



Port Lands Flood Protection & Enabling Infrastructure Project Update – Toronto RAP

November 14, 2016



Member of Conservation Ontario



CONTENTS

1. **The Port Lands**
2. **Don River Flood Protection**
3. **The Project**
4. **Why Undertake Due Diligence**
5. **High Level Findings**
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7. **Questions**

The Port Lands



The Port Lands





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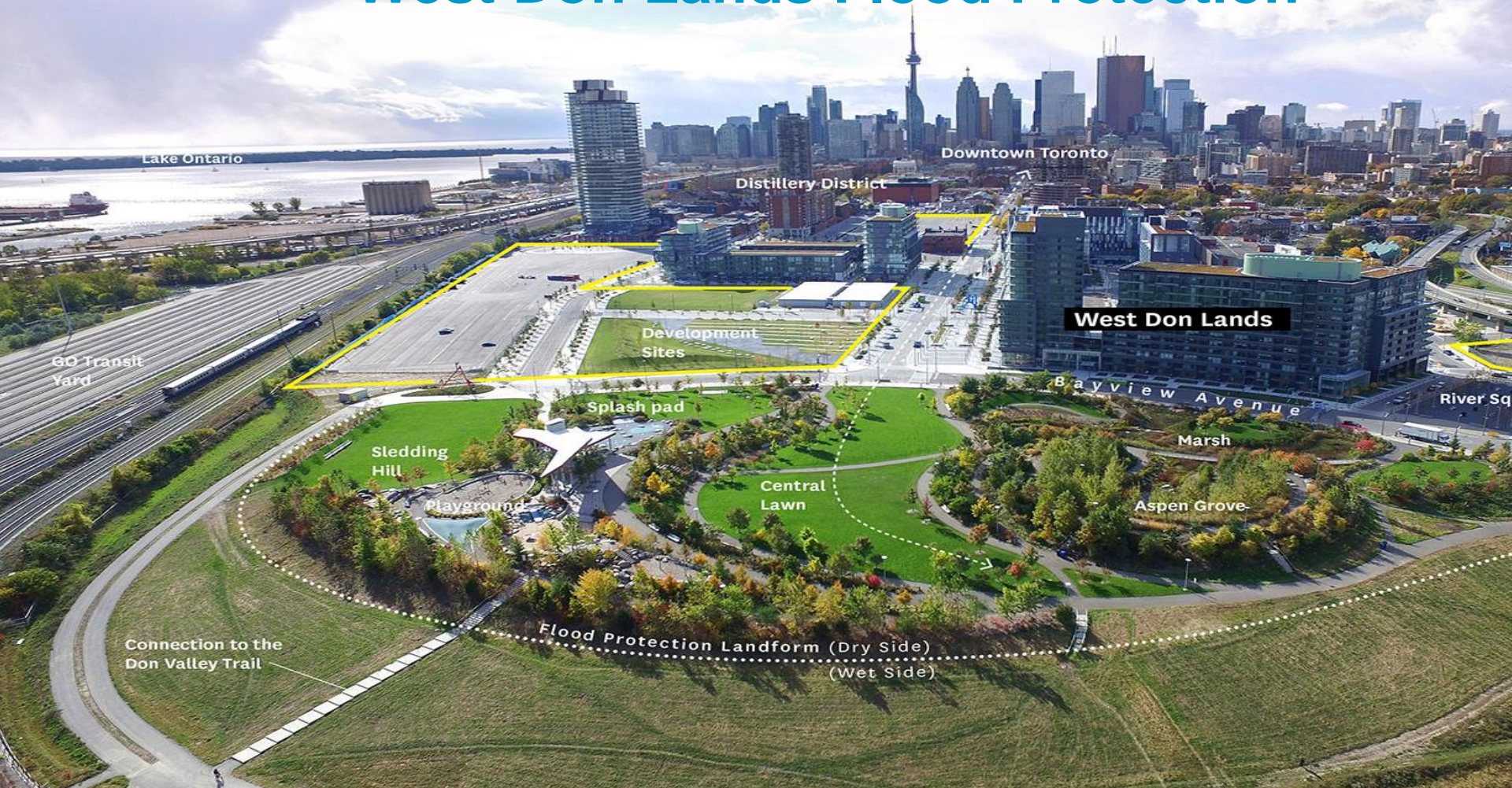


Flood Risk (2010)



