

## **West Don Lands (“WDL”)**

### Flood Protection Landform (“FPL”)

On November 1, 2012, the Toronto and Region Conservation (“TRCA”) confirmed that the FPL has been completed to a level of substantive structural completion. It now provides functionally sound flood protection (to the level of the regulatory flood) for developable blocks north of the Keating Channel, within the WDL and lands to the west, within the downtown portion of the city. Therefore, from a floodplain management perspective, human occupancy of new structures is no longer restricted and development can proceed within the WDL, East Bayfront (“EBF”) and other areas of the downtown portion of the city.

### Construction

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

- Don River Park – The dry side of the park is complete with the exception of the installation of the Mark di Suvero sculpture (public art) and the installation of the lights at River Square. Completion of the wet side is on hold until the final completion of the FPL by Infrastructure Ontario (“IO”) expected in spring 2013.
- Underpass Park – Phase 2 of Underpass Park is reaching Substantial Completion. Full power and a Record of Site Condition will be in place Spring/Summer 2013. The tentative date for opening Phase 2 will be Spring/Summer 2013.
- Stormwater Quality Facility - The WDL storm conveyance system (Oil-grit Separator, storm outfall tunnel and storage shaft) is complete, functioning, and accepting storm runoff. Design development work for the treatment building is ongoing.
- Woonerfs – construction of the first stage of road and streetscape work has commenced and is targeted for completion by February 2013. Construction is being coordinated with the timeline of occupancy for the first phase of River City.

### Urban Capital

Urban Capital continues with construction of its Phase 1 buildings and remains on track for its first occupancy target date of early 2013. Sales of River City Phase 2 are progressing well.

### Toronto and Community Housing (“TCHC”)

Construction continues on TCHC’s project, with an occupancy target date of fall 2013.

### Public Art on Front Street

The prequalification process for artists for three different permanent art opportunities on Front Street received a good response. Evaluators will be meeting to select a short list of artists for each opportunity, who will be invited to develop proposals for the specific sites. This evaluation meeting will take place in January.

## **East Bayfront**

### Construction

- All of the sanitary sewer pipe installation to the Scott Street Pumping Station is complete. Over the next few weeks the realignment of the storm sewer at Queens Quay and the final manhole on Jarvis Street will be completed. Handover to the City should be complete by the end of December, 2012.
- At the Jarvis Head of Slip caisson drilling for the new dockwall reinforcing has commenced. Confirmatory boreholes and test pits were completed to address environmental concerns. This will allow Waterfront Toronto to fully remediate the soils and ultimately permit the land to become publicly accessible after surface restoration is done.

### Parkside

Great Gulf continues to process its municipal development approvals with the City.

### Bayside

At its meeting held on November 6, 2012, Toronto and East York Community Council adopted staff recommendations to amend Zoning Bylaw 438-86 for the Bayside lands and to delegate Draft Plan of Subdivision approval to the Chief Planner. Community Council recommendations will be considered by City Council on November 27, 2012. Registration is targeted for July, 2013. Once approved by Council, Waterfront Toronto will work with City staff to obtain Draft Plan Approval of the Bayside lands in March 2013. Registration of the Plan of Subdivision is targeted for summer 2013.

Hines continues to secure approvals from the City for its sales office and is targeting an opening in early spring 2013.

Integrated municipal services and public realm design is proceeding for both onsite and offsite work. The 2<sup>nd</sup> of 3 Engineering Submissions was made to the City for review and comment at the beginning of November. Completion of design drawings for onsite design for the internal streets, Queens Quay promenade, water's edge promenade and dockwall reinforcing is expected in Spring 2012.

### Dockside

The final two outstanding tasks for the Phase 2 public realm works are the closure of Knapp Lane and the installation of traffic lights at the intersection of Dockside Drive and Queens Quay. Both activities have been delayed due to filming on Block 3 that has run longer than expected. Filming should be completed by mid-December. The Water's Edge Promenade electrical room received its Electrical Safety Authority approvals and is in the process of being handed over to the City of Toronto Parks, Forestry and Recreation division.

