



## STAFF REPORT ACTION REQUIRED

### Streamlining Waterfront Revitalization in East Bayfront - Followup

<b>Date:</b>	November 9, 2007
<b>To:</b>	Executive Committee
<b>From:</b>	Richard Butts, Deputy City Manager
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2007\Cluster B\WF\ec07007.doc

#### SUMMARY

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At its July 16, 17 and 18, 2007 meeting, Toronto City Council authorized the transfer of lands owned by Toronto Economic Development Corporation (TEDCO) in the East Bayfront (EBF), excluding the First Waterfront Place lands, to the City of Toronto, subject to the satisfaction of a number of conditions. One of the prerequisite conditions is that Waterfront Toronto (WT) confirm that it is on track to achieve various municipal priorities, including “the selection of an institutional tenant or, in the absence of this, the release of a Request for Proposals (RFP) for the first development phase by September 30, 2007”. This report seeks to extend the deadline as the circumstances surrounding the selection of the September 30, 2007 date have changed.

WT is in active discussion with certain post-secondary institutions regarding an educational campus presence in the EBF. Should these negotiations not materialize in a binding commitment, WT has demonstrated that it is prepared to immediately issue a Request for Expressions of Interest to secure a development partner.

In addition, an Ontario Municipal Board hearing on a potential settlement of mixed-use zoning on the public lands in EBF is scheduled for November 16, 2007. It would be premature for WT to launch an RFP process until zoning issues are resolved and the new zoning by-law in place.

#### RECOMMENDATIONS

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The Deputy City Manager whose responsibilities include Waterfront Revitalization recommend that Council direct the Waterfront Project Director to consult with WT officials to determine appropriate deadlines for the confirmation of an institutional tenant

for the EBF lands, or, in the absence of this, the issuance of a Request for Expressions of Interest for Phase I development by May 31, 2008 at the latest.

## **Financial Impact**

There are no financial implications resulting from this report.

## **DECISION HISTORY**

The report considered by Council at its July 16, 17 and 18, 2007 meeting containing pre-conditions for the land transfer from TEDCO to the City was entitled Streamlining Waterfront Revitalization in East Bayfront.

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16-cc11-dd.pdf>  
(Pg.28 in Decision Document)

It was prompted by a request from WT that TEDCO-owned lands be transferred to either the City or Waterfront Toronto to reduce the number of parties involved in revitalizing EBF from three to two, thereby resulting in a more streamlined process.

## **ISSUE BACKGROUND**

Waterfront Toronto in its September 28, 2007 letter (attached) advises that it is currently engaged in significant discussions with certain post-secondary institutions regarding a co-location / multi-modal presence in the EBF Phase 1 lands. Accordingly, its Board voted unanimously to extend negotiations with these potential users beyond the original target date of September 30, 2007. The Board cited significant business and strategic opportunities inherent in the successful conclusion of these negotiations – both in terms of animating the precinct and attracting strategic employment. With the provincial election concluded, WT reports the post-secondary institutions are renewing their efforts with government officials on funding assistance.

Notwithstanding the continuing discussions with academic institutions, WT has developed an alternate tender approach to ensure that an unsuccessful outcome of present negotiations will not impact its ability to move quickly to the marketplace without loss of momentum. A draft Request for Expressions of Interest was drafted over the summer and submitted to the City in September.

## **COMMENTS**

Amidst these negotiations, the City, Waterfront Toronto and TEDCO are continuing to finalize details of the land transfer. As well, WT is undertaking a variety of activities to prepare the EBF site for revitalization. OMB settlement documents addressing zoning and environmental issues impacting Redpath Sugars and the Ministry of the Environment (MOE) are being circulated with a settlement imminent. This will resolve Redpath's objections aimed at ensuring the sugar facility can co-exist with future East Bayfront

development south of Queens Quay East. On the soil remediation front, Phase I and II soil reports plus a Risk Assessment Pre-Submission Form (PSF) have been filed with the MOE. Development of remediation measures and further soil testing are underway.

Various supporting reports and investigations have been commissioned by WT in support of the Phase I Plan of Subdivision, including studies related to the provision of a district energy system, the possibility of a lake-based sustainable stormwater management system and a dockwall condition survey. Two major design exercises are underway for Sherbourne Park and the Jarvis Street public square. A public realm plan for EBF streets is also under preparation. Finally, WT is undertaking an Environmental Assessment to determine the preferred means of extending transit into East Bayfront in conjunction with a design exercise for the future Queens Quay East.

While the target date for attracting investor/development interest in the EBF requires extension, WT has continued site preparation activities. These are essential regardless of the end-user. The circumstances surrounding the selection of the September 30, 2007 target date have changed and prudent management of the waterfront project dictates the continued pursuit of an institutional cluster. The successful conclusion of a transaction with one or more post-secondary institutions would benefit the overall revitalization of the EBF and enhance the release of future development blocks. In the meantime, WT remains in a position to immediately move to an alternate process should circumstances require.

## **CONTACT**

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## **SIGNATURE**

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Richard Butts  
Deputy City Manager

## **ATTACHMENTS**

Correspondence from Waterfront Toronto dated September 27, 2007