 **Flood Plain (2010)**

West Don Lands Flood Protection





Remaining Flood Risk



Flood Plain



Flood Protected



Flood Protection Landform & Extended Railway Crossing



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The Port Lands Today



Don River

Keating Channel

Ship Channel

Port Lands Flood Protection Project

Unique and Unprecedented:

- River Mouth concept as flood protection
- No established regulatory approval process for creating a river in brownfield



Port Lands Flood Protection Project

After Flood Protection:

- New Don River mouth
- Don Greenway
- Improved Keating Channel
- Additional Infrastructure to drive development
- Significant sources of contaminated soils and groundwater remediated



A Decade of Planning



2003 - Central Waterfront Secondary Plan



2010 - DMNP EA / Framework Plan



August 2012 - PLAI Recommended Realigned



2007 - Design Competition MVVA Winning Submission



May 2012 - PLAI Realigned



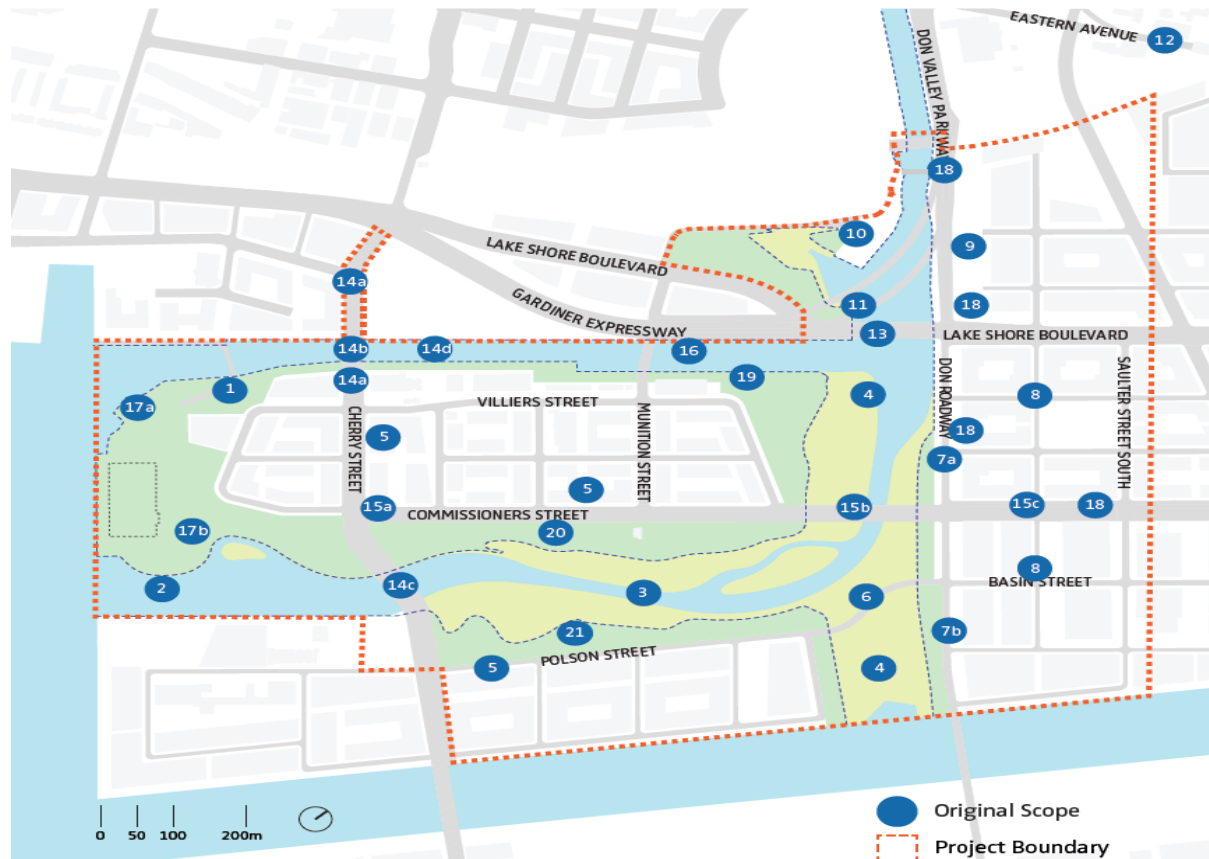
October 2015 - Refined Design - Due Diligence



