



WATERFRONTToronto

Port Lands Development Plan Project Overview

October 19, 2011

Board of Directors Meeting



Starting Point: Council Direction

Two vital pieces of work to be undertaken:

- a further examination of the Don Mouth Environmental Assessment (EA); and
- completion of the economic analysis and business and implementation plan.

As part of that work:

City Council directs the City Manager to report as soon as possible and no later than the January 3, 2012 Executive Committee Meeting on the anticipated costs of completing the review of the Port Lands for 2012 and beyond and also include Waterfront Toronto's costing of the Don Mouth Environmental Assessment Refined List of Alternatives, including flood protection, soil remediation, infrastructure improvements and other matters related to the cost of implementation

City Council directs the City Manager to prepare and submit a report to the Executive Committee within six to eight months on the business and implementation plan and related progress to date.



Objectives

- Find opportunities for accelerating development and optimizing return on investment in the Lower Don Lands and Port Lands
- Examine further value improvement options for the river configuration within the terms of reference of the Don Mouth Naturalization EA, and finalize the preferred option
- Consult with a broad range of stakeholders and the public throughout this process



Success Factors

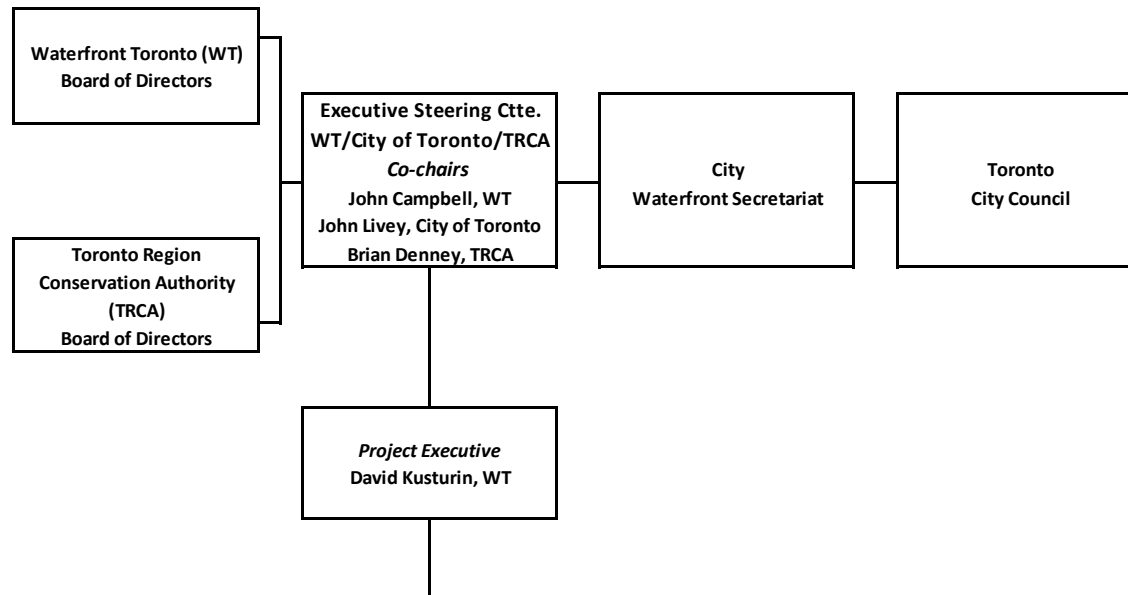
- a robust public consultation process that acknowledges and builds on community/stakeholder contributions to date;
- a Port Lands-wide vision and development concept, which builds on the Lower Don Lands (LDL) plan, provides for uses complementary to the City core, and contributes to the success of current waterfront development;
- identification of a range of development acceleration opportunities;
- an implementation plan that maximizes the investment potential of these lands and incorporates innovative financing and project delivery strategies; and
- broad community and industry stakeholder support for the plan.



Outline Scope of Work

- solicit broad community, industry, and agency stakeholder participation;
- review Flood Protection options and river channel construction methods to further identify value improvement opportunities and finalize the preferred EA option;
- establish a compelling vision and development/phasing concept for the entire Port Lands, taking into account development realities;
- ensure that the public can clearly visualize the proposed development concept and built form;
- identify financial tools, incentives and delivery mechanisms that could reduce or offset up front public sector infrastructure investment;
- refine and enhance the economic analyses and implementation plans for the overall Port Lands, focusing on opportunities for acceleration;
- proactively engage government partners in delivering accelerated development of the Port Lands; and
- undertake a review of the Port Lands planning framework to assess whether any changes will be necessary.

