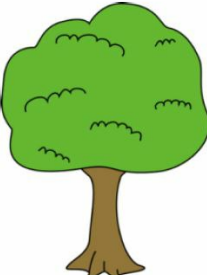
Growth Rate of Trees

Growing trees to maturity in urban environments is difficult. New trees face many challenges including damage due to exposure, pollution and salt from winter road maintenance. While many of these issues can be overcome with appropriate species selection, research shows that the most taxing issue for all trees in the urban environment is soil compaction.



Waterfront Toronto is using soil cell technology to ensure that trees have an adequate amount of soil for healthy root growth. Soil cells are comprised of a tiered web of rigid boxes designed to house an average of 30 cubic metres of soil per tree. These reinforced cells provide support for the soil so it won't compact under the weight of the pavement above. The system allows tree roots to spread and thrive resulting in healthier mature trees.

As part of our commitment to creating a thriving tree canopy, we monitor the health of our trees. The table below shows the average diameter of trees (Maple, Willow, and Oak) at Sugar Beach and Sherbourne Common when they were planted in 2010 and the average diameter of the trees five years later.

Project Areas	Average Diameter when Planted in 2010	Average Diameter in July 2015
Sugar Beach (Maple and Willow) and Sherbourne Common (Oak)	96 mm 	230 mm 

Waterfront Toronto is also working with the [Toronto Parks and Trees Foundation](#) (TPTF), an independent, charitable foundation dedicated to creating and enhancing green spaces and recreational areas. Together, we will identify priority projects on the waterfront that would benefit from broader funding sources than are currently available to us. Through this relationship, the TPTF will secure funding and manage relationships with private sector partners and also provide an avenue for individuals to contribute to projects.

Green Roofs

Green roofs offer a wide range of benefits such as reducing the urban heat island effect, minimizing stormwater run-off, and improving air quality and building energy efficiency. To capitalize on these benefits, Waterfront Toronto requires all development partners to install a green roof for 60%¹ of available roof space, or the percentage required by the City of Toronto Green Roof Bylaw, whichever is greater. In addition, all low sloped roofs must be able to accommodate the loads that would be imposed by an intensive green roof. This ensures that it will be possible to install a more substantial green roof in the future without undertaking major structural modifications.

As of June 2015, buildings in the designated waterfront area that are complete, under construction, or in the design phase have achieved the following average green roof coverage:



Waterfront Parks

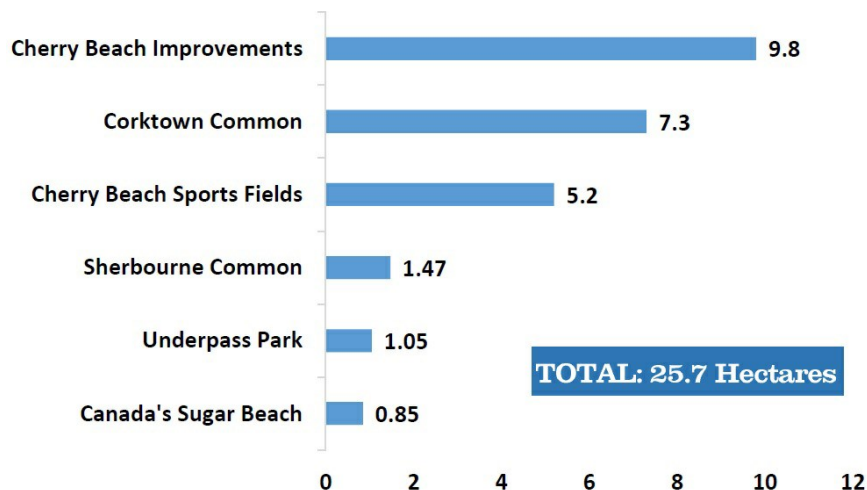


We are excited to do our part to help Waterfront Toronto create great parks that will enhance natural habitat and provide more opportunities for families to visit and explore our waterfront. Bringing together partners like Forests Ontario and working with the private sector will help us realize that goal.

ANDREW SORBARA, CHAIR OF TORONTO PARKS AND TREES FOUNDATION



Waterfront parks provide habitat and contribute to biodiversity, create new space for social interaction, foster a sense of place, and support active and healthy lifestyle. They are also key to connecting people to the lakefront and to our new waterfront communities. Given their importance, Waterfront Toronto has committed to reserving approximately 25% of the revitalization area to parks and open spaces. The following table shows the size of our completed parks in hectares:



¹ 60% green roof coverage requirement is from latest November 2014 version 2.1 MGBR. Previous versions required 50% coverage

Transportation



Sustainable transportation and mobility are key to developing complete, healthy, and walkable communities and to reducing carbon emissions. Waterfront Toronto is preparing for a cultural shift away from car dependence and towards more active and sustainable transportation choices for residents and visitors. This includes walking, cycling, public transit, and electric vehicles. Two of our waterfront projects highlight our mandate to re-shape how we move through Toronto.

Queens Quay Revitalization

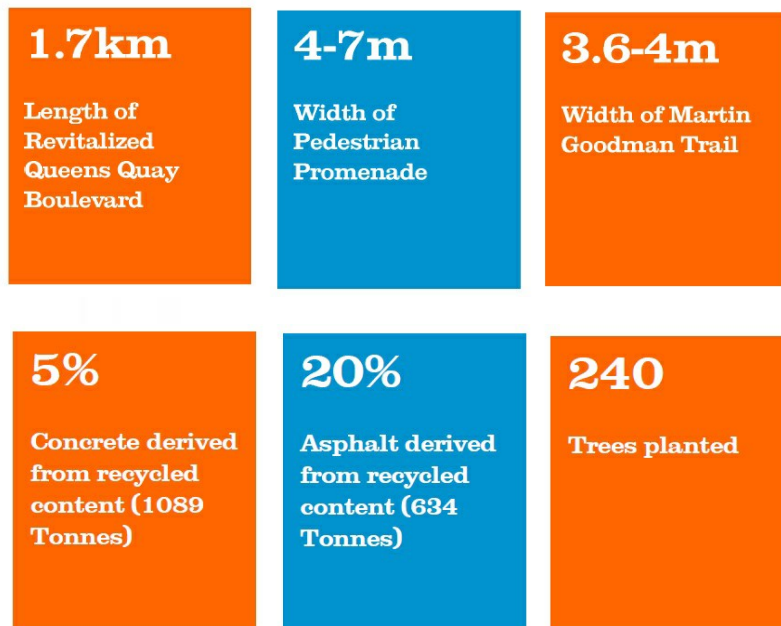
Queens Quay is Toronto's main waterfront street. The newly revitalized stretch of Queens Quay between Bay Street and Yo-Yo Ma Lane is a complete reconfiguration of the street.

Prior to its revitalization, Queens Quay acted as a barrier rather than a gateway to the waterfront. It suffered from sub-standard street car platforms, awkward pedestrian access and crossings, as well as illegal parking activities. It also lacked a continuous trail to accommodate cyclists, joggers, residents, and visitors.

The new Queens Quay accommodates the needs of all users by delivering a balanced transportation plan that includes:

- Two lanes of east-west traffic on the north side of the street
- A dedicated light rail transit right-of-way
- A generous granite pedestrian promenade on the south side
- A new extension of the Martin Goodman Trail, flanked by a double row of trees

Waterfront Toronto has created a more functional and efficient space that delivers a high quality experience for residents and visitors alike. The new boulevard enhances waterfront access and creates new space for social interaction, fostering a sense of community and social well-being that supports active and healthy lifestyles.



In addition, Waterfront Toronto worked with the City of Toronto to extend the Martin Goodman Trail west of Yo-Yo Ma Lane to Stadium Road, connecting with the existing trail at Coronation Park and creating a continuous east-west recreational trail along the water's edge. We also completed an improved sidewalk and extended the Martin Goodman Trail between Yonge Street and Parliament Street in 2013, completing the connection of the trail across the city's waterfront.

Electric Vehicle Charging Stations at George Brown College

Funded by the Ministry of Transportation, Waterfront Toronto installed electric vehicle (EV) charging stations in the underground parking garage at the George Brown College Waterfront Campus. The three "Level 2" charging stations have the ability to charge five electric vehicles concurrently. The charging stations are an important transformative step towards encouraging more sustainable modes of transportation. The EV charging stations were used exclusively by the Toronto 2015 Pan / Parapan American Games electric vehicle fleet during the games and provide a legacy benefit for the public.

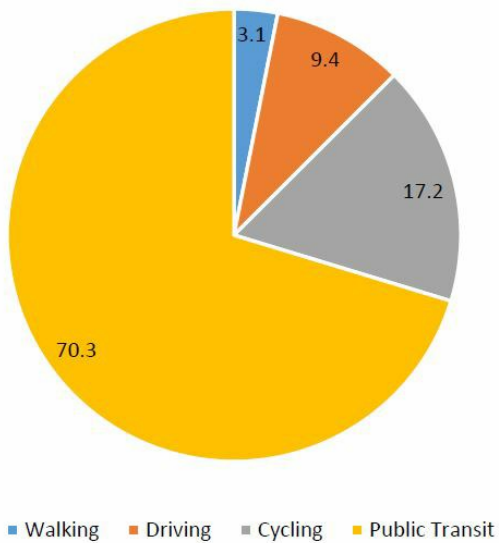
We will collect data on the public use and energy consumption of the EV charging stations for the next three years to monitor the technology's rate of adoption, which will help us understand demand and inform the need for additional infrastructure.



Staff Commuting Survey

According to an internal commuting survey conducted in August 2015, over 90% of Waterfront Toronto staff take transit, cycle or walk to work. This demonstrates that sustainability is not only part of our work, but is ingrained in our personal choices as well.

How Waterfront Toronto employees get to work



Social Performance Measures

Revitalization is about putting people first: creating functional, sustainable, and beautiful communities that offer a high quality of life for all who live and work there.

Our waterfront neighbourhoods are carefully designed to connect with the rest of the city through access to transit, parks, open spaces, pedestrian promenades, cycling lanes, and a diverse range of services and amenities. These land use decisions will mean sustainable choices are easy and convenient for residents, employees, and visitors to make. Each waterfront community will also contain a mix of uses, including residential, commercial, retail, and institutional as well as affordable housing to bring diversity and vibrancy to each neighbourhood.

We plan and design with high levels of stakeholder engagement to ensure that what we build is what people want. We also participate in various campaigns such as our annual fundraising for the United Way, which helps to strengthen our communities by improving social conditions for hundreds of thousands of Toronto residents.

Performance Measures




Neighbourhood Sustainability

[VIEW](#)



Public Waterfront Access

[VIEW](#)



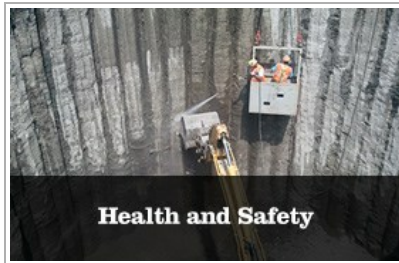
Design Excellence

[VIEW](#)



Public Consultation and Stakeholder Satisfaction

[VIEW](#)



Health and Safety

[VIEW](#)




Planning for Success

[VIEW](#)



Community Engagement Initiatives

[VIEW](#)




Affordable Housing

[VIEW](#)



Intelligent Communities

[VIEW](#)



Public Art

[VIEW](#)

Neighbourhood Sustainability



While high performing LEED-certified buildings are important for advancing sustainable development, there is growing recognition that the planning, design, construction, and operation of sustainable communities requires a more comprehensive neighbourhood-wide perspective. Acknowledging this transition in green building philosophy from a single-building perspective to a more integrated community-wide strategy, the U.S. Green Building Council launched the pilot version of [LEED for Neighbourhood Development](#) (LEED ND) in 2007.

