

## **West Don Lands (WDL)**

### Urban Capital

Urban Capital commenced construction of its third and largest phase of the River City project in September, 2015. Occupancy is expected in spring, 2018. Urban Capital is now undertaking the design and approvals stage on their Phase 4 building; with closing anticipated mid-2016.

### Pan/Parapan American Games Athletes' Village

Dundee Kilmer continues to convert permanent buildings into their permanent configurations. The Village site will remain closed to the public for the duration of the conversion which is expected to be completed in summer, 2016.

Dundee Kilmer has commenced design of block 16 of the WDL. They anticipate presenting to Design Review Panel in early 2016.

### 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 December 15, 2015.

### Dundee Kilmer Future Development

Dundee Kilmer took title (from Infrastructure Ontario) to its three remaining development blocks on October 30, 2015.

## **East Bayfront (EBF)**

### Bayside

Construction of Aqualina continues to progress on schedule. Tridel and Hines closed on blocks R3/R4 – Aquavista including the Artscape affordable rental housing component – on November 18, 2015. Construction is underway with occupancy expected mid-2018.

Waterfront Toronto continues to pursue comprehensive environmental and municipal approvals for Phase 2 of Bayside including subdivision approval with the City and a Record of Site Condition ("RSC") with the Ministry of the Environment and Climate Change.

Aitken Place Park - Entering the Construction Document Preparation Phase, 90% complete drawings will be submitted to the City this month. The team is working to achieve submission of the 100% complete drawings following this submission.

Public Realm - The RFP for Bayside Phase 2 design and construction administration has been released. The private driveways in Bayside are currently being prepared for Site Plan Approval to coincide with SPA submissions the adjacent blocks.

## Public Art

The East Bayfront Public Art Master Plan was passed without opposition by Community Council on November 10, 2015 and is expected to go before City Council for final approval on December 9, 2015.

## Waterfront Innovation Centre

Menkes continues to pursue potential tenants for the Waterfront Innovation Centre and to advance the proposed design for the project on Blocks 1 and 2 of Dockside. The design was first presented to the Waterfront Design Review Panel on October 14, 2015 and again on November 18, 2015. The Panel has made suggestions regarding the early stages of design which Menkes is now working on and will come back to the Panel early in the New Year.

The MOECC has accepted the Risk Assessment and finalized the Certificates of Property Use (“CPU”) for Blocks 1 and 2. We are currently awaiting MOECC acknowledgement of the RSCs which is anticipated at the end of December. The RSCs are a requirement for Blocks 1 and 2 prior to closing with Menkes.

## George Brown College

George Brown College (“GBC”) continues to work with Waterfront Toronto and the City on its campus expansion on Block 3 of Dockside. City staff have prepared a report to Council recommending the consideration of either a fee simple sale or a long term ground lease for the lands. City policy is to sell only residential land in the waterfront, entering into ground leases for other uses. Therefore, authority from Council to consider a fee simple sale is required. Council approved the staff recommendation at its meeting December 9, 2015. Waterfront Toronto will work with GBC and City staff to analyse both options with the intention of making a recommendation to Council by June, 2016 on which option to pursue.

The Risk Assessment for Block 3 has been accepted by the MOECC and we are currently waiting for the MOECC to prepare a draft CPU for review (anticipated mid-December).

## Quayside

Waterfront Toronto is in the process of issuing a Request for Qualifications (RFQ”) to the development industry seeking progressive and innovative development teams to design, finance and deliver a phased, master-planned market development along with City-developed Affordable Rental Housing on the Waterfront Toronto-owned Quayside Lands. The RFQ is scheduled to be released earlier in the new year.

Waterfront Toronto continues to have discussions with the City regarding municipal approvals for Quayside.

## **North Keating**

Waterfront Toronto has been approached by the Design Exchange (“DX”) to host its first Exposition of Design Innovation and Technology (“EDIT”) in June of 2017 on the Waterfront Toronto-owned site at 333 Lake Shore Boulevard East at Parliament. This is seen by Management as a significant opportunity to draw people down to the waterfront to experience innovation in design and technology which are key pillars of Waterfront Toronto’s revitalization mandate. Waterfront Toronto will be working with the DX over the coming months to ensure the site will meet their needs.

