

West Don Lands (WDL)

WDL Development

For River City, Urban Capital has won the OAA (Ontario Association of Architects) award for Design Excellence, in addition to the Lieutenant Governor's Award, which is given to the building the OAA jury felt was best of all the awarded projects. River City Phase 3 also won the MIPIM "Future Project Award 2017", in the Tall Buildings Commended category. Waterfront Toronto will have the awards on display in the office.

Dundee Kilmer is presenting their re-designed building (Block 16, on the north side of Front St. between Tannery Rd. and Rolling Mills Rd.) to the Design Review Panel (DRP) in July 2017 which represents their third visit for this building design. They plan to start construction later this year.

Dundee Kilmer is also bringing their next phase (Block 12, on the south side of Front Street) to DRP in July 2017, with an anticipated project launch in October 2017.

Surplus Land Circulation

Infrastructure Ontario (IO) on behalf of the Ministry of Infrastructure (MOI) continues with its circulation process for the remaining undeveloped blocks in the WDL with agencies, ministries, not-for profits and the City of Toronto. These uncommitted blocks, land mainly west of Cherry Street, were declared surplus by the Province of Ontario in 2016. As part of this process, Waterfront Toronto is working with IO, MOI and the City of Toronto to determine appropriate sites in the WDL to fulfill the remaining Affordable Rental Housing obligations for these provincial lands.

Concurrently, Waterfront Toronto is examining the feasibility of implementing a pilot project for purpose built rental housing which could include buildings with market rental units or market ownership units that cross-subsidize mid-range rental. Waterfront Toronto believes that there are opportunities in the WDL and potentially in the East Bayfront to locate such a pilot. The pilot program could address the challenges facing the City with respect to affordable housing and be replicated as a model for the rest of the City. Management is collaborating with City staff and intends to bring a draft proposal to the Investment and Real Estate Committee with next steps.

East Bayfront (EBF)

Bayside

On May 23, 2017 the Ministry of the Environment and Climate Change (MOECC) accepted the Risk Assessment (RA) for the Bayside Phase II land. This is a major milestone to achieving a Certificate of Property Use (CPU) and Record of Site Condition (RSC) that will allow residential development on these lands. Waterfront Toronto is on track to have the RSC by September of this year. The Subdivision Agreement for Phase II will be executed in the coming months with registration targeted for September as well. This will allow Hines/Tridel to close on the R5 property and commence construction of Aquabella in the fall.

Waterfront Toronto Continues to have detailed discussions with the Bayside Development Partner about the acceleration of A1/A2 and its overall impact on development and construction of Bayside Phase II.

Quayside

On April 27, 2017 Waterfront Toronto received submissions in response to the Quayside Innovation and Funding Partner Request for Proposal (RFP). The goal is for the Innovation and Funding Partner (the Partner) to help create, realize and fund an unparalleled vision for sustainable urban development on Toronto's eastern waterfront, specifically the Quayside development opportunity. Together, Waterfront Toronto and the Partner will identify and define the necessary partnership model, strategies, infrastructure, measurable outcomes and downstream partners to ensure Quayside is a globally-significant demonstration project that addresses common urban challenges, such as the increasing disparity in housing affordability and the imperative to address climate change. With the guidance of our Fairness Advisor, Waterfront Toronto and Subject Matter Experts completed their evaluation of the submissions and recommended a short list to the Quayside Steering Committee which was approved. Waterfront Toronto is now in the process of conducting a series of Commercially Confidential Meetings with each proponent leading to a final submission from each team in mid-August. Once selected, Waterfront Toronto will enter into negotiations with the preferred proponent and bring forward a request for approval from the Board, most likely in October.

