

## Implementation Update

### Central Waterfront

The Rees WaveDeck was substantially completed on July 16, 2009 and was formally opened to the public at a community celebration held on Saturday August 8, 2009. Funding, approvals and tenders for the Spadina Footbridge remain on hold pending resolution of federal environmental approvals, Contribution Agreement funding, Toronto Port Authority issues, and resident concerns.

### East Bayfront

Tenders have been received and awarded within budget for the construction of Sherbourne Park and Canada's Sugar Beach and work has commenced on site for both parks. Demolition of the Abel property and the Town and Country Restaurant building has been completed and final site clearing is ongoing in advance of construction activities commencing for Sherbourne Park North. Tenders for the balance of the public realm including the dockside promenade will be issued this fall to ensure that completion is achieved coincident with the occupancy of the Corus building in spring 2010. The East Bayfront (EBF) Interim District Energy Centre has been substantially completed and temporary utilities connections have been provided to First Waterfront Place (FWP) to allow Corus interior fit-up construction to commence. Final utility connections will be installed prior to December 2009 to complete the Dockside utility infrastructure contract.

### West Don Lands

The contract for Mill Street utilities has been awarded by Ontario Realty Corporation (ORC) and work has commenced on site. Tendering of the Mill Street public realm and Don River Park by Waterfront Toronto (WT) will occur this fall to allow for construction commencement in spring 2010.

ORC has provided an updated Flood Protection Landform (FPL) construction schedule which indicates that the FPL will not be complete from a floodplain management perspective [required for Toronto Community Housing Corporation (TCHC) occupancy] until the end of March 2011. In order to comply with TCHC timelines for occupancy, the construction of the FPL must be completed before the end of 2011. There are significant financial penalties to WT and the City if this deadline is not met. ORC continues to update WT on its progress.

### Port Lands

Construction of the Martin Goodman Trail and Cherry-Commissioners intersection are complete with the exception of deficiency corrections. The contract for the completion of the Leslie Street Greening has been awarded and work is underway. Construction documents for the expansion of the Union Station subway station have been completed and will be issued for tender in the fall. Design and construction of Tommy Thompson, Port Union and Mimico waterfront parks by Toronto and Region Conservation Authority (TRCA) continues.

## Base Funding & Operational Governance

In the absence of tri-government concurrence to shift WT's funding model from the current project by project based approach to a multiyear or "base funding" model, at the request of governments WT has prepared a list of streamlining options ("low-hanging fruit") which could immediately make more efficient the current funding and approvals processes.

These options include:

- requesting that governments provide funding annually rather than quarterly;
- streamlining or collapsing contribution agreements to the degree possible; bundling contribution agreements by theme and creating precinct wide contribution agreements;
- raising the federal Treasury Board threshold for project approvals from \$10M to a more appropriate level given our project work i.e. \$30M; and
- allowing WT to reallocate under-spent funds from completed contribution agreements to other approved projects that require additional funding, rather than return to governments.

These options will be formally discussed with governments at the Intergovernmental Steering Committee meeting scheduled for September 28, 2009.

The provincial and federal governments continue to review our operational governance proposal (i.e. ability to borrow, mortgage its assets, and create real estate subsidiaries). This issue was first raised a number of years ago and a formal request for operational governance was made in September 2007. Minister Smitherman's office has indicated recently that this issue is top of mind for senior staff and the Minister however we have been given no firm time commitment for advancing the issue. It is unlikely that WT will receive federal approval for enhanced operational governance in the absence of provincial approval. A challenge becomes ensuring that federal officials remain engaged in necessary operational governance improvements required for the life-cycle of WT's mandate notwithstanding the federal 2011 sunset clause.

### **WT/City of Toronto - Streamlined Approvals Process**

Following the June Board meeting, the City Secretariat and WT management met in July to discuss next steps in reviewing current approaches to approvals and to assess what course corrections are required, on both sides, to deliver a more efficient process. On the innovation agenda, there was agreement that the current process was frustrating to both sides. It was agreed that next steps had to focus on greater receptivity by the City to WT's innovation mandate and on a better ability for WT to more fully assess how innovation proposals can be effectively integrated and operated with existing City-wide infrastructure.

