

## **East Bayfront (“EBF”)**

### Bayside Development

Work is ongoing on the subdivision application for Bayside, with a target submission date of the end of July. As part of this process, Hines and Waterfront Toronto (“WT”) will be hosting a stakeholder meeting prior to submission. On a going forward basis, the Plan of Subdivision process is a statutory process that will involve public engagement and consultation throughout. Assuming traditional processing timeframes and an overall support for the plan, it is expected that draft plan approval would be granted in the spring of 2012, that servicing of the first phase of the project will be shortly thereafter and, subject to market conditions, the first buildings could be under construction as early as 2013. In order to meet these timelines it is anticipated that the Canpar warehouse will be demolished this fall, while work on the reconfiguration of a portion of the temporary Corus parking lot is already underway.

Hines has also indicated a desire to commence marketing of their first commercial building, given the long lead times for such a project, in the next month or so. Marketing of the first residential building will not begin until the spring of next year.

### Parkside Development

With the reconfirmation of stakeholder support at a recent meeting hosted by Councillor McConnell, Great Gulf is in the process of putting the final touches on the Safdie-designed building and making their formal Site Plan submission. All indications lead to a marketing launch this fall.

### George Brown College (“GBC”)

Construction remains on schedule for a scheduled opening in September of 2012. GBC and WT, in co-operation with the TTC, have recently engaged a transportation consultant to determine the most efficient configuration for the access into and out of the Dockside site, to ensure smooth transit operations for the students while not negatively impacting on Corus’s operations. A preliminary concept is expected this fall.

### Infrastructure

The construction of the external sanitary sewer that will provide sanitary capacity for Dockside, Parkside and the initial phases of Bayside has commenced. WT has met with various stakeholder groups including several owners and merchants along The Esplanade, as the route of the sewer takes it up Jarvis Street and west along the Esplanade to the Scott Street pumping station, to ensure minimal disruption to their operations. Work is projected to take approximately 16 months, weather permitting.

## **Central Waterfront (“CWF”)**

### Queens Quay Design

The 90% Detailed Designs were presented to the Design Review Panel on June 8, 2011 and the project received unanimous approval. The design team is planning to finalize the Detailed Design package and submit it to the City in July. Assuming the Contribution Agreement is signed in the

near future, our design schedule will keep pace with the TTC schedule to rebuild the Queens Quay Light Rail Transit.

### Excellence in Stakeholder & Community Consultations and Communications

On May 25, 2011 and again on June 7, 2011, WT met with the Business Improvement Area (“BIA”) to confirm that the design would meet their needs. We received BIA official support for the Queens Quay project on June 9, 2011. WT also hosted a Central Waterfront Community Update Meeting on June 9, 2011 where we heard broad support for the Queens Quay project.

The Central Waterfront Update on June 8, 2011 was attended by approximately 80 members of the community and included an update on overall revitalization and a detailed description of the projects along the central waterfront. These included the construction of the Portland Slip and the Water’s Edge Promenade, the construction at York Quay and the design plans for Queens Quay Boulevard.

### Ongoing Coordination with the City

We continue to have success in working through extensive feedback received from the City on the first design submission. Many of the issues raised have been reviewed and resolutions found. Major issues still pending resolution include: use of a Silva Cell tree soil system above Toronto Water Utilities, TTC median curb height and fire’s access to it, and vehicular curbside strategies including bus management. The design team is currently working through Toronto Water’s maintenance requirements where there are conflicts with the proposed Silva Cells. These conflicts are in a few specific locations and we believe a solution can be found.

### Portland Slip Water’s Edge

The design team is finalizing the Construction Documentation however there are a few technical issues which have delayed the submission. WT is evaluating the contractor prequalification submissions.

### Canada Square

Approximately 73% of the project has now been tendered as we continue to negotiate the Guaranteed Maximum Price for the York Quay garage. The project team is implementing value engineering and scope deferral initiatives as required to ensure that sufficient funding is available to install an interim landscape finish pending Harbourfront Centre (“HFC”) securing necessary funding for the permanent Canada Square public realm.

### **Other**

#### Soil Recycling Facility (“SRF”)

Staff is in the process of formally closing out the agreements for the soil recycling pilot project and developing the request for proposal (“RFP”) for the long term soil recycling facility. The RFP notice has been posted and the RFP is tentatively scheduled to be issued at the beginning of July. We are meeting with various stakeholders in advance of release of the RFP – including the Ministry of Environment and local councilor to ensure that we have concurrence on the strategy and criteria for the long term facility. As directed by the Board of Directors, the RFP will transfer all approvals and cost, responsibility, risk and liability related to the of the design, construction and operation of the facility to the private sector operator.

## Health and Safety

There have been no reportable health and safety incidents or lost time accident or injuries on any WT project site since the last report.

## **Government Relations**

### Provincial Secretariat

The provincial waterfront secretariat has moved within the Ministry of Infrastructure (“MOI”) and now reports to the Strategic Real Estate Asset Management Division (“SREAM”) as opposed to the Infrastructure Policy and Planning Division. The move consolidates MOI’s relationship and oversight responsibilities with its agencies and ministry related organizations into one division in MOI as SREAM also has agency oversight of the newly merged Infrastructure Ontario/Ontario Realty Corporation.

WT will interface with the new Assistant Deputy Minister (Vitoria Vidal-Ribas) and Director (Bruce Singbush) responsible for the waterfront revitalization file, however, we do not anticipate any loss of momentum or institutional memory as staff within the secretariat remains the same.

We have arranged a foundation briefing and tour for July 6, 2011.