### East Bayfront Interim Transit Study

The Interim Transit Study continues and is evaluating nine possible options for utilizing Light Rail Transit ("LRT"), Bus Rapid Transit ("BRT") and regular buses that can potentially be implemented within or close to the \$90M funding envelope. Several options rely on surface connections to Union Station that require additional analysis to determine their impact on vehicular traffic. A draft report is pending the completion of the additional traffic feasibility work.

## **Central Waterfront (“CWF”)**

### Queens Quay Design and Approvals

On November 14, 2012 the Ministry of the Environment (“MOE”) released its Environmental Compliance Approval for Queens Quay. On the same day, Waterfront Toronto obtained a permit from the City to construct site services beneath Queens Quay, including all the new sewer, sanitary and water lines. On November 9, 2012 Transport Canada approved alterations to the Peter Slip Bridge, which are required to enable Toronto Hydro to replace its Queens Quay conduit banks. While all of the utility companies and most City departments have signed off on the design for Queens Quay, Waterfront Toronto is still working with a few agencies to resolve a small number of outstanding comments prior to the full construction permit being issued.

Waterfront Toronto continues to work with the private landowners to finalize agreements related to the cost-sharing of paving on the privately owned public sidewalks. Agreements have been finalized with several landowners and negotiations are well underway with the remainder.

The contribution agreement for the pre-purchase materials was approved in November 2012.

The telecommunications companies, including Allstream, Cogeco, Rogers and Beanfield, are underway with the design of their new conduits, which will be built atop the new Toronto Hydro conduits now being built.

### Queens Quay Construction

Waterfront Toronto awarded tenders for Site Services to Varcon Construction, Granite Supply to Polycor, and Testing and Inspection to LVM Franz. Waterfront Toronto is currently out for tender for Light Pole Supply. Landscape and roadway tenders are slated to be issued in early December.

Coco Paving mobilized to the site and began the demolition of the concrete foundation of the TTC Corridor on November 2, 2012. This task is expected to take 4-6 weeks to complete at which point it will be temporarily backfilled and paved with asphalt.

Stacey Electrical mobilized to the site in November shortly after Coco Paving. Their first task is the installation of temporary signals to safely divert traffic during construction of site services.

Varcon Construction is expected to mobilize in late November, and will undertake nearly 100 test pits and install dewatering equipment in preparation for the replacement of the storm, sanitary and water mains. In November, WT obtained a written commitment from Toronto Water to fund their portion of this work.

Toronto Hydro has completed installation of chambers and transformer/switchgear pads at north-east corner of Queens Quay and York and has commenced work on north-west corner. Work is well underway between Bay and Yonge Street (in front of the Westin Harbour Castle Hotel) where several new chambers are currently under construction. New chambers are starting to be built in front of 10-20 Bay Street and 85 Harbour Street as well.

Enbridge continues installing new gas lines between York and Rees Street. Due to faulty pipe connectors that did not pass pressure tests, Enbridge has had to reopen portions of the trench in order to replace these components, which has delayed their schedule by about one week. Enbridge is expected to complete its work in three weeks.

To facilitate site services construction, eastbound travel lanes on Queens Quay were closed to traffic on November 5, 2012 at 5:00am. TTC replacement bus service has been modified to operate westbound on Queens Quay and eastbound on Lake Shore Blvd, with stops at Stadium Road, Bathurst Street, Dan Leckie Way, Spadina Avenue, Simcoe Street and Bay Street.

### Queens Quay Communication

Waterfront Toronto led a coordinated communication effort with the City of Toronto and the TTC to announce the November 5th change to one-way traffic on Queens Quay. Waterfront Toronto's media relations efforts resulted in extensive broadcast, print and radio coverage about both the traffic change and the overall vision for Queens Quay. Waterfront Toronto also undertook a focused stakeholder communications campaign using the Queens Quay database, flyer distribution and extensive traffic, cyclist and pedestrian signage. Project signage was created for the lobbies of area condominiums, hotels and businesses (such as the Westin Hotel, Radisson Hotel, Harbourfront Centre) to help promote the project and support Open for Business messaging.

Detailed weekly construction updates continue to the Queens Quay database and notices are also being sent via Twitter and Facebook.

