

West Don Lands (“WDL”)

Construction

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

- Don River Park - Over the past month, work on the dry side has included work to address some minor deficiencies, and some erosion at locations where lawn seed mix did not take. By the end of October, work will be scheduled for installation of the footings for the artwork and installation of the lights at River Square. Completion of the wet side is on hold until the completion of the Flood Protection Landform (“FPL”) by Infrastructure Ontario (“IO”) forces.
- Underpass Park - Block 18 has been completed. Waterfront Toronto/Eastern Construction will be scheduling a walk through to review deficiencies. The project is scheduled to be substantially complete by the middle of October. Full power and Record of Site Condition will be in place in early 2013 (power will be provided from Eastern Avenue which village contractor is providing). Tentative date for opening Block 18 will be spring 2013.
- Stormwater Quality Facility - The WDL storm conveyance system (Oil-grit Separator, storm outfall tunnel and storage shaft) has been certified as complete to the City of Toronto. An automated, temporary pumping system has been installed in the main shaft, until such time as permanent pumps are installed as part of the building construction. Design development work for the treatment building continues on track.
- Woonerfs – the tender for the surface works contract has been awarded to Canadian Road and Construction Engineering Limited (“CRCE”), and the contractor is currently mobilizing to start work on the roads adjacent to Urban Capital’s Phase 1 buildings.

Urban Capital

Urban Capital has advised that occupancy will occur in the first buildings in early winter 2013. Construction is progressing well on phase 1. Phase 2 is nearing the sales threshold to obtain financing and construction is expected to commence shortly. Design work on phase 3 has just commenced.

Toronto and Community Housing (“TCHC”)

Construction continues on TCHC’s three buildings, with an occupancy target date of summer 2013.

Public Art

- “Mirage” artwork at Underpass Park has been completed, accepted and transferred to the City.
- “No Shoes” restored artwork for Don River Park has returned to Canada. The CA has just been approved by the Province which enables us to mobilise on pouring the foundation for the artwork at its new site. The artist has added a ‘shoe’ to the piece – this is symbolic as it is a very senior artist returning to one of his first works, which was about the heady optimism and free-spirit of the 1960s, and is now slightly more guarded in different times and in response to the neglect this piece endured.

- The Prequalification for artists for the 3 artwork opportunities on Front Street launched on September 20, 2012 and closes October 22, 2012. The shortlist will be selected by end of the first week of November.

East Bayfront (“EBF”)

Construction

- External Sanitary Sewer – The revised sewer alignment at Market and Wilton is 75% complete. The balance of the work will be completed by the end of the month.
- The Jarvis Dockwall Reinforcement and the Martin Goodman Trail connection projects have been awarded and construction is expected to start mid-October.

Parkside

Great Gulf continues to process its approvals with the City which include Site Plan Approval.

Bayside

Waterfront Toronto and City Staff continue to process the Bayside Plan of Subdivision and Zoning By-law amendment applications and are currently discussing the conditions of Draft Approval. There is an aim to have the statutory public meeting at Community Council in November and final Draft Plan Approval by Council in December. Registration is targeted for July, 2013.

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

The City has provided comments on the first Bayside engineering, public realm and external services design submission. Waterfront Toronto is now incorporating comments into the designs for a second submission to the City in November. A third and final submission will be provided to the City with a target for final approval in the spring of 2013.

Dockside

The Phase 2 public realm and municipal service work has been completed (east of Dockside Drive from Knapp Lane to Lower Sherbourne Street). The closure of Knapp Lane at Queens Quay will be completed by the end of October. Frequent bus transit service between Union Station and Dockside started last August and is servicing GBC and Corus. Completion of a signal at Queens Quay and Lower Sherbourne is expected to be completed by late November. The signal will further facilitate the TTC bus service and improve north-south connections. The fit out of the Water’s Edge Promenade electrical room in GBC is complete, the final ESA approval is expected mid-October.

Affordable Housing Agreement

Waterfront Toronto and City Staff have undertaken extensive negotiations of the Affordable Housing Delivery Agreement which are nearing completion. The agreement will secure affordable housing in EBF. Execution of the agreement is expected in late 2012.

Interim Transit Study

Waterfront Toronto continues to work on the Interim Transit Study for EBF. We await a draft report from the consulting team in October and will develop an approach to public consultation once the report has been reviewed.

Public Art

The EBF Art Strategy was sent to the City over the summer. The City had extensive comments and great concern over the strategy's proposal to mesh together the private (on private land holdings) and public art programs. As a result, Waterfront Toronto has amended the strategy to assign the art benefits entirely to the public realm. This version was sent to the City for comment the first week of October and we await City comments.

