

## **East Bayfront (“EBF”)**

The proposed amendments to the Queens Quay LRT EA, including the addition of the second driveway into Bayside, increased sidewalk widths, and shifted LRT station locations, have been reviewed with the City and there is general consensus on the design and requirements for filing the EA amendments with the MOE. Waterfront Toronto (“WT”) is currently reviewing the stakeholder list for the EBF QQ Working Group and intend to set-up the first meeting before the end of the year.

WT will host an open house on November 22, 2011 at Corus Quay. The purpose of the event is to provide the public with a comprehensive overview of what has been happening in the East Bayfront over the past year, as well as what will be coming in the years ahead. Format is based on display boards with WT staff being available to answer questions or listen to suggestions going forward. Each of our development partners will be in attendance to answer questions regarding their specific projects. Of particular interest this year will be the design elements of Bayside - the water’s edge public realm, the Parkside launch, general infrastructure such as the sanitary pipe on the Esplanade and Jarvis and the overall timing of work on Queens Quay. These events have traditionally been well attended, and the casual atmosphere has led to some positive feedback and discussion.

WT undertook media relations in conjunction with the September Design Review Panel session on Bayside’s first phase. The outreach resulted in a positive Toronto Star article on the Bayside development. WT also held a stakeholder meeting that provided community members with an update on the Parkside and Bayside developments, and George Brown College construction.

To support the East Bayfront Sanitary Sewer project WT continues to meet with various stakeholder groups including several land owners and merchants along the Esplanade to ensure minimal disruption to their operations. The Construction Liaison Committee has been meeting weekly and WT is in the process of branding construction hoarding for the project that will appear on Jarvis Street.

## **Central Waterfront (“CWF”)**

### Queens Quay Design

City comments on the 2<sup>nd</sup> City Submission Set (60% Detailed Design) have been received and we are currently reviewing our responses with each department. The draft Safety Assessment Report has been received and is being finalized for circulation next month. WT received and reviewed Construction Manager proposals and is in the process of awarding the contract. The Geo-Environmental proposals have been received and are being reviewed.

### Queens Quay Funding

The balance of the construction funding is included in WT’s annual budget, which is scheduled to go to Council as part of their mid-year budget review in October.

## Community Consultation

On September 20, 2011, WT hosted the Queens Quay Working Group meeting #13 where we presented an update on the Safety Assessment, BIA Street Animation Elements, and a draft of the Wayfinding designs. On September 15, 2011, WT presented the BIA Street Animation Elements to the BIA Area Planning Committee in order to agree on a strategy and cost allocation. We have also continued our coordination meetings with each of the adjacent private property owners in our effort to finalize Access Agreements.

## Portland Water's Edge

The City has set the final engineering solution for the dockwall reconstruction and expects to complete construction by December 2011. WT is reviewing the revised design to determine its impact on the promenade, which we hope will not change the overall design idea. We intend to tender our surface works in early 2012.

## Canada Square

Construction is ongoing - foundation work have been completed, waterproofing is nearly complete, and column works on the third level are underway. We are on-target with budget and schedule.

## **Other**

### Soil Recycling Facility ("SRF")

WT concluded the Request for Proposal ("RFP") to design, build, finance and operate a long-term Soil Recycling Facility ("SRF") on September 28, 2011.

Four proposals were received from the private sector to construct operate and maintain the facility, from which two proponents were selected for follow up interviews. Green Soils Inc. (GSI), a joint venture between Green Soils Inc., The Cannington Group, ECN Inc., and Genivar, was selected as the preferred proponent. On October 3, 2011 WT entered into a Memorandum of Understanding ("MOU") with GSI for a long-term SRF on Unwin Avenue in the Port Lands.

The SRF will be wholly constructed, managed and funded by the GSI team. Under the terms of the MOU there is no requirement for any public sector investment, nor any risk or liability assumed by WT or any level of government related to rates, rates of return, supply of feed stock or re-use of recycled material. The arrangement will provide for GSI to lease the Unwin Avenue site from TPLC at market rates; will provide for the application of tipping fees that are commensurate with the market rates for disposal at licensed landfills; and will provide for a further discounted tipping fee for WT projects, provided that we are able to re-use the recycled material in the waterfront.

