





PRESENTATION
Capital Approval of
East Bayfront Initial Municipal Servicing

June 12, 2008

EBF - Initial Municipal Servicing . Construction Staging Plan



EBF - Initial Municipal Servicing . Construction Staging Plan




EBF - Initial Municipal Servicing

External Hydro
 Earthworks
 Municipal Servicing for Dockside Development



EBF - Stage 1 - Existing

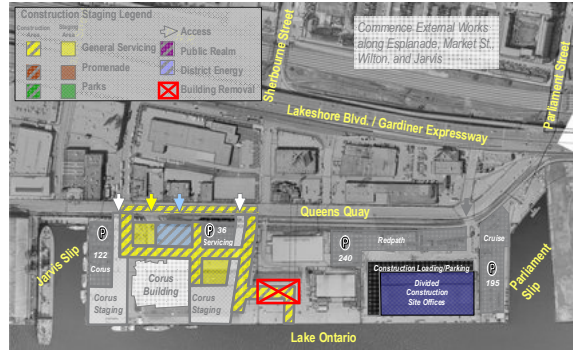


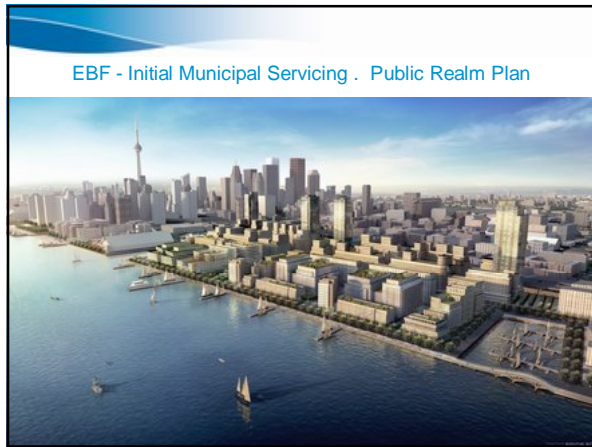
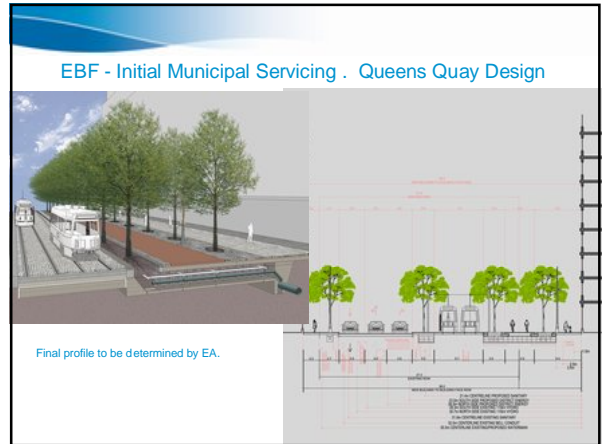
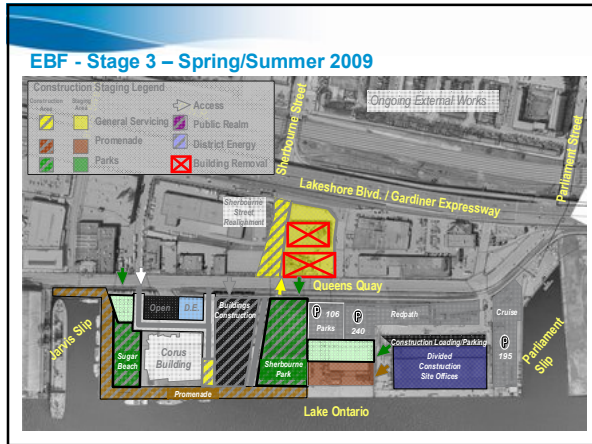
EBF - Stage 2 – Fall Winter 2008

Construction Staging Legend

Construction	Staging Area	Access
General Servicing	Promenade	Public Realm
Parks	District Energy	Building Removal

Commence External Works along Esplanade, Market St, Wilton, and Jarvis



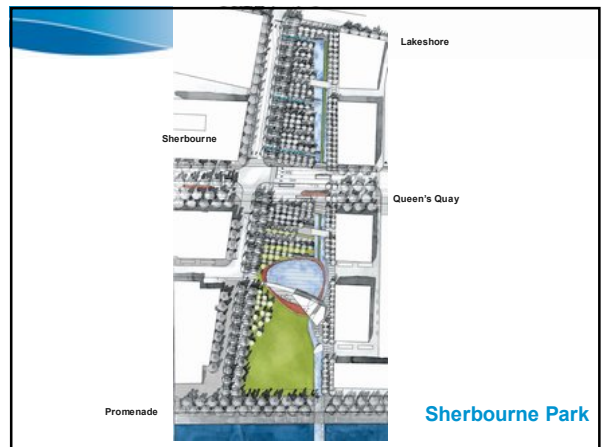


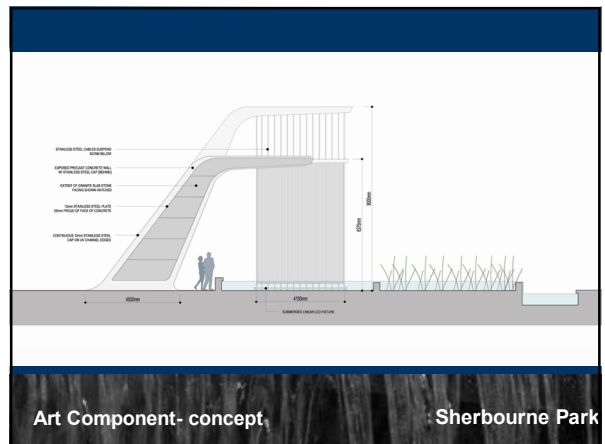
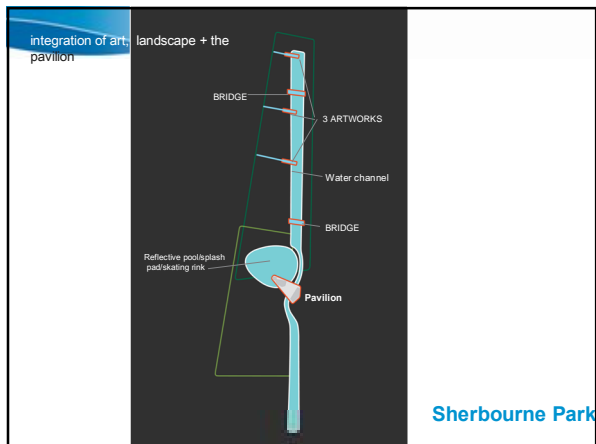
Project Plan – EBF Initial Municipal Servicing