Central Waterfront ("CWF")

Queens Quay Design and Approvals

On September 11, 2012 Waterfront Toronto obtained a permit to commence construction of the TTC Corridor on Queens Quay. While all utilities and many City departments have signed off on the design for Queens Quay, Waterfront Toronto is continuing to work with the City and Agencies to resolve a small number of outstanding comments related to the site services, street layout/signalization and public promenade portions of the work. It is anticipated that these will be resolved within the coming weeks and that a full construction permit will be issued by the end of October.

As part of the permit process, Waterfront Toronto has developed extensive construction staging, traffic management plans, alternative TTC routing and temporary signalization plans. These plans have been reviewed by City Staff and will be approved as part of the Queens Quay construction permit.

On September 25, 2012, Waterfront Toronto received authorization from the City of Toronto to submit its Environmental Compliance Approval application to the Ministry of the Environment ("MOE"). This permit is required in order to undertake Sewer and Watermain construction. The full construction permit for Queens Quay cannot be released until this review is complete.

Waterfront Toronto continues to work with the private landowners to finalize agreements related to sharing the costs of paving the privately owned public sidewalks. These agreements are expected to be completed by the end of October/early November.

The Contribution Agreement for the construction of Queens Quay was approved on September 12, 2012.

Queens Quay Construction

Waterfront Toronto, through its Construction Manager, awarded tenders for TTC demolition and construction to Coco Paving, Dewatering to Atlas Dewatering and electrical to Stacey Electrical. Waterfront Toronto's Construction Manager closed its tender for Site Services and will award this work by mid-October and is currently out for tender for Granite Paving and Curbs Pre-purchase. Landscape and roadway tenders will be scheduled for early November.

Coco Paving has commenced its utility locates and is mobilizing to the site on October 9, 2012. The first task is the demolition of the approximately 60 cm deep concrete foundation of the existing TTC Corridor which is anticipated to take approximately 4 weeks. This work will have localized impacts including noise and lane closures.

Both Atlas Dewatering and Stacey Electrical are expected to mobilize to the site in October. It is anticipated that by late October de-watering wells will be installed and draw-down will be undertaken. The first task for the electrical contractor will be the installation of temporary signals to divert traffic while the deep services construction is underway. This will be completed in late

October/early November. Upon award of the site services tender, utility test pits will commence. It is expected that deep services construction will commence in mid-November.

TTC is currently operating bus service along Queens Quay between union station and Exhibition Place. In order to facilitate the site services construction, eastbound travel lanes on Queens Quay will be closed commencing in early November. This will result in westbound only operations on Queens Quay. At this time TTC Service will be modified to reflect this. TTC will operate westbound on Queens Quay and eastbound on LakeShore Blvd with stops at Stadium Road, Bathurst Avenue, Dan Leckie Way, Spadina Avenue, Simcoe and Bay Streets.

Construction of civil works for new Bell Plant on Queens Quay has been completed and Bell Canada continues to pull its wiring, this task is anticipated to take approximately 6 months. Toronto Hydro received its permit in late August and is now mobilizing construction. Construction of Hydro works is expected to take approximately 1 year. Hydro will commence its work in front of the Westin Harbour Castle Hotel and at York/Queens Quay in mid-October. This work will be undertaken directly by Hydro coordinated by Waterfront Toronto's Construction Manager. Design has been completed for a new plant for Enbridge. Design is underway by Allstream, Cogeco, Rogers and Beanfield.

Queens Quay Public Consultation

Waterfront Toronto continues to communicate with stakeholders and the general public about pre-construction activities and the launch of major construction.

The Construction Liaison Committee, which includes representatives from all residential buildings on Queens Quay, representatives of the local BIA and a wide-range of waterfront stakeholders, meets monthly to address issues. Detailed weekly construction updates are being distributed to the Queens Quay database which now has almost 1,000 subscribers. Notices are also sent via Twitter and Facebook. Waterfront Toronto provided a Queens Quay construction and communication update for the City's 311 Department and to a group organized by the City's Economic Development & Culture Division (EDC). Waterfront Toronto also continues to coordinate with TTC Stakeholder and Media Relations to communicate changes to the Harbourfront Streetcar service.

Portland Slip

Pursuant to the the advice provided by the MOE that a Record of Site Condition ("RSC") and Certificate of Property Use ("CPU") are required for the improvements to the Portland Slip water's edge, LVM/ FRANZ has been retained to undertake a Risk Assessment Risk Management Plan in accordance with the Provincial brownfields legislation. The consultant has completed the Phase 2 Environmental Site Assessment testing and has advised that current plans provide sufficient Risk Management Measures to allow construction to proceed without changes to the drawings and prior to the issuance of the RSC. The construction contract has therefore been awarded to Somerville Construction and mobilization is underway. Substantial completion of the project is now slated for mid-June 2013. In cooperation with Councillor Adam Vaughan's office, a stakeholder information session is being planned for the second week of October in order to update the community.

