

East Bayfront (“EBF”)

Bayside Development

A Plan of Subdivision application for the Bayside lands has been jointly filed by Hines and Waterfront Toronto (“WT”). The Plan of Subdivision process is a statutory process that will involve public engagement and consultation throughout. Certain meetings have already been held while a series of meetings with key stakeholders are being arranged for mid-September, including a presentation to WT’s Design Review Panel (“DRP”) on the key element, the treatment of the water’s edge. A public open house will also be scheduled as part of this process.

In terms of near-term activity, it is anticipated that demolition of the Canpar warehouse will begin this fall in anticipation of Bayside Phase 1 servicing in 2012.

Parkside Development

A Site Plan application has been submitted by Great Gulf to the City for the Moshe Safdie designed building at Parkside. WT staff reviewed the application prior to submission and is generally in support of the project. Advertising for the project, which has been named Monde, is currently underway in support of a market launch in September. Assuming positive sales results the building could be under construction some time in mid to late 2012.

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, are working on a configuration for TTC 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 continues with work currently focusing on Jarvis Street. WT continues to meet 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.

With the introduction of new public realm in EBF pedestrian traffic along Queens Quay has increased substantially. Unfortunately the existing Queens Quay right-of-way, particularly in front of Redpath, has not maintained pace. Hence, based on ongoing discussions with Redpath, Management has made arrangements with the City for the removal of the existing rail spur in the Queens Quay right-of-way in front of the Redpath building. WT is also meeting with Redpath to discuss appropriate upgrades to the public lands in front of their property, based on the Environmental Assessment (“EA”) approved design for Queens Quay. Assuming City sign-off on the design, it is anticipated that these improvements could be installed early next year subject to confirmation of funding.

Sherbourne Common Opening

On July 26, 2011, WT had the official opening of the completed Sherbourne Common. Mark Wilson; Canada's Minister of the Environment, Peter Kent; Ontario's Minister of Research and Innovation, Glen Murray and Toronto's Chair of the Parks and Environment Committee, Norm Kelly provided opening remarks and media interviews. Media coverage included positive articles in the Toronto Star, Globe and Mail, National Post and Toronto Sun as well as on CBC TV and Radio, Global and CityTV. Prominent Toronto web sites TorontoLife.com, torontoist.com and Daily Construction News also offered up supportive coverage of the new park. Comments on Twitter were very supportive of the project and included local residents and leaders in the city. Since the opening, publications ranging from environmental sustainability quarterlies to overseas travel publications have requested interviews about the park.

Central Waterfront ("CWF")

Queens Quay Design

The 100% Detailed Design (2nd City Submission Set) package was submitted to the City on July 26, 2011 and we anticipate receiving comments back in early September. An independent Safety Assessment is being conducted on the 2nd Submission drawings as per the City Council directive and it should provide the basis for agreement on several transit-related design components such as curb heights, LRT buffer widths, etc. WT has released the Construction Manager Request for Proposals ("RFP") and plans to award the contract before the end of September. The Geo-Environmental RFP is scheduled for release on August 30, 2011 and should be awarded by early October.

Queens Quay Funding

The City CA was signed providing all of the design funding required to finalize the Construction Documentation for Queens Quay Phase 1 (Yo Yo Ma to Bay Street). The balance of the construction funding will be included within WT's annual City budget submitted in September.

Community Consultation

On July 19th and again on August 23, 2011, WT hosted the Queens Quay Working Group meetings #11 and #12 where we continued to listen and refine comments on the curbside management strategy, provided a general design update, presented the terms of reference on the Construction Liaison Committee, and presented the Heritage Strategy. We have also commenced the series of consultation meetings with each of the adjacent private property owners to coordinate construction impacts and to finalize property agreements.

City Technical Reviews

WT continues 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 together 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.

Portland Water's Edge

WT has asked the design team to postpone the finalization of the Tender set because there are several technical items related to the City's dockwall reconstruction which are changing and have not been finalized. The impacts of the City's design changes are being monitored and WT is providing comments back to the City and their design team. WT has also postponed the evaluation of the contractor prequalification submissions until there is some clarity on the timing and scope of the project.

Canada Square

The project has an approved foundation permit and we are in the process of finalizing an approved site plan. The budget is very tight and we continue to work with the contractor and the design team to agree on the final scope.

Other

Soil Recycling Facility ("SRF")

The RFP for the long term soil recycling facility was released on July 15, 2011 and closed on August 24, 2011. Four proposals have been received and will be reviewed in early September. As directed by the Board of Directors, the RFP transfers all approvals and cost, responsibility, risk and liability related to design, construction and operation of the facility to the private sector operator.