Waterfront Toronto participated in the LEED ND pilot program in order to assess its plans for sustainability by a third party and to inform improvements to our neighbourhood strategies. Waterfront Toronto was one of 23 Canadian projects that participated in the pilot program. Beyond high performing and efficient buildings, the LEED ND Rating System addresses community-scale and social issues such as brownfield development, high-density urban form, proximity to local amenities, walkable streets, affordability, community involvement, sustainable transportation, and waste management.

Acknowledging the long construction period involved in developing on a neighbourhood scale, LEED ND has created a three stage certification process:

- Stage 1 certification occurs before planning approvals are secured.
- Stage 2 is for projects that have received all planning approvals.
- Stage 3 is for completed neighbourhoods.

In 2009, Waterfront Toronto's East Bayfront, West Don Lands, and North Keating communities collectively achieved Stage 1 LEED for Neighbourhood Development Gold level certification under the pilot program. We intent to achieve Stage 3 certification as our waterfront neighbourhoods are built out.

Waterfront Toronto is currently exploring a complementary sustainability certification and rating system for infrastructure projects, called [Envision](#). The Envision program provides a framework for evaluating the community, environmental and economic benefits of infrastructure projects. The intent is to improve the performance, resiliency and efficiency of infrastructure by identifying sustainability approaches during the planning and design phases. The process can also be applied post-mortem to assess sustainability performance by a third party and learn lessons. We have informally applied the rating system to the East Bayfront and West Don Lands stormwater management project and are investigating opportunities to pursue certification for future infrastructure projects.

Public Waterfront Access



Creating beautiful and engaging public amenities by the water's edge gives residents and visitors opportunities to enjoy and connect with the lakefront. Providing easy access to the water is a key part of Waterfront Toronto's vision and mandate. We have created over 13 kilometres of trails and promenades in key areas of the waterfront, including extensions of the Martin Goodman Trail. The following table provides details of these completed projects:



Design Excellence



A cornerstone of our revitalization effort is to pursue design excellence and set new standards for architecture and public space in Toronto.

To achieve these goals, we often host international design competitions for our major projects. These competitions help to attract some of the most highly regarded planners, architects, designers and landscape architects in the world. By working with premier design talent, Waterfront Toronto is

creating a new gold standard by which all other communities will be judged. Learn more about the value of design competitions by watching this YouTube video - [Design](#).

In 2005, we established the Waterfront Design Review Panel to act as an independent body that guides and informs our design teams. The mission of the Panel is to provide objective and professional advice to designers and developers to ensure that high quality design is a critical consideration for all development projects on Toronto's waterfront. The Panel's feedback contributes to creating a culture of high-quality design among builders and architects working on the waterfront and ultimately a better built environment for everyone. [Competitions: Creative City Building](#).

Visit the [Waterfront Toronto](#) website for additional information on our efforts to promote design excellence.

The following is a list of some of our awards by precinct. For a complete list, please see Waterfront Toronto's [website](#).

Central Waterfront

Water's Edge Promenade

2010

- Design Exchange Award for Simcoe and Rees WaveDecks
- Conde Nast Traveller Innovation and Design Award - nomination for Rees and Simcoe WaveDeck
- Royal Architectural Institute of Canada National Urban Design Awards - Certificate of Merit for the Spadina WaveDeck

2009

- Canadian Society of Landscape Architecture National Merit Award for the Spadina WaveDeck
- American Society of Landscape Architects Honour Award for General Design, Spadina WaveDeck
- Spadina WaveDeck nominated for Brit's Insurance Design Award (first Canadian project to be shortlisted for the award)
- Toronto Urban Design Award in the Small Open Space Category (Award of Excellence) for the Spadina WaveDeck
- Ontario Builders Award in the Industrial Category (Award of Excellence) for the Simcoe and Rees WaveDecks
- WoodWorks! Canadian Wood Council's Jury's Choice Award for the Simcoe, Rees and Spadina WaveDecks

2007

- Toronto Urban Design Award for the Harbourfront Water's Edge Revitalization



Marilyn Bell Park

2011

- Canadian Society of Landscape Architects Regional Honour Reward for Martin Goodman Trail Improvements at Marilyn Bell Park



East Bayfront



Bayside Development

2014

- BILD Award Best Building Design - High-Rise to Tridel, Aqualina at Bayside

George Brown College

2013

- Toronto Urban Design Award of Merit for George Brown Waterfront Campus
- George Brown College Project Achievement Award - Toronto Construction Association's Best of the Best Awards

2012

- Canadian Urban Institute Brownie Award to George Brown College Health Sciences Campus for Excellence in Project Development: Neighbourhood Scale



Monde Development

2012

- BILD Pinnacle Award Best Building Design - High Rise to Great Gulf Homes, Monde - Quadrangle Architects, Cecconi Simone



Sugar Beach

2014

- Environmental Design Research Association (EDRA) Great Places Award for Sugar Beach

2012

- American Society of Landscape Architects (ASLA) Honour Award for Canada's Sugar Beach
- National Urban Design Award in Civic Design Projects for Canada's Sugar Beach and Sustainable Award for Sherbourne Common.
- Azure Magazine AZ People's Choice Award for Canada's Sugar Beach

2011

- Toronto Urban Design Award of Excellence for Canada's Sugar Beach
- Canadian Society of Landscape Architects Regional Honour Reward for Canada's Sugar Beach
- 2011 IABC Toronto OVATION Award of Merit in the category of media relations for the groundbreaking and opening of Canada's Sugar Beach



Sherbourne Common

2013

- Toronto Urban Design Award of Merit for Sherbourne Common

2012

- Ontario Public Works Association Project of the Year Award for Sherbourne Common
- Willis Chapman Award from the Consulting Engineers of Ontario for Sherbourne Common's Stormwater Management System
- Canadian Consulting Engineering Award of Excellence for Sherbourne Common
- Canadian Society of Landscape Architects National Honour Award for Sherbourne Common

2011

- Sherbourne Common received the Gold Award for Landscape Architecture at the 2011 Design Exchange Awards in Toronto
- Sherbourne Common received the Architectural Hardscape Award by the Ontario Concrete Awards
- Toronto Urban Design Awards Honourable Mention for the Sherbourne Common Pavilion
- 2011 IABC Toronto OVATION Award of Merit in the category of community relations for the "Rename Sherbourne Park Contest"

2010

- Living City Award: Healthy Rivers and Shorelines for the East Bayfront Integrated Stormwater Management System at Sherbourne Common

2009

- Canadian Architect Award of Merit for the Sherbourne Common Pavilion



Water's Edge Promenade

2014

- Canadian Society of Landscape Architects (CSLA) Awards of Excellence in the National Merit category for the Water's Edge Promenade in East Bayfront



West Don Lands

Canary District

2014

- BILD Award Best Places to Grow Community of the Year Award - High-Rise to Dundee Kilmer, Canary Park

2012

- 2012 Canadian Architect Award of Excellence to Dundee Kilmer's Integrated Design Team for the Canary District in the West Don Lands

Corktown Common

2015

- IABC Ovation Awards, Excellence Award Winner for the official Opening of Corktown Common

2014

- FCM Sustainable Communities Award in the neighbourhood development category for Corktown Common
- Popular Science 2014 "Best of What's New" award in the Green Category for Corktown Common





Flood Protection Landform

2012

- Canadian Urban Institute Brownie Special Award to Flood Protection Landform for its contribution to the Public Realm

River City Development

2015

- Toronto Urban Design Awards: Private Buildings in Context - Tall Category Award of Excellence to Urban Capital for River City - Phase I

2014

- PUG Design Awards Nomination for River City - Phase I

2010

- BILD Pinnacle Award Best Building Design - High Rise to Urban Capital Property Group, River City



Stormwater Conveyance System

2013

- Canadian Consulting Engineering Award of Excellence for West Don Lands Stormwater Conveyance System
- Ontario Concrete Award in the Structural Infrastructure Category for the West Don Lands Stormwater Treatment and Conveyance System

2011

- Canadian Architect Magazine Award of Excellence for the West Don Lands stormwater treatment facility



Underpass Park

2015

- Toronto Urban Design Awards: Elements Category Award of Excellence to Paul Raff Studio for Mirage

2012

- Canadian Urban Institute Brownie Award to Underpass Park for Best Small Scale Project



Port Lands

Port Lands Estuary

2008

- American Society of Landscape Architects Honour in Analysis and Planning for Port Lands Estuary: Reinventing the Don River as an Agent of Urbanism

2007

- Toronto Urban Design Award for the Port Lands Estuary Master Plan



Lake Ontario Park

2009

- Canadian Society of Landscape Architecture National Honour Award for the Lake Ontario Park Master Plan
- Toronto Urban Design Award in the Vision and Master Plan Category (Honourable Mention) for the Master Plan for Lake Ontario Park





Tommy Thompson Park

2014

- Ontario Association of Architects Design Excellence Award for Tommy Thompson Park Pavilion



Soil Recycling Facility

2010

- Canadian Urban Institute Brownie Award for the Port Lands Pilot Soil Recycling Facility

Public Consultation and Stakeholder Satisfaction



In 2002, Waterfront Toronto created a [public consultation strategy](#) to formalize its commitment to public engagement and outline the principles that would guide the outreach process. The strategy is founded on the belief that positive, productive and effective relationships with the public and our stakeholders are essential to fulfilling our mandate and reflect our core values of accountability and transparency.

Going beyond what is legally required, we aim to provide meaningful opportunities for the public and stakeholders to shape our revitalization plans. This enhances the quality of our designs and plans for the waterfront, the durability of decisions, and the acceptance of outcomes.

We identify target audiences, notify interested parties, issue public notices, and provide an opportunity for input early in the decision-making process. Target audiences for consultation include: the general public; ratepayer and neighbourhood associations; interest groups; elected officials at the three orders of government; business and industry; institutions; and others. The public consultation strategy is designed to encourage participation, increase awareness and understanding, accurately report on the consultation results, and encourage positive contributions to designs and plans for waterfront revitalization. The Corporation also uses consultation opportunities to recognize and acknowledge the contributions of the three orders of government.

This following demonstrates the scale of our public consultation and communication efforts from March 2006 to March 2015.