WT has facilitated a meeting between TPLC and GSI regarding assumption of the Unwin Avenue lease. We have also facilitated an introductory meeting between WT, the MOE, and GSI to discuss regulatory requirements and the transfer and/or amendment of WT's current soil recycling Certificates of Approval (CofAs).

## Health and Safety

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

## **Government Relations**

### Lower Don Lands (“LDL”) / Port Lands

On October 3, 2011 WT staff met with the City and Toronto and Region Conservation Authority (“TRCA”) to begin the Port Lands review process as per the protocol approved by City Council on September 22, 2011.

The key direction to WT from Council was to:

- Engage the public in a robust and comprehensive consultation process.
- Complete a business and implementation plan and report on progress within six to eight months.
- Ensure that the plan sought to accelerate development in the LDL and Port Lands.
- Re-examine the preferred option(s) for the Environmental Assessment.

There was broad agreement on documents tabled by WT including the work plan, process, timelines, milestones and organizational structures for working groups.

The city is looking for alternative economic approaches and there was a good first discussion of infrastructure financing opportunities including area-wide development charges, TIFs etc. The meeting discussed how early market soundings can serve to identify those factors pertinent to private sector engagement in the Port Lands. Also discussed was the need to identify early opportunities that could engage private sector investment and still be consistent with an overall, integrated plan for the Port Lands.

WT has reached out to thank members of City Council individually for their vote of confidence in WT and has also done so with community groups and other key advocacy groups.

## **Governance**

It was anticipated that the provincial and federal governments would proceed this summer to secure Treasury Board approval for the long standing request from WT for operational governance – a Treasury Board date was not secured. Government approval for enhanced and basic operational governance for WT has yet to be granted after almost 10 years of discussions with governments. WT’s ability to create legitimate “work arounds” and other solutions to maintain basic work programs in the absence of operational governance may have contributed to a lack of urgency on this issue for governments. Apart from the inefficiencies of “work arounds”, WT continues to face public frustration with the pace of revitalization because significant project work has been pushed out in order to allow WT to deal with chronic cash flow challenges that are the result of governance constraints including the inability to borrow or secure letters of credit, etc. The current review of Port Lands acceleration options will again underline the need not only for basic operational governance but also a variety of financing tools including TIFS which governments will need to make available if development of those lands is to be accelerated successfully.

A letter to governments highlighting the impact of the outstanding governance resolution for WT and acknowledging the link between governance and pace of revitalization is forthcoming. Management is drafting a letter for Board review and sign off.

## **Communications and Marketing**

### Media Relations

WT and a number of our projects will be featured in a David Suzuki's Diary edition of *The Nature of Things*. In September, WT spent two days with Mr. Suzuki and his crew filming segments for the episode which is focused on innovations in sustainable urban development. Interviews with John Campbell and James Roche were held at Don River Park and Sherbourne Common. Filming also took place at Canada's Sugar Beach, WT office and North Keating. The show will air in February.

WT was the cover story and feature article in the September/October issue of *Canadian Journal of Green Building and Design*. The 10 page article included an overview on waterfront revitalization, supplied imagery of WT projects and information on the corporation's sustainability initiatives. The issue was released at the US Greenbuild conference which was held in Toronto this year.

WT issued a media release to promote Canada's Sugar Beach and the Sherbourne Common Pavilion winning 2011 Toronto Urban Design Awards. Canada's Sugar Beach earned an Award of Excellence in the Large Places or Neighbourhood Designs category and the Sherbourne Common Pavilion was awarded an Honourable Mention in the Elements category. The news release resulted in coverage on CBC Radio, in the Toronto Star, NOW Magazine, Daily Commercial News, torontoist, and City Center Mirror.