Project Components

Legend

- 1 Essroc Quay Lakefilling
- 2 Polson Slip Naturalization
- 3 River Valley System
- 4 Don Greenway (Spillway & Wetland)
- 5 Site Wide Municipal Infrastructure
- 6 Basin Street Bridge
- 7a Don Roadway North
- 7b Don Roadway South
- 8 Don Roadway Valley Wall Feature
- 9 First Gulf/Unilever Site Flood Protection Land Form
- 10 Sediment and Debris Management Area
- 11 Flow Control Weirs
- 12 Eastern Ave. Flood Protection
- 13 Lake Shore Road & Rail Bridge Modifications
- 14a Cherry Street Re-alignment
- 14b Cherry Street Bridge North
- 14c Cherry Street Bridge South
- 14d Old Cherry Street Bridge Demolition
- 15a Commissioners Street West to New Cherry Street
- 15b Commissioners Street Bridge
- 15c Commissioners Street East to Saulter Street
- 16 Keating Channel Modifications
- 17a Promontory Park North
- 17b Promontory Park South
- 18 Hydro One Integration
- 19 Villiers Island Grading
- 20 River Park North
- 21 River Park South





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Due Diligence

DMNP EA includes:

- **Basic design**
- **Limited soil and geotechnical info**
- **Nature of needed infrastructure**
- **Rough project timeline**
- **Economic benefits**
- **Seven-year construction period**

Due Diligence explored in greater detail:

- **Scope creep**
- **Risk-based contingency setting**
- **Increased site characterization (soils/groundwater)**

Don Mouth Naturalization and Port Lands Flood Protection Project Amended Environmental Assessment Report

March 2014





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Due Diligence – Key Findings

Cost Estimate: \$1.25 billion

Probability of completion within \$1.25 billion: 90%

Major Risks/Cost Drivers:

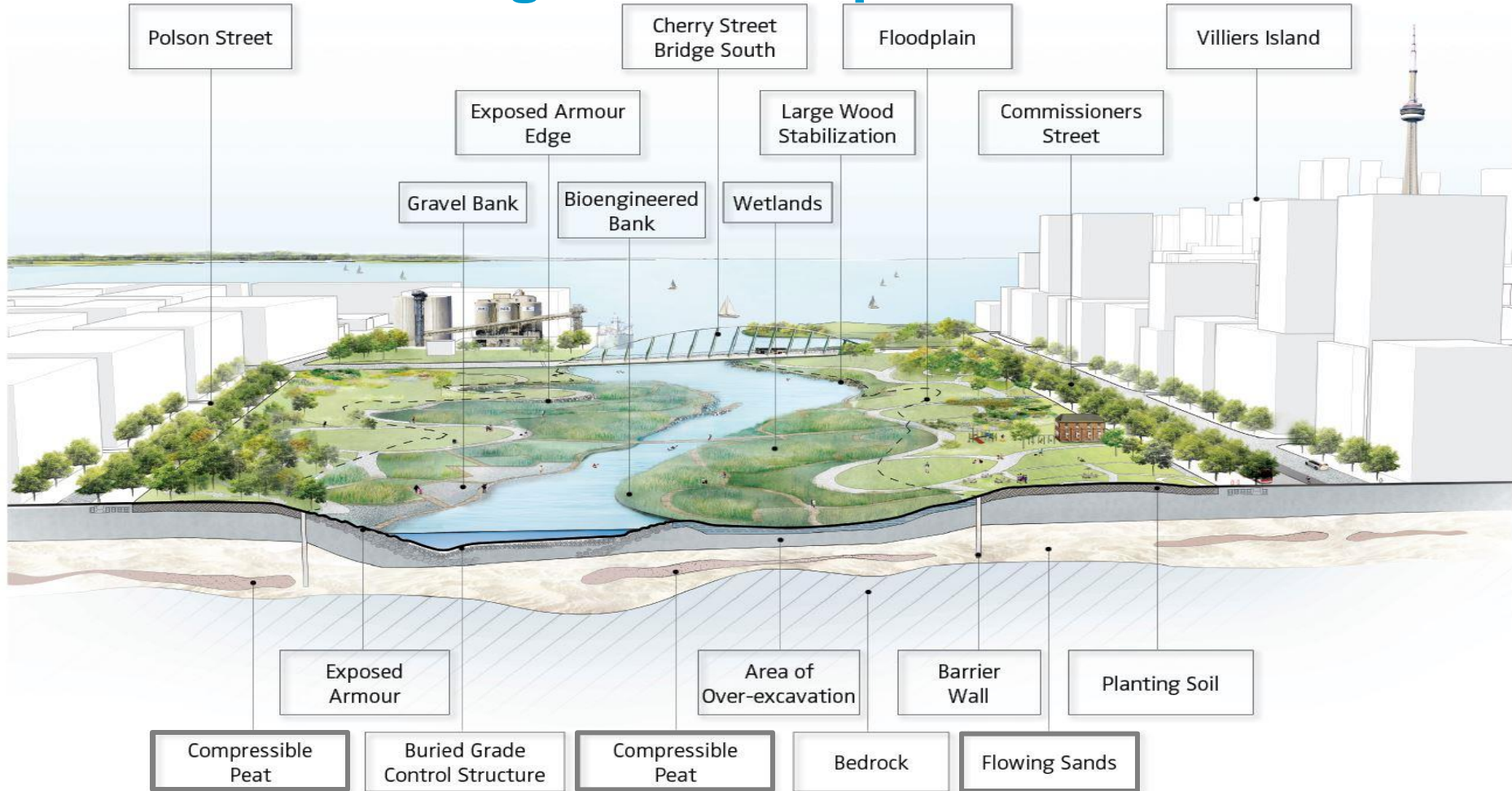
- Site Conditions: flowing sand, compressible peat
- No established regulatory approval process for creating a river in brownfield