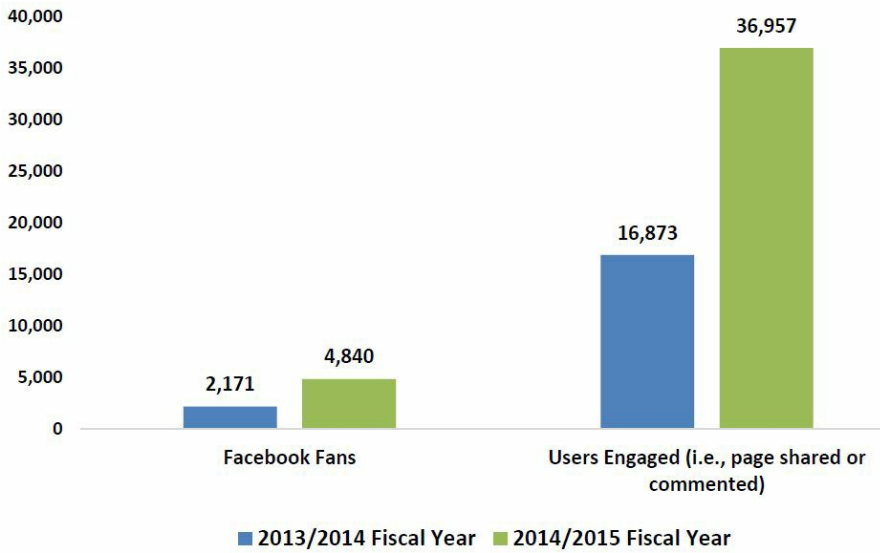


Social Media Tools

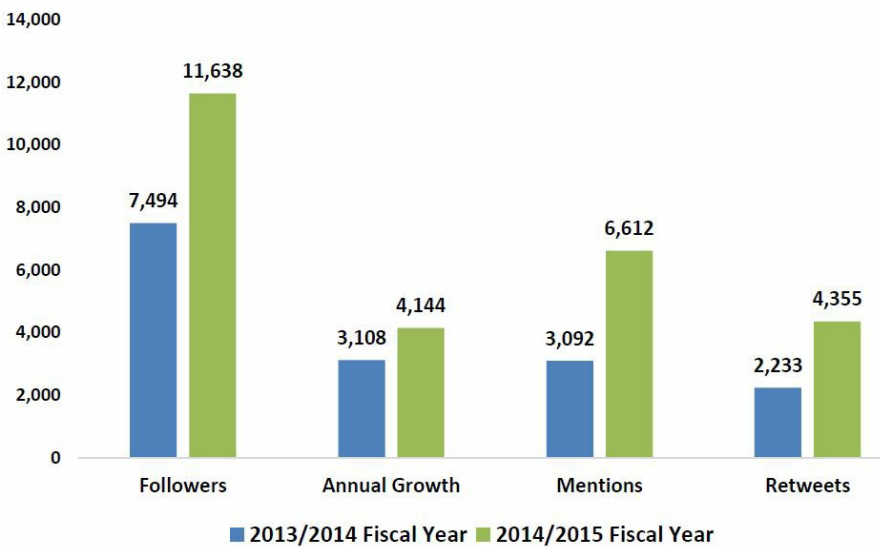
While face-to-face public consultation remains the cornerstone of our engagement efforts, Waterfront Toronto has also embraced digital and social media tools to expand our outreach efforts. Online consultation and social media enables a broader cross-section of the community to participate in two-way communication. Waterfront Toronto's [website](#), [Facebook](#) page, [Twitter](#) feed, [YouTube](#) channel and [LinkedIn](#) page have attracted over 21,500 followers, making online and social media tools key components of the Corporation's engagement and consultation strategy. In addition, Waterfront Toronto receives over 300,000 visits to its website annually, as well as 1,500-2,000 email inquiries annually.

The tables below demonstrate the growth in our social media outreach.

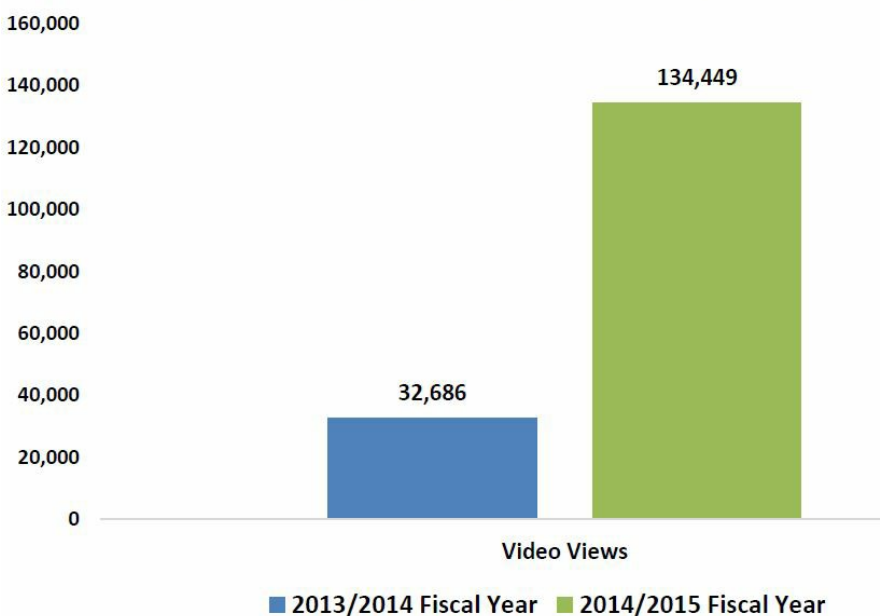
Social Media Growth: Facebook



Social Media Growth - Twitter



Social Media Growth: YouTube



Online Public Consultation Pilot Project

In March 2015, we used the Jack Layton Ferry Terminal and Harbour Square Park Innovative Design Competition to pilot a new public consultation process. The design competition was to develop bold new concepts for Toronto's gateway to the

islands.

The new process included exhibiting the proposals at Toronto's City Hall, making the proposals available online, and providing an opportunity for members of the public to submit their feedback online. Including both comment cards submitted at City Hall and online surveys completed, Waterfront Toronto received nearly 2,000 responses from members of the public. The comment cards and online survey asked people to rate the importance of seven design elements in determining a successful proposal. The responses were analyzed to produce a public feedback report with quantifiable, data-backed results. You can view a copy of the report by clicking [here](#).

The pilot project demonstrated that an effective public feedback and consultation process can be conducted successfully using free online tools.

Associations and Committees

We engage with organizations, associations and committees that represent a broad array of interests. For example, Waterfront Toronto consults extensively with the West Don Lands Committee (WDLC) - a community-driven coalition of local residents, businesses, as well as environmental and heritage organizations. The WDLC promotes the redevelopment of the West Don Lands in a manner that is beneficial to the larger community. The WDLC's extensive participation improved the plans and designs for the area. Waterfront Toronto received a Public Sector Quality Fair Award for the West Don Lands project in recognition of the quality of the consultation process.

On a project basis, Waterfront Toronto consults broadly with stakeholders interested in or affected by the undertaking. We regularly establish Stakeholder Advisory Committees (SAC) and Construction Liaison Committees (CLC) as ongoing forums to obtain input, feedback, guidance and advice throughout the planning, design and construction stages. When appropriate, project-specific consultation websites are also developed to provide a portal for the public and stakeholders to learn about and participate in the project. For example, a website was created for Gardiner Expressway and Lake Shore Boulevard Reconfiguration Environmental Assessment and Urban Design Study. Click [here](#) to view.

While the composition of each SAC and CLC is unique, every effort is made to ensure that they are inclusive and represent the full range of interests and perspectives. Membership typically includes:

- Community representation through neighbourhood associations, condominium boards and residents' associations;
- Business representation through business improvement associations, area businesses, land owners, and trade associations; and
- Representatives from interest groups such as cycling associations, accessibility advocates, environmental groups, as well as heritage and cultural associations.

Other Communication Tools

Waterfront Toronto also uses a number of other communications tools to keep the public and stakeholders informed and engaged.

- Our monthly [email newsletter](#) provides regular updates on a broad range of revitalization initiatives, including construction notices to ensure the public is notified of impacts to their communities. Regular, detailed construction notices are also emailed to stakeholder databases created for large-scale construction projects.
- Our blog is also used to communicate updates about projects underway in a visually compelling and reader-friendly way.
- The general public and stakeholders are also encouraged to attend meetings of our [Board of Directors](#), Board committees, and [Design Review Panel](#).

Consultation for Sustainability Initiatives

Sustainability initiatives also undergo extensive stakeholder consultation. For example, when we updated our Minimum Green Building Requirements in 2012, we reviewed the targets and requirements with stakeholders, including green building experts, developers, condominium residents, and local power distribution companies. We felt it was important to gain insights from those directly and indirectly affected by our policies.

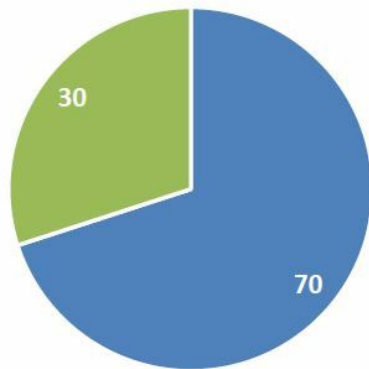
For our first Corporate Social Responsibility and Sustainability Report, launched in 2013, we consulted with a variety of stakeholders including developers, government partners, and subject matter experts, who participated in a site mapping visioning session to discuss functionality, user needs, navigation, core content, and design. The stakeholders from this session were also asked to review the preliminary website design. Their feedback was instrumental in helping us develop our first report.

In 2015, Waterfront Toronto engaged with internal and external stakeholders for feedback on what content should be included in this report to ensure that it reflects their priorities. For more information, see the [What's in our Report](#) section.

Stakeholder Satisfaction and Public Opinion

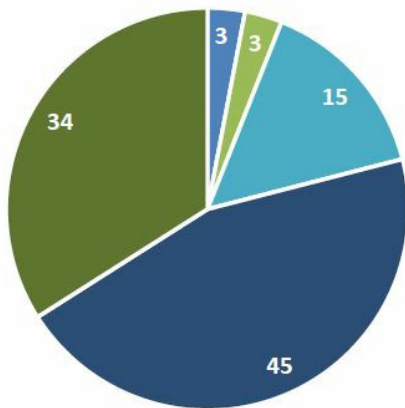
In an ongoing effort to continuously improve our communications and engagement processes and to gauge stakeholder satisfaction, we hosted a town hall meeting on April 1, 2015. The town hall was attended by approximately 480 people (in person and via webcast) who had an opportunity ask questions, share their views, and raise concerns. During the town hall, 130 people participated in an electronic survey. Here are the results:

Do you feel you have had the opportunity to have your say on waterfront revitalization and Waterfront Toronto's projects?



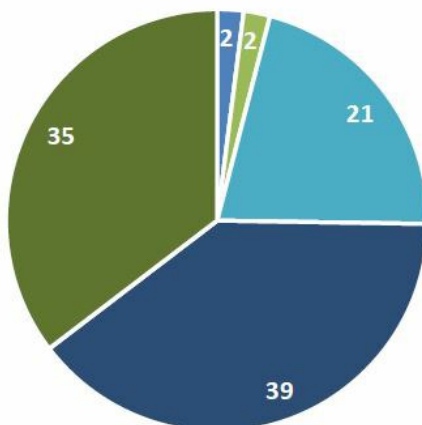
■ Yes ■ No

Is Waterfront Toronto a transparent organization?



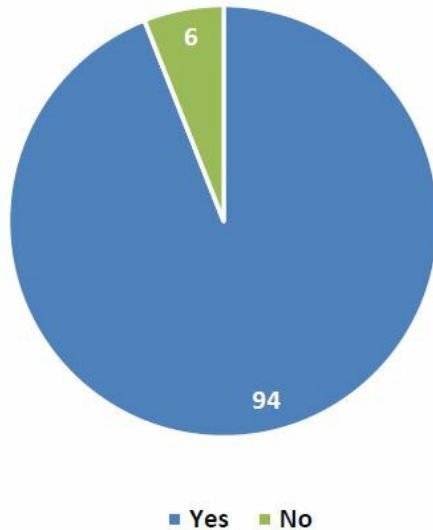
■ Not transparent at all ■ Not very transparent
■ Somewhat transparent ■ Quite transparent
■ Very transparent

Is Waterfront Toronto an accountable organization?