On September 9, 2011, Infrastructure Ontario, in partnership with WT, issued a media release announcing that Dundee Kilmer Development Limited was selected as the preferred proponent to design, build and finance the Athletes' Village project located in the West Don Lands.

WT gave targeted media a behind-the-scenes tour of the construction of Don River Park to showcase the park and demonstrate progress in the West Don Lands. A variety of print and broadcast media participated and the initiative resulted in print and online coverage and short online videos produced by Toronto Community News and Chris Hume at the Toronto Star.

### **Marketing**

On October 7, 2011, WT relocated the interactive kiosk to Brookfield Place in the concourse level near the food court. The move will enable us to promote waterfront revitalization to the 50,000 people who use the PATH system through Brookfield Place each day. The kiosk will be on location at Brookfield Place until November 10, 2011, when it will move to the Bay-Adelaide Centre, another property owned by Brookfield.

In the past four weeks, a number of international delegations visited WT for presentations and tours. John Campbell presented to 40 senior government officials from India and Sri Lanka, as well as to groups of private sector officials from France, Austria and BOMA International who were in town for Greenbuild 2011. John also gave a presentation on our intelligent community initiative at the 2011 Canadian Brownfield conference.

## **Sustainability**

### Clinton Climate Initiative (CCI) C40 Climate Positive Program

A representative from WT participated in the Climate Positive Learning program the Week of Sept 26, 2010, in Stockholm Sweden. This event was held at the Royal Seaport offices (one of the participating projects), and brought together 9 of the 16 projects to discuss greenhouse gas reducing strategies and technologies. WT presented the Climate Positive Carbon Tool prepared in partnership with CCI. The tool was explained and WT showed strategies and outputs based on the West Don Lands precinct. WT was highlighted as one of the project development partners and discussions were held around sharing strategies and issues. Establishing a closer relationship with the C40 office was also an objective. The staff of CCI and C40 offices received WT's project work positively and commented on their interest to work more closely with us. A contingent of the Learning Program continued to Toronto for the Greenbuild conference and WT hosted the group again for a tour and further discussion.

### Greenbuild

The week of October 4-7, 2011, saw the US Green Building Council Green Build Conference and Expo come to Toronto, Ontario. This is the first time this international conference has left the US and it was well attended with over 23,000 people attending and over 800 exhibitors with many kinds of green material types and services available to the industry. Greenbuild is a coveted event, not only due to the economic impact of the meeting, but also for the recognition it brings to the host city as an environmentally-responsible community. "It is not a coincidence that we chose Toronto for Greenbuild 2011," said Rick Fedrizzi, President, CEO and Founding Chair of the U.S. Green Building Council. "Toronto and the Canada Green Building Council have been a tremendous force in the recent growth of the global green building movement, and as a celebration of our close relationship with the Canada GBC, Toronto is the perfect location for our first non-U.S. Greenbuild."

WT went far to set the stage for the Toronto based event, participating by speaking at the Affordable Housing Summit and the Clinton Climate Initiative Climate Positive Predicting Carbon Profiles of Large Scale, Mixed Use Development. WT also hosted an off-site educational program tour that was extremely successful and was the first to be completely filled before the conference began. We also sponsored the launch of the Canadian Green Building Council Greater Golden Horseshoe LEED ND Challenge. This event launch had a great turn out and has banners staged in the Royal Bank Plaza from October 4-15, 2011 profiling WT and related LEED ND information.

Waterfront revitalization was also featured in Canadian Green Building Council publication *Toronto Focus* and *Canadian Journal of Green Building and Design* which were both distributed to conference attendees.

### **2011/2012 Corporate Budget**

The 2011/12 Corporate Budget for internal operating costs, such as project and support staff, and related overheads, has been set at \$12.9M for the fiscal year. This represents a reduction over the prior year's budget of 9% and a 4% reduction compared to last year's actual costs.

As part the Corporation's ongoing review of discretionary spending and improvements in productivity, Management has identified a further reduction of approximately \$400K primarily due to staffing changes. These savings will result in an additional 3% reduction over the prior year's budget and actual costs.