## **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 Port Lands and South of Eastern Transportation and Servicing Master Plan EA (TSMP EA).

Extensive public consultations, including advisory committee meetings, all day information sessions, evening workshops and online interaction on the various PLAI components were held throughout November, 2015. All aspects were well attended and well received by the public. The team is now in the process of compiling comments received and digesting the feedback.

In the New Year, the team will work towards necessary revisions to the plans, draft the Framework Plan report, the Villiers Island Precinct Plan, the TSMP EA document and draft Official Plan Amendment, undertake additional consultation as appropriate and then report back to Council sometime in the Spring of 2016 with the statutory public meeting.

## **Environment and Innovation**

### Cities100 Publication

Waterfront Toronto is featured in the Cities100 publication, which is a collaboration with the C40. The publication features 100 world leading policy solutions on climate change from all over the world. It is an annual guide to 100 innovative sustainability solutions, identifying projects, initiatives and technologies at the forefront of sustainable innovation. Waterfront Toronto's solution is featured in the "Sustainable Communities" category and features the Don Mouth Naturalization project and the revitalization of the Port Lands Neighbourhoods.

### Corporate Social Responsibility and Sustainability Report (CSRSR)

In 2013, Waterfront Toronto launched its first Corporate Social Responsibility and Sustainability Report (CSRSR). It was created to identify and communicate achievements, strengths and challenges, while sharing Waterfront Toronto's vision and strategy on sustainability development. Waterfront Toronto has been updating the micro-site periodically since its launch to incorporate new data and to add new metrics. A larger and more comprehensive 2015 update and re-launch has been completed to align with the completion of the Queens Quay Revitalization and the Pan Am Games and the micro-site activated on December 1, 2015. To continue to demonstrate leadership in corporate reporting, Waterfront Toronto will be using the latest version of the Global Reporting Initiative Framework, the G4.

## **Health and Safety**

There were no incidents to report on any Waterfront Toronto project site since the last report.

## **Intelligent Communities**

The Waterfront Toronto Intelligent Community Network was selected by the Municipal Information Systems Association of Canada as a runner-up in the Community i-Performance Awards Program. The network was recognized for its innovative approach to delivering broadband infrastructure to the local community.

## **Port Lands Flood Protection Due Diligence Status**

The Port Lands Flood Protection and Enabling Infrastructure Due Diligence – Interim Report was submitted to the Federal and Provincial governments, and to the City of Toronto for review and comment on November 10, 2015. The report included: an update of the estimated project cost and schedule; minor scope adjustments to address flood protection requirements, offset by deferral of limited development driven infrastructure and public realm; and a request for additional funding to allow approvals efforts and engineering work to move forward in line with the project schedule which contemplates a construction start in 2017. Phase 2 of the due diligence program has now commenced and is forecast to be complete within the approved budget and schedule in the Spring of 2016.

## **Queens Quay Revitalization**

A Community Public Meeting was held on October 14, 2015 at Harbourfront Centre. The purpose of the meeting was to report back to the community on the changes underway to respond to the over 600 comments received from the community since the opening of Queens Quay. Although community members continue to have constructive feedback they expressed their pleasure with the new street.

Waterfront Toronto continues to work with City and TTC Staff to respond to the remaining concerns from stakeholders and minor operational deficiencies along Queens Quay. Changes still underway include:

- Adding visual cues at Spadina/Queens Quay to help drivers distinguish between the roadway and the TTC Right of Way given the concrete surface treatment through the intersection as a result of the half-grand-union. This will be completed by mid-December.
- Reorganizing the signalization at the Simcoe Intersection to aid left turning vehicles in identifying their dedicated turning signal. We will also be adding wayfinding to clearly identify the location of public parking.
- Determining if additional cues are required in the mixing zone to inform pedestrians of the presence of the Martin Goodman Trail

## **Gardiner East EA**

Since the June 10, 2015 City Council decision to proceed with the Hybrid Alternative, Waterfront Toronto continues to work collaboratively with City Staff to further develop design alternatives for the Hybrid solution. Three Hybrid Design Alternatives have been developed and are currently being assessed against evaluation criteria developed by the EA team. This assessment includes developing and peer reviewing cost estimates and land value creation for the three alternatives, undertaking a safety review, and hydraulic flood modelling. This work is expected to be completed in early January and will be presented to the project Stakeholder Advisory Committee (SAC) and the public at a Public Information Centre (PIC).

