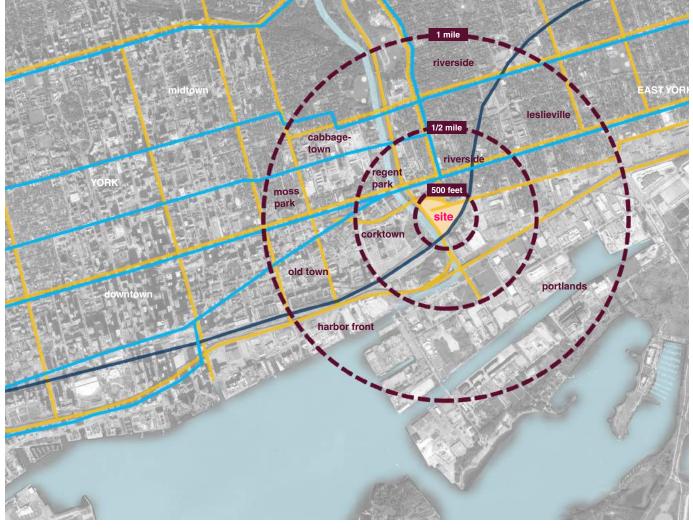
ABSORPTION EMBRACING THE FLOOD

ABSORPTION. CREATING A SPACE FOR REGENERATION, RECREATION, AND REFLECTION. THE EAST DON BANKLANDS IS A MIXED-USE, TRANSIT-ORIENTED THAT SEEKS TO REGENERATE EAST TORONTO'S LOCAL ECOLOGY AND LOCAL COMMUNITY INTO A SMART, HEALTHY, AND EQUITABLE TRANSIT DEVELOPMENT CENTER. THIS DEVELOPMENT AIMS TO ADDRESS FOUR CHALLENGES THAT FACE TORONTO IN ITS EVOLUTION TO BECOME ONE OF THE ROCKEFELLER FOUNDATION'S 100 RESILIENT CITIES: LACK OF ECOLOGICAL RENEWAL, SOCIAL EQUITY, A VIBRANT ECONOMY, AND AUTHENTIC CULTURAL IDENTITY.

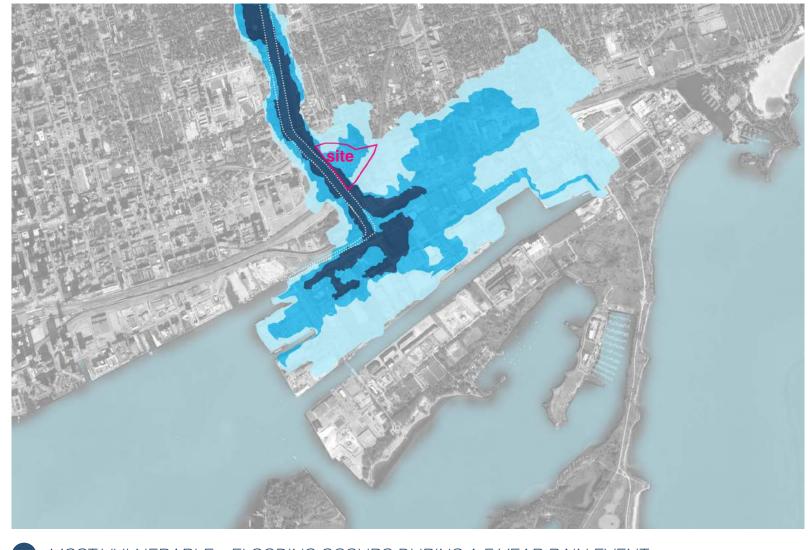
IN FOLLOWING TORONTO'S EXAMPLE OF HOLDING SUSTAINABILITY AS ONE OF THE MOST IMPORTANT INITIATIVES FOR THE CITY, THE EAST DON BANKLANDS NEIGHBORHOOD EMPLOYS NET-POSITIVE OR "REGENERATIVE" DESIGN, CREATING SUSTAINABLE SYSTEMS THAT MIX THE NEEDS OF SOCIETY WITH THE INTEGRITY OF NATURE.

BY ACCOMPLISHING THIS, ABSORPTION WILL PROVIDE A DYNAMIC SPACE FOR WORKERS, VISITORS, AND RESIDENTS TO LIVE, WORK, AND PLAY IN A HEALTHY, SAFE, AND NET-POSITIVE ENVIRONMENT—ALL IN THE MIDDLE OF THE CITY.