Team Organization



Environmental Assessment (EA)	Infrastructure/ Constructability	Lower Don Lands/ Port Lands Planning	Business/Financing Implementation Plan	Governance	Public Consultation/ Communications
Working Group Members					
WT TRCA CoT	WT CoT TRCA	WT CoT TRCA	WT CoT TRCA	WT CoT	WT CoT TRCA
Government Partners, Landowners and Key Contributors					
Subject Matter Experts					



Preliminary List of Stakeholders

- **Governments**
 - Province of Ontario
 - Government of Canada
 - First Nations
- **Regulatory and Other Government Agencies**
 - Ontario Ministry of the Environment
 - Aquatic Habitat Toronto
 - Toronto Transit Commission
- **Public**
 - local business and resident associations
 - Toronto Board of Trade
 - Tourism Toronto
 - Civic Action Alliance
 - BILD GTA
- **Landowners**
 - Toronto Port Lands Company
 - Toronto Port Authority
 - Toronto Hydro
 - Ontario Power Generation

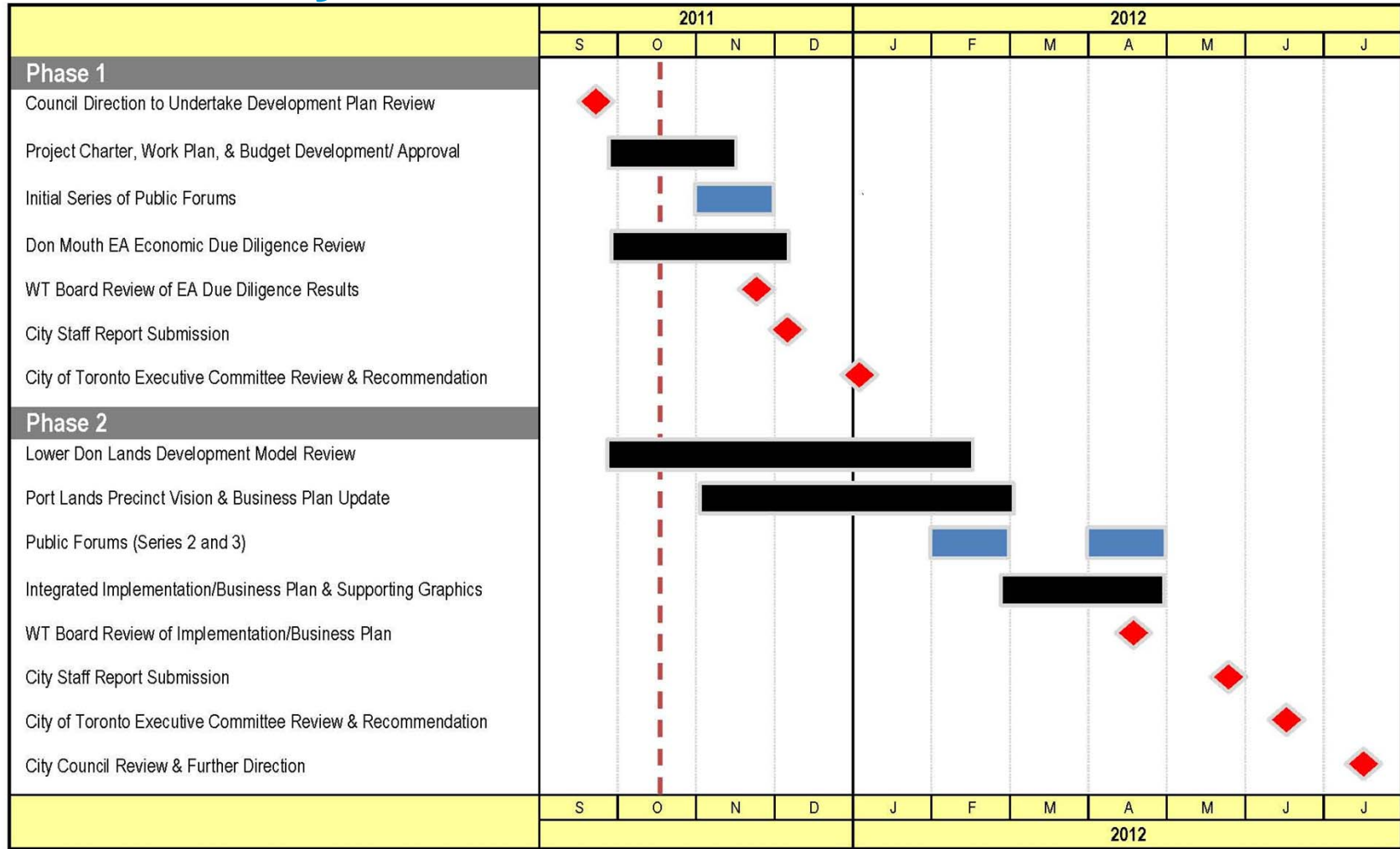


Communications/Consultation

- frequent, on-going communication on the project, objectives, process, and deliverables
- comprehensive public consultation forms an integral part of the review process
- expand outreach beyond the local community to the amalgamated city

- Proposed Consultation Vehicles:
 - Stakeholder Advisory Committee
 - Traditional public forums
 - WT and City web sites
 - Social Media

Preliminary Schedule





Budget and Funding Considerations

- Detailed project budget under development – to be presented to City of Toronto Executive Committee on January 3, 2012
- Existing government funding for Lower Don Lands planning and EA work is sufficient to cover project expenditures up to the end of December 31, 2011
- Funding source for required work from January 12, 2012 and beyond to be negotiated



Attachments

- Attachment 1: Detailed Project Team Organization Chart (DRAFT)
- Attachment 2: Detailed Project Schedule (DRAFT)

NB: As detailed planning by the various project work groups is on-going, these documents are undergoing frequent revision. The versions attached to this report are preliminary in nature, and will not necessarily reflect the most current approaches to project organization, scope and/or execution. A detailed baseline schedule, to be used for project progress monitoring, will be completed within the next week.