George Brown College (GBC) Block 3

GBC is currently moving ahead with selecting members of their design team, including an architect, to advance the detailed design of the project. GBC is also working to obtain the necessary municipal planning approvals which includes a minor variance for additional height to accommodate the daycare facility. Meetings are set up between Waterfront Toronto and GBC to discuss sustainability efforts and DRP commitments for the project. Construction for this site is targeted to commence in the next few years. As part of Waterfront Toronto's obligations to GBC, staff continues to pursue the issuance of a Record of Site Condition with the MOECC prior to start of construction.

Waterfront Innovation Centre (WIC)

Menkes continues to pursue tenants for the WIC in the market place. Waterfront Toronto, Menkes and City staff are targeting June 30, 2017 to finalize transaction agreements to be executed.

When Waterfront Toronto turned the parking lot at Lower Jarvis into Sugar Beach and built the water's edge promenade in 2010, the Corporation was laying the groundwork for a bigger plan to revitalize the entire area. That plan designated the property just south of Queens Quay and east of the Jarvis Slip (Blocks 1 and 2 in Dockside) as the location for the Waterfront Innovation Centre.

These blocks are zoned for commercial use but the temporary grassy mound created on Block 1 has been an informal part of Sugar Beach and has been frequently used by visitors to the park. Last year, Waterfront Toronto applied for environmental approvals to allow us to build an office building – because we now have approval from the Province to allow for the office use, rules and regulations say we have to prevent access to the land until it's developed.

Public Art

As well as monthly bike tours, Art Spin curates and mounts an annual group exhibition at the end of each season. This year, their exhibition will be held at 291 Lake Shore Boulevard East. In addition to granting Art Spin access to this space, Waterfront Toronto intends to hold the third iteration of its FUTURE CITIES talk series as part of this event. Using 291 Lake Shore Boulevard East for cultural programming with a trusted partner provides a unique opportunity to animate an unused space in East Bayfront, paving the way for subsequent cultural activations in both East Bayfront and the Port Lands.

Health and Safety

There are no incidents to report.

Port Lands Flood Protection and Enabling Infrastructure Project (PLFPEI)

Regulatory Approvals and Technology Testing

Further work is ongoing to secure environmental and other regulatory approvals for the PLFPEI project [including the Community Based Risk Assessment (CBRA)] in order to maintain the proposed project schedule. The first draft of the CBRA has been completed and was submitted to the MOECC on May 26, 2017. Bench scale testing reports of selected soil and groundwater treatment technologies were submitted in April and the selection of proponents to conduct field-scale testing is now underway. Field-scale testing will be conducted in the summer of 2017, subject to funding availability.

Discussions continue with all three orders of government, to secure the \$1.25 billion funding commitment required to implement the project.

Pursuant to the Board of Directors' approval provided on March 27, 2017 Management has commenced development of the Project Charter and Delivery Agreement required to secure the commitment of an initial \$10 million from the City of Toronto. This funding is intended to allow for the commencement of schematic design on the majority of project components and the continuation of work required to obtain environmental approvals and to identify soil and ground water remediation and stabilization solutions. Delivery of this funding has been delayed based on Government direction.

Pursuant to the original competitive procurements that resulted in their selection, Management is continuing to negotiate and formalize the scope and agreements for design, geo-environmental, and risk management services with Michael Van Valkenburg Associates (MVVA), CH2M and HDR respectively. These agreements will be structured to reflect the requirements for complete project implementation, subject to "stage gate" work package releases tied to funding availability and future Board of Directors' approvals.

Management is concurrently preparing procurement documents for all additional services required to complete design and project implementation including construction management. These procurements will also provide for the retention of vendors to complete the full scope of services necessary to complete the project, with work to be released as additional funding and subsequent approvals are obtained. Work will commence only upon confirmation of a funding commitment as per the Board's direction.

Cherry Street Stormwater and Lakefilling Project

Negotiation of the Delivery Agreement (DA) between Waterfront Toronto and the City of Toronto is now complete and the DA has been executed. Work is now proceeding.