TORONTO'S GROWING COMMUNITY LIVING ALONG FLOOD LINES



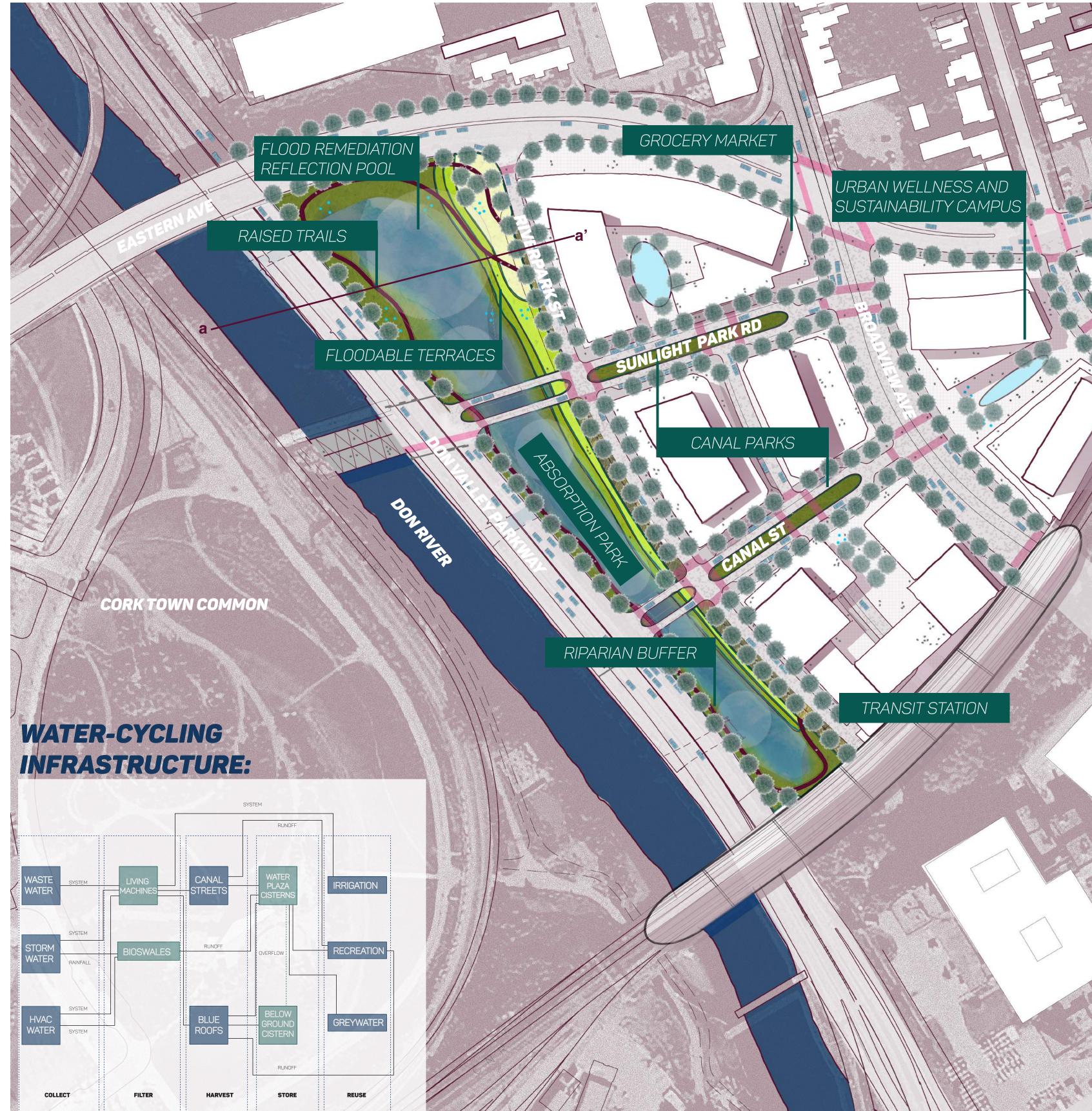
O LINES + STREET CAR LINES CTIVE STREET CONNECTIONS



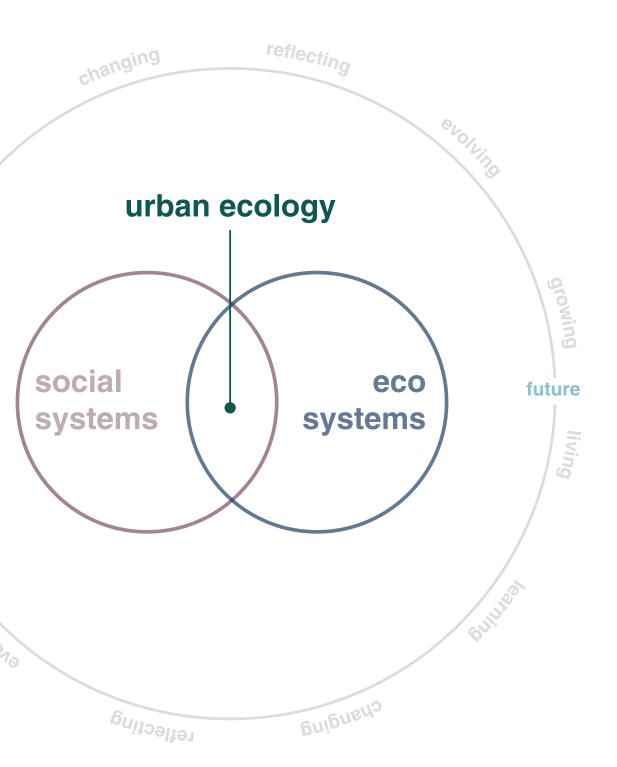
MOST VULNERABLE - FLOODING OCCURS DURING A 5 YEAR RAIN EVENT MODERATELY VULNERABLE - FLOODING OCCURS DURING A 50 YEAR STORM EVENT

MILDLY VULNERABLE - FLOODING DURING A 100 YEAR STORM EVENT

ABSORPTION AT EAST DON BANKLANDS MASTER PLAN:

