

“Hot Topics”

Operating Line of Credit Consent

On August 25, 2015, the three orders of government formally signed their consent authorizing Waterfront Toronto to borrow and encumber its assets. The consent allows Waterfront Toronto to establish an operating line of credit of up to \$40 million, with no recourse to governments in order to manage near term and future cash flows for “WT 1.0” projects as approved in the Long Term Funding Plan.

We are on track to have an operating line of credit in place this month to meet Waterfront Toronto’s cash flow requirements.

Port Lands Flood Protection Due Diligence Funding Announcement

On July 14, 2015 at a park overlooking Toronto’s harbour and city skyline, Waterfront Toronto and its government partners announced \$5 million in funding to complete due diligence work on the proposal to naturalize the mouth of the Don River. The event included Federal Finance Minister Joe Oliver, Ontario Economic Development, Employment and Infrastructure Minister Brad Duguid and Toronto Mayor John Tory. Mark Wilson and the other speakers highlighted the benefits of returning the mouth of the Don to a more natural state as well as providing critical flood protection to the area and unlocking significant economic development potential in the Port Lands, including the former Unilever site, where developer First Gulf is proposing a major new mixed-use development. While two key studies have already been completed (the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment and the Lower Don Lands Environmental Assessment), the due diligence work being undertaken by Waterfront Toronto will provide greater certainty on the costs and risks associated with the project thereby allowing our government partners to confirm funding decisions for this transformational plan. There was strong coverage of the event across Toronto media.

“Current Topics”

West Don Lands (WDL)

Urban Capital

Construction of Urban Capital’s River City Phase 2 building is nearing completion. Urban Capital will be starting construction on their Phase 3 building in Fall 2015.

Pan/Parapan American Games Athletes’ Village

The Pan and Parapan American Games Athletes’ Village in WDL was very well received. In the months following the Games, temporary facilities, such as tents used for the Games period, will be removed. Dundee Kilmer will also be working to convert permanent buildings that hosted Village uses into their permanent-use configuration. For example, individual residential units will be completed as new suites for end users. This conversion process will take approximately 12 months. Now that the Games have finished, Corktown Common is once again open to the public.

Construction Liaison Committee (CLC)

The WDL CLC continues to meet on a 6-week schedule. The meeting gives the community an ongoing opportunity to meet with Waterfront Toronto’s developer and construction partners, allowing Waterfront Toronto to resolve any issues in a coordinated fashion. No issues of significance were raised at the last meeting. The next meeting is scheduled for September 22, 2015.

Public Art

The City has completed a series of murals on the columns of the Eastern Avenue Diversion within Underpass Park. A number of artists were invited to participate in this initiative and others were selected through a competitive process.

East Bayfront (EBF)

Bayside

Construction of Aqualina continues to progress on schedule. Tridel and Hines are actively pursuing their municipal approvals for Aquavista to enable a fall construction start.

Waterfront Toronto has identified that a portion of the roadway in the newly completed Merchants’ Wharf has developed a sink hole. There is no impact to the public or the contractors working in this area. Our Consultants and Construction Manager evaluated the site and developed and executed an action plan to assess the cause of the road failure. The initial investigation has determined that further exploratory work is required to confirm the extent of the damage and to confirm its probable cause.

Waterfront Toronto has initiated comprehensive environmental and municipal approvals for Phase 2 of Bayside.

The Phase 1 public street and Water’s Edge Promenade (Merchants’ Wharf) is complete. An RFP for Phase 2 design and construction administration will be awarded by the end of October 2015. The private driveways, Edgewater Drive and Kanadario Way, are currently being designed.



The Aitken Place Park Design Development Phase is underway. The 30% drawings were submitted to the City and comments have been received. The park will go back to Design Review Panel on September 16, 2015. It has been well received by the Panel and by the public so far.

Parkside

Great Gulf (Monde) received its building permit and construction commenced on July 30, 2015.

Dockside

Menkes continues to pursue potential tenants for the Innovation Centre.

Quayside

Waterfront Toronto has initiated discussions with the City regarding municipal approvals for Quayside. As well, market soundings with industry leaders to determine the optimal market offering for the lands have been initiated by Waterfront Toronto staff.

Public Art

The East Bayfront Public Art Master Plan has been revised in response to City comments and concerns, and is being submitted for final staff review. It is expected to go to the Toronto Public Art Commission in September and Council in October for final approval.