In addition, the team has developed a preliminary urban design plan for the corridor including block and public realm plans for the area north of the Keating Channel (east of Cherry Street). This was presented to the Stakeholder Advisory Committee in October for their feedback and will be presented at the Public Information Centre in the New Year.

### **Jack Layton Ferry Terminal and Harbour Square Park Master Plan (JLFT)**

Jack Layton Ferry Terminal Master Plan refinements are being completed by KPMB+West 8. In November the project team presented its draft refinements to the Stakeholder Advisory Committee. The refinements were well received by community members. On December 9, 2015 the refined Master Plan will be presented to the Design Review Panel for their approval.

In addition, the project team has defined a Phase One implementation project which is within the current budget allocated for enhancements to the JLFT. Following the completion of the Master Plan the design team will undertake the design of Phase one with the intention of commencing construction following the summer 2016 season.

### **Park and Trail at Ontario Place**

Phase 1 site preparation, shoreline reinforcement, and subsurface works is 95% complete. Phase 2 surface works and pavilion/washrooms tender closed in early November. The team is currently value engineering the design to reduce the construction costs to meet the budget.

### **Lake Ontario Park, Quick Starts**

The multi-use path, the first stage of path construction in the Baselands, will commence Spring 2016. The other path typologies, the nature trail, the accessible nature trail, and the Martin Goodman Trail connection will be phased in over the following year.

### **East Bayfront Transit**

At its June 10, 2015 meeting, Toronto City Council approved a motion 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.

City Staff has prepared a report which was approved by Toronto City Council on November 3, 2015 that included recommending the need for a "reset" on waterfront transit planning in the form of a comprehensive review of waterfront Transit projects from south Etobicoke to the Port Lands. As part of this "reset", City staff, working with Waterfront Toronto 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 Long Term Funding Plan to implement this study.

### **Government Relations**

#### Federal Transition - Minister of Infrastructure and Communities

Minister Sohi has been appointed the new Minister of Infrastructure and Communities and is also the Minister responsible for the waterfront revitalization file at the federal level. As a result there has been a transfer of responsibility for the federal waterfront secretariat from Finance Canada to Infrastructure and Communities. We have already established a positive working relationship with infrastructure staff. A foundation briefing and tour has been set up for mid-January for secretariat staff.

Minister Sohi placed a courtesy call to John Campbell a week ago and a formal briefing and tour has been scheduled for December 16<sup>th</sup>. We will be highlighting to the Minister how Waterfront Toronto's deliverables align with the Minister's mandate letter including investing in:

- green infrastructure including climate mitigation systems and infrastructure to protect against changing weather;
- public transit;
- social infrastructure like affordable housing; and
- key strategic infrastructure to increase trade and economic growth.

We have also reached out to members of the Toronto Caucus with a view to securing waterfront briefings. Briefings have already been provided to Toronto-Danforth MP, Julie Dabrusin and we continue to engage with the Parliamentary Secretary to the Prime Minister on Intergovernmental Affairs, Adam Vaughan.

#### West Don Lands Memorandum of Understanding (MOU)

We continue to work with MEDEI staff in the development of a term sheet which will form the basis of a new MOU for the revitalization of the remaining blocks in the West Don Lands (mainly east of Cherry St.).

We hope to have the term sheet negotiated by the end of the calendar year. The MOU is intended to outline roles and responsibilities between MEDEI, Infrastructure Ontario and Waterfront Toronto. Our objective is to ensure the same successful revitalization of the second phase of the WDL as has been delivered in phase one.

