

BACKGROUND

October 26, 2010

Toronto 2015 Pan/Parapan American Athletes' Village In The West Don Lands

West Don Lands Revitalization

The West Don Lands is one of the first new communities currently being developed by Waterfront Toronto as part of Toronto's waterfront revitalization.

The 32 hectare (80 acre) area of former industrial lands is being transformed into a sustainable, mixed-use, pedestrian-friendly, riverside community. It will feature 6,000 new residential units, ample space for employment and commercial uses, public transit within a five minute walk of homes and businesses, and two child-care centres.

Building an Athletes' Village in the West Don Lands

Infrastructure Ontario, Waterfront Toronto and the Ontario Realty Corporation are working with Toronto 2015 to develop the section of West Don Lands that will be home to the Toronto 2015 Pan/Parapan American Athletes' Village.

Locating the Athletes' Village in the West Don Lands will be a unique legacy of the Games and significantly increases the pace of transformation. The Village will be built based on Waterfront Toronto's vision for a green, modern and vibrant new community as outlined in the West Don Lands Precinct Plan. Waterfront Toronto originally planned to complete the West Don Lands community over 10 to 12 years in three phases, now more than half of the West Don Lands will be complete in time for the Games.

The Village will serve as the home-away-from-home for the 10,000 athletes and officials of the 2015 Pan/Parapan American Games:

- 8,000 athletes and officials are expected to participate in the Pan American Games, July 10-26, 2015.
- 2,200 athletes and officials are expected to participate in the Parapan American Games, August 7-14, 2015.

Following the Games, the Athletes' Village will be converted into a range of housing options as defined by the West Don Lands Precinct Plan.

Achieving Sustainability and Design Excellence

The Athletes' Village will achieve LEED® Gold certification and will be efficient in its use of resources and take advantage of new approaches and technologies to deliver a positive impact on the surrounding air, land and water. LEED® buildings focus on healthy indoor environments, reduced greenhouse gas emissions and efficient use of energy, water and other resources.

Waterfront Toronto formed a design review panel, the first in Toronto, to help ensure that waterfront revitalization projects set new standards for design excellence. The mission of the Panel is to provide objective, professional advice to designers, developers and governments to ensure that high-quality design is a critical consideration for all of the development on Toronto's waterfront. The Panel will be engaged in the development of the Athletes' Village project.

Preparing for the Redevelopment Project

Remediation and site preparation work is well underway in the West Don Lands, both in the area that will be home to the Athletes' Village and the surrounding area. Design, construction and planning approvals are also already well underway, which will allow the development of the Village to be completed in time for the Games.

Ontario Realty Corporation is continuing to construct a Flood Protection Landform, build sub-surface infrastructure and roads, and prepare the land for future development. The Flood Protection Landform is 90 per cent complete. Construction of the Bayview Avenue re-alignment has begun and the River Street extension is underway. Once Bayview Avenue is completed, Ontario Realty Corporation will demolish the existing connecting road at the King/Queen triangle and extend the Flood Protection Landform through that area.

Additional projects by Waterfront Toronto in the West Don Lands are underway, including Don River Park. Located adjacent to the Village in the West Don Lands, Don River Park will become a cornerstone of the West Don Lands community. During the Games, athletes, officials and visitors will be able to enjoy the 7.3-hectare (18 acre) park, which will be built atop the area's Flood Protection Landform.

Zoning Bylaw Amendment and the Plan of Subdivision

The Planning and Approval process for the West Don Lands is well underway to ensure the required approvals and zoning amendments are in place for the West Don Lands Athletes' Village project:

- Waterfront Toronto received approval for the Rezoning and Official Plan Amendment for the West Don Lands, Phase 2 from Toronto City Council, at its meeting August 25, 2010.
- Draft subdivision approval plans are being finalized by Waterfront Toronto and approval is expected to be secured in fall 2010.
- Subdivision Registration and execution is anticipated by winter 2011.
- The second zoning by-law amendment to lift the holding designation ("H") will be sent directly to Council for consideration once all applicable conditions have been met. The "H" must be lifted prior to construction of any buildings within Phase 2. Waterfront Toronto currently anticipates that the "H" should be lifted by the fall of 2011.