On November 16, hundreds of community members and stakeholders joined Waterfront Toronto and its government partners to celebrate the Queens Quay groundbreaking. The event featured Federal Minister of Labour Lisa Raitt, Ontario MPP Dipika Damerla, and Toronto City Councillor/TTC Chair Karen Stintz. The President and CEO of Tourism Toronto, David Whitaker and Waterfront BIA Chair, Kevin Currie, also joined in the groundbreaking. The event attracted broadcast, print and online journalists.

### Queens Quay Consultation

Monthly Construction Liaison Committee meetings continue, at which Waterfront Toronto provides a status update to the community and business representatives and receives feedback on any concerns arising from the construction process. Thus far there has been very positive feedback on the level of advance notice and the overall construction activities, despite one or two isolated complaints. Waterfront Toronto continues to send out its weekly construction updates, which have become increasingly important given the traffic changes and significant construction activities now underway.

### Queens Quay Martin Goodman Trail ("MGT") and Jarvis Dockwall Reinforcement

Vibration monitoring and dockwall deflection monitoring are underway. Installation of caissons by Somerville's subcontractor (Birmingham) is also underway. The site inspection and testing discovered remnants of coal below grade and Waterfront Toronto directed Eastern Construction to get bids for its removal.

Because the tender costs were lower than budgeted, Waterfront Toronto elected to resurface the entire road from Bay St. to Lower Jarvis. This work has been added to the construction permit, priced, and awarded. Coco Paving, the contractor for the project, has installed temporary traffic barrels and has commenced saw cutting and removal of the south-side sidewalk and curbs.

### Queens Quay Revitalization (Bay-Parliament):

The Queens Quay Revitalization (Bay-Parliament) project was presented to the Design Review Panel in early November and received unanimous support. Progress Submission No.2 was submitted to the City on November 14, 2012 for review and comment. This submission included the full public realm design including south promenade, LRT, road realignment, and north

sidewalk from Bay to Parliament. The next stage of design will be for the phase one implementation or the south-side promenade from Jarvis to Parliament.

### Portland Slip

Somerville Construction has now fully mobilized to the site and construction is progressing. Installation of shallow services and planting soil over the southern-most 25% stretch of the 120 metre promenade is complete, and they are preparing to pour the concrete sub-slab over that area imminently. Soil and services installation and sub-slab construction will move north over the next month, while the red and white granite paving will start to be laid in early December starting at the south end and moving north.

In cooperation with Councilor Adam Vaughan's office, a stakeholder information session was successfully conducted in late October in order to update the community and prepare them for the upcoming construction. Environmental work is progressing on track.

### **Government Relations**

Given the current political climate at the province, senior civil servant staff has indicated that the issue of operational governance (i.e. ability to borrow, create subsidiaries etc.) will likely be tabled with Treasury Board in the Spring of 2013, at the earliest. The federal government's position remains consistent in that it will only begin to seek its own Treasury Board approval once provincial approval has been obtained.

The City of Toronto has also recently confirmed that operational governance will require City Council approval again as it is "stale dated" and was also a decision of a previous Council. Council approved operational governance in 2008 conditional on approval by the senior levels of government.

### Other

#### Health and Safety

There have been no health and safety incidents on Waterfront Toronto project sites that have resulted in lost time injuries since the last report.

Waterfront Toronto has been deemed to be a large employer in the construction industry under Workplace Safety and Insurance Board ("WSIB") policies and therefore qualifies for the WSIB CAD -7 Experience Rating Plan through which the WSIB tracks employers' health and safety performance.