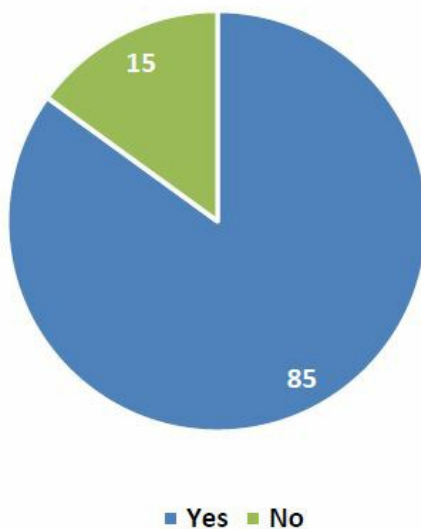


■ Not accountable at all ■ Not very accountable
■ Somewhat accountable ■ Quite accountable
■ Very accountable

Do you think Waterfront Toronto has delivered on the mandate it was given?



Have you been motivated to come down to the waterfront as a result of learning about a new park or feature on the waterfront?



Overall, the survey results were very positive and suggest that stakeholders approve of what Waterfront Toronto has accomplished and the way in which these accomplishments were achieved.

Examples of Key Topics and Concerns Raised

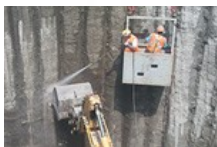
When we receive input from our stakeholders, we often implement their recommendations. Here are some examples of topics and concerns raised by stakeholders and how they were addressed.

1. To address public concerns about the potential health, safety, and ecological risks associated with introducing jet aircraft and expanding the runway at Toronto's island airport (Billy Bishop Toronto City Airport), PortsToronto provided funding to Waterfront Toronto to undertake a peer review of the Environmental Assessment. The peer review will determine whether the Phase 1 (study design) and Phase 2 (effects assessment) addresses stakeholder concerns, aligns with relevant global and best practices, and draws sound conclusions.
2. Waterfront Toronto addressed concerns raised by residents and business owners regarding idling tour buses on Queens Quay Boulevard. As part of the revitalization, Waterfront Toronto established a Bus Management Working Group and developed a Bus Management Plan to install lay-bys at strategic locations. These lay-bys allow tour buses to stop and off-load passengers, which meets tourism objectives for the area in a way that does not negatively affect other users of the road.
3. The Bayside development proposed street parking along Merchant's Wharf, a street running parallel to the water's edge. The community expressed concerns at public consultation sessions that parking along the water is

undesirable because the vehicles block views from adjacent parks and cafés. To address this issue, Waterfront Toronto met with several community members and their retail consultant to come up with a plan that reduced the numbers of parking spaces along the water and located spaces strategically to minimize the impact on views. In the end, the community was satisfied with the plan.

4. As detailed in the "What's in Our Report" section, we engaged with internal and external stakeholders for our 2015 report update to solicit feedback on what they see as the key priorities and material issues. The outcomes of the engagement activities shaped the content of our report.

Health and Safety



Waterfront Toronto is committed to integrating health and safety in all we do; from construction site operations to office-based initiatives. We work for continual improvement in health and safety performance, striving to achieve operational excellence and zero injuries and occupational diseases. Our goal is to effectively manage the health and safety risks to workers, including both employees and contractors, and to encourage safe and healthy lifestyles.

Waterfront Toronto has a formal Joint Management-Worker Health and Safety Committee consisting of eight members (four representing management and four representing workers). Together this committee represents the entire Waterfront Toronto workforce. The committee is tasked to improve the health and safety conditions in the workplace by identifying and evaluating potential problems and making recommendations for corrective action. More than half of the committee members are certified health and safety committee members, and two members are certified first aid and CPR professionals.

The committee meets every three months and is responsible for conducting regular workplace inspections, first aid kit audits, and fire drill procedures. The committee also keeps staff informed of health and safety issues through a biannual newsletter and through a Sharepoint webpage that houses meeting minutes and important reference materials.

Waterfront Toronto is deemed to be a large employer in the construction industry under Workplace Safety and Insurance Board (WSIB) policies. Waterfront Toronto therefore qualifies for the WSIB CAD - 7 Experience Rating Plan through which the WSIB tracks employers' health and safety performance. Under this plan Waterfront Toronto has been recognized as an employer "achieving and maintaining zero injury, illness and fatalities" which has resulted in a reduction of our premiums as well as validating our internal health and safety. Waterfront Toronto has received a rebate on insurance coverage for employees for the past five years.

Planning for Success



All Waterfront Toronto employees receive annual performance and career development reviews through a process called "Planning for Success" (PFS). PFS is a continuous process that encourages an open dialogue between an employee and their reporting manager on work expectations and priorities. The three-step process assists in translating Waterfront Toronto's business focus into individual day-to-day work responsibilities and objectives, and identifies our employees' training and development requirements.

Three Step Process

1. **Work Planning:** a critical first step that confirms core responsibilities and objectives for the upcoming business cycle and defines the Learning Plan to capture an employee's learning objectives.
2. **Feedback / Interim Review of Work Progress:** a formal review of work progress to date. At this stage any changes in responsibilities or objectives are discussed and any issues with the work or learning plan are examined.
3. **Review / Evaluation of Results Achieved:** involves a review of the employee's work results over the year and skills needed to maximize performance for the upcoming year. At this point, an evaluation level is assigned to each of the core responsibilities and objectives and comments are provided. The reporting manager meets with the employee to share an overall assessment for the year and discuss compensation.

This three step process has proven successful in clearly identifying staff responsibilities and learning objectives, while also facilitating ongoing collaborative discussions with reporting managers about progress and priorities.

Service Awards

Waterfront Toronto believes that recognizing the long-term commitment of its employees is an important factor in creating an experienced, positive and supportive work environment.

To recognize the contributions made to the success of the Corporation, Service Awards are presented to employees at five year intervals of service. Eligible employees are honoured with a certificate and a Service Award at quarterly Townhall meetings, which are attended by all employees.

The award presented to an eligible employee corresponds in value with the years of service and is chosen by the employee from a catalogue of items. To date, Service Awards were given to 32 employees with five years of service and 8 employees with ten years of service.



Community Engagement Initiatives

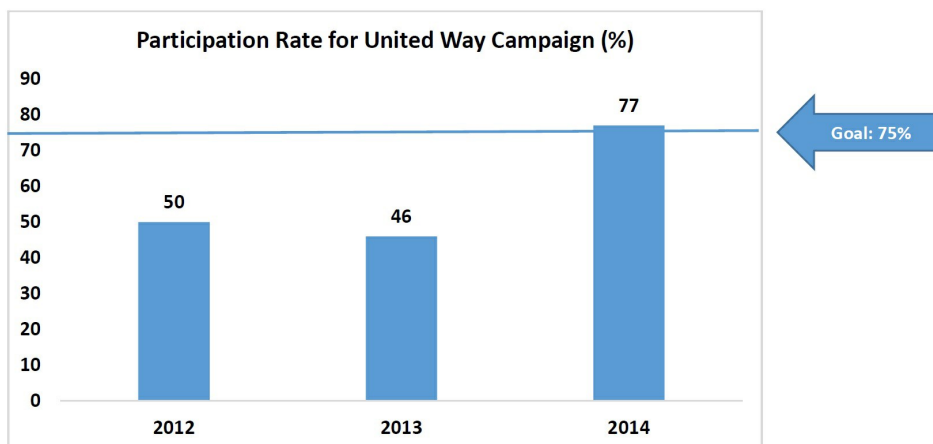
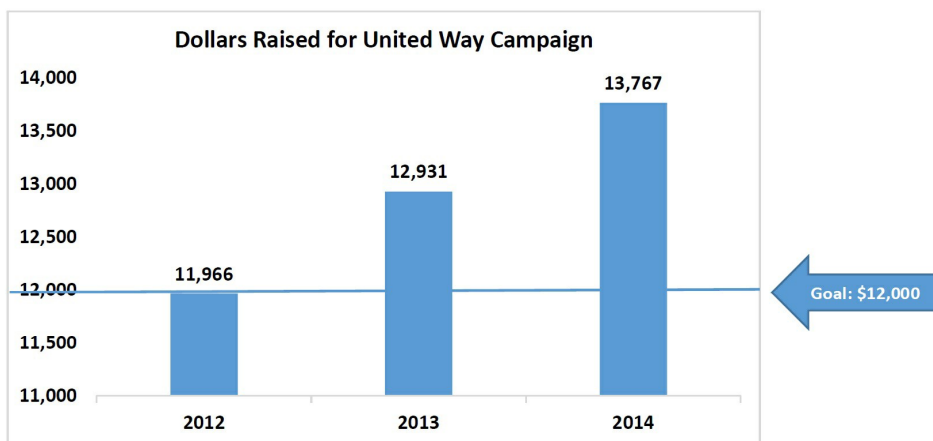


Waterfront Toronto undertakes several staff engagement initiatives dedicated to making a lasting improvement in our workplace and our communities.

United Way

Waterfront Toronto has participated in a campaign to support the United Way of Toronto for five years. We do so because of our confidence in the United Way to improve lives and strengthen individuals and families. The United Way provides core operating support to agencies that deliver vital social services to hundreds of thousands of people throughout the city. This aligns with Waterfront Toronto's vision of creating thriving, healthy, and sustainable communities.

It takes the whole community working together to improve social conditions and Waterfront Toronto is proud to play its part in making that lasting change. Since 2012, Waterfront Toronto staff have given over \$38,000 to the United Way.



Waterfront Toronto Employment Initiative

Waterfront Toronto and its government partners are committed to creating a dynamic waterfront that puts people first and prioritizes jobs and economic growth. The Waterfront Toronto Employment Initiative (WTEI) connects unemployed and underemployed people to the employment and training opportunities generated by waterfront revitalization projects. The program was initiated with the support of the West Don Lands Committee, a coalition of waterfront community associations. It has since evolved into a collaborative partnership between Waterfront Toronto, the City of Toronto and local partner agencies, including George Brown College, Dixon Hall and the YMCA of Greater Toronto.

Waterfront Toronto encourages its development partners, contractors, and consultants to participate in the WTEI program by sharing employment, training, and skills development opportunities, as well as attending networking and community outreach events. Employment opportunities at Waterfront Toronto are also promoted through the initiative.

WTEI offers free services that can be used in place of, or in addition to, an employer's internal recruitment process. WTEI helps employers by recruiting qualified candidates, conducting preliminary screening, and by developing, coordinating, and managing a customized recruitment process. WTEI helps job seekers by providing coaching and job preparation assistance as well as access to learning opportunities, financial support, and suitable employment opportunities.

Early efforts have focused on program planning, building a strong database of qualified candidates, developing an online

portal, generating marketing materials, and attending job networking sessions and career fairs to build program awareness. As WTEI continues to develop, we will incorporate the initiative within our solicitation documents and, where appropriate, require developers, contractors, and consultants to participate.

Since 2010, 25 positions have been shared, over 40 interviews conducted, and 23 candidates have been hired according to the records from the City of Toronto's Employment Services division.

Community Involvement

Waterfront Toronto staff participated in Earth Week 2014 by cleaning up the Central Waterfront and East Bayfront precincts. Staff also participated in an office lunchroom challenge to improve awareness of how to properly sort waste. These events provide a better way for staff to support city-wide initiatives that create awareness around responsible waste management practices.



Waterfront Toronto has participated in the annual corporate CN Tower Climb in support of WWF for the last three years.

Year	Staff	Funds raised
2013	5	\$2035
2014	7	\$3052
2015	3	\$834
Total	15	\$5921

Volunteer Service Days

Waterfront Toronto encourages employees to engage in community volunteering activities. As a result, a guideline on volunteer leave was established for all full-time employees who have completed one year of employment. Volunteer Days allow employees to take up to one full day per calendar year with pay to volunteer with registered charities, not-for-profit organizations, schools, shelters, seniors' centres or other tax-exempt organizations that contribute to the health and vitality of the communities where we live, work and play.