### Operational Governance

As the Board knows, last October WT submitted its latest formal request to the three orders of government seeking consent on a prioritized list of governance requirements:

- the ability to raise revenues from signed development agreements (i.e. Bayside and Parkside);
- the authority to receive revenues from the permanent soil recycling facility and from the temporary District Energy plant (revenue currently accruing to a trust);
- the ability to borrow - specifically from Infrastructure Ontario (“IO”); and
- the ability to create real estate subsidiaries.

The province anticipates seeking Treasury Board approval for the above in July; the federal government in September/October. The federal approvals process was delayed because of the election. WT is concerned about the implications for borrowing from IO if approvals from the federal government are only received in the fall given the lead time required to secure IO financing.

All government secretariats have indicated that they do not have any outstanding concerns with WT’s governance requests.

## **Communications and Marketing**

### Proactive, Strategic Media Relations

On June 7, 2011, WT held a media event to announce its partnership with Beanfield to provide open access ultra-high speed broadband to the waterfront. In addition to John Campbell and Dan Armstrong, CEO of Beanfield, we had industry experts from the Intelligent Community Forum, Price Waterhouse Coopers and Invest Toronto to substantiate the economic development potential enabled by ultra-broadband infrastructure. The media announcement resulted in very strong on-message media coverage locally, nationally and internationally. In addition to prominent stories in the Toronto newspapers, we had on-line stories through the global Reuter’s newswire service and coverage on line in the New York Times, USA Today, Montreal Gazette, Vancouver Sun,

International Business Times, World News Australia, TCM Net (Asia), Calgary Herald, and the Orlando Sentinel. We also achieved broadcast stories and coverage in trade and industry publications. The story was a hot subject on Twitter. The story was tweeted by realtors, journalists, IT journalists & editors, IT industry people, and a Harvard professor in such locations as Arizona, Boston, Australia, Scotland, Columbus, and Brooklyn. We are still receiving media coverage and requests for interviews. We are compiling an inventory of media coverage for use with our government and other stakeholders.

On May 26, 2011, we held a successful media event to celebrate the official start of construction for Underpass Park in WDL. Mark Wilson, Ministers Jim Flaherty and Glen Murray and Toronto Councillors Norm Kelly and Pam McConnell gave remarks and answered media questions. The event was staged under the Richmond and Adelaide overpasses and showcased the importance of transforming the derelict space into a welcoming neighbourhood amenity. More than 100 people attended. The event resulted in widespread positive media coverage in all mediums (radio, print, broadcast and online) as well as strong social media attention.

Underpass Park helped inspire the American Society of Landscape Architects to produce a short video entitled "Infrastructure for All", which highlights projects that innovatively and effectively repurpose existing infrastructure. The video's supporting reference materials mention the park and WT. [http://www.asla.org/sustainablelandscapes/Vid\\_Infrastructure.html](http://www.asla.org/sustainablelandscapes/Vid_Infrastructure.html)

The Star's Christopher Hume covered the Design Review Panel's June meeting which featured the final review session for the design of Queens Quay in the central waterfront. Hume attended the session, interviewed the lead project designer and wrote a story for the June 10, 2011 addition of the Star.

We have been working with University of Toronto Press to help them promote their recently published book *Reshaping Toronto's Waterfront*. The book is a collection of academic essays that look at the history of Toronto's waterfront and recent efforts to redevelop the waterfront. Several of the book's essays cover WT and our plans and initiatives.

### Build and Implement the Brand

On June 9, 2011, WT released the 2011 Report to the Community; the report has received positive attention in social media. To reach more people without a huge increase in budget, this year we developed a digital on-line report and promoted it with a postcard invitation in major newspapers. The report offers a complete interactive experience by incorporating video, image galleries and links to our web and social media sites. As in previous reports, it showcases the achievements of the past year and highlights future deliverables. This year's report also included a summary of investments to-date and an explanation of WT's mandate and development model. The promotional postcard was circulated to 600,000 people in the June 9<sup>th</sup> editions of the Toronto Sun, Toronto Star and Globe and Mail (Toronto). The postcard with the caption "What's happening on our waterfront?" also featured a QR code to enable people to access the report directly on their mobile devices. We are continuing to promote the report on our website and through social media. The digital format allows us to track how many people view the report.

### **Intelligent Communities**

Prior to the public announcement of WT's partnership with Beanfield Metroconnects ("Beanfield") senior management met with staff from Industry Canada (Ministry responsible for setting policy in this area) to ensure they fully understood how our initiative assisted them in meeting their objectives in digital media and promotion of intelligent communities. The response was very positive.

## **Sustainability**

### Carbon Tool

WT has received a draft Handbook and User Guide which is being reviewed. In addition, WT held a Stakeholders Meeting on June 16, 2011 with several external groups including the Ontario Power Authority, Provincial Ministries and City of Toronto staff including the WT Secretariat, to review and receive feedback on the Carbon Tool and Handbook document prior to its release. The materials were well received and there was great interest in the Carbon Tool as a vehicle to enhance sustainable development.

### Miscellaneous

WT continues to advance additional sustainable development initiatives and technology including the following:

- Complete an application for Grant Funding under the Ministry of the Environment's Showcasing Water Innovation Fund to assist with the operational costs of Sherbourne Common stormwater management system.
- Work with the Ministry of the Environment at the Deputy Minister level and the Ontario Environmental Commissioner's office to address regulatory obstacles to soil recycling at the waterfront.
- Work with both the CaGBC and the USGBC to develop a sustainability challenge platform and communications platform for the GreenBuild conference in October which will showcase the WT LEED (ND) Gold Certified Neighborhoods.