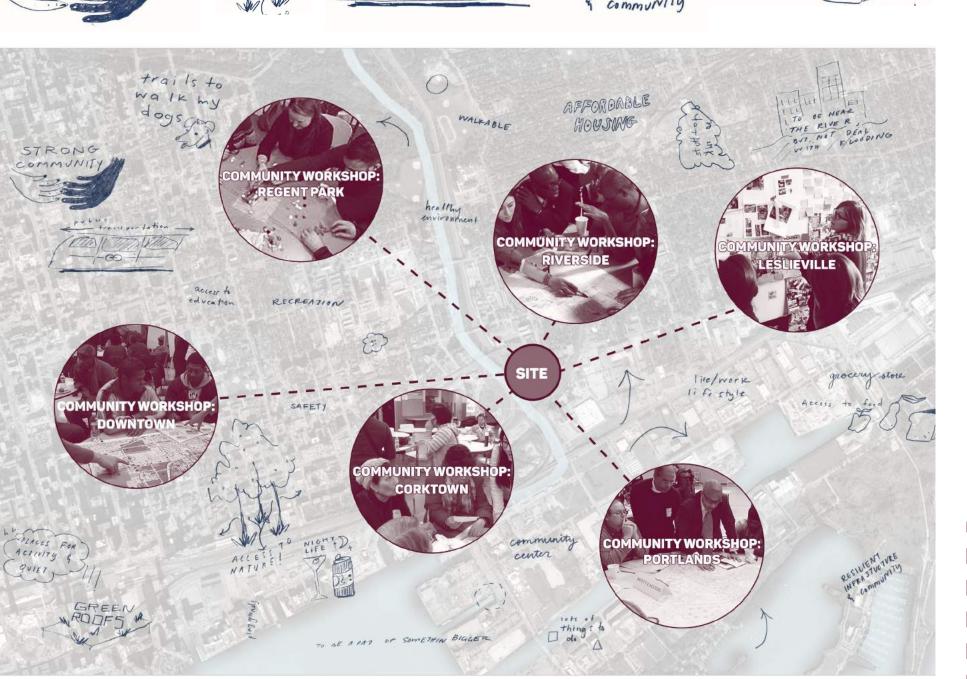




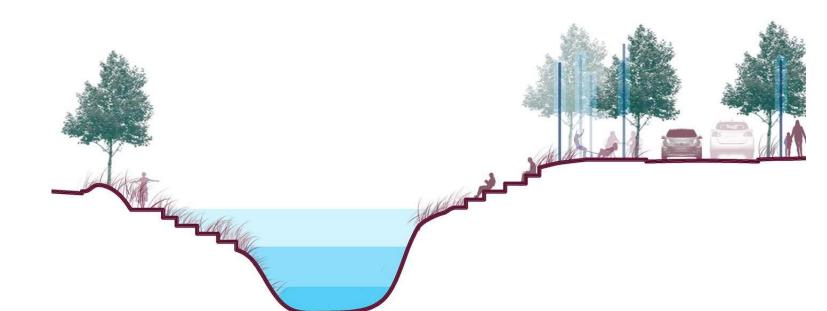


social systems

Access to food RESILIENT INFRASTUCTURE COMMUNITY



COMMUNITY ENGAGED DESIGN PROCESS DESIGN AND PROGRAM DESICIONS.