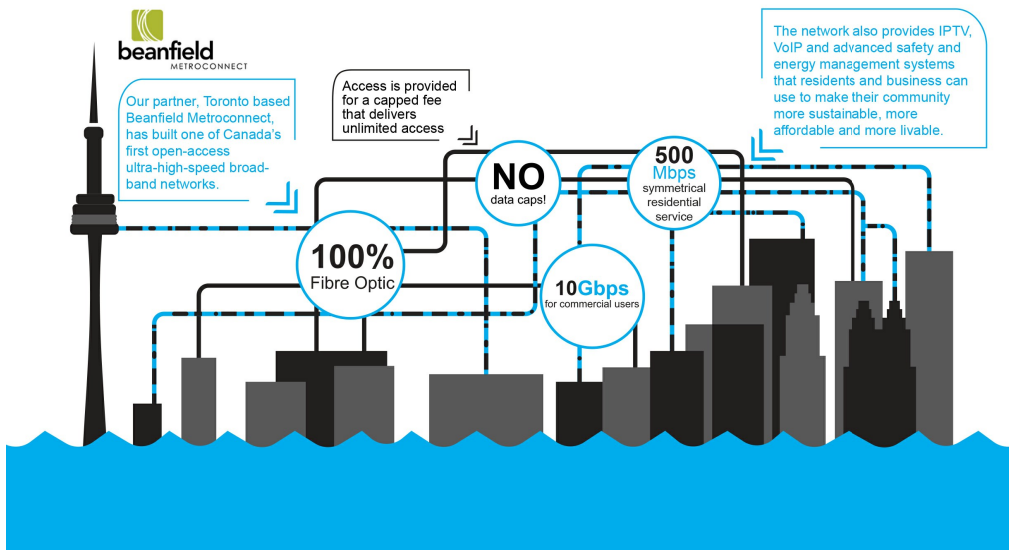
Intelligent Communities



Waterfront Toronto is supporting the development of our city's knowledge workforce by fostering innovation and collaboration in business, technology and education. Along with our partners, we are building technology-enabled communities that will be more sustainable, more equitable and more attractive for global talent and investment.

Ultra-Fast Internet Connections & Neighbourhood-Wide WiFi

Our partner, Toronto-based Beanfield Metroconnect, has built Canada's first open-access ultra-high-speed broadband networks. The network's service is guaranteed to be maintained among the best in the world for at least 10 years beyond the completion of the final residential building in the waterfront. This network uses fiber-optic technology to deliver Internet connection speeds exponentially faster than the North American average. Access is provided for a capped fee that delivers unlimited access starting at 500Mbps for residential customers (scalable to 10Gbps for commercial users). The network also provides IPTV, VoIP and advanced safety and energy management systems that residents and business can use to make their community more sustainable, more affordable and more livable.



Digital Inclusion

Waterfront Toronto's digital inclusion strategy is helping to create an accessible and inclusive environment designed for everyone. A cross subsidy model ensures that all residents, including those in affordable housing developments, can access Waterfront Toronto's Intelligent Communities infrastructure, including the broadband network. The model is a capital offset, meaning the market units subsidize the connection for affordable units. In order to help further ensure that all residents and visitors will be able to access these essential data and services, Beanfield will also provide complimentary neighbourhood-wide Wi-Fi.

Information Communications Technology Cluster

We are working with global and local technology leaders to create dynamic mixed-use communities that have the advanced telecommunications infrastructure required by data- and bandwidth-intensive industry sectors. With the Film Studio District and Toronto's booming South Core only minutes away, our leading edge and technology-enabled waterfront districts are already attracting major employers like Corus Entertainment. Our work is setting the stage for a critical mass of Information Communications Technology sector employers along our waterfront. Toronto's waterfront will soon be synonymous with driving innovation and global competitiveness - a future-ready community on the cutting-edge of technology, communications, media and design.

Waterfront Innovation Centre

In February 2015, Waterfront Toronto and Menkes Developments Ltd. announced plans for a 350,000-square-foot innovation centre which will bring more than 2,000 employees to Toronto's waterfront. The facility will offer specialized commercial space for Toronto's rapidly evolving creative and technology sectors - including advanced visualization and interactive digital media, film and TV production - in an environment designed to promote collaboration within and between tenant companies. Pre-leasing is now underway, with construction expected to begin in the late fall of 2016.

Intelligent Community of the Year

Waterfront Toronto's Intelligent Community initiatives played an important role in the City of Toronto being recognized as 2014's Intelligent Community of the Year. The Intelligent Community Forum, the global think-tank based in New York City that awards the title, honoured Toronto for employing best practices and strategies that support high-speed broadband

Internet access, the development of the city's knowledge workforce, and policies that encourage digital inclusion.

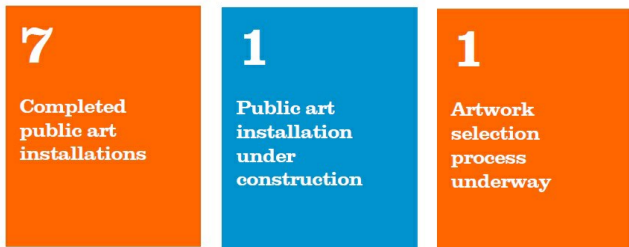
Public Art



Public art is an integral feature of our new waterfront communities. Waterfront Toronto is creating landmarks that celebrate creativity as a vital part of urban life by installing art in public spaces where it can be enjoyed by all. Our goal is to create a contemporary collection of public art that reflects a neighbourhood's character and is accessible to everyone.

What sets Waterfront Toronto's art program apart is our approach. During the neighbourhood planning phase, we create a public art strategy and select prominent locations for the artwork. In the City of Toronto, developers are required to set aside 1% of gross construction costs for art, which is often placed in the lobbies of buildings, making it publicly inaccessible. Our approach is to pool all of the public art monies and strategically place art into high profile locations, providing the greatest opportunities for public engagement. This planning and funding model allows us to develop a curatorial vision for our art program and create a neighbourhood art collection that engages the public and defines a community.

To date, Waterfront Toronto has:



While the strength of our program attracts high caliber artists from across the country and around the world, all of our commissions to date have been fabricated here in Ontario. Furthermore, we require our artworks to be durable in the harsh outdoor urban climate with materials like steel and bronze that will last a minimum of 25 years with minimal maintenance.

For more details, please see the public art section of our website [here](#).

Affordable Housing



Waterfront Toronto is creating an inclusive, diverse, and equitable environment designed for everyone. Affordable housing is a key component of achieving this vision and ensuring that our new communities are home to families and people of all ages and income levels.

Waterfront Toronto's approach ensures that a minimum of 20% of residential units on land within its control are designated for Affordable Rental Housing. An additional 5% of units will be low-end-of-market units.

To date, three projects have been completed in the West Don Lands:

- Toronto Community Housing has developed a three building complex offering 243 units of affordable rental housing for seniors and families. These buildings met our Minimum Green Building Requirements, including LEED Gold certification, and feature amenity space for residents and commercial uses at the ground floor level along King Street East. The buildings are complete and nearly fully occupied.
- Wigwamen Incorporated will own and operate a 145-unit affordable rental building that will primarily serve the aboriginal community. Through a partnership with the Ontario March of Dimes, accessible housing for people with disabilities will also be provided.
- Fred Victor will own and operate a separate 108-unit affordable rental building that will serve people with disabilities, families, veterans, athletes, youth, seniors and newcomers.

The Wigwamen and Fred Victor properties were initially used to house athletes during the 2015 Pan Am / Parapan Am Games and are currently being converted to their planned use.

In the East Bayfront, approximately 1,260 affordable rental housing units and approximately 315 low-end-of-market housing units will be provided. To date, one affordable housing project in this precinct is under construction. This project will provide 80 units of affordable rental housing for artists within a market condominium building, through a partnership between the City of Toronto, Waterfront Toronto, Hines/Tridel and Artscape.

West Don Lands Affordable Rental Units complete

243

Toronto Community Housing

145

Wigwamen Incorporated

108

Fred Victor

496

TOTAL

East Bayfront Affordable Rental Units under construction

80

Artscape

Economic Performance Measures

Revitalization will provide lasting economic benefits for our city, province, and country. Our waterfront communities will be home to new employment opportunities, modern infrastructure, high quality green buildings, and valuable public amenities. This will build the value of our waterfront lands, draw tourism, attract the best and brightest companies and people, and create a competitive edge for our creative, knowledge-based industries.

Performance Measures



[VIEW](#)



[VIEW](#)



[VIEW](#)



[VIEW](#)



[VIEW](#)

Flood Protection



The West Don Lands, East Bayfront and the Port Lands are all within a designated Regulatory Flood Plain¹ due to their proximity to the Don Watershed. To lift the regulatory restriction on developing these sites and realize the economic benefits of revitalization, Waterfront Toronto is required to remove the risk of flooding on these lands. After doing so, the lands may be rezoned for residential and commercial development.

West Don Lands and East Bayfront

On behalf of Waterfront Toronto, Infrastructure Ontario (previously Ontario Realty Corporation) constructed a flood protection landform along the Don River from King Street down to the rail corridor. The landform spans approximately 8 hectares and consists of a clay lining surrounded by roughly 400,000 cubic metres of clean soil. The bank along the river, known as the 'wet side', consists of an armoured wall providing additional protection against erosion. In addition to the landform, flood protection was also provided by widening the channel of the Don River so that it could accommodate a larger flow of water. This work was completed by the Toronto and Region Conservation Authority as part of the [Lower Don River West Remedial Flood Protection Project](#). These measures protect the West Don Lands, East Bayfront and an additional 210-hectare area, which includes Toronto's financial district, from flooding during an extreme flood event.

The topography of the flood protection landform also serves as the foundation for a new park, Corktown Common, which has been built on top of it. Corktown Common is a naturalized space that has become a focal point for the new West Don Lands community.

The Port Lands

The Port Lands is a 356 hectare site bounded by Lake Shore Boulevard in the north, Toronto's Inner Harbour in the west, Ashbridges Bay in the east and Lake Ontario and Tommy Thompson Park in the south. Once part of a massive wetland supporting a vast range of plants, fish, waterfowl, and mammals, the area was in-filled to support industry in the 1880s. Today, this land is underutilized and is within the Don River's flood plain.

To address this, Waterfront Toronto, the City of Toronto, Toronto and Region Conservation Authority, and the Toronto Port Lands Company have proposed to rebuild the mouth of the Don River into a healthier, more naturalized river outlet. The proposal would create a new river mouth between the Ship Channel and the Keating Channel and add an overflow green spillway. By investing in flood protection and infrastructure, the area's development potential for vital urban growth will be unlocked. The [Don Mouth Naturalization Project](#) will remove approximately 240 hectares of land from flood risk and allow the creation of new mixed-use communities.

The first part of this project, the Due Diligence and Project Planning Phase, is currently underway. The result will provide government funders with greater certainty on the costs, schedule and risks associated with the project.

¹The Regulatory Flood Plain is the approved standard used to define the limit of the flood plain in a particular watershed. Within the Toronto and Region Conservation Authority's jurisdiction, the Regulatory Flood Plain is based on regional storms, Hurricane Hazel, or the 100 year flood; whichever is greater.

Direct Economic Value Generated and Distributed



The table below provides details on Waterfront Toronto's direct economic value generated and distributed. This information comes directly from Waterfront Toronto's audited annual financial statements.