#### **Communications and Public Engagement**

Attached for the Board's information is a detailed calendar of initiatives executed by the Communications and Public Engagement Department over the period of January to November 2015.

#### Gardiner Animation and Connector Project

On November 17, 2015 Waterfront Toronto, the City of Toronto and philanthropists Judy and Will Matthews announced a new public space initiative that will transform four hectares (10 acres) of underused land below the elevated Gardiner Expressway into a series of public spaces connected by 1.75 kilometres of multi-use trail. The media announcement was well-attended and has resulted in significant coverage, including all the major daily newspapers and online media outlets. A project website has been launched at [www.undergardiner.com](http://www.undergardiner.com), along with a Twitter account to promote the project and engage the public. Public consultation on the project will begin in the New Year with the formation of a Stakeholder Advisory Committee, an online public engagement and consultation, and a series of public meetings.

#### Public Information Session - Sugar Beach North

On Wednesday, November 4, 2015, the City of Toronto and the Daniels Corporation hosted a public information session on plans for Sugar Beach North, which is a new 0.07-hectare park to be built at the north-east corner of Queens Quay and Lower Jarvis Street as part of Daniels Corporation's development, City of the Arts. The park's design was modelled on Sugar Beach. Waterfront Toronto provided support by extending the event invitation to stakeholders who have participated in recent City and Waterfront Toronto initiatives along East Bayfront. Claude Cormier and Associates is designing the new space, guided by the approved precinct plan and other completed

public realm projects in the area. Waterfront Toronto has provided comments and feedback on the design and layout of the new park. The purpose of this information session was to solicit stakeholder feedback before finalizing the design.

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

Waterfront Toronto and the City of Toronto continue to work on a series of plans that will guide the transformation of the Port Lands and better connect the Port Lands and South of Eastern areas. Waterfront Toronto and the City of Toronto hosted a Port Lands Stakeholder Advisory Committee meeting and a Land Owner and User Advisory Committee meeting in November, at which the emerging Port Lands Planning Framework and Transportation and Servicing Master Plan EA were presented. These meetings were well attended and the feedback helped to refine the presentations made at the subsequent community consultation meetings.

On Saturday, November 14, 2015 Waterfront Toronto, the City of Toronto and the Toronto and Region Conservation Authority hosted an open house at which key findings, emerging directions and preferred solutions were presented. Public input and comment was then sought at two evening workshop meetings on November 17<sup>th</sup> and November 18<sup>th</sup>. More than 130 people came to the open house, attended a variety of information sessions and engaged in individual conversations with project team members at the display boards, and over 100 people joined the two workshops. The consultation materials, including video recordings from the open house, presentation slides, information panels and the general discussion guide, were all made available online for those unable to attend in person. To date, the five videos have received a total of 650 views. Also provided were links to the online surveys for each of the topic areas: Vision and Urban Structure; Character and Place; Villiers Island Precinct Plan and Transportation and Servicing. The deadline for submitting comments was November 27<sup>th</sup>, however, at the time of writing this report the total number of submissions had not yet been tallied.

### **Expo 2025**

Waterfront Toronto has been asked by Councillor Wong Tam to assist with providing information regarding the work we are doing in the Portlands, including the Flood Protection and Enabling Infrastructure Due Diligence and the planning work, to the group considering a 2025 Expo bid for Toronto. Waterfront Toronto has provided a briefing to interested stakeholders and is assisting and providing information to City staff for a report to Council in February regarding the merits of a bid. In addition, Waterfront Toronto will be participating in a number of meetings and tours for the Secretary General of the Bureau International des Expositions (“BIE”) during his visit to Toronto in January.

### **Philanthropy Update**

At the last meeting of the Board, the Board asked for an update on Management’s thinking with regard to a philanthropic strategy for waterfront parks and public realm. The Matthews donation for the Under Gardiner project has highlighted the need to address operations and maintenance as part of any philanthropic strategy. Indeed, the funding for the Under Gardiner project is contingent on the City of Toronto and Waterfront Toronto establishing a self-sufficient funding model for the long term operations and maintenance of the public space – in this case to ensure service levels support community programming and activities. The \$25M donation is for capital related expenses only.