Ministry of Environment

Management met with senior representatives of the Ministry of the Environment ("MOE") on August 9, 2011 to review several issues that impact on the speed and cost of project delivery on the waterfront and apply more broadly on all brownfield redevelopments across the province. Those issues included:

1. Testing and sampling criteria and frequency for imported fill and planting media on risk assessed brownfield sites;
2. Socio-economic impacts and costs related to the disposal of soils at registered landfills;
3. Applicable Environmental standards for recycled soil products including sand and gravel; and
4. Improved soil management capability through offsite soil storage, handling and separating.

The MOE is highly supportive of initiatives that will contribute to increased sustainability in the redevelopment of brownfield sites and has requested that WT work with the Waste Management Policy, Lands and Waters and Standards branches to assist the Ministry in evaluating the costs and implications of the current MOE Brownfield regulations. The MOE will also look to provide potential clarifications, interpretations and direction relating to the above issues that fall within the MOE standards and policies that exist at this time.

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.

Individual Self-Rescue and Fall Protection training has been provided to several WT staff members related to the special requirements of the WDL storm water tunnel project.

Communications and Marketing

Mimico Construction Start

On July 19, 2011, WT held an official start of construction event for Mimico Waterfront Park Phase Two attended by Member of Parliament Bernard Trottier, MPP Laurel Broten, Toronto Councillor Mark Grimes, and Brian Denney, Chief Administration Officer of Toronto and Region Conservation Authority.

Media presence was solid with a selection of major broadcasters and ethnic and community print publications in attendance, in addition to a large community and stakeholder presence. The event generated positive and accurate media coverage.

Sustainability

Clinton Climate Initiative Climate Positive Program

The Clinton Climate Initiative Climate Positive program has benefited from reorganizing under the C40 program, now chaired by Mayor Bloomberg, and has also partnered with the Bloomberg Foundation. This has resulted in a more defined program that is looking to continue its partnership with WT. We are working on details of how to continue as an International showcase for the Climate Positive program under the C40 and benefit from this recognition.

Greenbuild 2011 International Conference and Expo

WT will be showcased through presentations and a tour at the US GreenBuilding Council Green Build 2011 conference, held in Toronto in October. This international US conference draws over 25,000 participants and is, for the first time, coming to Toronto. WT has been working with organizations such as the Canada Green Building Council and the Clinton Climate Initiative to solidify involvement in the Greenbuild conference. WT will have exposure through the following avenues:

- A joint session with CCI, Arup and the University of Toronto to discuss the Carbon Tool and pilot application to WDL;
- A bus and walking tour of the WT precincts as part of an off-site educational session; and
- A WT kiosk which will be placed in the Steam Whistle Roundhouse, the location of “Canada House” which features Canadian projects.

Neighbourhoods Go Green Exhibit

The Canadian Green Building Council is establishing an exhibit on sustainable developments using LEED ND (Neighbourhood Development). This display will be set up in at a downtown venue during Green Build and throughout October. WT will be highlighted as one of the LEED ND projects.

Innovation Funding

An application for grant funding of \$1 million under the MOE’s Showcasing Water Innovation Fund to assist with the operational costs of the Sherbourne Common stormwater management system has been finalized and submitted.

Intelligent Community

Senior Management met with Canadian Radio-television Telecommunications Commission (CRTC) commissioners in July and presented an overview of the recent intelligent community broadband initiative. The presentation was to ensure the Commissioners understood how our initiative assisted them in meeting their objectives of reliable, affordable and high quality telecom services and stimulating research and development. The CRTC periodically opens their meetings for presentations to ensure they are kept abreast of new technologies and initiatives. The response was very positive.

Lower Don Lands

The Port Lands and Lower Don Lands (“LDL”) have received intense media coverage in the past two weeks. The interest was precipitated by the issuance on August 26, 2011 of a City Report to Executive Committee that outlines a framework to allow the Toronto Portlands Company (“TPLC”) to take over the lead role in revitalizing the Port Lands from WT. It recommends further that TPLC pursue modifications of the Don Mouth EA and that it secures private sector and other opportunities for the provision of flood protection and infrastructure improvements in the Port Lands. City staff expects to table a report to Executive Committee on September 6, 2011. The report notes that the change in leadership requires the City to renegotiate the MOU it has with WT as a first order of business. The report also details the need to amend and expand TPLC’s governance and Board structure to allow the enhanced mandate for the Port Lands.

As you are aware the Board will be considering later in the Board meeting Management’s proposed business case to implement the LDL and the required flood protection. You will recall that WT was asked by City Council to prepare the business case last August at the time Council approved the EA and LDL planning framework. The EA was submitted to the MOE for approval last December.

WT has been engaged in responding to media enquiries with the facts of WT’s delivery of the LDL planning work as required by Council. We will be providing the Board with a brief presentation outlining the key features of the LDL Plan as approved by Council unanimously last summer.