Statement of Economic Value Generated and Distributed

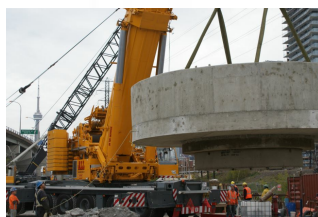
for the year ended March 31, 2015	2015 \$M	2014 \$M	2013 \$M	2012 \$M	2011 \$M
DIRECT ECONOMIC VALUE GENERATED					
Revenue from governments	21.5	32.5	47.7	141.8	135.3
Revenue from other restricted contributions ⁱ	7.6	3.7	1.5	5.9	-
Revenue from property and financial investments	23.4 ⁱⁱ	2.2	1.3	1.4	0.5
TOTAL DIRECT ECONOMIC VALUE GENERATED	52.5	38.4	50.5	149.1	135.8
ECONOMIC VALUE DISTRIBUTED					
Operating Costs	3.2	2.8	2.5	2.7	2.7
Employee wages and benefits	3.6	4.8	5.0	4.7	5.0
Community infrastructure investments	25.1	28.8	40.9	139.2	128.1
TOTAL ECONOMIC VALUE DISTRIBUTED	31.9	36.4	48.4	146.6	135.8
ECONOMIC VALUE RETAINED	-	-	-	2.5	-
NET REVENUES	20.6	2.0	2.0	2.5	-
TOTAL ASSETS	606.0	501.6	425.5	173.7	218.3

Net revenues pertain to the amount of unrestricted revenue available for future project expenditures. Total assets comprise primarily of capital assets, such as land retained for future waterfront developments and infrastructure investments (which will be transferred to the City).

ⁱ This refers to delivery agreements with third parties outside of the regular contribution agreement framework

ⁱⁱ Figure includes sale of Parkside in the East Bayfront

Infrastructure Investments and Services



When Waterfront Toronto was established in 2001, the Government of Canada, the Province of Ontario, and the City of Toronto each committed \$500 million in seed capital to begin the revitalization process. They also gave Waterfront Toronto development control over public land.

The majority of our investments are made in infrastructure and services for the public's benefit. Further, the revenue from the sale of public lands are reinvested into revitalization programs, including infrastructure, public realm, and park projects.

Impact of Investment

Waterfront Toronto's investments in infrastructure, parks, and public realm projects have many positive impacts on both the community and the economy. These revitalization projects enhance waterfront access and create new spaces that foster social interaction, a sense of community, and social well-being, as well as support active and healthy lifestyles. Our street revitalization projects, such as Queens Quay, are creating more functional and efficient spaces that balance the needs of all users by accommodating dedicated recreational, transit, bicycle, pedestrian, and auto traffic, while enhancing landscape features.

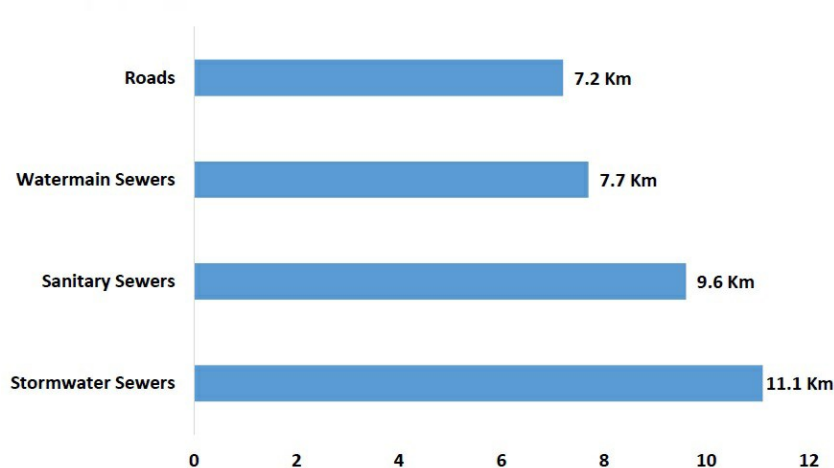
Revitalization projects improve the public realm and enhance tourism by creating greater access and views to the lake, and by providing greater connectivity to existing cultural facilities. Additionally, the improved quality of place in Toronto's waterfront is making it an even more desirable location for employment and for attracting top talent.

The following table details infrastructure investments and services provided for public benefit.

Infrastructure Investments and Services for Public Benefit	2001-2015	2016-2025	2001- 2025
	Actual \$M	Forecast \$M	Total (Actual + Forecast) \$M
PARKS AND PUBLIC SPACES	449.6	159.8	609.4
TRANSIT AND TRANSPORTATION	319.0	96.7	415.7
AFFORDABLE HOUSING		4.8	4.8
FLOOD PROTECTION	161.5	0.2	161.8
ROADS AND UTILITIES (water, storm water, hydro, gas, district energy, broadband infrastructure)	219.7	67.5	287.2
COMMUNITY EDUCATION AND HEALTH FACILITIES (George Brown College)	29.4	19.5	48.9
GRAND TOTAL	\$1,179.3	\$348.5	\$1,528

Completed Roads and Underground Infrastructure

To date, Waterfront Toronto has completed over 35 kilometres of new roads and underground infrastructure when put together end to end. This investment is the physical foundation of waterfront revitalization.



Indirect Economic Impacts



Waterfront Toronto has invested approximately \$1.26 billion in the renewal of Toronto's waterfront to date. This investment has resulted in many indirect economic benefits, such as employment and government revenues. These benefits are meeting Waterfront Toronto's corporate objectives of promoting employment growth and attracting and leveraging private sector development.

An Economic Impact Analysis was completed in 2013 by Urban Metrics, which examined the broader economic and value impacts generated by Waterfront Toronto investments. This section describes the key findings of the study.

Employment

Between 2001 and 2012, approximately 16,200 full-time person years of employment have been generated by Waterfront Toronto's direct, indirect, and induced expenditures, with more than 71% in the City of Toronto. The majority of the jobs were created in the construction, finance, insurance, and real estate sectors, as well as the professional, scientific, and technical sectors. Jobs in the latter category are largely related to design, engineering and environmental services.

Advancing Private Sector Development

Urban Metrics conducted 11 detailed interviews with real estate developers and leasing professionals involved with projects in waterfront precincts and adjoining neighbourhoods. Most of the respondents indicated that much of the waterfront would not be developed or would be delayed well into the future if not for the planning and infrastructure development efforts by Waterfront Toronto.

The projects with the most impact on advancing development and attracting private sector investment were cited as the flood protection landform, infrastructure investment, and parks and public spaces. As a result, both the volume and value of construction investment has increased at a much faster rate in recent years along the waterfront than elsewhere in Toronto.

Property Value Increases

Urban Metrics reviewed historic changes in property values, which indicated that the rate at which resale prices have increased in recent years is higher on average in the central waterfront area relative to elsewhere in the City. For example, as of 2012, the average price of condominiums in the Harbourfront area was \$512/ft². Furthermore, the rate at which these prices increased was also higher than elsewhere in Toronto. Although this is likely driven by a variety of factors, waterfront revitalization is one of the major contributors.

Taxes and Development Charges Generated

When fully developed, it is estimated that the lands controlled by Waterfront Toronto in the East Bayfront and West Don Lands precincts will generate approximately \$87 million in Development Charge revenues to the City to assist in funding future growth related capital infrastructure. Further, development of public lands in the East Bayfront and West Don Lands will generate approximately \$33.5 million in municipal property taxes and some \$17.9 million in education taxes annually. New development on private lands will contribute approximately \$71.6 million in municipal taxes and \$40 million in education taxes annually.

Port Lands Flood Protection and Related Infrastructure

To address the flood risk in the Port Lands, Waterfront Toronto and its partners have proposed to rebuild the mouth of the Don River. The proposal would create a new naturalized river mouth between the Ship Channel and the Keating Channel. By strategically investing in flood protection and infrastructure, the area's development potential will be unlocked for private sector investment.

Waterfront Toronto's direct investment in this flood protection project will generate approximately:

- \$859 million in economic value added to the Canadian economy;
- 7,672 person years of employment;
- \$445 million in labour income; and
- \$327 million in revenues to all orders of government.

Future construction activity in the Port Lands as a result of this initial investment is expected to generate approximately:

- \$5.4 billion in value added to the Canadian economy;
- 51,500 person years of employment;
- \$2.8 billion in labour income; and

- \$2.0 billion in revenues to all orders of government
- \$75 million in annual property tax revenues of which approximately \$30 million are education taxes (at full build-out based on a \$6.14 billion assessed value)

Source: "Waterfront Toronto 2.0 Economic Impacts of Planned Investments 2014-2023". Urban Metrics. July 2014. (currently being peer reviewed)

Funds Contributed from Other Sources



Waterfront Toronto supplements the funding provided by the Government of Canada, the Province of Ontario, and the City of Toronto with additional revenue from property management, parking, land sales, monetization of future revenues, and interest on investment.

In addition, we seek funding from other external sources for key projects. The following are examples of projects that have benefited from external funding.

Minimum Green Building Requirements and Carbon Tool - Ontario Power Authority

Waterfront Toronto received funding from Ontario Power Authority's (now called the Independent Electricity System Operator) Conservation Fund to update our Minimum Green Building Requirements (MGBR) and develop a Carbon Tool in 2011. The update to the MGBR was undertaken to reflect new priorities and continue to push the bar on sustainability with more stringent standards. The Carbon Tool identified strategies that helped to inform the MGBR update and provided us with a means to analyze the sustainability performance of our projects.

Pilot Soil Recycling Facility - Federation of Canadian Municipalities

Waterfront Toronto received funding from the Federation of Canadian Municipalities under their Green Municipal Fund towards a pilot soil recycling facility in 2010. The objective of the pilot was to identify treatment options, assess economic feasibility, confirm that impacted soil can be treated and reused in compliance Ministry of the Environment and Climate Change guidelines, and showcase treatment technologies. Approximately 20,000 cubic metres of soil was processed by the two operators during the three month pilot processing period.

Archetype Condominium Project - Enbridge Savings by Design Program

Waterfront Toronto was the client for this project led by Sustainable Buildings Canada in 2013. The goal was to identify ways that a condominium building might exceed the energy requirements in the Ontario Building Code by 25% or more, which is consistent with our Minimum Green Building Requirements. The Enbridge Savings by Design Program funded a design charrette that brought together a variety of experts to examine a number of energy and environmental performance issues. The charrette team members also made recommendations on other elements of design, including water conservation, storm water management, and materials selection. Specific areas of interest identified in the visioning session included low impact development, building durability and adaptability, and the lifecycle implications of material selection.

Energy Data Analysis for Waterfront Toronto Buildings - Ontario Power Authority

Waterfront Toronto is currently working on an energy data analysis project, supported by the Ontario Power Authority's (now called the Independent Electricity System Operator) Conservation Fund. The objective of this project is to track actual energy, water, and gas consumption data in recently occupied buildings. The project will report on lessons learned by comparing modelled and actual consumption data. These lessons will inform an update to the Minimum Green Building Requirements and provide recommendations on modelling, materials, equipment, and operations.

Electric Vehicle Charging Stations at George Brown College - Ministry of Transportation

Waterfront Toronto received funding from the Ministry of Transportation to install electric vehicle (EV) charging stations in the underground parking garage at the George Brown College Waterfront Campus. The three charging stations have the ability to charge five electric vehicles concurrently. This is an important transformative step towards encouraging more sustainable modes of transportation. The EV charging stations were used exclusively by the Pan Am electric vehicle fleet during the 2015 Pan Am Games and will provide a legacy benefit for the public after the games.

