

## Attachment 5: Area Infrastructure and Development Summary

Table 2: Enabling Infrastructure

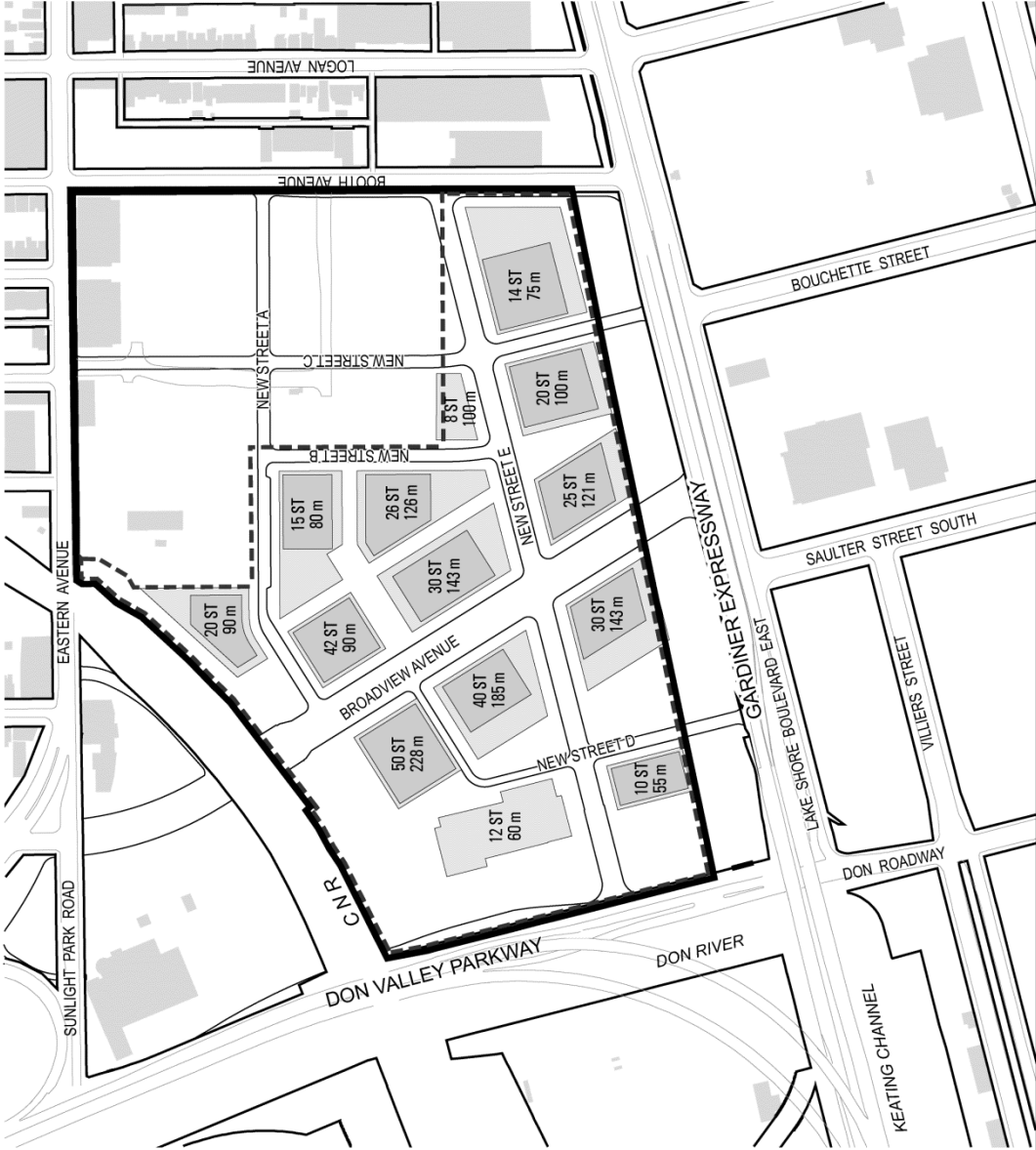
Infrastructure	Responsibility	Timeframe	Estimated Cost	Potential Funding Sources
<b>Transit Projects</b>				
East Harbour Smart Track Station	City of Toronto / Metrolinx	2018 - 2023	Included in \$1.195b approved by Council April 2018	DC's, TIF's, City Building levy, Federal contribution
Eastern and Broadview TTC Relief Line Station	City of Toronto / TTC	2025 - 2031	\$6.8b - Unfunded	Incl. in DC Background Study
Broadview Tunnel			Included in \$268m approved by Council April 2018	DC's, TIF's, City Building levy, Federal contribution
<b>Servicing and Roads</b>				
Waterfront Sanitary Servicing Master Plan (WSSMP)	City of Toronto	2018-2022	TBD	TBD
<b>Flood Protection</b>				
Port Lands Flood Protection and Enabling Infrastructure and Cherry Street Lake Filling	City of Toronto / TRCA / Waterfront Toronto	2018 - 2024	\$1.25b – City, Province, Federal	Incl. in DC Background Study
Broadview and Eastern Flood Protection	City of Toronto / TRCA	TBD	TBD	TBD

