

East Bayfront (“EBF”)

Bayside Development

Hines Canada presented revisions to their proposed concept plan for the Bayside lands to various stakeholder groups, City staff and WT’s DRP, over the past few weeks with strong support. A full presentation of the current concept plan, including proposed changes and the rationale for them, is provided separately. Next steps include turning the concept plan into a formal subdivision application, including the development of supporting engineering and planning documents, and the commencement of a public consultation process. Requests for Proposals (“RFPs”) for the retention of a civil engineer and an environmental/geotechnical engineer have recently been concluded, with contracts now being finalized. It is expected that these consultants will immediately engage in the Bayside process as their input will be critical to the submission.

Negotiations with Hines to finalize the various legal agreements that are required as part of the proposed transaction are substantially complete and draft agreements are being forwarded to the City as landowner for approval in accordance with Council’s previous approval of this transaction.

Parkside Development

Great Gulf and their design team presented at the March 9, 2011 DRP. Although questions remained about certain details, the concept designs were unanimously approved. Great Gulf, with the assistance of WT, will now begin the process of working with City staff on a formal Site Plan application. Great Gulf has indicated a desire to start marketing this project as soon as possible.

George Brown College (“GBC”)

Site Plan Approval is near completion and is awaiting the conclusion of certain legal issues as they relate to matters such as easements. Construction is on schedule with the project soon to be coming out of the ground. GBC has notified WT that the construction of the public realm adjacent to their building is to start by May 2012 and be completed by August 2012. WT is preparing to engage West 8 + DTAH to finalize tender drawings for implementation by GBC. GBC remains on schedule to open to students in September 2012.

East Bayfront Infrastructure

The skating rink in Sherbourne Common South opened in January. Management continues to work with representatives of the Parks Department regarding the proposed café, although no timeline has been set for bringing on an operator.

Installation of the final pavements and plantings in Sherbourne Common will be completed by mid April 2011. The public art work and raised pools are completed. The park contractor has achieved substantial completion. The City of Toronto Parks Department has assumed the south side.

The construction documentation drawings for the promenade are currently being finalized and are scheduled for completion at the end of March 2011. Construction would be tied to the Bayside development. Included in this work package is a feasibility study for an Actiflo (or ballasted flocculation) stormwater management facility similar to that recently approved in the WDL.

Depending upon the results of this study, WT may enter into discussions with the City regarding revisions to how stormwater could be managed in EBF.

The construction of the external sanitary sewer that will provide sanitary capacity for Dockside, Parkside and the initial phases of Bayside has been awarded, with construction expected to start in the coming weeks. Work is projected to take approximately 16 months, weather permitting.

Central Waterfront (“CWF”)

Queens Quay Design

Schematic design was completed and comprehensive comments were received from the City. The design team is now working to complete the 90% Design Development drawing set by the end of March for resubmission to the City. This task includes coordination with utility companies and through this coordination it has been determined that it is likely that the reconstruction of Queens Quay will include new lines for Bell, Toronto Hydro and Toronto Water. These tasks will need to be integrated into the overall planning for Queens Quay from a design and construction perspective.

Queens Quay Funding

Detailed Design is underway but is only funded until the end of March. If we do not get the new CA signed by the City within the next month, the consultant will be forced to stop work and the construction will be delayed by one year. The delayed signing of the CA has already impacted the release of RFPs which is putting additional stresses on the design process.

As was discussed at the last Board Meeting, the city is requiring that we build the entire segment from Spadina to Bay at once. This leaves a funding gap in our Long Term Funding Plan (“LTFP”) of approximately \$27M, which will be required before commencement of construction. It is anticipated that this gap will be addressed as part of this year’s LTFP negotiations with the secretariats.

Community Consultation

On March 2nd and again on March 8, 2011, WT met with the Queens Quay Business Improvement Association to better understand their needs and to work together to ensure that the future designs address their concerns wherever possible. The meetings are progressing towards a positive resolution and we will continue with them throughout the design process.

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 requiring resolution include: use of Silva Cell tree soil system in the public Right of Way, management/operations strategy for granite mosaic, and safety issues regarding the detailed design of the TTC median, particularly the appropriate curb height and emergency vehicle access.

Portland Waters Edge

60% Detailed Design for the Portland Slip water’s edge promenade was submitted to the City for feedback on March 2, 2011. Prequalification for contractors is now underway and we anticipate starting construction immediately after the City's dockwall works are completed and demobilized in August 2011.

Canada Square

The design of a temporary landscape for the surface of the Harbourfront Centre parking garage was presented to the Design Review Panel. Their advice was that the design, as a temporary fit-out (until funds could be raised for the permanent park), was too permanent and the risk was that we could be left with a good temporary design as a permanent result.

Lower Don Lands

14 appeals were filed against the Don Mouth Naturalization and Flood Protection Environmental Assessment before the comment period closed on February 11, 2011. This is a strikingly low number of appeals for a project of this magnitude, and Toronto and Region Conservation Authority and WT are starting to meet with the appellants to try to resolve their issues.

Other

Union Station Second Platform

The Union Station Second Platform construction kick-off meeting was held on February 22, 2011. Substantial completion of the project is scheduled for January 16, 2014.