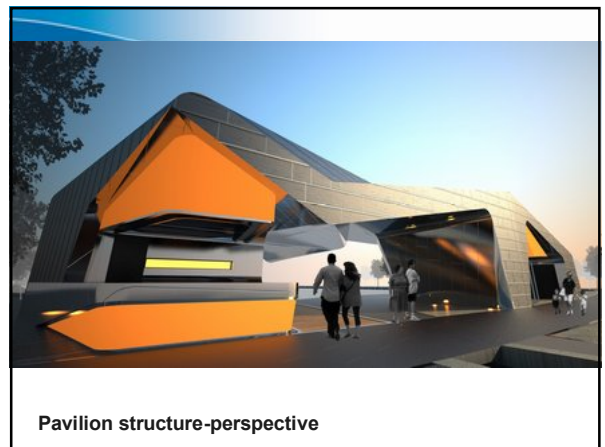
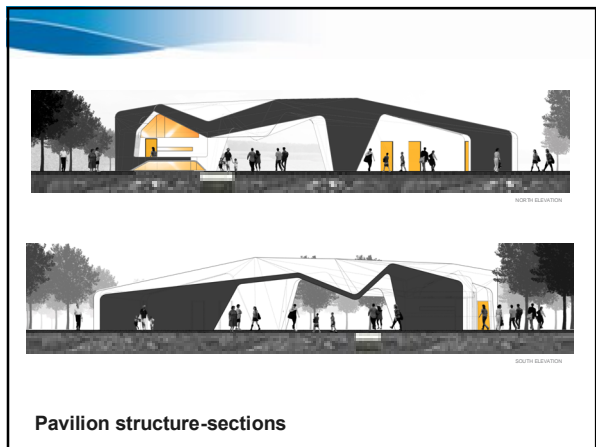
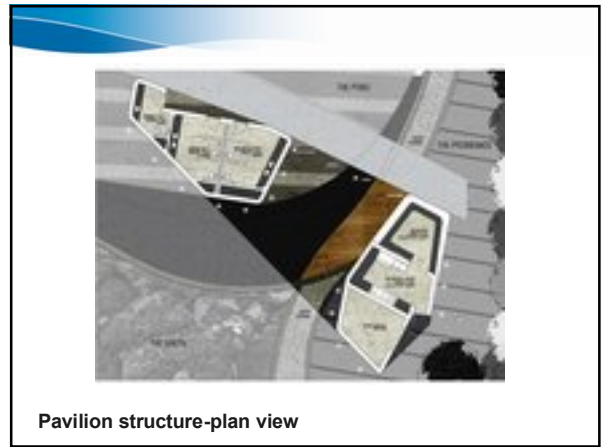
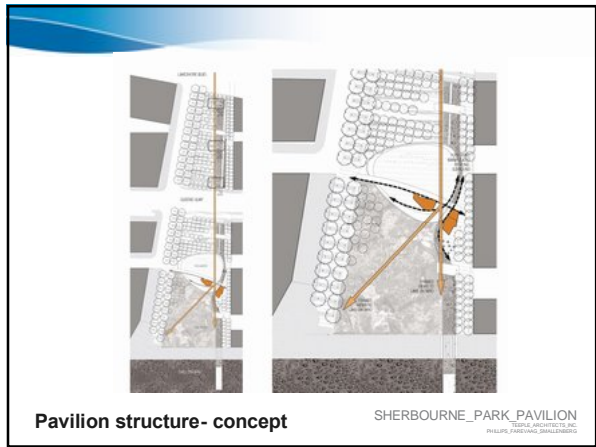
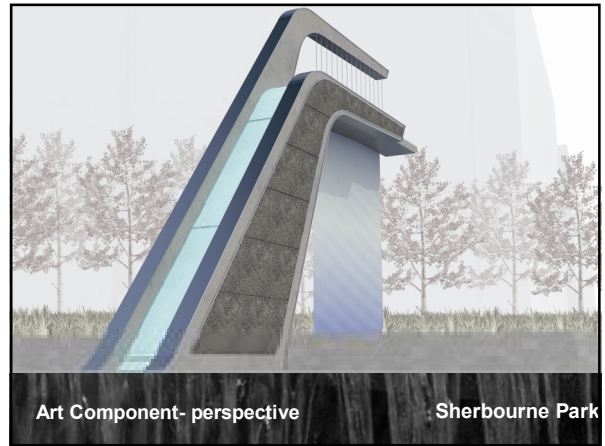
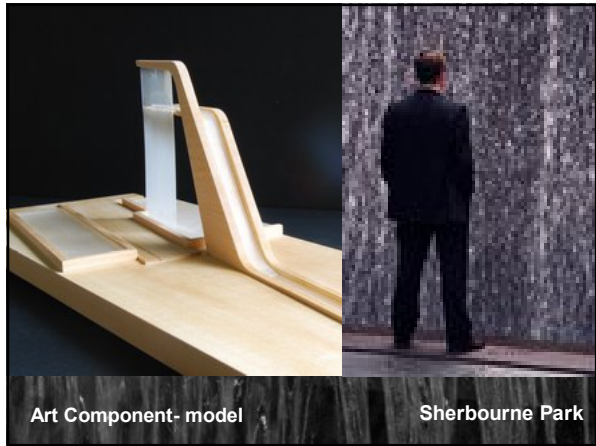
Recommendation to Proceed:

- Management recommends proceeding with the initial municipal servicing for East Bayfront for the period 2008/2009 at a projected cost of \$42.8 million as part of a total estimated cost of \$64.0 million.
- Subsequent request for capital funding approval to complete the projects will be made after the review of WT's Long Term Plan.
- Management is seeking approval to proceed with contracts included in this submission.

