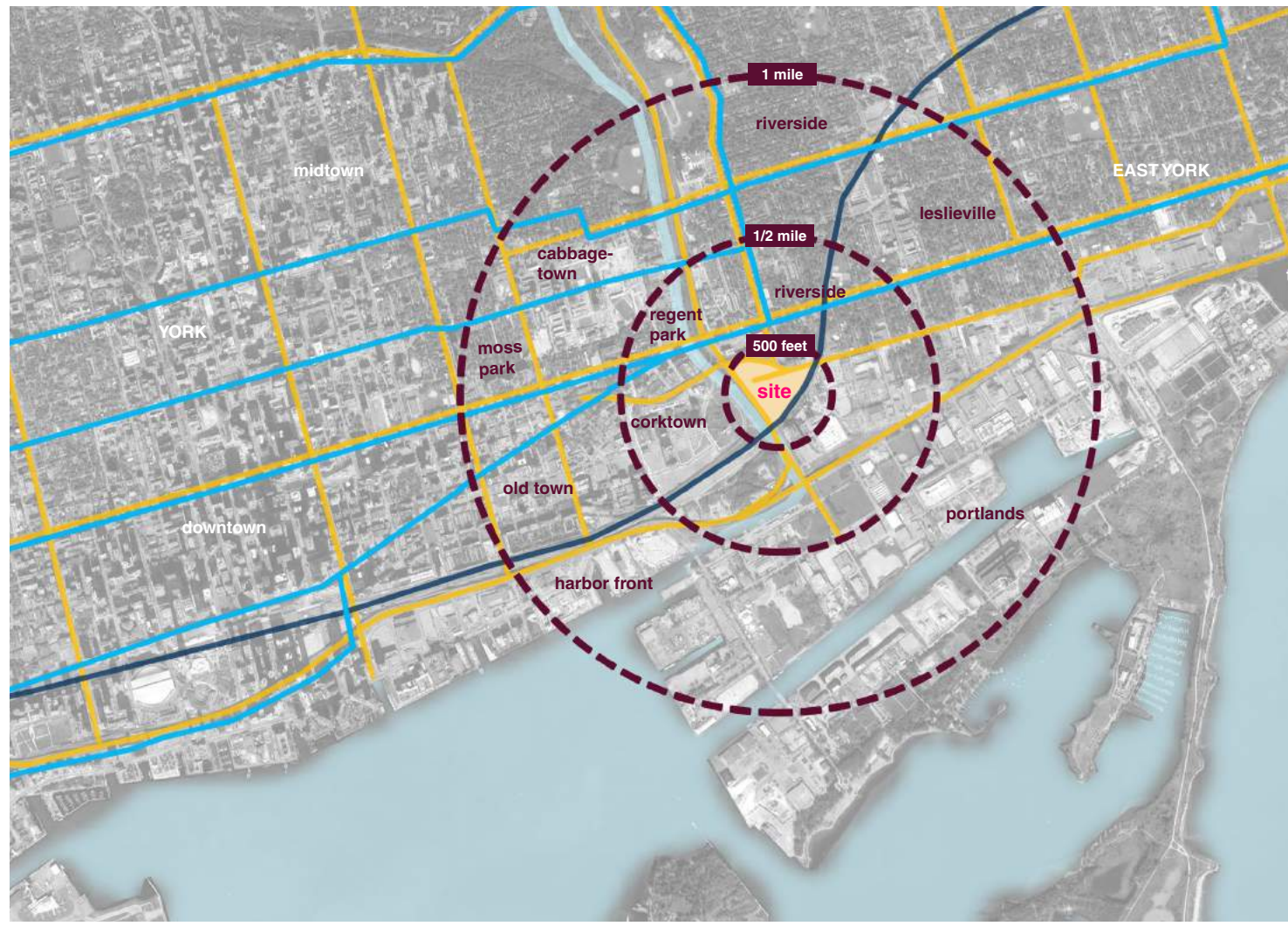


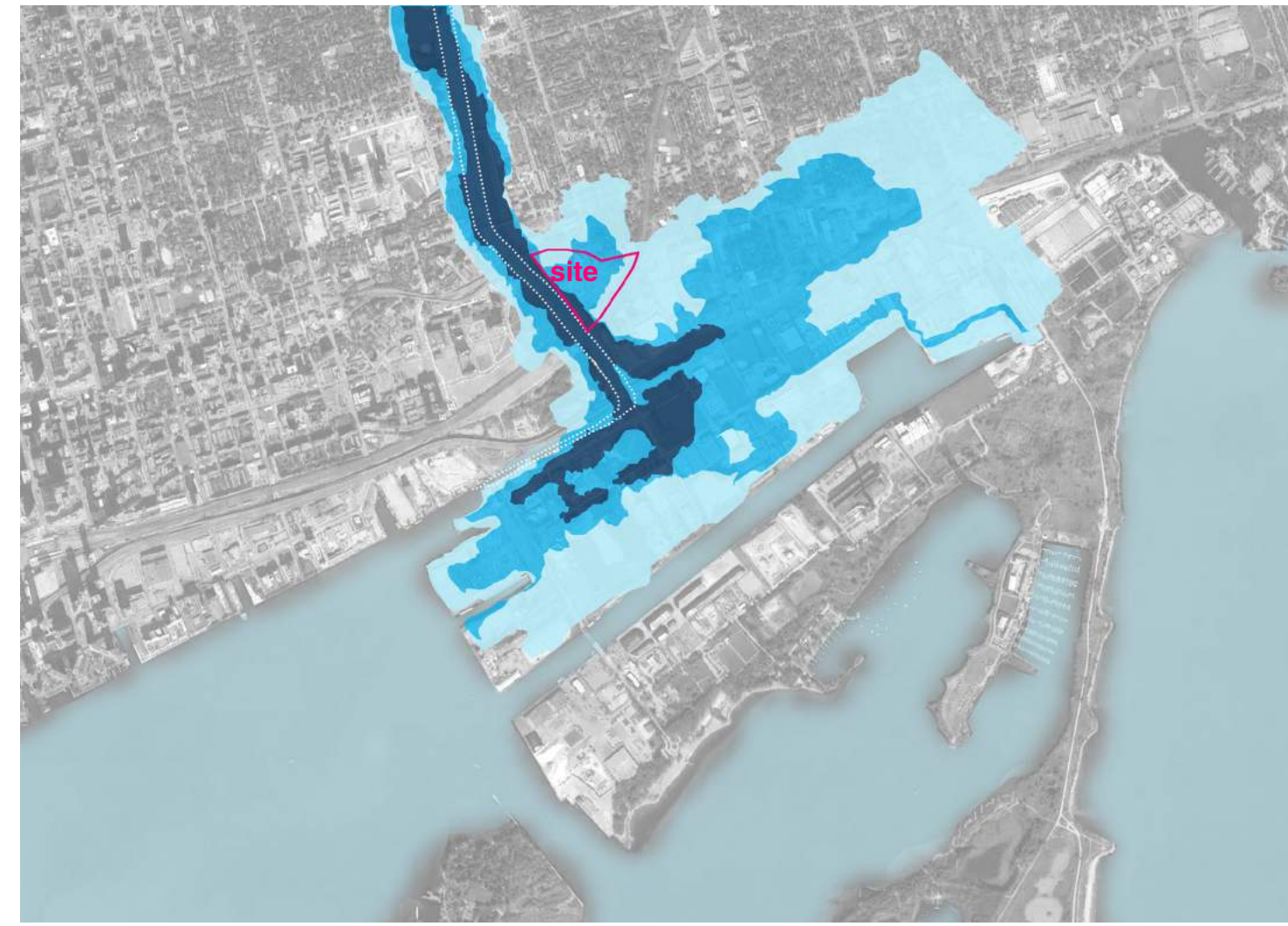
# ABSORPTION

## EMBRACING THE FLOOD