We will collect data on the public use and energy consumption of the EV charging stations for the next three years to monitor the technology's rate of adoption, which will help us understand demand and inform the need for additional infrastructure.

Peer Review of the Billy Bishop Toronto Centre Airport Environmental Assessment - PortsToronto

Waterfront Toronto is overseeing an independent third-party peer review of the PortsToronto Environmental Assessment (EA) for the Proposed Runway Extension and Introduction of Jet Aircraft at Billy Bishop Toronto City Airport. The peer review is being supported and funded by PortsToronto.

The peer review responds to stakeholder concerns and enhances the transparency of the overall environmental assessment process. This first phase of the peer review evaluated the EA's Draft Study Design Report, comments from the 30-day public review period, and information from the Peer Review Working Group to determine whether:

- the study methodology is consistent with federal and provincial EA processes and best practices;
- Sound public and stakeholder engagement processes were undertaken;
- Public, agency, and stakeholder comments received were adequately addressed; and,
- City Council direction was adequately addressed.

The next phase of the peer review will evaluate the EA's effects assessment.

GRI Index

This index highlights how we have met the requirements of G4 and the Construction and Real Estate Sector Supplement (CRESS).

Standard Disclosure Part I: Profile Disclosure

1. Strategy and Analysis

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-1	Statement from the most senior decision-maker of the organization.	Strategic priorities and key topics for the short and medium-term with regard to sustainability.	Message from CEO
		Including respect for internationally agreed standards and how they relate to long-term organizational strategy and success.	None have been applied.
		Broader trends affecting the organization and influencing sustainability priorities.	
		Key events during the reporting period.	
		Achievements during the reporting period.	
		Failures during the reporting period.	Message from CEO
		Views on performance with respect to targets.	
Outlook on the organization's main challenges and targets for the next year and goals for the coming 3-5 years.			
Other items pertaining to the organization's strategic approach.			

2. Organizational Profile

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-3	Name of the organization.	Name of the organization	Title
G4-4	Primary brands, products, and/or services.	Primary brands, products, and/or services.	Who We Are
G4-5	Location of organization's headquarters.	Location of organization's headquarters.	Who We Are
G4-6	Number and name of countries where the organization operates.	Number of countries where the organization operates.	Waterfront Toronto only operates in Toronto, Ontario, Canada
		Names of countries with either major operations or that are specifically relevant to the sustainability issues covered in the report.	
G4-7	Nature of ownership and legal form.	Nature of ownership.	Who We Are
		Legal form.	
G4-8	Markets served.	Markets served by geographic breakdown.	Who We Are
		Markets served by sectors served.	Waterfront Toronto only operates in the real estate sector
		Markets served by types of customers/beneficiaries.	Public Consultation and Stakeholder Satisfaction

G4-9	Scale of the organization.	Scale of the reporting organization by number of employees.	Who We Are	
		Scale of the reporting organization, by net sales (for private sector) or net revenues (for public sector).	Direct Economic Value Generated and Distributed	
		Scale of the reporting organization, by number of operations.	Waterfront Toronto only has one operation.	
		For private sector: total capitalization by equity.	Waterfront Toronto does not operate in the private sector.	
		Quantity of products or services provided.	Who We Are	
G4-10	Number of employees by contract and gender.	CRESS COMMENTARY: Organizations are encouraged to provide additional information, as appropriate, such as: gross lettable area for assets under construction and management.	Waterfront Toronto does not own buildings.	
		CRESS COMMENTARY: Organizations are encouraged to provide additional information, as appropriate, such as: vacancy rate (real estate).		
		Total number of employees by employment contract and gender		
		Total number of permanent employees by type and gender.		Who We Are
		Total workforce by employees and supervised workers and by gender.		
G4-11	Collective bargaining agreement.	Total workforce by region and gender.	All employees work from one location (Toronto, Ontario, Canada)	
		Report whether a substantial portion of the organization's work is performed by workers who are legally recognized as self-employed.	Waterfront Toronto's work is not performed by workers who are legally recognized as self-employed	
		Report any significant variations in employment numbers.	There are no significant variations in employment numbers	
		Percentage of total employees covered by collective bargaining agreements.	There are no Waterfront Toronto employees who are covered by collective bargaining agreements	
G4-12	Describe the organization's supply chain.	Describe the organization's supply chain.	Who We Are	
G4-13	Significant changes during the reporting period regarding size, structure, ownership, or its supply chain.	Changes in the location of, or changes in, operations, including facility openings, closings, and expansions.	No Changes. Who We Are	
		Changes in the share capital structure and other capital formation, maintenance, and alteration of operations (for private sector).	Waterfront Toronto does not operate in the private sector	
		Changes in the location of suppliers, the structure of the supply chain, or in relationships with suppliers, including selection and termination.	No Changes. Who We Are	
G4-14	Precautionary Principle.	Report whether and how the precautionary approach or principle is addressed by the organization.	Who We Are	

G4-15	Externally developed economic, environmental and social charters, principles, or other initiatives to which the organization subscribes or which it endorses.	Externally developed economic, environmental and social charters, principles, or other initiatives to which the organization subscribes or which it endorses.	Carbon Emissions
G4-16	List of memberships of associations and national or international advocacy organizations.	List of memberships of associations and national or international advocacy organizations in which the organization holds a position on the governance body, participates in projects or committees, provides substantive funding beyond routine membership dues, or views membership as strategic.	Canada Green Building Council (Lisa Prime, Director of Environment and Innovation is on the Board of Directors and a member of the Sites and Water Technical Advisory Committee)

3. Identified Material Aspects and Boundaries

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-17	List all entities included in the organization's consolidated financial statements or equivalent documents.	List all entities included in the organization's consolidated financial statements or equivalent documents. Report whether any entity included in the organization's consolidated financial statements or equivalent documents is not covered by the report.	Financial Highlights (see link to Waterfront Toronto's website for annual reports and financial statements)
G4-18	Explain the process for defining the report content and the Aspect Boundaries. Explain how the organization has implemented the Reporting Principles for Defining Report Content.	Explain the process for defining the report content and the Aspect Boundaries. Explain how the organization has implemented the Reporting Principles for Defining Report Content.	What's in Our Report
G4-19	List all the material Aspects identified in the process for defining report content.	List all the material Aspects identified in the process for defining report content.	What's in Our Report
G4-20	For each material Aspect, report the Aspect Boundary within the organization.	For each material Aspect, report the Aspect Boundary within the organization, as follows: <ul style="list-style-type: none"> - report whether the Aspect is material within the organization - if the Aspect is not material for all entities within the organization, select one of the following two approaches and report either: <ul style="list-style-type: none"> - list of entities or groups of entities included in G4-17 for which the Aspect is not material; or - list of entities or groups of entities included in G4-17 for which the Aspects is material - report any specific limitation regarding the Aspect Boundary within the organization. 	What's in Our Report
		CRESS COMMENTARY: For organizations with real estate portfolios: single-let and multi-let lease arrangements (typically financial lease or operating lease) across the portfolio.	Waterfront Toronto has no single-let or multi-let lease arrangements
		For each material Aspect, report whether the Aspect is material outside of the organization.	

G4-21	For each material Aspect, report the Aspect Boundary outside of the organization.	If the Aspect is material outside of the organization, identify the entities, groups of entities or elements for which the Aspect is material. Describe the geographical location where the Aspect is material for the entities identified. Report any specific limitation regarding the Aspect Boundary outside the organization.	What's in Our Report
G4-22	Report the effect of any restatement of information provided in previous report, and the reasons for such restatements.	Report the effect of any restatement of information provided in previous report, and the reasons for such restatements.	No restatements occurred from: -Mergers or acquisitions -Change of base years or periods -Nature of business -Measurement methods
G4-23	Report significant changes from previous reporting periods in the Scope and Aspect Boundaries.	Report significant changes from previous reporting periods in the Scope and Aspect Boundaries.	Four performance measures were added: Affordable Housing, Transportation, Intelligent Communities and Public Art. What's in Our Report

4. Stakeholder Engagement

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-24	Provide a list of stakeholder groups engaged by the organization.	Provide a list of stakeholder groups engaged by the organization. CRESS COMMENTARY: Stakeholder groups who are engaged at the organizational level, project, or asset level.	
G4-25	Report the basis for identification and selection of stakeholders with whom to engage.	Report the basis for identification and selection of stakeholders with whom to engage.	Public Consultation and Stakeholder Satisfaction
G4-26	Report the organization's approach to stakeholder engagement.	Report the organization's approach to stakeholder engagement, including frequency of engagement by type and by stakeholder group, and an indication of whether any of the engagement was undertaken specifically as part of the report preparation process.	
G4-27	Report key topics and concerns that have been raised through stakeholder engagement.	Report key topics and concerns that have been raised through stakeholder engagement, and how the organization has responded to those key topics and concerns, including through its reporting. Report the stakeholder groups that raised each of the key topics and concerns.	

5. Report Profile

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-28	Reporting period for information provided.	Reporting period (e.g., fiscal/calendar year) for information provided.	
G4-29	Date of most recent previous report.	Date of most recent previous report.	What's in Our Report
G4-30	Reporting cycle.	Reporting cycle (such as annual, biennial).	
G4-31	Contact point for questions.	Contact point for questions regarding the report or its contents.	Footer Menu (contact us)

		Report the 'in accordance' option that the organization has chosen.	What's in Our Report
G4-32	Report the 'in accordance' option that the organization has chosen.	Report the GRI Content Index for the chosen option.	GRI Index
		Report the reference to the External Assurance Report, if the report has been externally assured.	We have chosen not to seek external assurance for this report
G4-33	Report the organization's policy and current practice with regard to seeking external assurance for the report.	<p>Report the organization's policy and current practice with regard to seeking external assurance for the report.</p> <p>If not included in the assurance report accompanying the sustainability report, report the scope and basis of any external assurance provided.</p> <p>Report the relationship between the organization and the assurance providers.</p> <p>Report whether the highest governance body or senior executives are involved in seeking assurance for the organization's sustainability report.</p>	We have chosen not to seek external assurance for this report

6. Governance

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-34	Report the governance structure of the organization.	Report the governance structure of the organization, including committees of the highest governance body. Identify any committees responsible for decision-making on economic, environmental and social impacts.	Who We Are

7. Ethics and Integrity

Profile Disclosure	Description	Key Points of Coverage	Location in Report
G4-56	Describe the organization's values, principles, standards and norms of behavior such as codes of conduct and codes of ethics.	Describe the organization's values, principles, standards and norms of behavior such as codes of conduct and codes of ethics.	Who We Are

Standard Disclosure Part II: Performance Indicators

Economic

Economic performance	Location in Report
Direct economic value generated: revenues reported according to financial information from relevant financial documents.	Direct Economic Value Generated and Distributed
Economic value distributed: operating costs, employee wages and benefits.	