PRESENTATION
Capital Approval of Sherbourne Park
 June 12th, 2008







Project Plan – Sherbourne Park

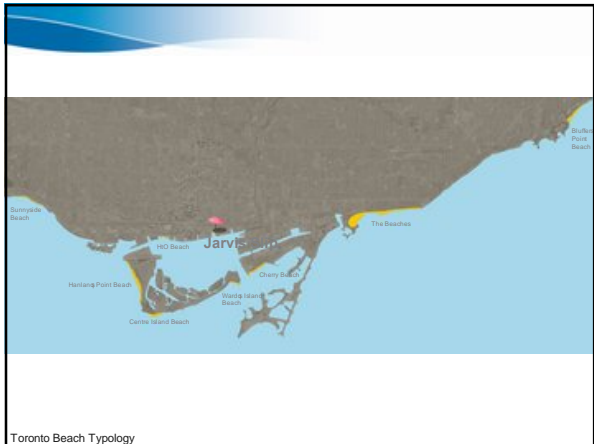
Recommendation to Proceed:

- Management Recommends proceeding forward with Sherbourne Park for a total Project costs of \$22.3 million for the 2008 - 2010 period of which \$16.6 million relates to the Park and \$5.7 million relates to the storm water management and public art.
- Management is seeking approval to proceed with contracts included in this submission.



PRESENTATION
Capital Approval of “Sugar Beach” Park
Jarvis Slip Open Space

June 12th, 2008





Urban Beach Precedents

Paris-Plage - La Seine, 2003



Urban Beach Precedents

Bahin - Spree River, 2007



Site Plan

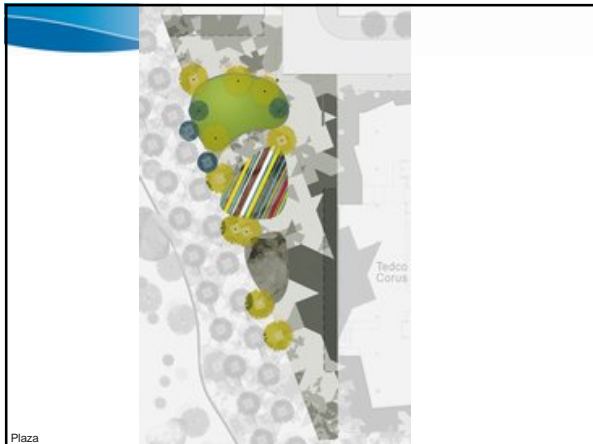
- A. Urban Beach
- B. Continuous Promenade
- C. South Plaza
- D. North Plaza



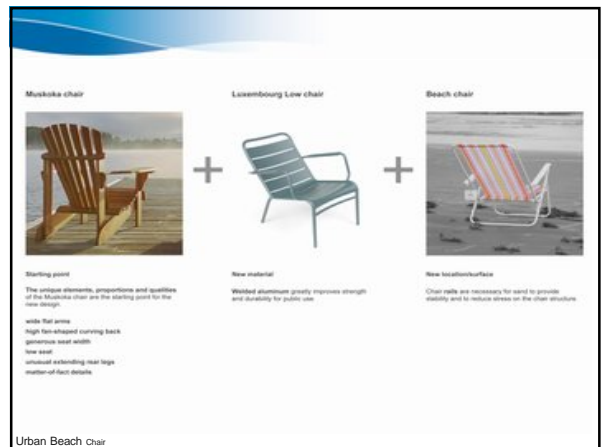
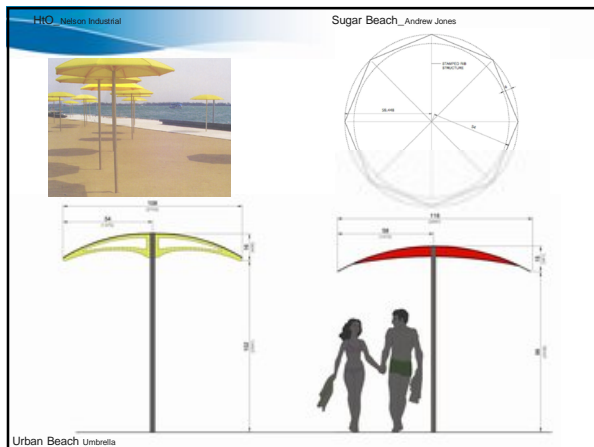
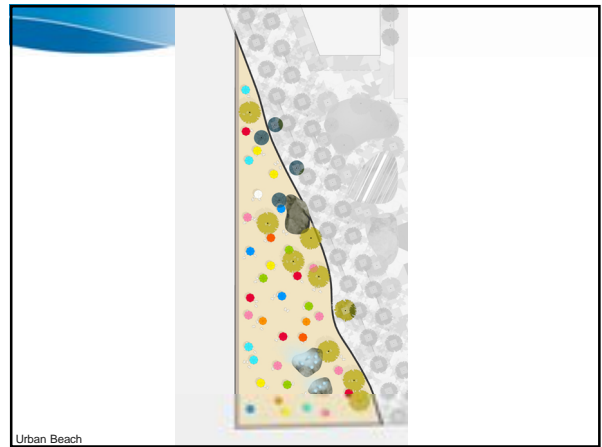
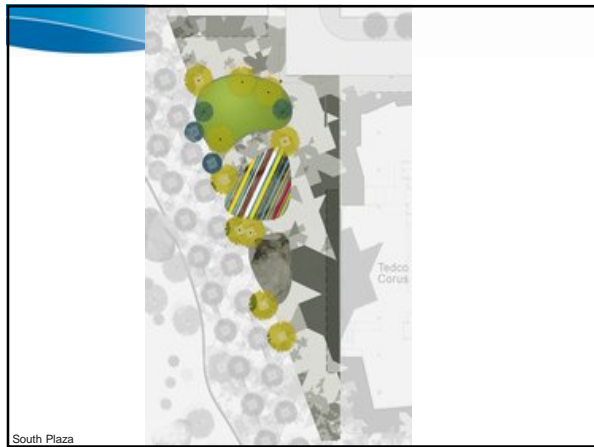
Promenade (19m-Wide)