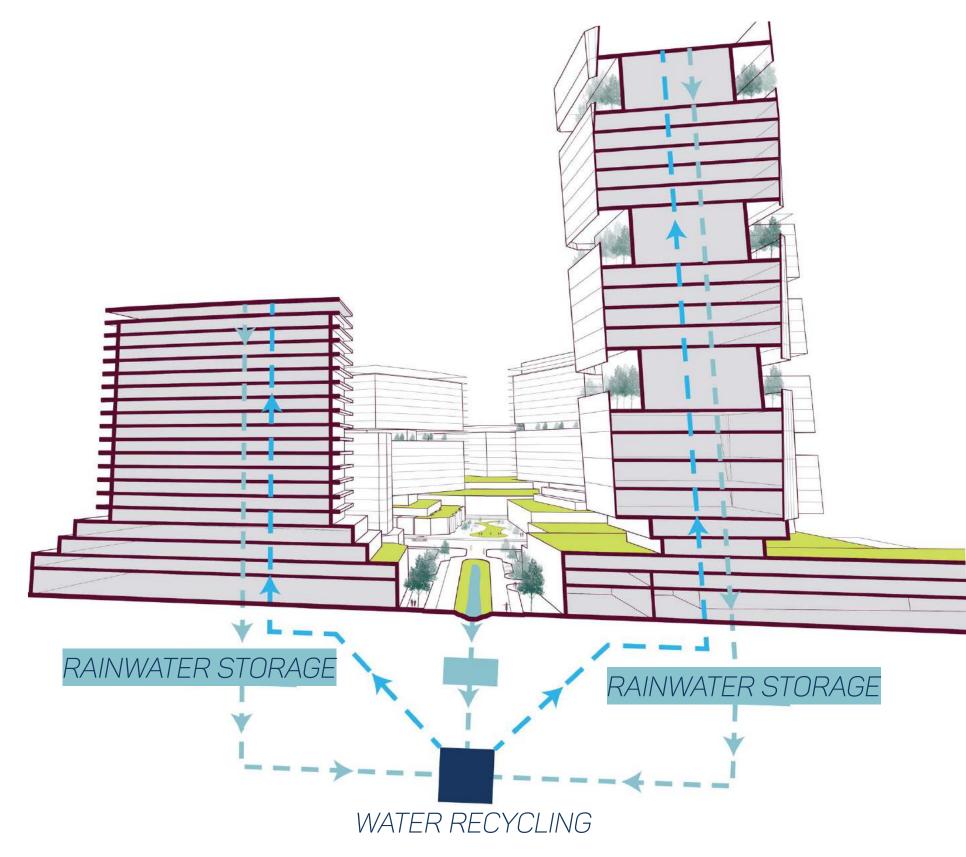
ecosystems

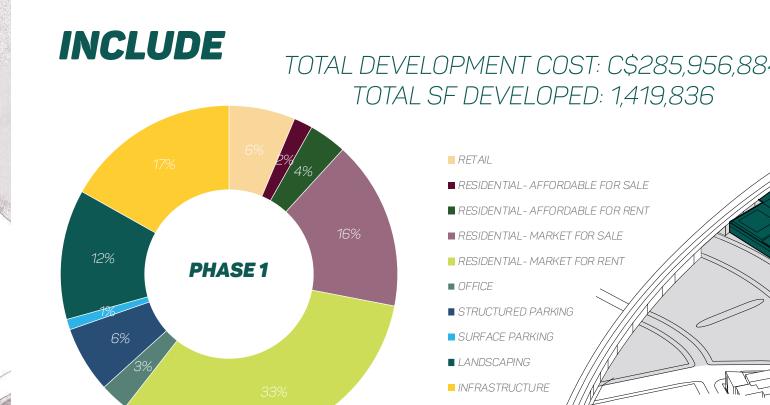
INSPIRED BY THE PROBLEM

DON BANKLANDS IS A MODEL FOR RESILIENT URBANISM.