<p>G4-EC1</p> <p>Report the direct economic value generated and distributed on an accruals basis.</p>	<p>Economic value distributed: payments to providers of capital.</p> <p>Economic value distributed: payments to governments (by country); payments to government as agent.</p> <p>Economic value distributed: community investments.</p> <p>Economic value retained (=Economic value generated less (=minus) Economic value distributed).</p> <p>To better assess local economic impacts, report direct economic value generated and distributed separately at country, regional, or market levels, where significant.</p>	<p>Waterfront Toronto received the ability to borrow September 2015. We will update the report with payments to providers of capital at the end of this fiscal year.</p> <p>Waterfront Toronto is exempt from income tax and as a result does not make payments to governments.</p> <p>Direct Economic Value Generated and Distributed</p> <p>Waterfront Toronto operates at one location.</p>
<p>Disclosure of Management Approach (DMA)</p>		<p>Direct Economic Value Generated and Distributed</p>
<p>Indirect economic impacts</p>		<p>Location in Report</p>
<p>G4-EC7</p> <p>Development and impact of infrastructure investments and services supported.</p>	<p>Report the extent of development of significant infrastructure investments and services supported.</p> <p>Report the current or expected impacts on communities and local economies. Report positive and negative impacts where relevant.</p> <p>Report whether these investments and services are commercial, in-kind, or pro bono engagements.</p> <p>CRESS COMMENTARY: Explanation of significant infrastructure investments made by the reporting organization, distinguishing between voluntary investment and mandatory investment, in relation to: affordable and social housing.</p> <p>CRESS COMMENTARY: Explanation of significant infrastructure investments made by the reporting organization, distinguishing between voluntary investment and mandatory investment, in relation to: preservation and restoration of historic assets.</p> <p>CRESS COMMENTARY: Explanation of significant infrastructure investments made by the reporting organization, distinguishing between voluntary investment and mandatory investment, in relation to: publicly accessible open/recreation space.</p> <p>CRESS COMMENTARY: Explanation of significant infrastructure investments made by the reporting organization, distinguishing between voluntary investment and mandatory investment, in relation to: community education and health facilities.</p>	<p>Infrastructure Investments and Services for Public Benefit</p> <p>With funding support from the three levels of government and as part of its mandate to revitalize Toronto's waterfront, Waterfront Toronto makes investments in infrastructure for the public benefit.</p> <p>This investment cannot be characterized as commercial, in-kind or pro bono, but rather as fulfilling the corporation's directive.</p> <p>Infrastructure Investments and Services for Public Benefit</p> <p>Preservation and restoration of historic assets do not apply</p>
<p>G4-EC8</p> <p>Significant indirect economic impacts, including the extent of impacts.</p>	<p>Report examples of the significant identified positive and negative indirect economic impacts the organization has.</p> <p>Report the significance of the impacts in the context of external benchmarks and stakeholder priorities, such as national and international standards, protocols, and policy agendas.</p>	<p>Indirect Economic Impacts</p> <p>No context for indirect economic impacts, beyond Waterfront Toronto's internal corporate objectives.</p>

Environmental

Energy		Location in Report	
G4-EN7	Reductions in energy requirements of products and services	Report the reductions in the energy requirements of sold products and services during the reporting period, in joules or multiples	Initiatives Supporting Energy Efficiency
		Report the basis for calculating reductions in energy consumption such as base year or baseline, and the rationale for choosing it.	Waterfront Toronto is in the process of collecting consumption data in occupied waterfront commercial and residential buildings.
		Report standards, methodologies, and assumptions used.	
		GRESS COMMENTARY: reductions should refer to the extent to which initiatives to construct, manage and redevelop assets have been successful in improving energy efficiency during the reporting period.	
		Waterfront Toronto does not construct, manage or redevelop assets. Waterfront Toronto sells land to developer partners who comply with energy requirements imposed by Waterfront Toronto.	

Biodiversity		Location in Report	
G4-EN13	Habitats protected or restored.	Report the size and location of all habitat protected areas or restored areas, and whether the success of the restoration measure was or is approved by independent external professionals.	Habitat Creation and Restoration
		Report whether partnerships exist with third parties to protect or restore habitat distinct from where the organization has overseen and implemented restoration or protection measures.	
		Report on the status of each area based on its condition at the close of the reporting period.	
		Report standards, methodologies, and assumptions used.	
		GRESS COMMENTARY: including habitats that are not owned or controlled by the reporting organization.	
		GRESS COMMENTARY: including the enhancement and creation of diverse and biodiversity sensitive habitats.	Habitat Creation and Restoration

Emissions, effluents and waste		Location in Report
	Report the total weight of hazardous and non-hazardous waste, by the following disposal methods:	-
	Reuse.	None were reused
	Recycling.	Waste Diversion
	Composting.	Waste Diversion
	Recovery, including energy recovery.	None were recovered

G4-EN23	Total weight of waste by type and disposal method.	Incineration.	None were incinerated
		Deep well injection.	None were deep well injected
		Landfill.	Waste Diversion
		On-site storage.	None were stored on-site
		Other.	No other waste category is reported by Waterfront Toronto
	Report how the waste disposal method has been determined: disposed of directly by the organization or otherwise directly confirmed; Information provided by the waste disposal contractor; Organizational defaults of the waste disposal contractor.	Disposed of by contractors working on Waterfront Toronto projects (hired either directly by Waterfront Toronto or as a sub-trade to a construction manager hired by Waterfront Toronto)	
	CRESS COMMENTARY: When reporting the total weight of hazardous and non-hazardous waste by the different disposal methods, include waste where final destination is unknown or where waste is mixed and final destination is not known or cannot be classified.	Waterfront Toronto receives information from construction contractors on the final destination of all waste categories.	
	CRESS COMMENTARY: Percentage of waste by significant waste type and waste diverted from landfill. Construction companies should report significant waste types from construction, demolition and excavation activities.	Waste Diversion	

Disclosure of Management Approach (DMA) [Waste Diversion](#)

Land Degradation, Contamination and Remediation **Location in Report**

CRE5	Land remediated and in need of remediation for the existing or intended land use, according to applicable legal designations.	Report in square metres or hectares for the current reporting year: Total area of land decontaminated and remediated to intended use; Total area of land assessed for remediation but not yet remediated; Total area of land that is potentially contaminated but level of contamination is not known or assessed.	Contaminated Soil Management
		Reporting organization should disclose if land has become contaminated as a consequence of their own actions or the actions of a third party.	All contamination resulted from previous industrial use by a third party.

G4-EN29	Monetary value of significant fines and total number of non-monetary sanctions for non-compliance with environmental laws and regulations.	Report significant fines and non-monetary sanctions in terms of total monetary value of significant fines; total number of non-monetary sanctions; cases brought through dispute resolution mechanisms.	Environmental Non-Compliance Orders
		Where organizations have not identified any non-compliance with laws or regulations, a brief statement of this fact is sufficient.	

Disclosure of Management Approach (DMA) [Contaminated Soil Management](#)
[Environmental Non-Compliance Orders](#)

Social: Labour Practices and Decent Work

Occupational health and safety	Location in Report
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G4-LA5	Percentage of total workforce represented in formal joint management-worker health and safety committees that help monitor and advise on occupational health and safety programs.	Report the level at which each formal joint management-worker health and safety committee typically operates within the organization. Report the percentage of the total workforce represented in formal joint management-worker health and safety committees.	Health and Safety
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Disclosure of Management Approach (DMA) [Health and Safety](#)

Training and education **Location in Report**

G4-LA11	Percentage of employees receiving regular performance and career development reviews by gender and by employee category.	Report the percentage of total employees by gender and by employee category who received a regular performance and career development review during the reporting period.	Planning for Success
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Disclosure of Management Approach (DMA) [Planning for Success](#)

Social: Product Responsibility

Product and service labelling **Location in Report**

CRE8	Type and number of sustainability certification, rating and labelling schemes for new construction, management, occupation and redevelopment.	Report the type and number of mandatory and voluntary sustainability certification, rating or labelling schemes in at least one of the following ways: Total number of assets that have achieved a certification, rating or labelling within a portfolio (buildings and construction projects), and level of certification attained; or Percentage of assets certifications, ratings or labels achieved within a portfolio.	LEED Gold Certification
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Report building operational performance improvements that result from the introduction of the certification, rating or labelling schemes compared to the design specification using any of the criteria of the certification, rating or labelling schemes.

G4-PR5	Results of surveys measuring customer satisfaction	Report the results or key conclusions of customer satisfaction surveys (based on statistically relevant sample sizes) conducted in the reporting period relating to information about: the organization as a whole; a major product or service category; significant locations of operation.	Public Consultation and Stakeholder Satisfaction
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CRESS COMMENTARY: Report the results or key conclusions of customer satisfaction surveys conducted in the reporting period relating to information about customer satisfaction trends over time. Include conclusions from legacy studies and surveys, specifically client and end user's long-term satisfaction with construction or real estate projects.

[LEED Gold Certification](#)

Disclosure of Management Approach (DMA) [Public Consultation and Stakeholder Satisfaction](#)

Global Reporting Initiative

What

The Global Reporting Initiative (GRI) is a non-profit organization that has developed one of the most widely used sustainability reporting frameworks. The framework is created through a multi-stakeholder consensus-based approach, ensuring that the needs of all sectors are considered. The framework provides direction on how to measure and report on environmental, social, economic, and governance performance.

As of 2015, 7500 organizations used GRI Guidelines for their sustainability reporting, including 80 percent of the largest 100 companies worldwide, according to a new survey by KPMG (wikipedia.org and globalreporting.org).

GRI Vision: A sustainable global economy where organizations manage their economic, environmental, social, and governance performance and impacts responsibly, and report transparently .

Why

An organization cannot effectively manage and change what they cannot measure. Sustainability reporting allows organizations to collect data, analyze performance, identify and communicate strengths and weaknesses, and most importantly improve performance.

Sustainability reporting also promotes transparency and accountability. GRI requires disclosure of information in the public domain, allowing stakeholders to track and compare performance over time and to other similar organizations.

How

Waterfront Toronto's 2015 Corporate Social Responsibility and Sustainability Report update is 'in accordance' with G4 (Core) Guidelines, which is the fourth generation of reporting guidelines. The G4 consists of principles and disclosure items. The principles help define the report content on items such as materiality, stakeholder inclusiveness, and boundaries. Disclosure items include issues management, governance approaches, and performance indicators.

The Construction and Real Estate Sector Supplement (CRESS) was also used to respond to the specific needs of our sector. It provides a tailored version of G4, including commentaries and performance indicators developed especially for construction and real estate, capturing the issues that matter most.

For more information, please visit the [GRI website](#).

Accessibility

Waterfront Toronto is committed to creating an accessible online environment for its visitors and to making its web documents available to everyone. Waterfront Toronto has designed its site to conform to industry-standard guidelines that help make our website more accessible to all users. The webpages currently meet Level A W3C Web Content Accessibility Guidelines 2.0.

If you are having difficulty using adaptive technology with any of our webpages or have questions regarding the accessibility of our website, please [email](#) us.

Tips for Enhancing the Accessibility of this Website

This section provides suggestions for modifications you can make in your operating system and browser to help access the Corporate Social Responsibility and Sustainability Report.

Browsers:

- Chrome: [Keyboard Access](#) | [Low-Vision Support](#) | [Screen reader support](#)
- [Firefox](#)
- [Internet Explorer](#)
- [Safari](#)

Operating Systems:

- [Microsoft Windows](#)
- [Apple OS X](#)

Privacy

We respect your right to privacy and value the trust you place in us.

At Waterfront Toronto, we are committed to providing you with fast, friendly, easy access to information about the revitalization of the waterfront lands.

In order to assist you, we welcome you to provide your personal information online via our secure server.

Any personal information that you give us will be collected, used and disclosed in accordance with law and applicable privacy policies.

If you have any questions about the collection, use and disclosure of your personal information, please contact:

Privacy Officer

Waterfront Toronto

Suite 1310

20 Bay Street

Toronto ON

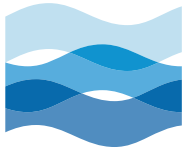
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Contact Us

We would love to hear your comments and answer any questions on our Corporate Social Responsibility and Sustainability Report. Please [email](#) us with your feedback.



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