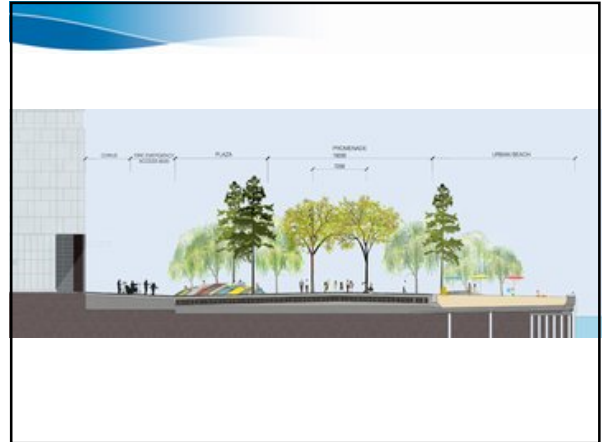
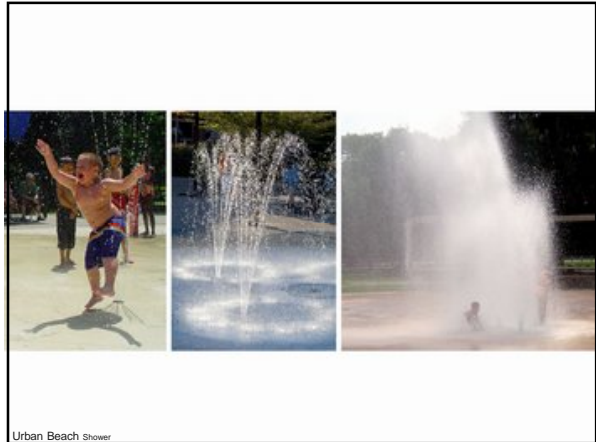


Promenade (19m-Wide)



Plaza






Project Plan – Sugar Park

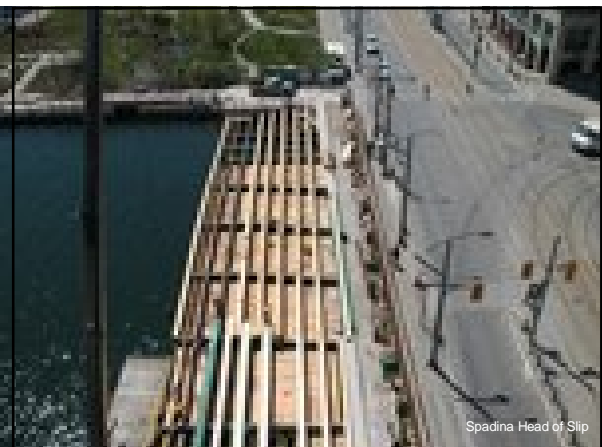
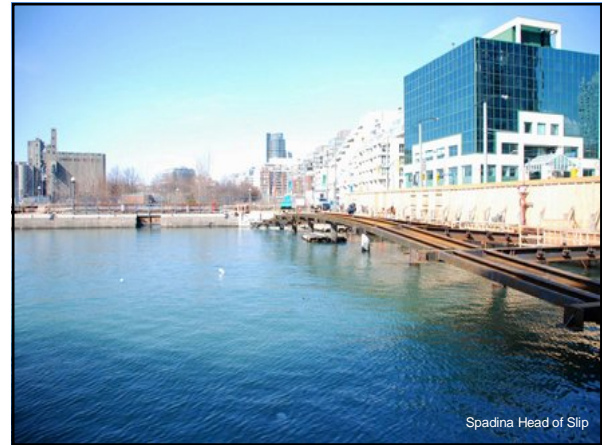
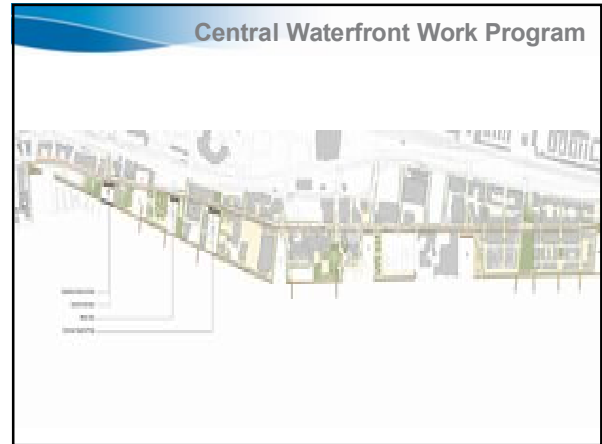
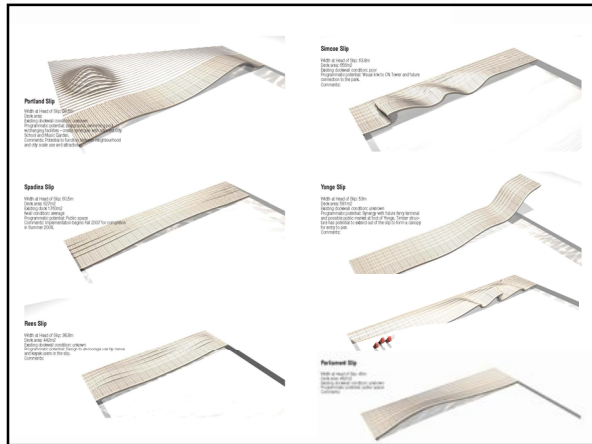
Recommendation to Proceed:

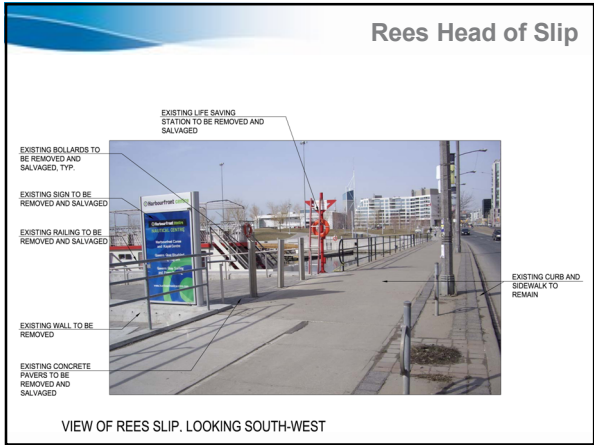
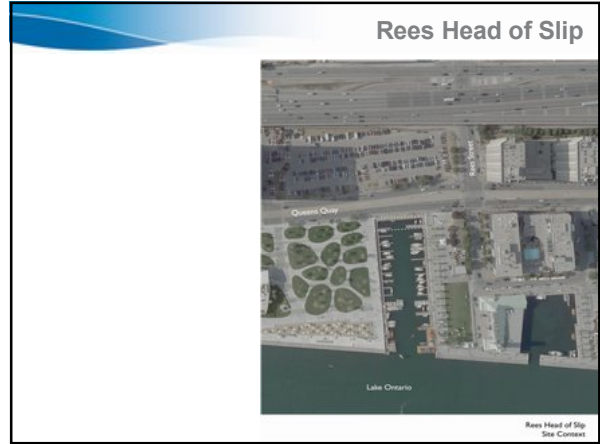
- Management recommends proceeding with the Jarvis Slip open space for a total Project cost of \$10.7 million for the 2008 - 2010 period.
- Management is seeking approval to proceed with contracts included in this submission.



PRESENTATION
Capital Approval for Central Waterfront
 Rees & Simcoe Head of Slip
 Spadina Bridge

June 12, 2008



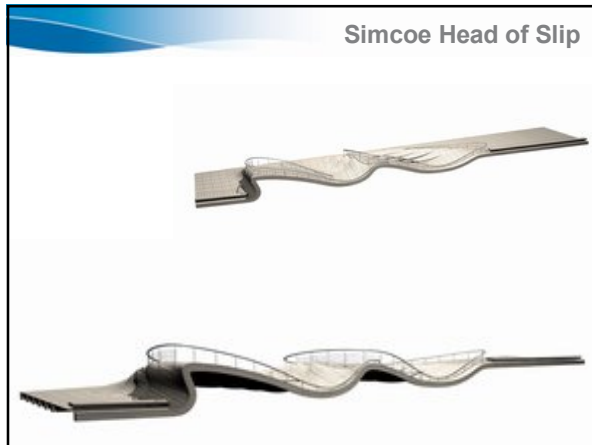
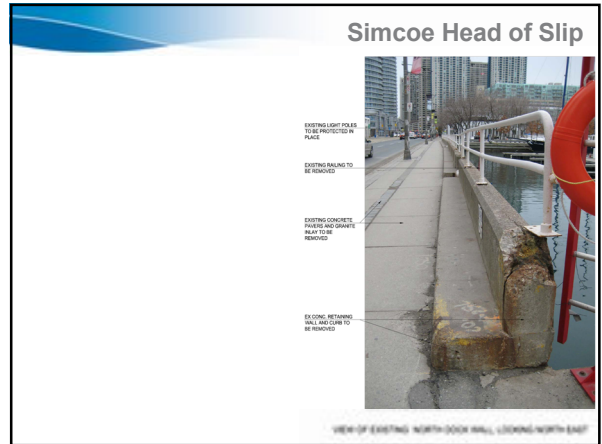
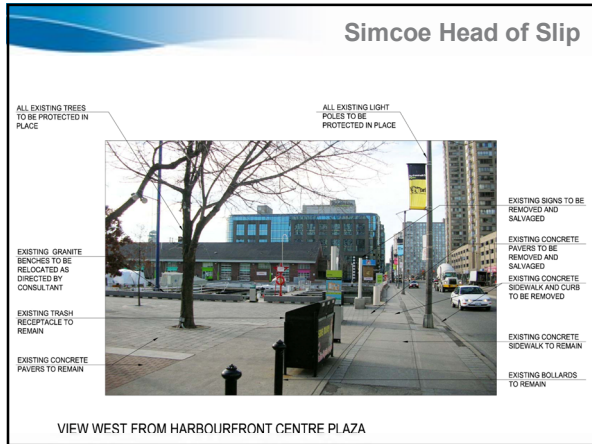


Project Plan – Rees Head of Slip

Recommendation to Proceed:

Management recommends proceeding with Rees Head of Slip at a projected cost of \$5.7M