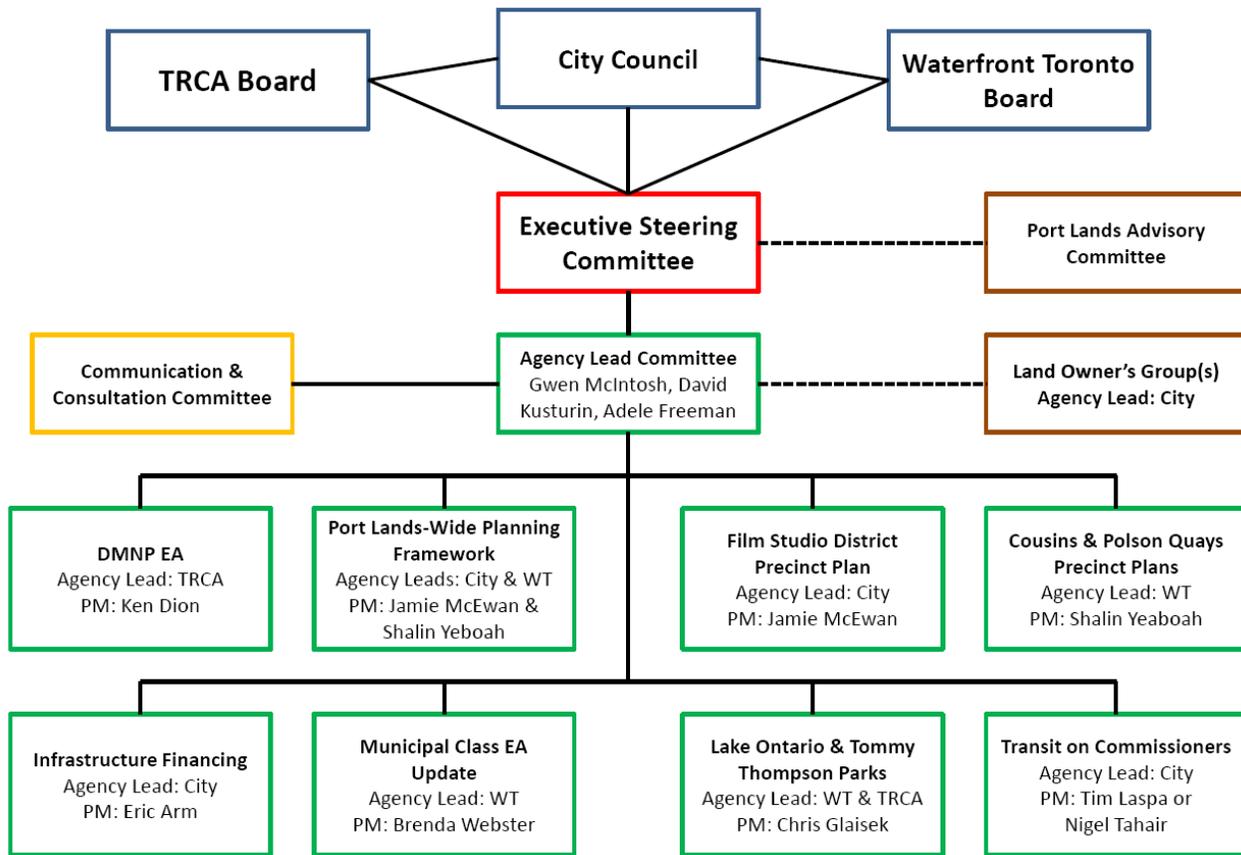
Under this plan Waterfront Toronto has been recognized as an employer "**achieving and maintaining zero injury, illness and fatalities**" which has resulted in a reduction of premiums as well as validated our internal health and safety practices.

Waterfront Toronto received a rebate for 2010 & 2011 in the amount of \$39,790.26.

**Lower Don Lands (“LDL”) / Port Lands**

Waterfront Toronto and its project team partners continue drafting a detailed work plan, schedule, budget, and procurement plan for Phase 2 of the Port Lands Acceleration Initiative (“PLAI”), to respond to the direction provided by City Council. The overarching objectives of the PLAI Phase 2 are: 1) to obtain all necessary approvals for the Don Mouth Naturalization and Flood Protection Environmental Assessment (“DMNP EA”); 2) to complete precinct plans for the three priority precincts and 3) to engage private land owners and long term lease holders in crafting detailed and implementable development plans, coupled with sound financial plans, in order to enable development as soon as the market allows.

The PLAI will continue to be led by an Executive Steering Committee co-chaired by Waterfront Toronto’s John Campbell, Deputy City Manager John Livey, and TRCA CEO Brian Denney. The proposed structure of the project delivery organization is as noted in the following figure.



In accordance with the MOU between the City, Waterfront Toronto and Toronto Port Lands Company (“TPLC”), precinct planning for the Cousins and Polson Quays is being led by Waterfront Toronto; as is the amendment to the Lower Don Lands Infrastructure EA; Lake Ontario Park and Tommy Thompson Park initiatives, and; the Port Lands-wide Planning Framework (jointly with City Planning). The City is leading precinct planning efforts in the Film Studios Precinct; infrastructure financing (including development charges background study) analysis, and; establishment of Land Owner groups. Finally, TRCA remains the lead agency related to the amendment of the DMNP EA.