Contingency: 30%

Timeline: Seven-year construction period



Due Diligence – Proposed Elements



Due Diligence – River Crossings



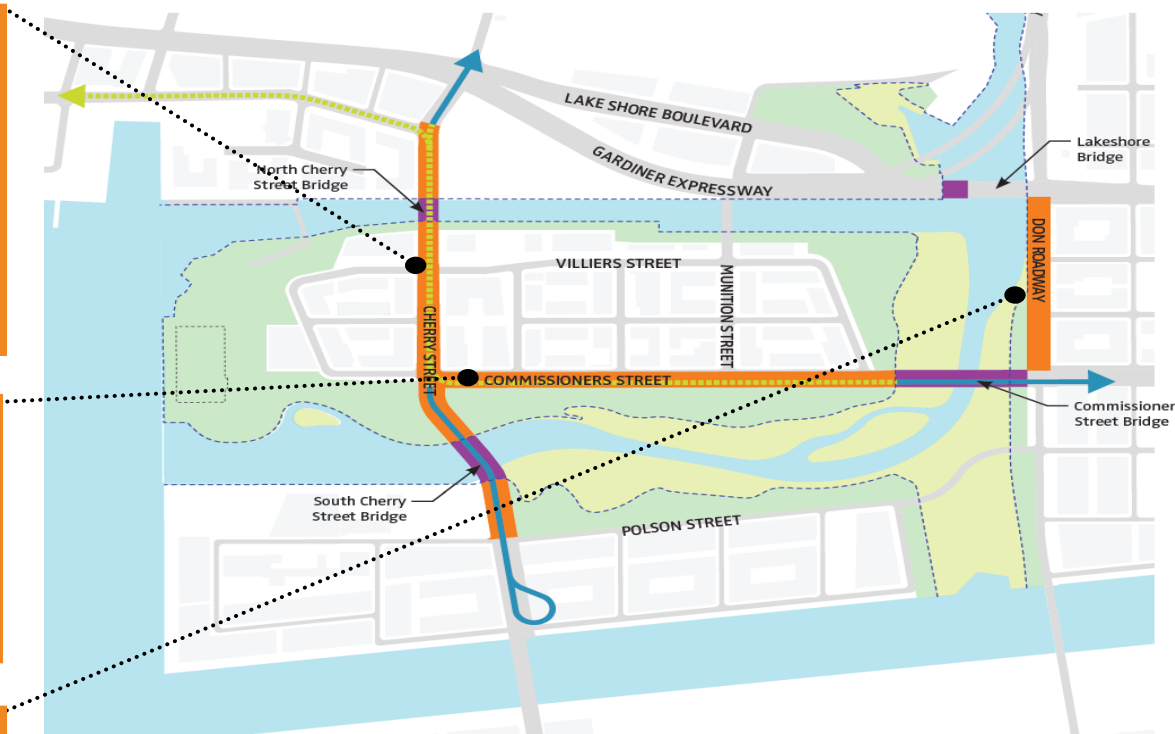
New Cherry Street



Commissioners Street



Don Roadway



Legend

- | | | |
|--|---|--|
|  Proposed Roads |  Proposed Bridges |  Bridges (not in scope) |
|  Interim BRT (Future LRT Route, not in scope) |  Regulatory Flood Line |  Bus Route (in mixed traffic) |