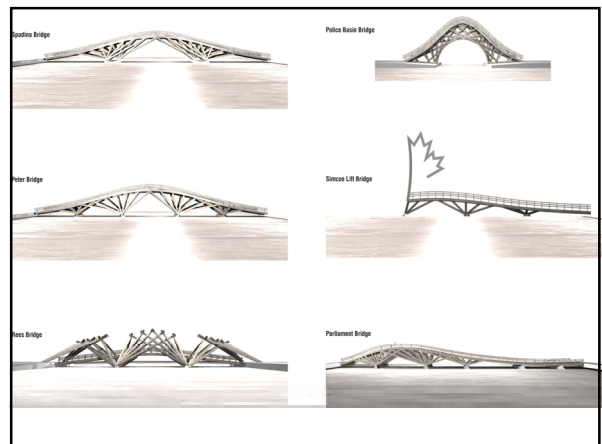




Project Plan – Simcoe Head of Slip

Recommendation to Proceed:

- ~ Management recommends proceeding with Simcoe Head of Slip at a projected cost of \$7.8M
- ~ Management is seeking approval to proceed with contracts noted in the submission





Project Plan – Spadina Bridge

Recommendation to Proceed:

- Management recommends proceeding with Spadina Bridge at a projected cost of \$12.5M
- Management is seeking approval to proceed with contracts noted in the submission


WATERFRONTToronto

PRESENTATION
Capital Approval of West Don Lands Initial Municipal Servicing
June 12, 2008



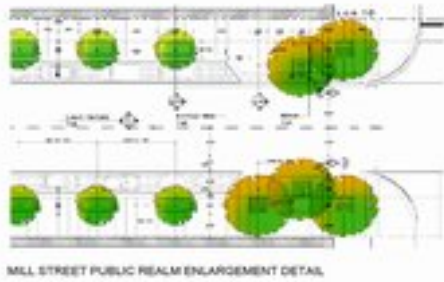
WDL - Initial Municipal Servicing . Construction Staging Plan



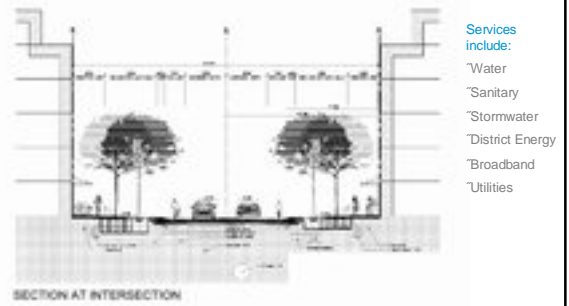
WDL - Initial Municipal Servicing . Mill Street Public Realm Design



WDL - Initial Municipal Servicing . Mill Street Public Realm Design



WDL - Initial Municipal Servicing . Mill Street Servicing



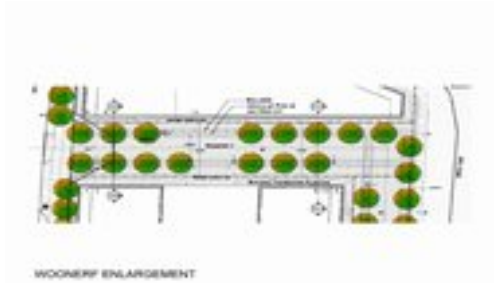
WDL - Initial Municipal Servicing . Woonerf Precedents



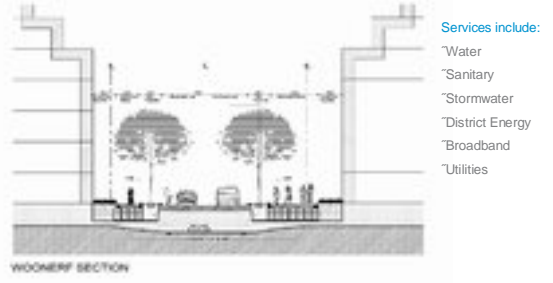
WDL - Initial Municipal Servicing . Woonerf Public Realm Design



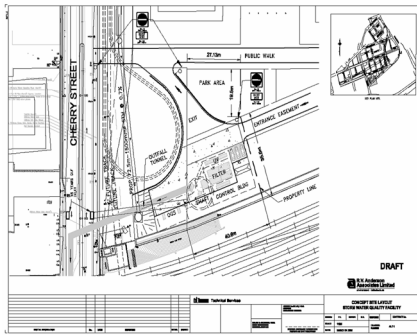
WDL - Initial Municipal Servicing . Woonerf Public Realm Design



WDL - Initial Municipal Servicing . Woonerf Servicing



WDL - Initial Municipal Servicing . Stormwater Quality Facility



WDL - Initial Municipal Servicing . SWQ Facility in District Energy



WDL - Initial Municipal Servicing - Cherry Street Public Realm Design



WDL - Initial Municipal Servicing - Cherry Street Public Realm Design



Project Plan – WDL Initial Municipal Servicing

Recommendation to Proceed:

- Management recommends proceeding with the initial municipal servicing for WDL for the period 2008/2009 at a projected cost of \$29.2 million as part of total estimated costs of \$62.4 million.
- Subsequent request for capital funding approval to complete the projects will be made after our review of WT's Long Term Plan
- Management is seeking approval to proceed with contracts noted above



WATERFRONTToronto



PRESENTATION Capital Approval of West Don Lands Public Art Strategy

June 12, 2008

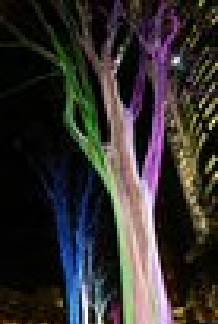
The **2006 Culture Plan for a Creative City+** approved by Council in 2003 defines culture's role at the **center** of the economic and social development of the city. **Public art** is included in this plan as a **key contributor** to the quality of life in Toronto



leaf garden by barbara steinman

Policy: Toronto Official Plan, Section 3.1.4 Public Art
The city's **Official Plan** recommends that a partnership between the public and private sectors is to be nurtured to transform Toronto into a large **public art gallery** with installations **throughout** the City