The labour disruption this summer has made it difficult for meetings to be held with key City staff over the summer. These meetings are being arranged for September and we expect to report back to the October Board meeting with results.

### **Soil Treatment Facility**

WT, Toronto Economic Development Corporation (TEDCO) and City staff have come to an agreement on the location for the proposed soil treatment facility. The site is anchored by 380 Unwin Avenue (the "Con Strada" site) and involves amalgamating several smaller parcels of unimproved land on the north side of Unwin Avenue, immediately to the west of the Hearn generating station, into a consolidated 20-acre parcel suitable for the proposed facility. Detailed meetings have been held with TEDCO staff and a phase-in strategy has been developed that allows TEDCO to maximize revenue as Con Strada winds down their operations. An application to the MOE has been prepared and is awaiting TEDCO's execution, while a public information meeting is being scheduled for mid-September. It is anticipated that the facility could be ready to accept George Brown soil.

The question of a rent request from TEDCO and ensuring support for the soil treatment facility from the local councillor are issues being resolved by management.

## **Lake Ontario Park Phase One – Coatsworth Cut**

WT staff has begun the first phase of Lake Ontario Park, incorporating the City-initiated Environmental Assessment (EA) that will address environmental issues in the Coatsworth Cut and the TRCA-initiated EA that will address sedimentation issues in the area. The project will ultimately introduce a wetland into the former Coatsworth Cut and a new headland that will extend further into the lake, both based on the Lake Ontario Park Master Plan. Several boat clubs will need to be relocated as a result of this development, and introductory meetings have already been held with all of the affected parties.

It is anticipated that both EAs will be wrapped up by the end of the year, while negotiations with the boat clubs will extend into next year. Construction and relocation are projected to commence in the fall of 2010.

## **Regional Sports Node**

City staff continues the site evaluation process for the Regional Sports Node, with the focus shifted to potential sites north of the ship channel. At a recent meeting with City, TEDCO and WT, discussion centred on the future development site at the south-east corner of the Lower Don Lands, next to Filmport. Although critical inputs such as soil and servicing costs remain outstanding, staff discussed how such a facility could be incorporated into the short and long-term revitalization of this area. It was agreed that while the building should be considered a permanent feature, the supporting uses including the surface parking lots could be treated as temporary, thereby allowing certain cost-savings upfront while not precluding long term redevelopment. To that end WT has recently been invited to participate in the creation of specifications and the selection of an architect for the facility.

## **Gardiner Expressway EA**

The Terms of Reference (ToR) for the Gardiner EA were approved by Toronto City Council on August 6, 2009. The ToR reflects the questions to be asked and the issues to be studied in the EA process. This document has been submitted to the Minister of the Environment for a 12-week public consultation and review period leading up a decision to refuse or approve the ToR.

Once approved, we will start the consultation and studies in January 2010. We expect to complete by 2011 year end.

## **Sustainability**

Waterfront Toronto has achieved **GOLD** level **Stage 1** certification for its participation in the **LEED ND** (Neighbourhood Development) pilot program, administered through the U.S. Green Building Council. Waterfront Toronto's East Bayfront, West Don Lands and Lower Don Lands: North Keating neighbourhoods will be among Canada's first communities certified under the LEED® Gold for ND pilot program.

## **Pan Am Games Athletes' Village**

WT staff continues to develop plans for the implementation of the Pan-Am Games Athletes' Village should Toronto be awarded the games. A detailed plan will be completed in early October prior to the announcement. WT is also working with the Toronto Bid Corporation in support of their efforts to sell the Toronto bid to the Pan-Am evaluation team, including an on-site technical evaluation which took place August 30 and 31, 2009.

**WDL - Memorandum of Understanding re WT/ORC/Ministry of Energy and Infrastructure**

A meeting has been scheduled on September 11, 2009 to address the relative roles of ORC and WT going forward and the mechanics required to affect change.