The additional environmental requirements and delay to the project are projected to result in the project exceeding the budget by approximately 9.5%. Additional funding to address this potential over-run has been identified and the City's approval obtained in order for the project to proceed.

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.

Lower Don Lands (“LDL”) / Port Lands

At the direction of Toronto City Council, Waterfront Toronto began working together with the City of Toronto and Toronto and Region Conservation (“TRCA”) to create a business and implementation plan for revitalizing the Port Lands. The Council-approved protocol also mandated further examination of options for the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment (“DMNP EA”), within the approved EA terms of reference, along with a robust and comprehensive public consultation process.

City staff recommendations arising from the Port Lands Acceleration Initiative (“PLAI”) were unanimously adopted with minor amendments by the Executive Committee on September 10, 2012, followed by unanimous City Council endorsement on October 2, 2012. In addition to adopting the general direction outlined in the PLAI “Summary of Findings” as a basis for future action and endorsing the 2012 “4WS Re-aligned” option for the DMNP EA, City Council provided the following direction and undertakings:

1. City Council adopt the direction outlined in the "Summary of Findings" included as Appendix 1 of the report (August 24, 2012) from the Deputy City Manager, Cluster B, as a basis for action regarding the Port Lands Acceleration Initiative.
2. City Council endorse the 2012 "4WS Re-aligned" option and requests Waterfront Toronto and TRCA to revise and submit the Environmental Assessment to the Ministry of the Environment.
3. City Council request the TRCA and Provincial Ministries (including the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources) to approve the revised phasing strategy and planning framework (Special Policy Area) for the implementation of the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment as outlined in the report (August 24, 2012) from the Deputy City Manager, Cluster B and to include the Don Greenway in the first phase of implementation.
4. City Council request the Deputy City Manager responsible for the Waterfront Initiative, Waterfront Toronto and the Chief Planner and Executive Director, City Planning to initiate precinct planning, following the Port Lands Acceleration Initiative Steering Committee model and using the robust and high standard of public consultation used throughout the Port Lands Acceleration Initiative process, along with the submission of a business and implementation plan, for the following precincts within the Port Lands: Cousins Quay (E1), Polson Quay (E3), and Film Studio District (F); and to address in the E3 precinct planning the issues of water access, road access, catalysts sites and land use compatibility, identified in the letter dated September 7, 2012 from Gurinder S. Girm, Lafarge Canada Inc., addressed to the Mayor and the President and Chief Executive Officer, Waterfront Toronto.
5. City Council refer the submissions regarding the expansion of the precinct boundaries to "properties across the street" to the Deputy City Manager responsible for the Waterfront Initiative, for consideration in the Precinct Planning Process.
6. City Council request the Deputy City Manager responsible for the Waterfront Initiative, in consultation with the Chief Planner and Executive Director, City Planning and the TRCA, through planning and permit approvals and other legal agreements, if applicable, to ensure that the proposed valley corridor of the Lower Don River through the Port Lands is protected from encroachment by development.

7. City Council request Waterfront Toronto to revise, as necessary, the Lower Don Lands Class EA Infrastructure Master Plan (May 2010) and Keating Channel Precinct Class EA Environmental Study Report (May 2010) to align with the direction for the Port Lands.
8. City Council request the Deputy City Manager responsible for the Waterfront Initiative and the General Manager of Parks, Forestry and Recreation in consultation with Waterfront Toronto, the Chief Planner and Executive Director, City Planning, and the TRCA to initiate the development of recreational and ecological opportunities in parks, including Lake Ontario Park and Tommy Thompson Park.
9. City Council direct the Deputy City Manager responsible for the Waterfront Initiative and the Deputy City Manager and Chief Financial Officer to further review utilizing City-wide development charges for infrastructure, and area-specific development charges or any other appropriate mechanisms for the Port Lands and Don River flood plain area to pay for flood protection and infrastructure in the Port Lands and other impacted areas, and to report on additional and associated financing options and timelines to accelerate naturalization of the Don River Course and the planning of the River Districts in the Phase 3 precinct(s) between Don Roadway, Cherry Street, Keating and Ship Channels.
10. City Council direct the Deputy City Manager responsible for the Waterfront Initiative to coordinate, following the Port Lands Acceleration Initiative Steering Committee model, the creation of a landowners' group consisting of property owners and long-term lease holders within the Port Lands in order to secure infrastructure cost sharing and front-ending agreements as well as other mechanisms for funding the infrastructure necessary for redevelopment and direct the landowners' group to report back on their progress within one year.
11. City Council direct the Deputy City Manager and Chief Financial Officer to include the infrastructure projects required for the redevelopment of the Port Lands on the list of works considered for incorporation within the Development Charges By-Law Review currently underway.
12. City Council request the Deputy City Manager responsible for the Waterfront Initiative, Waterfront Toronto and the Chief Planner and Executive Director, City Planning to report to the Planning and Growth Management Committee on the creation of a high-level planning framework for the entire Port Lands consistent with the Central Waterfront Secondary Plan.
13. City Council request the Deputy City Manager responsible for the Waterfront Initiative, to determine the physical works that would be required to introduce higher order transit on Commissioners Street and report to the Planning and Growth Management Committee.