Stormwater Management System

The tender for the Cherry Street stormwater facility closed on July 22, 2015. Two bids were received from the four prequalified general contractors. Both bids were well over budget, and have been deemed to be non-compliant by our Construction Manager PCL due to exclusions and qualifications. Options to further reduce the scope of the work and to retender the project are being reviewed.

East Bayfront LRT

At the meeting of the Board of Directors on February 8, 2015 ("Board Retreat"), it was agreed that Management would redeploy funds allocated to Work Package EBF08-01, Queens Quay East LRT Infrastructure in the Long Term Funding Plan (LTFP), in order to establish a reserve to address potential risks in capital investments and revenue generation. It was further agreed that Management would determine the appropriate use for the balance of the funding in EBF08-01 that would serve as the first phase of East Bayfront Transit.

Management has now circulated the 2015/2016 LTFP update for review and comment by the Federal, Provincial and City Secretariats. The plan includes the creation of two new work packages:

1. CORP-01 Capital/Revenue Reserve in the amount of \$25,000,000
2. EBF08-04 Queens Quay East Revitalization in the amount of \$57,000,000

In addition, at its meeting held on June 10 and 11, 2015, Toronto City Council approved the following motion while considering the Gardiner Expressway Environmental Assessment Options:

1c (4) - City Council direct the City Manager to report to the October 20, 2015 Executive Committee meeting on acceleration and costing of the East Bayfront LRT and analysis of how its implementation would reduce travel times under the "Hybrid" option.

Management has now met with City staff to begin discussions that will address both City Council's and the Board's directives. Management, in consultation and cooperation with City staff and TTC will undertake a detailed review of East Bayfront LRT funding solutions, phasing and acceleration options as well as alternative options for East Bayfront Transit (including costing and phasing). Funding has been allocated in the 2015/2016 LTFP to implement these studies.

Central Waterfront

Queens Quay Revitalization

The official re-opening of Queens Quay on June 19, 2015 transformed the construction zone into a well-used, popular destination for locals and tourists. Preliminary observations show that cycling traffic has increased tenfold, and more detailed usage counts will be available in the fall.

The street is now in the commissioning process to formally turn it over to the City. Waterfront Toronto is working collaboratively with City of Toronto and TTC staff to undertake minor adjustments that will help reinforce some of the existing regulatory signs and signals on the new Queens Quay, which the City has requested as part of the commissioning process.

Based on daily staff observation and feedback from various stakeholders, it was concluded that some drivers, pedestrians and cyclists aren't heeding the standard signs, signals and line painting that are there to guide them through the street's new intersections and driveways. Waterfront Toronto has undertaken changes to make these visual cues even more clear and to make the street as safe as possible. Some changes include: adding text to the blue bicycle boxes along the cycling route directing cyclists to "stop here on red" or adjusting signal heads to make turning movements clearer.

In parallel, to help people adjust to the new street configuration, Waterfront Toronto has undertaken an education and outreach campaign. This communications effort includes an online feedback form, informative blog posts, and visual collateral such as a "do's and don'ts" slideshow and animated video for cyclists, pedestrians and motorists using Queens Quay. In addition to this online content, Waterfront Toronto has been meeting regularly with stakeholders and members of the public on site to address concerns or questions about the street. A report will be released in the fall summarizing all feedback received and the adjustments that have been made to Queens Quay. Waterfront Toronto has led several tours with interested stakeholders, media and visitors to the waterfront. In general stakeholders have expressed satisfaction with the transformation of Queens Quay and have provided very constructive feedback on how to make it easier for users to negotiate.

Temporary Art Installation with Queens Quay Blue Ribbon

As part of our initiative to create a legacy for the 650-metre long blue ribbon we used to inaugurate the new Queens quay, we have been donating pieces of the fabric to community groups who are incorporating it into their programming. Pieces were donated for artistic reuse to organizations that included Harbourfront Community Centre, Harbourfront Day Camps, Friends of the Pan Am Path and Art Heart.

Art Heart recently used the ribbon as part of a workshop that had students crafting murals, buttons, paper mache birds and animals. Students used the ribbon to create a waterfall which will be on display for one month in spring 2016.

Corporate Communications

T-shirt Design Contest: Toronto's Iconic Waterfront

In May 2015, Waterfront Toronto partnered with *Spacing* magazine to challenge Canadian illustrators and graphic designers to create their own original t-shirt design that celebrates Toronto's waterfront. This contest is an opportunity for artists and graphic designers to express their affection for the city's unique and evolving waterfront, including a number of spaces that have been transformed through Waterfront Toronto's work.