Waterfront Toronto has retained an Appraiser and a Legal Advisor to advance and complete access agreements for, and transfer of, the waterlots that are owned by Ports Toronto. This work is occurring in collaboration with Ports Toronto and the City Secretariat. Ports Toronto has also retained its own Legal Advisor and Appraiser who is operating under the same direction as Waterfront Toronto's Appraiser.

The coordination, securing, and tracking of permits and approvals is ongoing. The three key long-lead approvals are in progress [Department of Fisheries and Oceans (DFO)], Transport Canada, and the Sewer Diversion approvals). For the Department of Fisheries and Oceans approval, the project team continues coordinating closely with Aquatic Habitat Toronto to negotiate the final requirements for obtaining this approval including financial securities and quantities of habitat to be included in the project. The final design of the coastal habitat and final permit application to DFO was submitted on May 12, 2017. The consultants will return to the DRP later in June to present the park and habitat design integration work.

Pursuant to the Board's approval of the recommended Contract Management/General Contractor contracting methodology, staff has commenced the RFP process to procure this critical service. Concurrent with and as part of procurement work related to the Cherry Street Lakefilling Project (CSLF), Waterfront Toronto will complete the procurement process for the retention of a construction manager for both the PLFPEI and CSLF projects for the provision of pre-construction services and for input on overall project delivery strategy. As with the balance of the consultant team engaged, the construction manager will be released on a stage gate basis for the completion of further project implementation works based on agreed approach.

The project is moving forward to plan at this time.

Port Lands Planning Framework/Villiers Island Precinct Plan/Transportation and Servicing Master Plan EA

Waterfront Toronto and the City of Toronto are working towards completion of the Planning Framework for the Port Lands including corresponding policy to amend the Central Waterfront Secondary Plan, the Villiers Island Precinct Plan and the Port Lands and South of Eastern Transportation and Servicing Master Plan EA (TSMP EA). The team continues to update the Framework Plan and Villiers Island Precinct Plan to reflect feedback provided by the Stakeholder Advisory Committee, Landowner and User Advisory Committee, the Waterfront Toronto Design Review Panel and the Waterfront Toronto Board of Directors. The Port Lands Official Plan Amendment went before the City of Toronto Planning and Growth Management Committee for endorsement on May 31, 2017. Included in the staff recommendations is the release of the Notice of Completion and placement of the Transportation and Servicing Master Plan, the creation of a work plan for the next phases of Port Lands revitalization and a Business and Implementation plan for the Port Lands in the public record.

The final Port Lands Official Plan Amendment and supporting Framework Plan and Villiers Island Precinct Plan will be going to Planning and Growth Management Committee in October 2017 for the statutory public meeting followed by City Council in November.

Public Art

Through its Public Art Program, Waterfront Toronto has been facilitating and contributing to the site selection process of Art Spin's upcoming summer tour of the Port Lands. Art Spin is an arts organization that leads bike tours of public artwork commissioned by Rui Pimenta and Layne Hinton, its founders and curators. Waterfront Toronto sponsored Art Spin's *in/future* arts and music festival at Ontario Place in September 2016, and programmed the inaugural FUTURE CITIES talks as part of this program.

A given tour features commissioned multi-disciplinary works, ranging from art performances to site-specific installations, and has seen up to 500 participants. Art Spin will hold a series of three different art bike tours this summer, entitled *Along the waterfront: portage to portlands*, and the final installment will take place in the Port Lands on August 24, 2017.

Jack Layton Ferry Terminal Phase 1A

Waterfront Toronto has completed the detailed design for the Phase 1A scope for the Jack Layton Ferry Terminal. The Phase 1A scope has been modified to reflect an additional \$1 million of funding which has been secured, and now includes 100 linear metres of promenade going right up to the ticket entry from Bay Street, signage/wayfinding, and new lighting throughout the park.