The complete scope, schedule, consulting team requirements and budget for each work package are currently being finalized and are being documented in individual project charters. The anticipated timeline for each work package is identified in the Gantt chart (attached).

The durations reflected in the chart remain subject to further review and refinement, as well as the concurrence of the Executive Steering Committee. The key milestone date for the project remains the submission of the amended DMNP EA document to the MOE not later than September 6, 2013.

## **Sustainability**

### Carbon Tool

Waterfront Toronto has begun strategic work on developing a plan to use the Carbon Tool in future precinct planning. As such, the Environment and Innovation team is also inputting developing data from future precincts into the Carbon Tool and will continue to work to apply the outputs to evaluate sustainability into planning decisions.

We have prepared a LEED Credit Interpretation Request that will be submitted to the Canada Green Building Council. Waterfront Toronto will request that the Carbon Tool be accepted as an Innovation and Design credit as it achieves significant measurable environmental performance using a strategy not addressed in the LEED rating system. This will support the Pan Am development team and future development partners, providing value through additional available credits for the LEED process.

### International Survey

Waterfront Toronto participated in the Agile Cities Survey, which is a program working with cities around the world to understand best practice approaches in order to develop a pre-procurement standard for innovative city solutions. The Environment and Innovation team and the Director of Intelligent Communities followed up the survey with an interview to continue to contribute to this important research.

### Corporate Responsibility Report

Waterfront Toronto is finalizing the Corporation's first Corporate Responsibility Report ("CRR"). The intention is that the report will be an interactive online format, which will go live by the end of the fiscal year. The CRR will provide information to stakeholders on how the Corporation is working to deliver Toronto's New Blue Edge – green, livable, prosperous communities along the waterfront. A balanced triple bottom line approach is taken, quantifying success not by economics alone, but also through measurable environmental and social improvements.

## **Intelligent Communities**

The network infrastructure elements of the Intelligent Community are proceeding according to schedule by Beanfield. Beanfield has also completed the engineering designs for the WiFi network for the public realm spaces. Discussions regarding the middleware platform have advanced significantly. In the first phase of the Intelligent Community Forum's 2013 Intelligent Community of the Year competition, Toronto (led by Waterfront Toronto) was recognized as one of the Smart 21 out of over 400 communities globally who submitted applications for consideration. The submission for Top 7 consideration is in the final stages of preparation.

## **Media Relations**

Waterfront Toronto provided imagery of Canada's Sugar Beach for an upcoming book titled "The History of Landscape Architecture in Canada."

Waterfront Toronto continues to work with international design and architecture magazines to promote our parks and public spaces. We coordinated an interview with Waterfront Toronto staff and provided photos of Sherbourne Common for BluPrint, a design magazine in the Philippines. We shared images of the water's edge promenade and boardwalk in EBF which will be featured in an upcoming issue of Singapore Airlines' inflight travel magazine SilverKris. We worked with

ArqViva, a Brazilian architecture and urbanism magazine on an article about our overall revitalization efforts.

Waterfront Toronto also coordinated imagery and background on Underpass Park for the December issue of Reader's Digest.

On December 3, 2012 Waterfront Toronto will be featured in an episode of Rogers Television's Accessibility Toronto, a series that focuses on people with disabilities and highlights their achievements and accomplishments. Waterfront Toronto was included in the show because of our work on accessibility in the public realm to ensure the waterfront is accessible for everyone. We plan to profile the segment through our newsletter, website and social media platforms.

Waterfront Toronto has been working for the past several months with Building Toronto, a new Rogers's Television show focusing on the transformation underway in Toronto in design, architecture, engineering and construction. Several episodes will feature waterfront revitalization projects, including projects in the WDL, EBF and Queens Quay. Episodes will feature interviews with staff and key partners, on-site project footage, renderings and animation on our work. Episodes are scheduled to begin airing in early 2013.

#### Report to the Community Promotion

Waterfront Toronto continued efforts to promote this year's Report to the Community by sending electronic packages to more than 300 government officials and key influencers. Packages included a letter from John Campbell highlighting the accomplishments over the past year, a link to the online report and the promotional postcard.