The project team also sought and obtained an extension to the pause granted by the MOE to enable further examination of DMNP EA options and completion of a revised EA. The pause will now expire on September 6, 2013.

Waterfront Toronto and its project team partners are now drafting a detailed work plan, schedule, budget, and procurement plan for Phase 2 of the PLAI, to address the action items listed above. The overarching objectives of PLAI Phase 2 are: 1) to obtain all necessary approvals for the 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, and by Project Executive David Kusturin.

Sustainability

Carbon Tool

Further to the development of the Waterfront Toronto Carbon tool with the Clinton Climate Initiative/C40, Waterfront Toronto has completed work with the University of Toronto's City Centre on tool calibration, devising new strategies, and transferring the tool from the West Don Lands to the East Bayfront Bayside community. Waterfront Toronto has had meetings with the Pan Am Games Developer and the Hines development team to share the abilities of the tool and obtain feedback. We are also devising a strategy for how the tool can be used to influence decisions for carbon reductions during the design, planning, and development process, for future precinct planning.

Meeting participants were excited about the tool's ability to push the bar on sustainability and provide results to communicate achievements, but had questions on how to move forward with the tool. Discussions with U of T have focused on the necessity to understand the cost of low carbon development and how the tool as designed would integrate with that. Developer discussions highlighted the need to understand the business case for using the Carbon Tool and the relationship to cost implications of modifying design decisions to achieve carbon reductions. Economic analysis is considered relevant future work to ensure the full benefit of this tool. The details of the project will also be shared at the Canadian Institute of Planners Conference on October 12, 2012, the Ontario Municipal Leader's Forum Working Group on November 20, 2012, and Association of Municipalities of Ontario Connections Energy Symposium on December 6, 2012. A Waterfront Toronto Carbon Tool Webpage is also under development and will launch by the end of this year.

Intelligent Communities

The infrastructure elements of the Intelligent Community are proceeding according to schedule by Beanfield. Beanfield is also completing the engineering plans for the WiFi network for the public realm spaces. Discussions regarding the middleware platform are ongoing with vendors. Waterfront Toronto formalized its relationship with the Intelligent Community Forum ("ICF"), signing a Memorandum of Understanding on September 12, 2012. In addition, Waterfront Toronto has submitted an application for consideration to the ICF for the 2013 Intelligent Community of the Year awards cycle in an effort to increase global awareness of the waterfront development.

Communications and Marketing

Media Relations

Waterfront Toronto continues to promote our completed parks and public spaces. Canada's Sugar Beach was featured in the September issue of Landscape Architecture magazine which calls the park "truly one of a kind" and includes photos provided by Waterfront Toronto. We also coordinated with the City of Toronto on its news release to promote Toronto's six National Urban Design Awards (which included Canada's Sugar Beach and Sherbourne Common).

2012 Canadian Urban Institute ("CUI") Brownie Awards

Three waterfront projects received 2012 CUI Brownie Awards. The George Brown College Health Sciences Building won in the Excellence in Project Development category while Underpass Park and the Flood Protection Landform received special recognition for Overall Best Small Project and Contribution to the Public Realm. Waterfront Toronto promoted the awards through an online featured post, our social media platforms and in our monthly newsletter.

Toronto 2015 1000 Days to go Event

On October 15, Toronto 2015 is hosting an event to celebrate the 1000 day countdown to the 2015 Pan/Parapan Games. The event will start with a technical briefing for members of the Athletes Advisory Council, followed by a tour of the Pan Am Athletes' Village site with council members and invited media, showcasing construction and village and community features. Following the tour of the Athletes' Village, invited guests will be taken into Don River Park where official remarks will be made. Waterfront Toronto has been asked to participate in all aspects of the event and we are coordinating the Don River Park portion of the event.

Report to the Community

On September 18, Waterfront Toronto publicly launched its Report to the Community. To date, approximately 2500 people have viewed the report, 900 of which visited the site through our online advertising and social media campaigns. We also ran a short series of Facebook posts promoting the Report that were "viewed" by a further 1364 people. Additionally, we have had close to 1000 people view our Year-in Review video which is featured in the Report, and was also promoted by the media outlet *Urban Toronto*. There has also been an increase in traffic to the corporate website with more than 60 percent of the traffic being new first-time visitors to the website.

Corporate Outreach

On September 28, David Kusturin took 24 senior Urban Land Institute members on a tour of the waterfront as part of their annual governors' retreat and on October 5, Waterfront Toronto welcomed a South African Western Cape Delegation Study Tour.