Table 3: Other Area Infrastructure and Development

Project	Responsibility	Timeframe
<b>Transit Projects</b>		
Union Station Rail Corridor	Metrolinx	2019 - 2021+
<b>Servicing and Roads</b>		

<b>Project</b>	<b>Responsibility</b>	<b>Timeframe</b>
Coxwell Bypass Tunnel (Stage 1 of Don River & Central Waterfront Project)	City of Toronto	2018 - 2023
<b>Gardiner Expressway &amp; Lake Shore Boulevard East</b>		
Stage 1 (Jarvis to Cherry)	City of Toronto	2018-2021
Stage 2 (Cherry East)	City of Toronto	2021 - 2025
<b>Utilities</b>		
30 Inch Natural Gas Pipeline Replacement	Enbridge	TBD
20 Inch Natural Gas Pipeline Replacement	Enbridge	TBD
Hydro Infrastructure Upgrades	Toronto Hydro / Hydro One	TBD

**Attachment 6: Conceptual Master Plan**



**Unilever Precinct and Area of Influence**

--- First Gulf Land Ownership  
 — Unilever Precinct Boundary

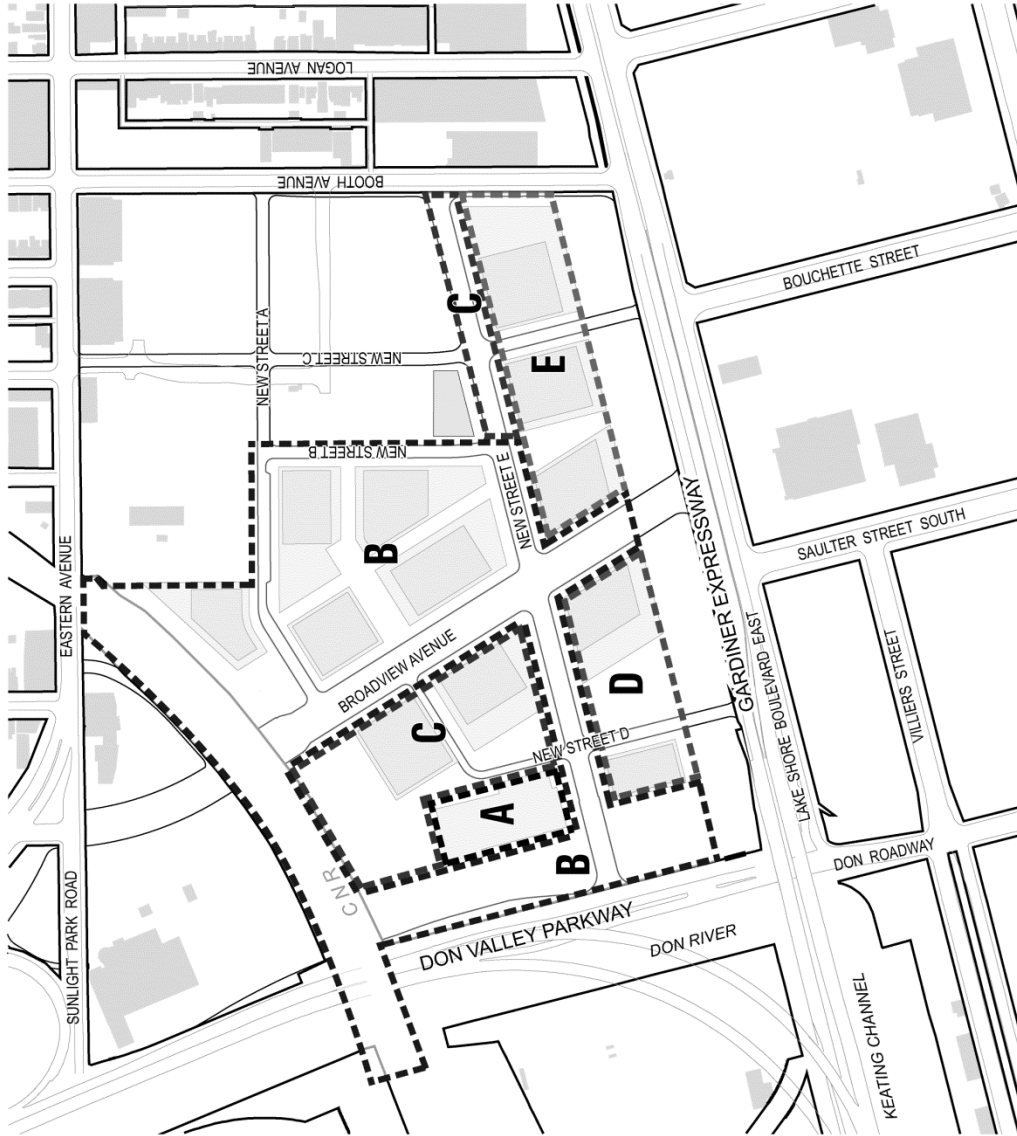
**Conceptual Master Plan**

Not to Scale  
 05/14/17



File # 16\_270071 0Z

# Attachment 7: Phasing Plan



Unilever Precinct and Area of Influence

Phasing Plan

Not to Scale  
05/14/17



File # 16\_270071\_02

**Attachment 8: Table 4: East Harbour Land Use Breakdown Proposal**

<b>Phase + delivery</b>	<b>Office</b>	<b>Retail</b>	<b>Institutional</b>	<b>Hotel</b>	<b>Total</b>
