



## International Canada

### Client

Toronto Waterfront Revitalization Corporation (TWRC)

### Location

Toronto, Ontario, Canada

### Contract Value

Project Fees of CDN\$2.5M  
(as of October 2006)

## Toronto Waterfront Revitalization Plan

CH2M HILL is one of three joint venture partners providing program management and engineering services to the Toronto Waterfront Revitalization Corporation (TWRC). The project encompasses 2,000 acres of underutilized industrial real estate sandwiched between Toronto's downtown core and the Lake Ontario shoreline. Much of this area consists of brownfields, where remediation challenges have precluded investment and redevelopment. The revitalization represents an anticipated \$17 billion in private sector and public sector investment during the next 30 years.

Three levels of the Canadian government—federal, provincial, and the city—came together as the Toronto Waterfront Revitalization Corporation to jointly fund and manage the project.

CH2M HILL is actively involved in the core program management team, drawing on the resources and expertise available throughout the CH2M HILL group of companies. We provide overall program direction and project management leadership, but our particular focus has been directed to three key areas: sustainability, brownfields redevelopment, and community development.

## Sustainability



The TWRC has a mandate to develop a world-leading example of sustainability at the Toronto Waterfront. Given that much of the area is currently brownfields, we have the opportunity to “start fresh,” with few restrictions placed by pre-existing infrastructure and systems. CH2M HILL has led in the development of the TWRC's Sustainability Framework, which identifies best-in-class examples of sustainable development and provides an implementation strategy to ensure that the TWRC's newly created communities will be truly world-class examples of sustainable living. The document deals with social, economic, and environmental factors to achieve a truly integrated sustainability framework. The framework embraces five core objectives:

- To share the benefits within a “NET PLUS” strategy
- To become a global hub of creativity and innovation
- To be Toronto's “urban cottage”
- To create a community that truly feels like home
- To build strength through diversity

CH2M HILL also worked to build funding and implementation partnerships with similarly motivated agencies.

## Brownfields Redevelopment

The lands under the TWRC's mandate are predominantly industrial and commercial areas, with a legacy of pollution and environmental mismanagement. The costs associated with traditional dig-and-dump



approaches to remediating these contaminated lands have stifled redevelopment. CH2M HILL is working with the TWRC and the Ontario Ministry of the Environment to develop acceptable risk-managed approaches to managing the contaminated soils and groundwater in these areas. The application of this approach, at this scale, is innovative within the City of Toronto, but it is critical to opening these lands to developer investment. Our role is to lead in developing a workable technical and regulatory approach, while providing a commercially viable development condition.

## Community Development

The TWRC's first community creation project is in an area known as the West Don Lands. This 90-acre tract of land has long been frozen from development because it is subject to flooding under very extreme storm events, and because it has been an industrial area since the late 1800s. CH2M HILL is leading in a team effort to implement flood protection works, address soil and groundwater contamination issues, supply new roads and infrastructure, create new parks and community service institutions, and to secure participation from the development industry. Through this project, the TWRC will transform low-value and largely unused industrial lands into their first vibrant waterfront mixed-use development.

CH2M HILL is also managing several construction projects that will create new waterfront park complexes and public spaces along the waterfront. And, together with our partners, CH2M HILL is advising the Waterfront Revitalization Corporation on approaches to improving the image of the waterfront and its redevelopment, increasing the land's value, addressing environmental impairment, and attracting redevelopment to this exciting project.

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