Waterfront Toronto has released its Request for Qualifications for a general contractor and the intent is to release the final construction drawings for tender in early July. Construction for Phase 1A will commence immediately after the 2017 ferry season, in mid to late September 2017. A Stakeholder Advisory Committee (SAC) Meeting for Phase 1A was held on May 8, 2017. This was the second SAC meeting for Phase 1A. The project team presented changes to the project scope, including the extension of the new promenade from 60 linear metres to 106 linear metres, as well as new wayfinding signage. Preliminary design details for the promenade and wayfinding signage were discussed.

Jack Layton Ferry Terminal Master Plan

Waterfront Toronto is working with City Parks Forestry and Recreation to draft an agreement for collaboration on the funding and implementation of the larger Jack Layton Ferry Terminal Master Plan. This project was brought to the Partnership Committee for input on the work plan, which will include establishing a funding and delivery plan, investigating the feasibility of funding a portion of the project by philanthropy/sponsorship, and modifying the plan as appropriate to provide for potential revenue generating opportunities. Following discussions with City Parks and Councilor McConnell, this project will be brought back to the Partnership Committee.

Lower Yonge Precinct

Waterfront Toronto continues to work with City staff regarding the Menkes Development (55 Lakeshore/LCBO) on their applications for rezoning, official plan amendment and plan of subdivision to ensure their application is consistent with the objectives set out in the Lower Yonge Precinct Plan.

Waterfront Toronto continues to work with City staff and the consultant team on the Lower Yonge Precinct Municipal Class Environmental Assessment (Phases 3 and 4 of the Transportation EA). Stakeholders Advisory Committee and Land Owner and Users Advisory Committee meetings were held in early April to garner feedback on the near-final Environmental Assessment plans and draft Public Realm Plan. The EA is scheduled to go before the City's Public Works and Infrastructure Committee on June 8, 2017.

Ontario Place Park

Park construction is nearing completion, which includes construction of the pavilion, ravine, bluff, summit, and planting of over 1,200 trees. The park opening is being planned for June.

Waterfront Toronto Design Review Panel Update

This section is intended to provide Board Members with an update on the outcomes of the monthly Waterfront Toronto Design Review Panel meetings.

Panel Meeting #100, April 19, 2017

Port Lands Framework Plan

The Plan envisions transforming the Port Lands into a number of new, vibrant districts with unique and memorable local identities and character, offering diverse opportunities for Torontonians to live, work and play. Panel recommendations included: ensuring a good balance between the major streets and finer grained streets; ensuring the streets, blocks and open spaces are scaled correctly, providing the right balance between certainty and flexibility; considering dedicating a large open space for events that draw large crowds; and ensuring the built form provides a good balance between sameness and differentiation. This project was for information only, however, the Panel did unanimously support the project.

Villiers Island Precinct Plan

The Villiers Island Precinct Plan will establish design and development objectives, local street patterns, block structure, linkages between local parks and open spaces, and built form controls. Panel recommendations included: incorporate finer grain elements into the plan by clearly setting mid-block pedestrian connections; ensure that high importance is placed on the Keating Promenade piece of the plan; ensure that the Plan is unique and does not resemble any other neighbourhoods in Toronto; and consider putting more emphasis on the north-south streets rather than on Centre Street. This project did not require a vote, however, the Panel did unanimously support the project.

Cherry Street Stormwater and Lakefilling Project

Cherry Street Lakefilling consists of designing for the future Promontory Park, and designing fish habitat compensation. Panel recommendations included: supporting the creative preservation of the MT35 building; emphasizing views back to the city and lake; thinking about how the coves meet the dockwall with regard to size, placement, and integration of soft landscape with hard armour stone; and thinking about the integration of the two sides of the hill. The Panel provided conditional support of the project.

Lower Yonge Municipal Class Environmental Assessment

The Lower Yonge Municipal Class Environmental Assessment (MCEA) will evaluate and select infrastructure improvements and outline an implementation strategy. Panel recommendations included: pursuing the Cooper Street tunnel extension to bring Church Street down to the waterfront; exploring the planting strategy to clarify the placement of trees; and providing more lay-bys or on street parking as buffers between vehicles and the pedestrian realm. The Panel provided conditional support of the project.

