

The CEO Report has been organized differently in order to help ensure maximum relevance for the Board. Information has been organized along the following headings:

- What has been accomplished at WT since the last board meeting
- A “Waterfront Scan” of key work underway
- What the Board should accomplish at the December 7<sup>th</sup> meeting

**What has been accomplished at WT since the last board meeting:**

*Port Lands Flood Protection*

- EllisDon has been engaged as Construction Manager and have already mobilized on site.
- Design work with MVVA team now underway on the Port Lands Flood Protection – River Valley and Parks scope. The schedule includes completion of schematic design by May 2018. WT staff are in the process of procuring the consultants who will undertake the Roads and Bridges design work with the contract expected to be awarded first week of December. Contribution Agreement with the three governments is on schedule for 1st QTR 2018. (See Schedule 1 attached for further project details.)

*Quayside*

- Intensive briefings of governments on the Framework Agreement – (Mayor’s office and senior city staff including legal counsel; provincially, Minister Chiarelli, his office; the Deputy Minister’s office and senior Infrastructure staff and legal). Excellent feedback has been received which will be incorporated in our work going forward. Federal government briefings are being organized for early December.
- Apart from these specific briefings, the Intergovernmental Steering Committee (IGSC), which is comprised of the City Manager, Deputy City Manager, Provincial and Federal Deputy Ministers also continues to be our formal government engagement vehicle for this project and all other waterfront work. We will continue to work with the IGSC and with the Board, through the Quayside Committee, to identify the structure/template for government engagement on Quayside.
- A first meeting of the Quayside Committee was held on November 27<sup>th</sup> and good discussion was had on expectations, process and next steps including the preparation of a Negotiation Strategy by staff which will set out Waterfront Toronto’s negotiation principles and objectives. A second meeting of the Committee was held on December 1<sup>st</sup> where considered the Committee Mandate.

*Mandate Extension*

- At the Intergovernmental Steering Committee Meetings in September and November 2017 governments agreed to consider a WT mandate extension request. WT has submitted a letter to Minister Chiarelli formally requesting WT’s mandate be extended to 2028 as provided for in the TWRC Act. Governments will jointly undertake a review as required in the Act with the goal of extending WT’s mandate to 2028.

## **Waterfront Scan:**

### *Communications*

November 1 Quayside Town Hall

- Over 530 people attended the meeting and more than 3,000 participated via livestream. The key themes that emerged from the public and media include:
  - People-first, inclusive planning
  - Accessibility
  - Housing affordability
  - Environment, sustainability, and climate change
  - Questions and concerns about data and privacy
  - The need for more green space
  - Public transit
- We are preparing an interim feedback report for the public in early December that will highlight the top themes, as well as other important topics we heard as feedback. A more fulsome report linked to a follow up public engagement plan and next steps with the public will be prepared in late-January. That plan will be part of a broader Quayside engagement strategy that will take into account the broader Quayside context in terms of the work of the Quayside Committee, our discussions with governments on Quayside and Waterfront Toronto's broader 2018 integrated communications and government relations strategic plan.

### *New Corporate Narrative*

- We are continuing our work to develop a new corporate narrative and associated communications materials. The purpose of this work is to establish a strong and compelling new storyline for waterfront revitalization as part of the high-level communications strategy to inform our work. Final deliverables are anticipated in late-January or early February for Board review.

### *Gardiner East Environmental Assessment (EA)*

- The Gardiner East EA which includes the Hybrid 3 alignment and public realm vision for the Gardiner was approved by the Ministry of the Environment on November 27, 2017. WT will continue to coordinate between the Gardiner project and the river project – two massive adjoining infrastructure construction projects. The Gardiner construction project will be led by the City; WT is the City's delivery agent on the public realm vision, first phase design and implementation.

### *York St. and Rees St. Parks Pre-Design Phase*

- Following a collaborative process between City of Toronto Parks, Forestry and Recreation (PF&R) and WT it was determined that the delivery of York St. and Rees St. Parks will be co-led by staff from these two organizations. This will commence with a public engagement process and release of RFQ/RFP to procure two design teams for the parks for later this year/early in 2018.

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

- Our development partner, Urban Capital, is working through the final details of their building permit and will begin construction on their fourth and final phase of the River City project, Harris Square imminently.
- Dundee Kilmer is preparing to commence construction on Block 16, located on the north side of Front St. between Tannery Rd. and Rolling Mills Rd. (see map)
- Dundee Kilmer presented Block 12, which is located on the south side of Front Street, at the October 18, 2017 DRP meeting and will be returning for the December 20, 2017 meeting. The project launched in October and has experienced very strong sales activity.
- Waterfront Toronto is negotiating a Development Agreement with Re kai and Options for Homes for Block 5w, located on the north-west corner of Front and Cherry Streets, which is targeted to be executed before December 31, 2017.
- Waterfront Toronto is also negotiating a Development Agreement with Anishnawbe Health Toronto and Dream Kilmer for Block 10, located on the south-east corner of Front and Cherry Streets, which we are aiming to have executed by March 31, 2018.