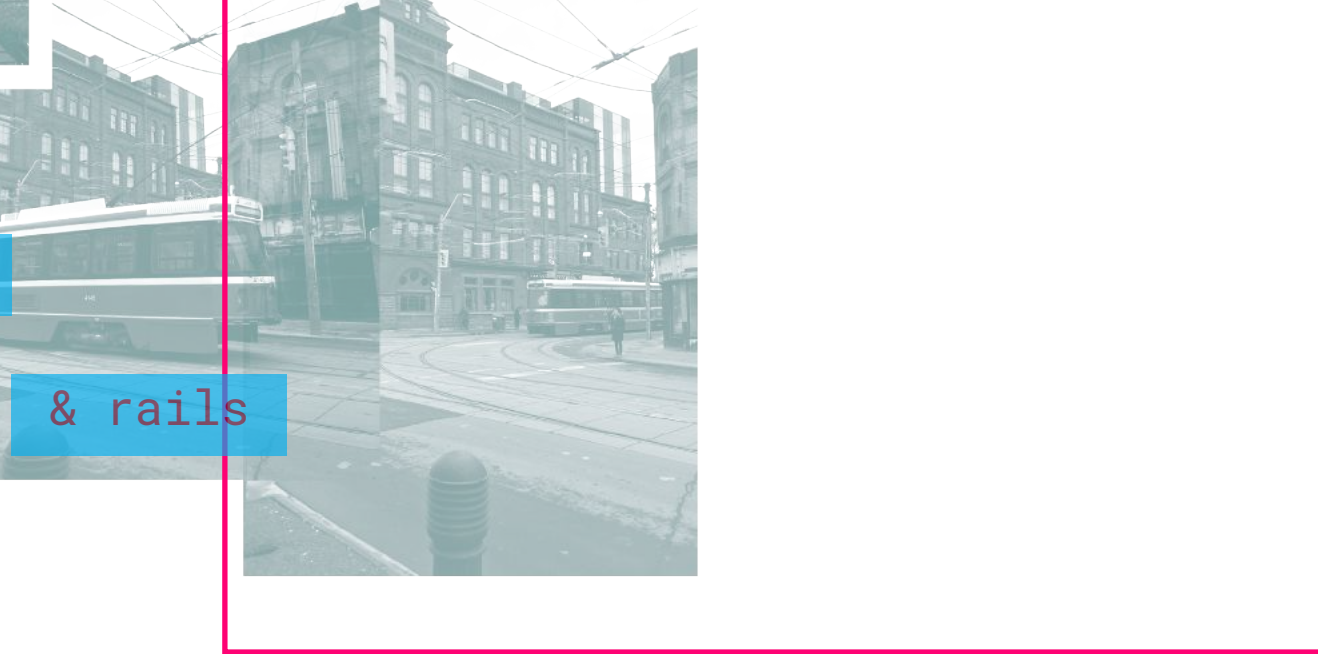
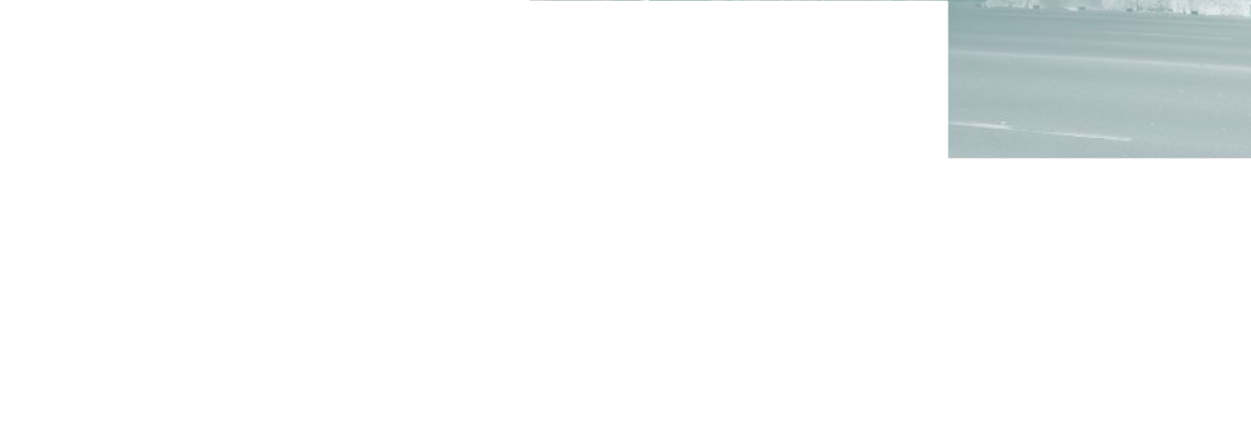
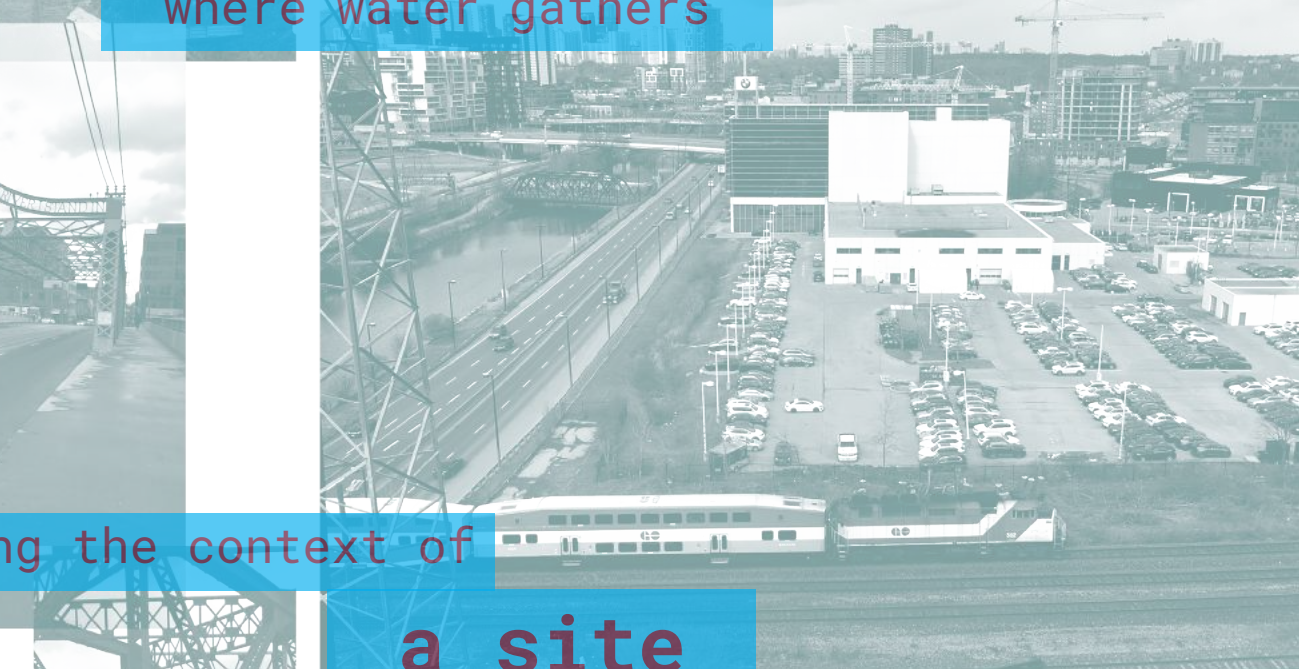
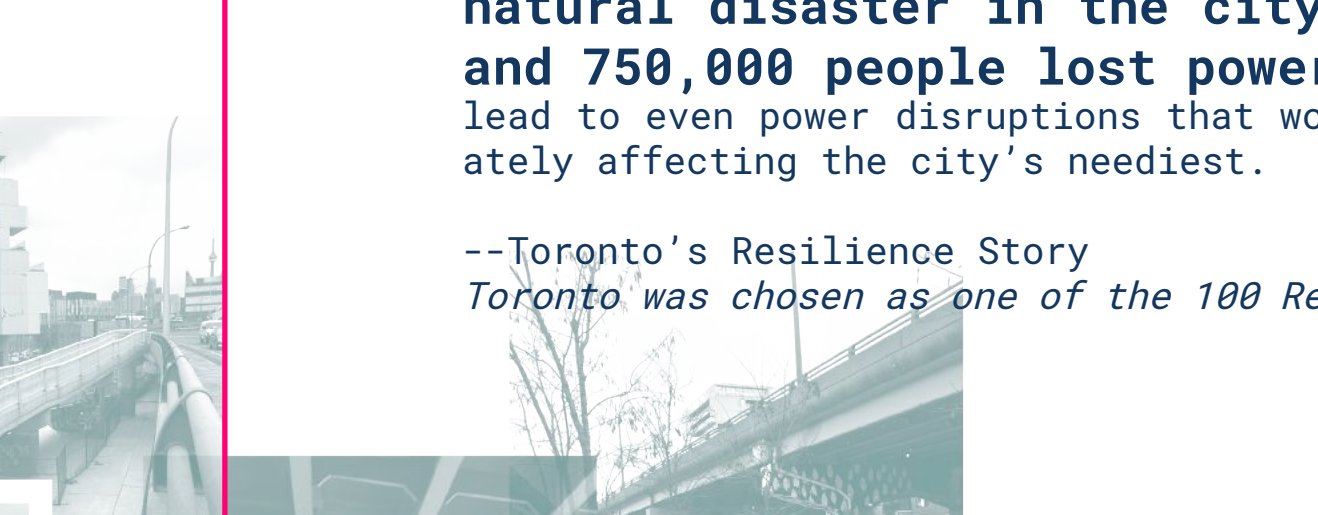