Soil Recycling Facility ("SRF")

The analysis of the technological, environmental, and economic viability of the soil washing process for Designated Waterfront Area ("DWA") soils is underway. The long term business plan will be based on the reports submitted by the two pilot facility operators to the Corporation on February 15, 2011, outlining the technical and economic performance of the pilot, as well as their long term economic performance projections for a full scale soil recycling facility. At present, preliminary discussions have been initiated with Ministry of Environment ("MOE"), IO, City of Toronto and Toronto Port Lands Company ("TPLC") regarding the feasibility and conditions for a full scale soil recycling facility. Subject to the results of the Pilot Project confirming the viability of large scale treatment, next steps will include: applying for MOE approval to operate a long term SRF; entering into a contract to operate the long-term SRF; and completing negotiations with TPLC for the utilization/acquisition of the Unwin site for this purpose. The business plan for this will be tabled with the Board before a final decision is taken.

Health and Safety

There have been no reportable Health and Safety incidents on any WT job site since the last report.

Government Relations

As part of our ongoing government relations outreach we will be updating councilors on the current status of waterfront revitalization over the course of the next several months.

Communications and Marketing

Proactive, Strategic Media Relations

WT's promotion of the opening of the Sherbourne Common skating rink resulted in extensive coverage for the park including articles in the Globe and Mail and National Post. The rink was also well covered in blogs and social media outlets and was featured on Global TV news at 6pm.

WT's monthly newsletter continues to draw interest from journalists. Updates about the construction at York Quay and the Portland Slip have been picked up by Yonge Street and local newspapers such as The Bulletin. EBF's 'Best of the Best' construction award was also featured in several publications following our newsletter article.

WT worked with key design and urban affairs journalists to promote the Bayside and Parkside developments at the March DRP meeting.

Build and Implement the Brand

WT branded hoarding was installed in February at the York Quay project site. Due to a lack of appropriate renderings and the fact that the available project funding only allows for the building of the parking garage, we took a modified approach to our hoarding design. The design features a waterfront-wide map that showcases many of the revitalization projects. The hoarding also includes government logos and messaging about government investment and it includes a high level description of the York Quay project.

The Corporation produced a year-in-review video to capture the progress achieved in revitalization over the past year. The theme for this year's video is "the new blue edge takes shape" and includes the Canada's Sugar Beach and Sherbourne Common openings, the Bayside and Underpass Park announcements, a compilation of the year's media coverage, awards won and other key deliverables. The video will be featured on our website and You Tube Channel and promoted through our newsletter.

Excellence in Stakeholder & Community Consultations and Communications

In February WT produced its third *Progress Report*, an update for our government partners on our revitalization progress. The report was sent in printed or PDF format to more than 500 elected officials and staff at the three orders of government.

As part of our ongoing effort to improve communications with the public and our stakeholders, we launched a Communications Satisfaction Survey in February. The on-line survey is seeking input and feedback on our new website and our monthly e-newsletter. The survey was promoted in our February newsletter, on our Facebook page, through Twitter and on our website. The survey will close on March 11, 2011.

WT continues to work closely with stakeholders surrounding the Canada Square construction site. On March 11, 2011, we held the second Construction Liaison Committee meeting as part of our ongoing efforts to engage the public in this highly visible construction area.

WT has established a Construction Liaison Committee for the EBF External Storm and Sanitary Project. Because of the sensitivities of working in a highly commercial stretch along The Esplanade, we have met with the committee three times to date to listen to business concerns as we plan the project schedule.

On March 9, 2011, WT held a special EBF Stakeholder Advisory Committee meeting to give participants an opportunity to provide input on the concept plan for Bayside.

Sustainability

The process of developing the New MGBR has been completed and will apply to all new procurements in the WT precincts. To the extent possible, the Corporation will work with existing developers on current projects to incorporate New MGBR requirements where possible. Highlights include changing the vernacular to Minimum as opposed to Mandatory, alignment to City of Toronto's green standard, the New LEED (NC) 2009 with increased energy performance, electric vehicle provisions, etc. We have completed the roll out of the New MGBR with a full circulation of the MGBR and report to external stakeholder groups and advisory committees. We have also presented the New MGBR to the DRP in February, City of Toronto staff and the GTA Municipal Leaders Forum of the CaGBC in March. We are working to update the MGBR and LEED tracking systems for development projects and also working to develop an enhanced level of MGBR and sustainability review at the DRP stages.

WT was invited by CaGBC to participate at the National Federation of Canadian Municipalities Conference in Victoria, B.C. in February. The costs associated with the trip were covered by CaGBC and provided an opportunity for WT to present the Corporation's sustainability program. Additional market transformation and outreach work will continue with a presentation at the CaGBC National Symposium in April and finalizing WT's role with industry outreach as part of the USGBC GreenBuild Conference in October. The larger communications agenda for the sustainable objectives of the Corporation are also under review including a more comprehensive reporting system.

Regarding the CCI Carbon Tool, the completion of the User Guide/Handbook is anticipated by the end of March to be followed by a public outreach program lead by the Corporation and the U of T Cities Centre as the local technical support. The Carbon Tool is to be used by U of T this semester to examine sustainable development strategies for the Lower Don Lands as part of a fourth year and Masters Program for civil engineering.