WATER-CYCLING **INFRASTRUCTURE:**

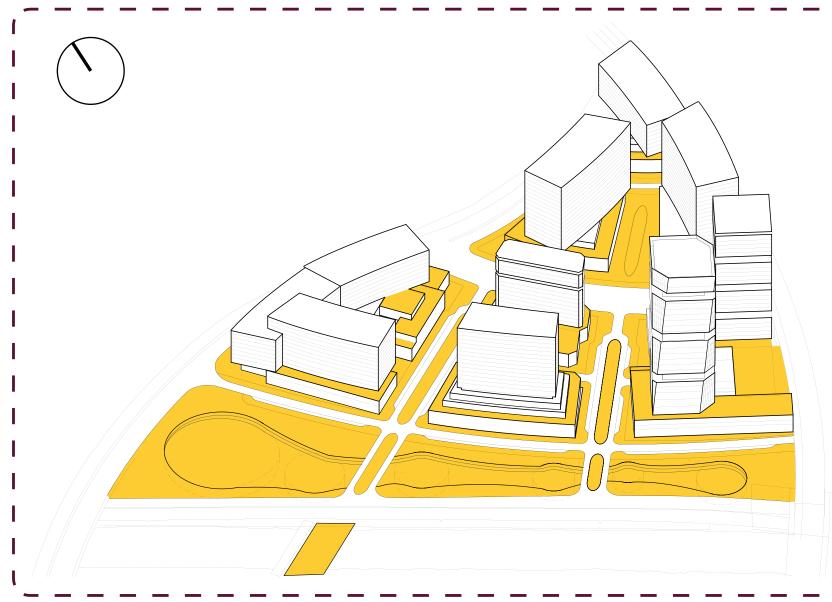




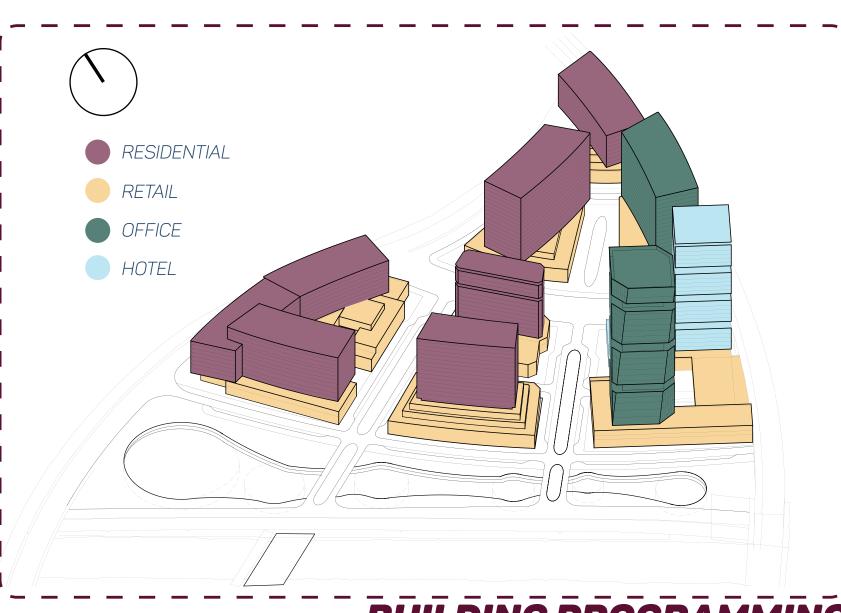




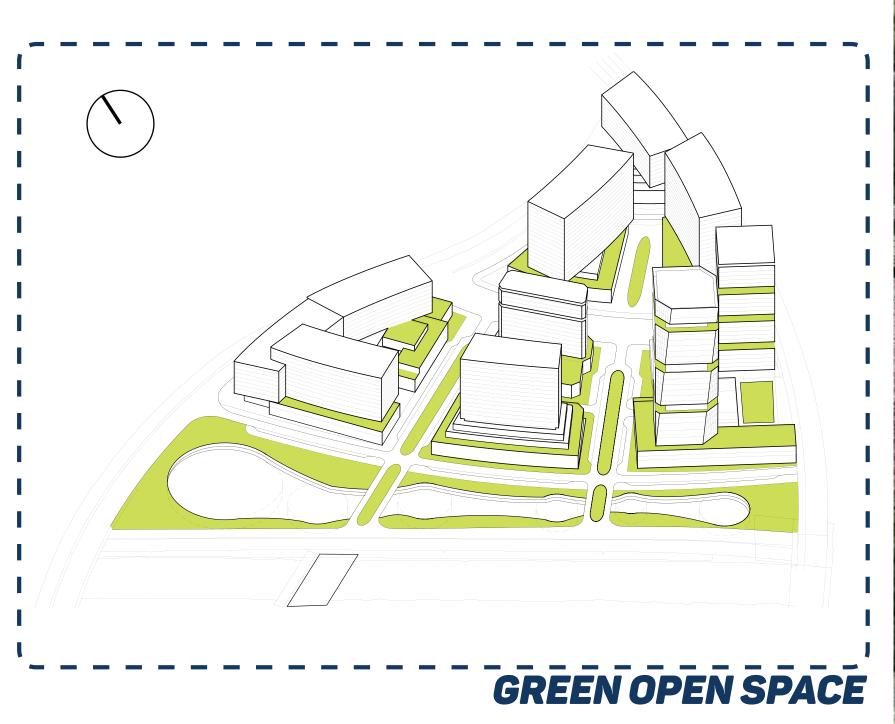




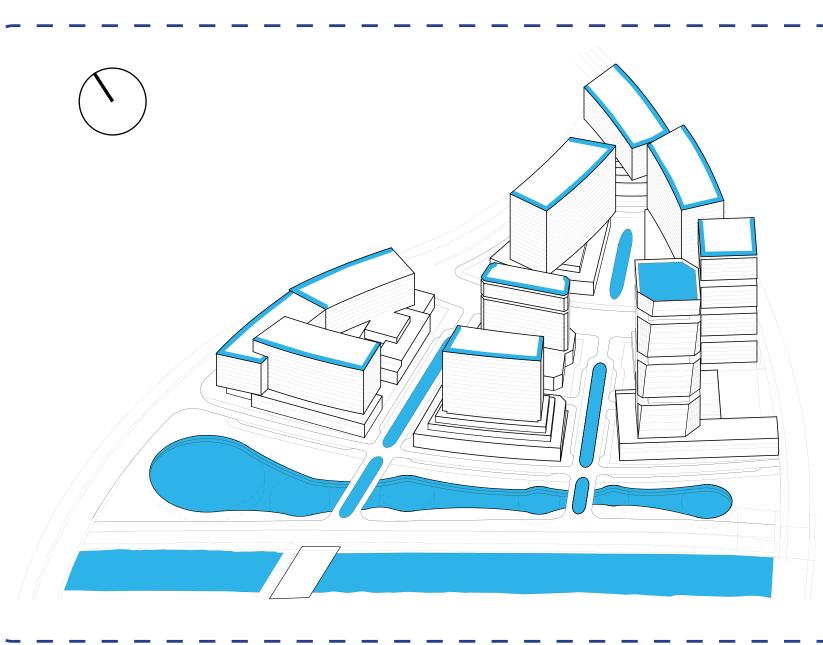
PUBLIC SPACE



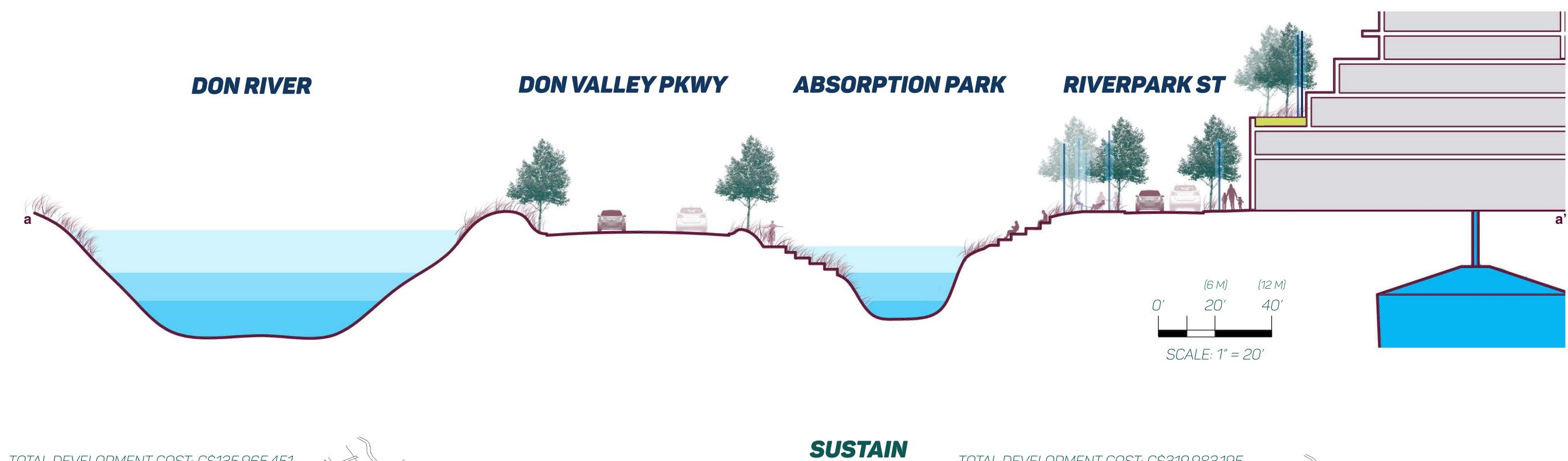
BŪILDING PROGRAMMING

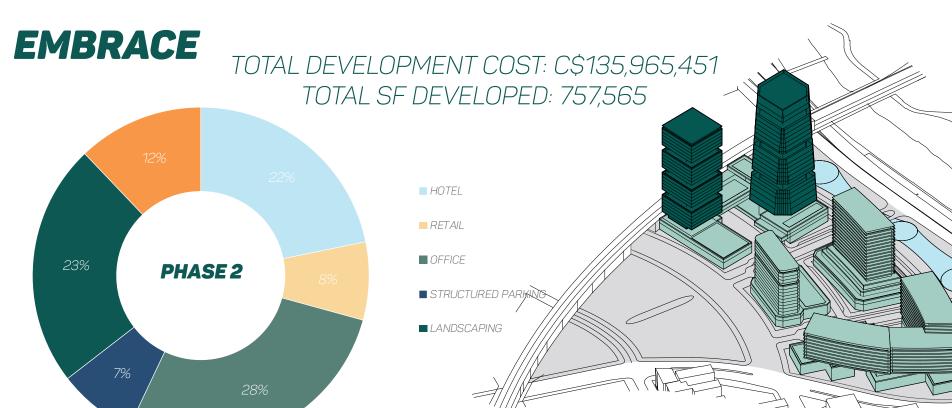






FLOOD CONTROL WATER SYSTEMS





25 PERCENT REDUCTION IN OPERATING COSTS, WHICH RETURNS A SAVINGS OF C\$28.1 MILLION OVER TEN YEARS

1,281 NEW RESIDENTIAL UNITS

10 PERCENT WILL BE PRICED AS AFFORDABLE UNITS

700,000 SQUARE FEET OF MEDICAL-OFFICE SPACE

THE VALUE OF THE FOUR SITES BEFORE CONSTRUCTION BEGINS IS ESTIMATED TO BE C\$158.5 MILLION. AFTER DEVELOPMENT, THE VALUE GROWS TO C\$1.7 **BILLION, WHICH EQUATES TO A 28.15-PERCENT LEVERED IRR**

OTAL DEVELOPMENT COST: C\$319,983,1

RESIDENTIAL- AFFORDABLE FOR SALE

RESIDENTIAL - AFFORDABLE FOR REL

RESIDENTIAL- MARKET FOR SALE

RESIDENTIAL- MARKET FOR RENT

STRUCTURED PARKING

PHASE 3