Panel Meeting #101, May 17, 2017

Aquabella – Bayside R5

Aquabella is a residential development with retail at grade located in East Bayfront. Construction is scheduled to start in September 2017. Panel recommendations included: strengthening the details of the building particularly around the retail strategy and the balcony details; considering seasonal change regarding plant species; and ensuring a rigorous maintenance strategy. The Panel provided conditional support for the project.

River City Phase 4

River City Phase 4 is the fourth and final phase of a series of residential developments in the West Don Lands. Construction is scheduled for the fall of 2017. Panel recommendations included: emphasizing the importance of a great retailer on the ground floor to achieve activation of the public realm; exploring the possibility and flexibility of combining units; improve the cladding of the free-standing stairwell to better incorporate it with the rest of the building; enhancing the treatment of the underside of the soffit to improve the public realm experience; and refining the relationship between the soffit and balconies. The Panel provided conditional support for the project.

Tommy Thompson Park Entrance

The project consists of a pavilion at the entrance of the park at Unwin Avenue and improvements to the parking lot and surrounding landscape. Panel recommendations included: making the parking lot design feel less suburban, making the pavilion design “tougher” to fit into the rough landscape, and considering adding light wells and solar panels on the roof of the pavilion. The Panel voted conditional support for the project.

Gardiner East Environmental Assessment (EA) & Public Realm

The project team continues to respond to questions/feedback from MOECC as they prepare to issue their staff review to the public in June 2017. Completion of the EA is not expected until later in 2017.

Waterfront Toronto has retained Dillon Consulting together with West 8 to undertake schematic design for the Gardiner Public Realm. The first milestone includes outlining potential short-term projects to be included in the Gardiner re-decking scope of work, and will be followed by longer-term projects which will be included in the Gardiner Hybrid Three construction contract.

The Bentway

Construction continues to progress on The Bentway project. Work over the past few months has focused on installing underground utilities, drainage infrastructure, and rough grading of the site. Fine grading at Strachan Gate began at the end of April and excavation work has begun for the Fort York Visitor’s Centre extension.

Construction fencing signage will be printed by the end of May and installed in early June, assisting with the branding of the site as The Bentway in addition to providing some directional signage for Fort York.

Due to the accelerated timeline for the project, the procurement packages have been broken down into several work packages to allow for staged completion of Issued for Tender drawing sets. The Ice Refrigeration Design/Build package has been awarded to CIMCO Refrigeration and work is proceeding on the detailed design of the skating trail. Structural Concrete and Electrical contracts have been awarded, both significant components of the project. Waterfront Toronto continues to manage the design team in completing tender documents for the landscape and site furnishings packages for Phase 1.

The Environmental Study Report for the proposed crossing at Fort York Boulevard was filed in mid-January and, during the 30 day public review period, a Part II request was received. Waterfront Toronto has responded to the informational requests received from the MOE, and awaits Ministry response and review within the next several months.

The Bentway Conservancy’s new Chief Executive Officer, Julian Sleath has become increasingly involved in the process since he joined the Conservancy in March. Recent staff additions include the hiring of a Director of Development, David Carey and a Director of Programming, Ilana Altman.

Each bring a wealth of experience to the Conservancy, and are quickly becoming involved in planning, programming and fundraising activities for The Bentway.

The City of Toronto and the Bentway Conservancy continue to work on final access agreements for the site, and Waterfront Toronto continues to provide input into Maintenance and Operations considerations for the agreement.

Public Town Hall - June 6, 2017

From 7:00 p.m. to 9:00 p.m. at the George Brown College Waterfront Campus, Will Fleissig will give community members an update on Waterfront Toronto's work over the last year, including the new context for waterfront revitalization, our evolving mandate, new strategy and major projects that will define the corporation's future. The town hall will also be livestreamed on Waterfront Toronto's Facebook page.