- To create a sense of **cohesiveness** and **identity** unique to the West Don Lands
- To communicate sustainability elements within the WDL through public art
- To express the **ongoing narrative** of the site linking the past to the present and the future of the community
- To assist in the creation of a **distinctive neighbourhood** that weaves into the network of other Toronto neighbourhoods
- To uncover the **underlying systems** within the site and within the larger context of the environment




ribbon fibre trees, rappongi district toyko

PUBLIC ART AMBITIONS FOR WDL

Role of a Waterfront Toronto Public Art program:


- to guide the evolution of a **distinct and vibrant artistic character** for Toronto's emerging waterfront communities
- to ensure a **visual legacy** that contributes to Toronto's ambitions as a Creative City.



art wall by herbert dreisell, portland

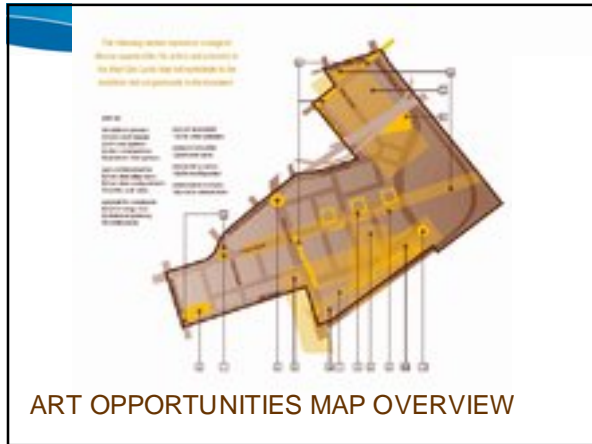
WATERFRONT TORONTO PUBLIC ART PROGRAM

balloon caught, vancouver



- It is recommended that **1% of the gross construction costs (GCC)** for all developer's projects in the West Don Lands be budgeted using an agreed upon per foot rate
- Budgeted amounts will be allocated from Waterfront Toronto funding and set aside for public art projects to be implemented in the public rights-of-way and parks of the West Don Lands by Waterfront Toronto
- Waterfront Toronto will recover the funds for public art through land sale revenues from developer partners


FUNDING RECOMMENDATIONS



Project Plan – WDL Public Art Strategy

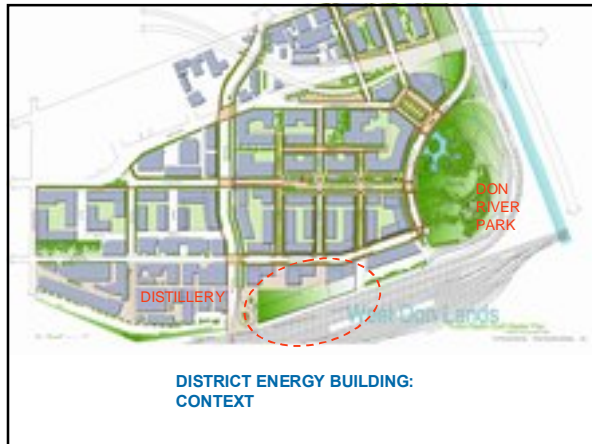
Recommendation to Proceed:

- Management recommends proceeding with the WDL Public Art Strategy of 1% of gross construction costs that is estimated at \$10 million.