Due Diligence – Coordination



Legend

- 1 Don River Metrolinx Rail Bridge Widening/ Lengthening
- 2 GO Transit Electrification
- 3 Don Rail Yard Expansion
- 4a Gardiner Expressway East Hybrid 3 Implementation
- 4b Gardiner Expressway-Don Valley Parkway Ramp Demolition
- 4c Lake Shore Boulevard Realignment

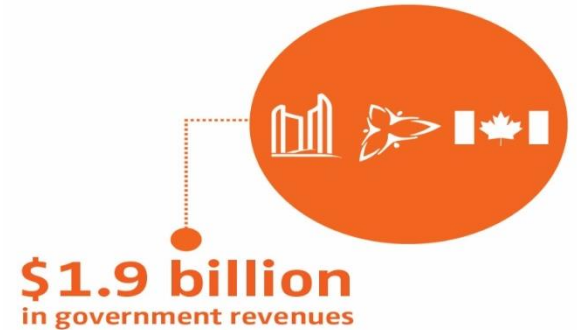
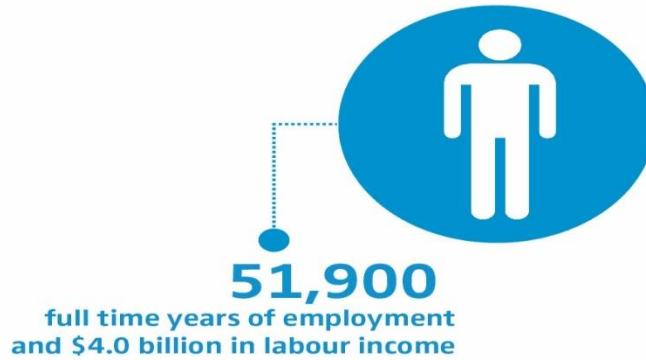
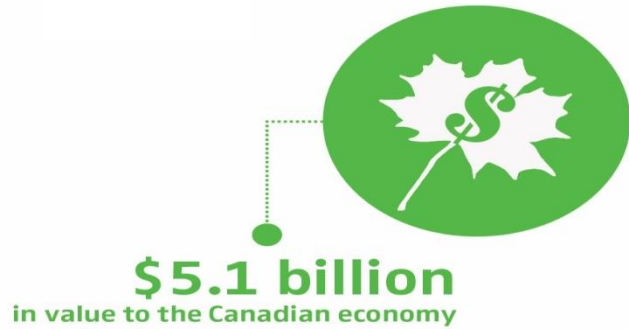
- 5 Gardiner East Linear Public Space
- 6 First Gulf/Unilever Site
- 7 The Don River and Central Waterfront Project



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Benefits - Economy



Source: Economic Impacts of Planned Investments, urbanMetrics, 2016

Benefits – Sustainable Communities



Ecology & Biodiversity

- 1,000 meters of new river channel
- 13 hectares of new coastal wetland
- 4 hectares of terrestrial habitat
- 13 hectares of aquatic habitat



Benefits – Sustainable Future



Sustainability and Innovation

Test new technologies
Deliver low carbon communities
Reduce emissions; produce energy

Unlocking the Port Lands



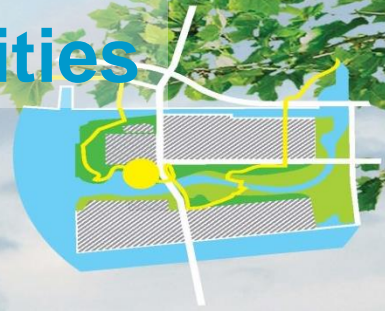
Sustainable & Livable Communities



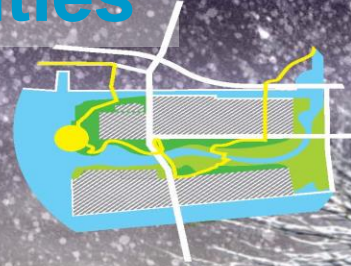
Sustainable & Livable Communities



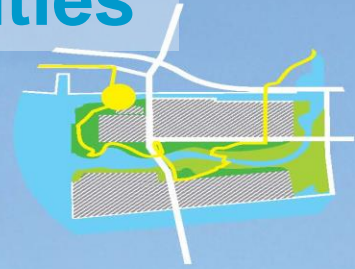
Sustainable & Livable Communities



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