### *East Bayfront Development (EBF)*

- On November 2, 2017, the Ministry of Environment and Climate Change (MOECC) issued the Record of Site Condition (RSC) for the Bayside Phase II lands. This is a major milestone for Bayside as the RSC allows residential development on the Phase II parcels. (see map)
- Final Conditions related to the Bayside Phase II Subdivision Agreements were cleared and the Phase II Subdivision Agreement was registered on November 21. The Aquabella transaction is scheduled to close mid December 2017 and commence construction in the new year. A two-storey City-owned and operated child care centre will be located in the Aquabella building. Waterfront Toronto, our development partner Hines/Tridel, and City staff are currently finalizing the terms of the child care property transaction.
- The first residents of Bayside began moving into the Aqualina development, located next to Sherbourne Common, in September 2017. The second residential development, Aquavista, will be “topping off” on December 14, 2017.

### *Waterfront Innovation Centre (WIC):*

- Menkes continues to pursue tenants for the WIC in the marketplace and Waterfront Toronto, Menkes, and City staff continue to work through remaining items associated with executing final transaction agreements.
- Menkes is preparing to submit a site plan application to the City, following Waterfront Toronto’s review.

- Waterfront Toronto and the City of Toronto have completed the Port Lands Planning Framework and the Villiers Island Precinct Plan including corresponding Official Plan Modification policy to amend the Central Waterfront Secondary Plan.
- These reports will go before City Council on December 5 and 6, 2017.

#### *Waterfront Toronto Design Review Panel Update*

- Since the last Board meeting, WT Design Review Panel reviewed and achieved support for the following projects:
  - Bayside A1/A2
  - Hanlan's Boat Club
  - Tommy Thompson Park Entrance Pavillion,
  - West Don Lands – Block 12, Port Lands Flood Protection [River Valley and Parks], and
  - West Don Lands – Rekai and Options for Homes.

#### *Jack Layton Ferry Terminal Phase 1A*

- Construction of Jack Layton Ferry Terminal Phase 1A (which includes 106 linear metres of new promenade from Bay Street to the existing ticket booths, upgrades to the existing lighting and associated landscaping) commenced in early November 2017. This phase of the project is expected to be complete by May 2018 in time for the summer season.

#### *The Bentway*

- The Bentway is on track to open the skating trail for public use on January 6/7<sup>th</sup> 2018. A notice will be sent out regarding the soft opening welcome event.

#### *Health and Safety*

- There were no health and safety incidents on Waterfront Toronto sites since the last report.

#### **What the Board should accomplish at the December 7<sup>th</sup> meeting:**

- Approval of the 2018/19 Corporate Plan that will enable the Corporation to bolster its staff, technology and physical resources so we can execute on our priority projects. Most importantly, approval of the Plan will enable Waterfront Toronto to enhance the resiliency systems and organizational capacity necessary to successfully deliver on Port Lands infrastructure.
- Approval of the Quayside Committee mandate so Management Team and the Committee can proceed to next milestones on Quayside.

## **SCHEDULE 1**

### **Port Lands Flood Protection and Enabling Infrastructure Project (PLFPEI)**

Pursuant to the Board of Directors' supplementary Capital Approval provided on September 14, 2017 and the execution of the Delivery Agreement in the amount of \$15.6M between the City and Waterfront Toronto, Management has continued with the negotiation, procurement and award of contracts for design, engineering, construction management and miscellaneous consulting services to advance schematic design work for all project components as follows:

- Completion of negotiations are ongoing with Michael Van Valkenburgh Associates, Inc., CH2M Hill and HDR Inc. based on their selection through previous competitive procurements;
- The contract for Construction Management Services has been awarded to Ellis Don Civil Construction through an open competitive procurement process;
- Issued Requests for Proposals for roads & services and bridge design and engineering are underway with submissions under review for both procurements;
- Contracts have been issued for risk management and governance peer review services to the Kingdom of the Netherlands, Ministry of Infrastructure (Rijkswaterstaat); BOD and Projectus Infrastructure
- Tenant relations discussions are ongoing with City and Toronto Port Lands Company (TPLC) staff. Subject to TPLC Board approval tenants will be provided notice when construction work will impact their occupancies. Waterfront Toronto will be meeting with its two tenants impacted by the PLFPEI construction project in December 2017 to discuss relocation and lease surrender requirements
- Contracts have been awarded to several proponents to conduct field scale pilot testing related to soil stabilization and quality enhancement based on the results of bench scale pilot tests undertaken earlier this year with related work currently underway; and
- Procurement of the third-party program manager and cost consultants is underway, with proponent selection scheduled for January 2018.

### **Cherry Street Storm Water and Lake Filling Project (CSLF)**

The project design team has now produced the Issued for Tender design set that will be used by the Construction Manager (CM) to procure trades.

The CM has obtained the required project insurance and bonds. Waterfront Toronto had shared the insurance documentation with the City of Toronto, Ports Toronto, and TPLC as a condition of its agreements with those parties in order to start construction.

While the Sewer Diversion permitting is in progress, the CM is reviewing with Waterfront Toronto and the project team a value improvement alternative that would reduce the project costs and risks relating to this scope of work.

The CM is now mobilized to site and undertaking the required preconstruction survey activities in order to start with the berm's core stone placement December 2017. Procurement of materials and equipment and key subcontractors is in progress.

The project is moving forward to plan at this time.