<b>Soap Factory (“A”) - 2021</b>	43,700 m2 470,000 ft2	2,790 m2 30,000 ft2	-	-	<b>46,490 m2 500,000 ft2</b>
<b>Northeast Quadrant (“B”) - 2023</b>	232,260 m2 2,500,000 ft2	74,320 m2 800,000 ft2	-	-	<b>306,580 m2 3,300,000 ft2</b>
<b>Northwest Quadrant (“C”) - 2028</b>	200,670 m2 2,160,000 ft2	27,870 m2 300,000 ft2	9,300 m2 100,000 ft2	-	<b>237,840 m2 2,560,000 ft2</b>
<b>North Quadrants Total</b>	<b>476,630 m2 5,130,000 ft2</b>	<b>104,980 m2 1,130,000 ft2</b>	<b>9,300 m2 100,000 ft2</b>		<b>590,910 m2 6,360,000 ft2</b>
<b>Southeast Quadrant (“D”) – 2033+</b>	157,900 m2 1,700,000 ft2	18,600 m2 200,000 ft2	-	-	<b>176,500 m2 1,900,000 ft2</b>
<b>Southwest Quadrant (“E”) – 2033+</b>	86,400 m2 930,000 ft2	15,800 m2 170,000 ft2	23,230 m2 250,000 ft2	32,520 m2 350,000 ft2	<b>157,950 m2 1,700,000 ft2</b>
<b>South Quadrants Total</b>	<b>244,300 m2 2,630,000 ft2</b>	<b>34,400 m2 370,000 ft2</b>	<b>23,230 m2 250,000 ft2</b>	<b>32,520 m2 350,000 ft2</b>	<b>334,450 m2 3,600,000 ft2</b>
<b>FULL BUILD-OUT</b>	<b>720,930 m2 7,760,000 ft2</b>	<b>139,380 m2 1,500,000 ft2</b>	<b>32,530 m2 350,000 ft2</b>	<b>32,520 m2 350,000 ft2</b>	<b>925,360 m2 9,960,000 ft2</b>