Participants will have the chance to meet and engage with the CEO, as well as explore how Waterfront Toronto's mandate and strategy are evolving to better address the many challenges and opportunities the city is faced with. An update will also be provided on how Waterfront Toronto intends to engage the community more deeply moving forward. Members of the public will then be given the opportunity to ask questions, share their views and any concerns with members of Waterfront Toronto's senior management team.

Spring Walking Tours

Waterfront Toronto will lead a series of walking tours this spring, focused on engaging members of the public with the history and the future of waterfront revitalization. Tours include:

- The History of the Central Waterfront
- Designing Corktown Common
- Public Art in the West Don Lands
- Revitalizing Queens Quay

Places to Grow (2017)

The recent release of the *Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan) has resulted in inquiries concerning the consistency of the revised plan objectives, as well as, if there are any expected negative consequences with respect to the current approach to waterfront revitalization undertaken by Waterfront Toronto.

The Growth Plan is one of four provincial long term plans to manage growth, build complete communities, curb sprawl and protect the natural environment. The original plan was released in 2006 and over the last two years has undergone a coordinated review and extensive public consultation. Effective July 1, 2017, the 2017 plan will replace the 2006 plan. The policies within the revised *Growth Plan* align with objectives of the current development practices of Waterfront Toronto. The revised plan does not require Waterfront Toronto to modify its mandate or decision making, as the current practices illustrate Waterfront Toronto's projects will only aid in achieving the provincial growth plans' targets and vision.

The 2017 Growth Plan places a stronger emphasis on and aligns with Waterfront Toronto's Vision through:

- Supporting complete communities through encouraging compact built form, supporting a diverse range of housing options including a mix of unit sizes and affordable housing, connecting settlement areas through transit and creating places that provide opportunities for people of all ages and abilities;

- Recognizing transit as a first priority for major transportation investments and aligns transit with growth through increasing density targets around transit priority corridors of which the Waterfront LRT is identified;
- Mandating the integration of climate change in the future planning and management of growth in the province. *The Growth plan* encourages low carbon communities, greenhouse gas inventories and reduction targets, aligning with Waterfront Toronto's green initiatives and effort to become a leader in sustainable development;
- Protecting water resources, introducing policies supporting wastewater and stormwater management, corresponding with Waterfront Toronto's goal to protect and enhance the natural environment; and
- Supporting the integration of employment areas with adjacent non-employment areas, corresponding with Waterfront Toronto's pledge to support jobs through well designed communities, mixed use development and modern infrastructure.
- Strengthening the importance of First Nation and Metis consultation, an important action already undertaken by Waterfront Toronto.

Pending Changes to Open Meeting Law

Ontario is in the legislative process of making certain changes to the Open Meeting Law. As applied to Waterfront Toronto, these changes include:

- The addition of a definition of "Meeting"- a meeting of the Waterfront Toronto Board or any Board Committee where a quorum exists and members discuss or otherwise deal with any matter in a way that materially advances the business or decision-making of the Corporation;
- The addition of additional situations when matters may be discussed in closed session. These include where:
 - information explicitly supplied in confidence to the Corporation by Canada or Ontario or a Crown agency of either of them;
 - a trade secret or scientific, technical, commercial or financial information supplied in confidence to the Corporation which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization;
 - a trade secret or scientific, technical, commercial or financial information that belongs to the Corporation and has monetary value or potential monetary value;
 - a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on by or on behalf of the Corporation or territory or Crown agency.
- The addition of a requirement that, if an investigation indicates that the Corporation has not complied with Open Meeting Law requirements that the Corporation pass a resolution indicating how it intends to address the situation.

These changes are included in a new Act entitled "*Modernizing Ontario's Municipal Legislation Act, S.O. 2017 c.10*" which will come into effect upon proclamation by the Lieutenant-Governor. Once the new Act is in effect, By-Law No. 2 of the Corporation, which deals with Open Meeting Law matters, will be updated and presented to the Board to reflect these new requirements.