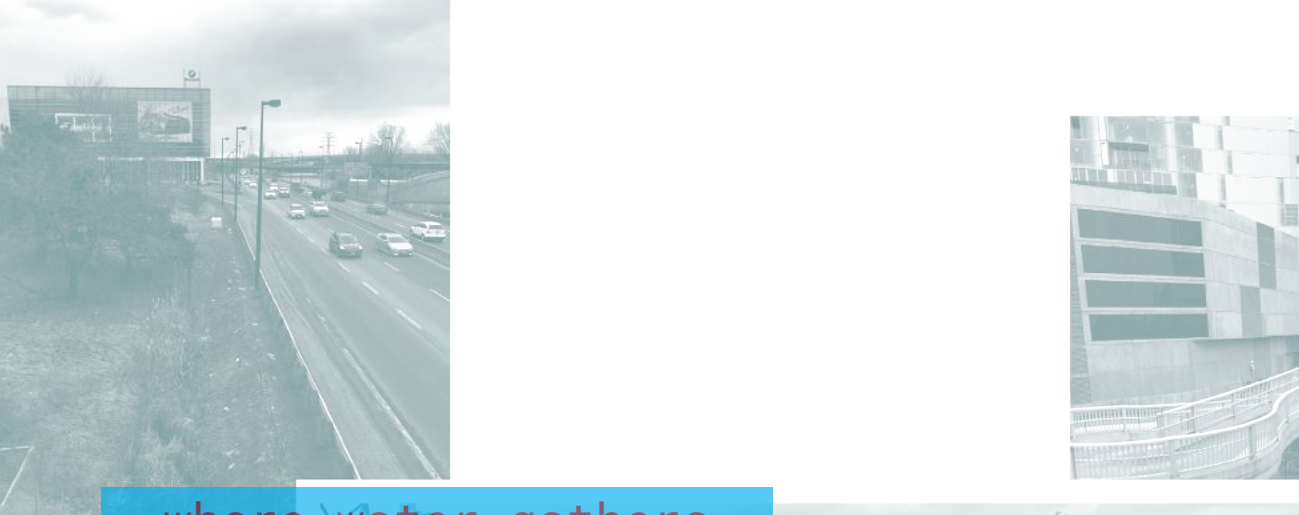
### TORONTO'S GROWING COMMUNITY

- METRO LINES + STREET CAR LINES