The five winning designs have been announced and t-shirts are now available at the Spacing Store on Richmond St. and at spacingstore.ca (\$30 each). A portion of the proceeds from t-shirt sales will be directed to Park People, a charitable not-for-profit organization that works with communities, park staff and private enterprise to facilitate neighbourhood engagement with local parks. The following are the five winning designs:



Port Lands Planning

Waterfront Toronto, the City of Toronto and the Toronto and Region Conservation Authority (TRCA) continue to work towards the implementation of Phase 2 of the Port Lands Acceleration Initiative (PLAI). Phase 2 includes the following components:

- The Environmental Assessment for the DMNP (approved January 28, 2015);
- The Port Lands Planning Framework/Transportation and Servicing Master Plan EA;
- The Villiers Island Precinct Plan; and
- The Film Studio Precinct Plan (on hold).

Port Lands Planning Framework/Transportation and Servicing Master Plan EA

Waterfront Toronto and the City of Toronto continue to work towards developing and completing a high-level Planning Framework for the Port Lands and the Transportation and Servicing Master Plan EA (TSMP EA).

Consultations on the various components will commence in September with a Stakeholder Advisory Committee and Land Owner and User Advisory Committee meeting. A full day community consultation session is also being planned for early October followed by two working group sessions.

Waterfront Toronto is leading the innovation and sustainability chapter of the Port Lands Planning Framework. This chapter provides guidance and policy recommendations in key areas of sustainability ensuring that the Port Lands meet council direction for zero net energy import and zero net waste export, and become a national and global showcase for innovation and sustainability. The Framework Plan is going to council in the fall. Further to this work, implementation tools, identifying sustainability strategies and targets to reach elevated levels of performance, including climate positive (carbon below zero) goals for the Lower Don Lands, will be developed.

Villiers Island Precinct Plan

The Project Team, led by Waterfront Toronto, in consultation with the City, continues to work towards completing the Precinct Plan. Consultation on the final plan will commence in late September with a Stakeholder Advisory Committee meeting and a Land Owner and User Advisory Committee meeting. A Community Consultation meeting is also being planned for early October followed by a working group session.

Port Lands Flood Protection Due Diligence

Waterfront Toronto continues to work with the City of Toronto, the TRCA, and the Toronto Port Lands Company (TPLC), on the due diligence for the Flood Protection Infrastructure and Enabling Works project. The project is fully underway and the majority of professional consulting services have been procured to conduct the necessary due diligence. The table below identifies the contracts that have been awarded to date. \$3.4 million of the \$5.0 million budget has been committed to date. The project remains on budget, including an unallocated contingency amount of \$356,000.

Existing site and project data has been compiled and gap analysis is ongoing by all consulting teams. On-site investigation work to provide environmental, geotechnical and groundwater data commenced in late July and will continue into the fall. The site work is on schedule and environmental and geotechnical data is now becoming available. Coordination meetings have begun with all consultant teams and will continue as required through September. The project is on schedule for delivery of an interim report on October 31, 2015.

To date, the following services have been procured:

- Environmental, Geotechnical, and Hydrogeology Sampling
- Environmental, Geotechnical, and Hydrogeology Strategy
- Planning, Design and Compliance (River Design)
- Civil Engineering (Earthworks)
- Marine Engineering (Lakefill)

- Scheduling, Risk Analysis and Quantification
- Hydrology (Flood Modelling)
- Environmental Legal
- Hydro One Tower Relocation Analysis
- Real Estate Financial Analysis
- Peer Review (Urban Metrics Report)

Environment and Innovation

Waterfront Toronto has submitted the Lower Don Lands to the C40 Cities Awards in the Sustainable Communities category. C40 Cities Awards is an annual Awards program created to provide global recognition to cities that are demonstrating leadership in combatting climate change and to showcase success. The 2015 Awards aim to share highly replicable best practices across cities and draw attention to outstanding performances that have achieved a high level of success in a challenging context. The finalists will be selected in September and winners announced in December in Paris to coincide with activities around the 21st Conference of Parties. Targeting carbon below zero and re-naturalizing the mouth of the Don River makes the Lower Don Lands a strong contender.