In terms of Waterfront Toronto's work on a potential philanthropic strategy for waterfront public spaces, in 2013, we engaged KCI to review and update the findings of the 2009 Sponsorship and Naming Rights Strategy done by Wakeham and Associates and to recommend a path forward with regard to raising funds for waterfront parks and other public realm projects. The report also examined broader fundraising potential around both naming and non-naming opportunities.

Ultimately, the study concluded that philanthropic giving to parks and public realm is in its infancy and only beginning to emerge in Canada. The philanthropic marketplace for these types of projects and for Waterfront Toronto is relatively small. Ideally, the report recommended that Waterfront Toronto identify smaller, pilot type projects that might attract a corporate partnership or other philanthropic interest. The report also recommended a potential partnership approach with the city that sought to bundle assets and programming in line with the objectives of Canada's top donors. The report noted, however, that even a mature multi-year program would deliver a shared revenue stream that could not be considered significant.

The key issue that continues to require an answer as part of any philanthropic approach for parks and public realm on the waterfront is the long term operation of those spaces. The Matthews gift reinforces the importance of the issue.

To address long term operations and maintenance funding for the Under Gardiner, Waterfront Toronto, in partnership with the City, has drafted a RFP to retain a third party to assist in defining a programming, operations and maintenance structure that relies on little to no public sector financial contribution to keep the park open, programmed, and in a state of good repair. The RFP asks that innovative funding mechanisms, and joint or partnership models all be reviewed as well as local and international precedents to determine applicable models for the Under Gardiner. The report will be completed by April of 2016. Waterfront Toronto will review the recommendations from the report with a view to assessing applicable operations and maintenance models for the broader waterfront.

#### Charitable Status:

Waterfront Toronto is also determining the most appropriate status to allow the corporation to receive philanthropic funds and to issue a tax receipt. One of the options being studied is whether Waterfront Toronto meets the requirements to become a "qualified donee" - a public or municipal body performing a function of government as defined in the Income Tax Act. Qualified donee status is essentially the same status as registered charities and municipalities and would allow Waterfront Toronto to issue donation tax receipts. We expect a legal opinion shortly on whether the required criteria for qualified donee status is met by Waterfront Toronto. If it is, this would be followed by a request to the Canada Revenue Agency to provide a ruling on this status.



January	February	March	April
<b>Opportunities</b>			
<ul style="list-style-type: none"> <li>Briefing of Mayor's political staff</li> <li>Briefing of Mayor</li> <li>Briefing of Minister Duguid's political staff</li> <li>Briefing of Minister Duguid</li> <li>Briefing of key supportive councillors</li> <li>Briefing of members of Executive Committee</li> <li>QQ fly-thru</li> <li>BoD enhanced disclosure</li> </ul>	<ul style="list-style-type: none"> <li>Innovation Centre (Oliver, Tory, etc.) economic dev. (early)</li> <li>Don River EA approval + Port Lands Economic Impact release</li> </ul>	<ul style="list-style-type: none"> <li>Jack Layton Ferry Terminal Design Unveiling</li> <li>Interactive Map</li> <li>Port Lands Fly-thru</li> </ul>	<ul style="list-style-type: none"> <li>Tridel Aqualina Groundbreaking Community Report/Town Hall</li> </ul>
<b>Executed</b>			
<ul style="list-style-type: none"> <li>Jack Layton Ferry Terminal Design Competition Shortlist</li> <li>MOECC Approval of Don Mouth Naturalization EA</li> </ul>	<ul style="list-style-type: none"> <li>Innovation Centre Tri-government announcement</li> <li>Design team announced for Aitkin Place Park</li> </ul>	<ul style="list-style-type: none"> <li>Design proposals for Jack Layton Ferry Terminal unveiled (City Hall event with Mayor Tory)</li> <li>BoD announces enhanced accountability and transparency initiatives</li> <li>Daniels Waterfront development groundbreaking (WT as participant)</li> </ul>	<ul style="list-style-type: none"> <li>Waterfront Toronto Town Hall/Report to Community</li> <li>Official opening of the Outer Harbour Recreational Node (with TRCA)</li> <li>Release of Queens Quay animated fly-through video</li> <li>Announcement of winning team of Jack Layton Ferry Terminal Innovative Design Competition</li> <li>Gardiner Expressway EA; release of evaluation of alternatives</li> <li>Monde development groundbreaking (WT as participant)</li> <li>Photo Mural at Bay/Queens Quay in partnership w/ Contact Photography Festival &amp; StreetARToronto</li> </ul>