PRESENTATION
Capital Approval of
West Don Lands District Energy Centre

June 12, 2008

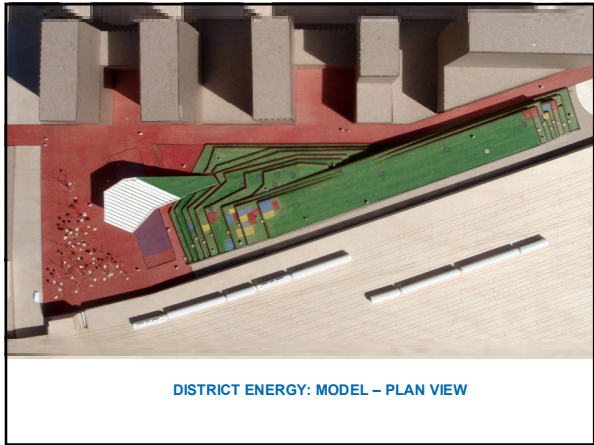




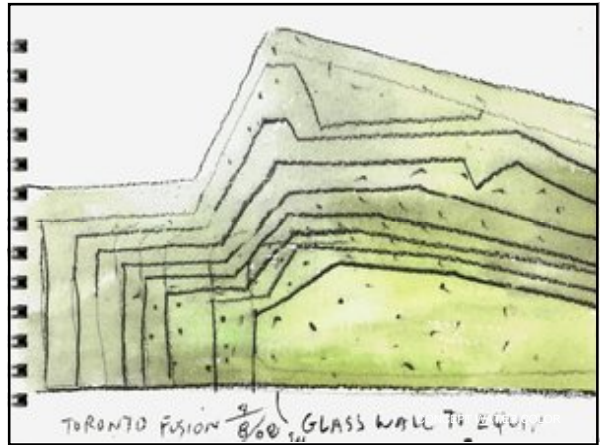
LOCAL CONTEXT WEST: DISTILLERY DISTRICT



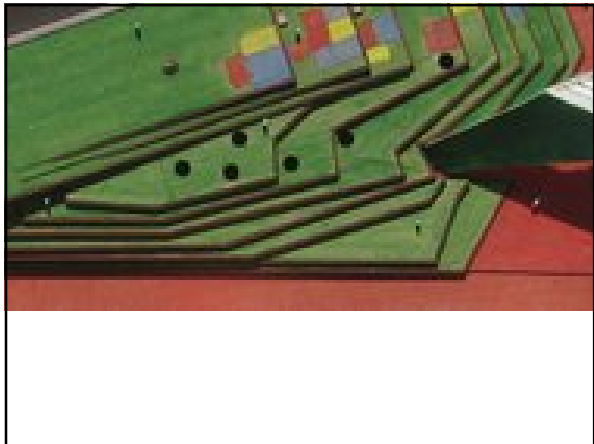
LOCAL CONTEXT EAST: DON RIVER PARK



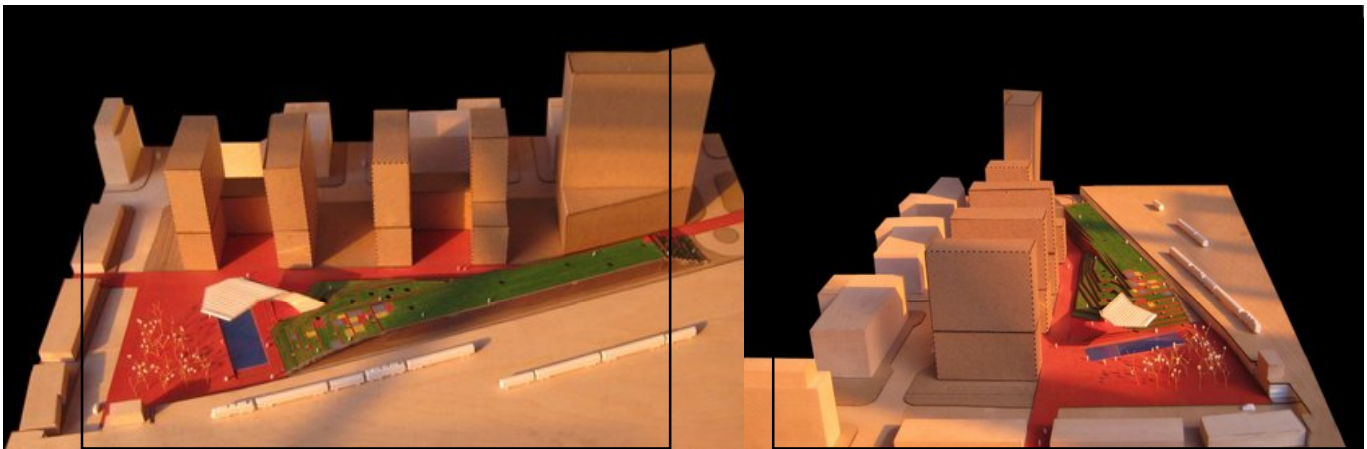
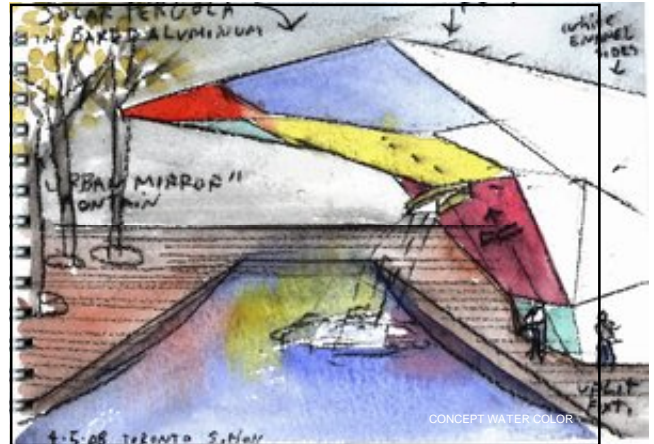
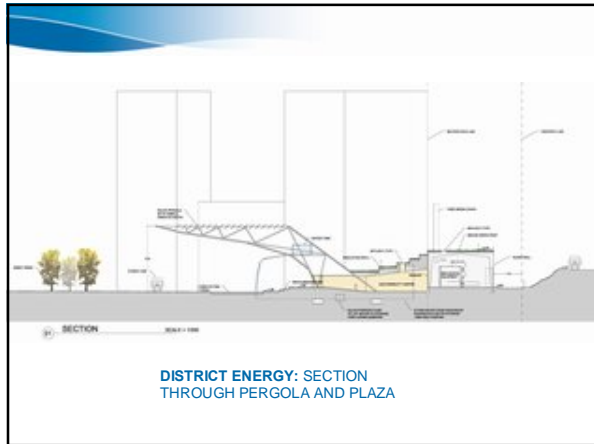
DISTRICT ENERGY: MODEL - PLAN VIEW

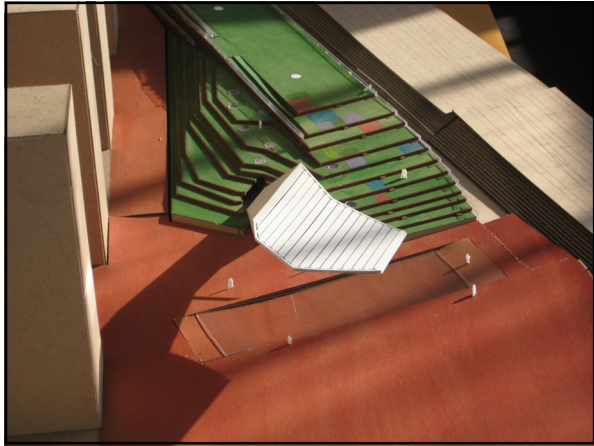


TORONTO FUSION 2/8/00 GLASS WALL TO EQUIP



DISTRICT ENERGY: ROOFSCAPE PRECEDENT
WHITNEY WATER PURIFICATION PLANT STEVEN HOLL ARCHITECTS





Project Plan – WDL District Energy Centre

Recommendation to Proceed:

- ~ Management recommends proceeding with the District Energy Centre Building at a total estimated cost of \$22 million
- ~ Management is seeking approval to proceed with contracts included in this submission