Intelligent Communities

The Apps4TO Appathon in partnership with IBM and the City of Toronto continues with meetups and coding days occurring throughout the summer and early Fall. The culminating event for the competition is scheduled to coincide with our Winter New Blue Edge Speaker Series event.

Health and Safety

There were no incidents to report.

Lower Yonge

Waterfront Toronto and the City of Toronto continue to work towards developing a Precinct Plan for Lower Yonge. The Precinct plan will provide direction and strategies relating to sustainability, affordable housing, parks and open spaces, community services and facilities, streets and blocks and built form.

The Stakeholder Advisory Committee (SAC) meeting was held on June 15, 2015 and the Community Consultation Meeting was held on June 23, 2015. The team presented the emerging and refined directions for the Precinct in order to obtain community and stakeholder feedback. Further, Pinnacle International presented their revised application for 1 and 7 Yonge Street. Both consultation events were well attended and ample constructive feedback was retained. Minutes from both events, as well as copies of the presentations, are available on our website.

The Lower Yonge Precinct Transportation Master Plan (TMP EA) concluded in June, 2015. The TMP EA consisted of Phases 1 and 2 (of 4) of an EA to identify the transportation infrastructure required to support development within the Lower Yonge Precinct. Phases 3 and 4 of the EA are on hold pending sensitivity testing related to the Gardiner Hybrid option. Once complete, these phases will commence to further define road alignments, lane configurations, public realm composition and other technical aspects of the road network.

Gardiner East Environmental Assessment

Since the June 10, 2015 City Council decision to proceed with the Hybrid Alternative, Waterfront Toronto has worked collaboratively with City Staff to further develop design alternatives for the Hybrid solution. This has included assessing if an alternative that more closely reflects the original First Gulf alternative is feasible. A Stakeholder Advisory Committee meeting was held to engage in a discussion of potential improvements to the Hybrid Alternative on July 21, 2015. An additional Stakeholder Committee meeting will be held on September 1, 2015. The purpose of this meeting is to obtain feedback from stakeholders on a short-list of design alternatives in advance of preparing materials for the September 22, 2015 PWIC. It is anticipated that a report to PWIC will outline alternative designs for the Hybrid including the pros and cons of each option.

Jack Layton Ferry Terminal and Harbour Square Park Master Plan

The first work order for the Jack Layton Ferry Terminal Master Plan refinements has been released to KPMB+West 8. On August 6, 2015 a Technical Advisory Committee Meeting and a Stakeholder Advisory Committee Meeting were held to provide feedback to the consultant team on their competition plan. The project team will be presenting to the Design Review Panel in September. After this initial feedback the team will undertake its refinement of the Master Plan including public consultation and a phasing strategy before commencing the first phase of work. It is anticipated that the refined Master Plan will be completed this fall and Phase 1 in 2016.

Billy Bishop Toronto Centre Airport Environmental Assessment Peer Review

To respond to stakeholder concerns and to enhance the transparency of the overall environmental assessment process, PortsToronto is funding a third party peer review led by Waterfront Toronto. Waterfront Toronto has selected ARCADIS Canada as the consultant team to conduct the peer review. The peer review consists of two phases: Study Design and Effects Assessment.

Phase 1 of the peer review evaluated whether: 1) the study methodology follows Federal and Provincial EA processes and best practices; 2) a sound agency, public and stakeholder engagement process was undertaken; and 3) agency, public and stakeholder comments have been adequately addressed.

The Phase 1 peer review is now complete and is available on Waterfront Toronto's website in the Newsroom. In some cases ARCADIS recommends revisions to the study area, additional sampling and analysis, clarifications and rationale for methodology use, and reorganization (i.e., public health and waterfront revitalization to become separate disciplines to be studied). AECOM and PortsToronto have responded to the comments and recommendations put forth by ARCADIS in their final Study Design Report. The responses are also available on Waterfront Toronto's website.

Park and Trail at Ontario Place

Phase 1 site preparation, shoreline reinforcement, and subsurface works resumed post-Games. Phase 2 surface works and pavilion/washrooms went out for tender the week of August 24, 2015. Official unveiling of the design occurred at the end of June 2015. Waterfront Toronto participates in weekly construction meetings.

Lake Ontario Park, Quick Starts

On July 13, 2015, the Tommy Thompson User Group had a site walk to discuss trail connections. Based on the site walk and a public questionnaire, further refinement was presented at the Butterfly Festival at Tommy Thompson Park on August 22, 2015. The implementation timeline will be unveiled by the City shortly.