## Public and Government Engagement Activities - 2015

May	June	July	August
<b>Opportunities</b>			
<ul style="list-style-type: none"> <li>• Pan Am Village readiness (before and afters)</li> <li>• Underpass Park, Phase II opening</li> <li>• Monde Groundbreaking</li> <li>• River City Phase 3</li> </ul>	<ul style="list-style-type: none"> <li>• Queens Quay opening (19th)</li> <li>• Intelligent Communities Summit (media outreach)</li> <li>• City Review of WT released</li> </ul>	<ul style="list-style-type: none"> <li>• Pan Am/Para Pan Am</li> <li>• Queens Quay issues management</li> </ul>	<ul style="list-style-type: none"> <li>• Para Pan Am</li> <li>• Queens Quay issues management</li> <li>• QQ “how to” video</li> <li>• Public Art in WDL Video</li> </ul>
<b>Executed</b>			
<ul style="list-style-type: none"> <li>• Aqualina groundbreaking (Mayor Tory)</li> <li>• Review by Executive Committee</li> <li>• Port Lands Fly-Through Video</li> </ul>	<ul style="list-style-type: none"> <li>• Queens Quay opening (Tri-Government)</li> <li>• IC Summit</li> <li>• <b><u>City Review of WT released – no issues</u></b></li> <li>• WT-Spacing T-shirt contest</li> <li>• Canadian-Netherlands Resilient Cities Summit</li> </ul>	<ul style="list-style-type: none"> <li>• Announcement of Due Diligence funding for Port Lands flood protection</li> <li>• Public Engagement &amp; Feedback on Queens Quay Design</li> <li>• Video Tour of West Don Lands public art</li> </ul>	<ul style="list-style-type: none"> <li>• VSVSVS temporary art installation at York Ramp Park</li> <li>• Queens Quay issues management</li> <li>• QQ “how to” video</li> <li>• Public Art in WDL Video</li> </ul>

## Public and Government Engagement Activities - 2015

September	October	November	December
<b>Opportunities</b>			
<ul style="list-style-type: none"> <li>Queens Quay issues management</li> </ul>	<ul style="list-style-type: none"> <li>Finalization of Mandate and Port Lands Videos for rollout</li> <li>River City 3 Groundbreaking</li> <li>Nuit Blanche Waterfront programming</li> <li>CUI Brownie Awards: QQR wins</li> <li>QQ Community Update Meeting</li> </ul>	<ul style="list-style-type: none"> <li>Completion of Interim Port Lands Due Diligence Report</li> <li>Launch of UnderGardiner Project</li> <li>Port Lands Public Consultation Meeting</li> </ul>	<ul style="list-style-type: none"> <li>Introduction of new CEO</li> <li>Exit media interviews for John Campbell</li> </ul>
<b>Executed</b>			
<ul style="list-style-type: none"> <li>Queens Quay issues management</li> </ul>	<ul style="list-style-type: none"> <li>River City 3 Groundbreaking</li> <li>Nuit Blanche Waterfront programming</li> <li>CUI Brownie Awards: QQR wins</li> <li>QQ Community Update Meeting</li> </ul>	<ul style="list-style-type: none"> <li>Completion of Interim Port Lands Due Diligence Report</li> <li>Launch of Under Gardiner Project</li> <li>Port Lands Public Consultation Meeting</li> </ul>	

## Public and Government Engagement Activities - 2015