- ACTIVE STREET CONNECTIONS
- RAIL CORRIDOR



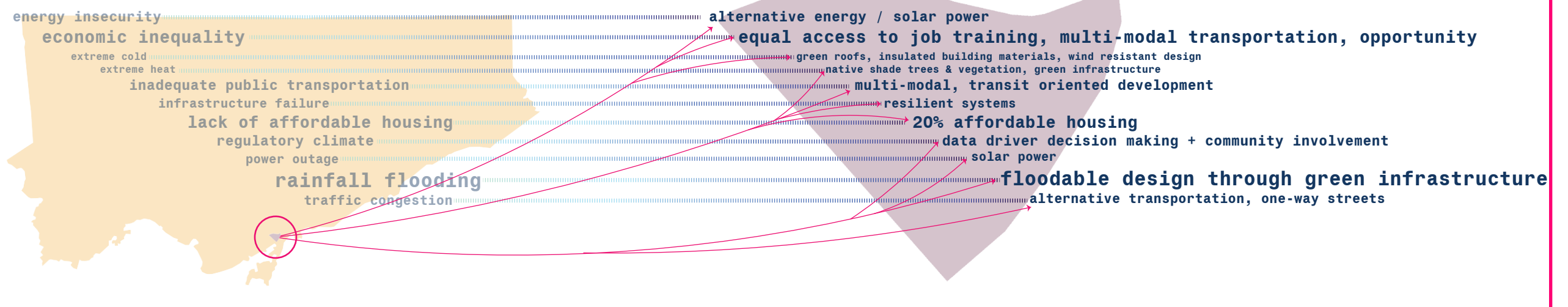
### LIVING ALONG FLOOD LINES

- 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



### INTEGRATING TORONTO'S RESILIENCE STORY:

(<https://www.100resilientcities.org/cities/toronto/>)



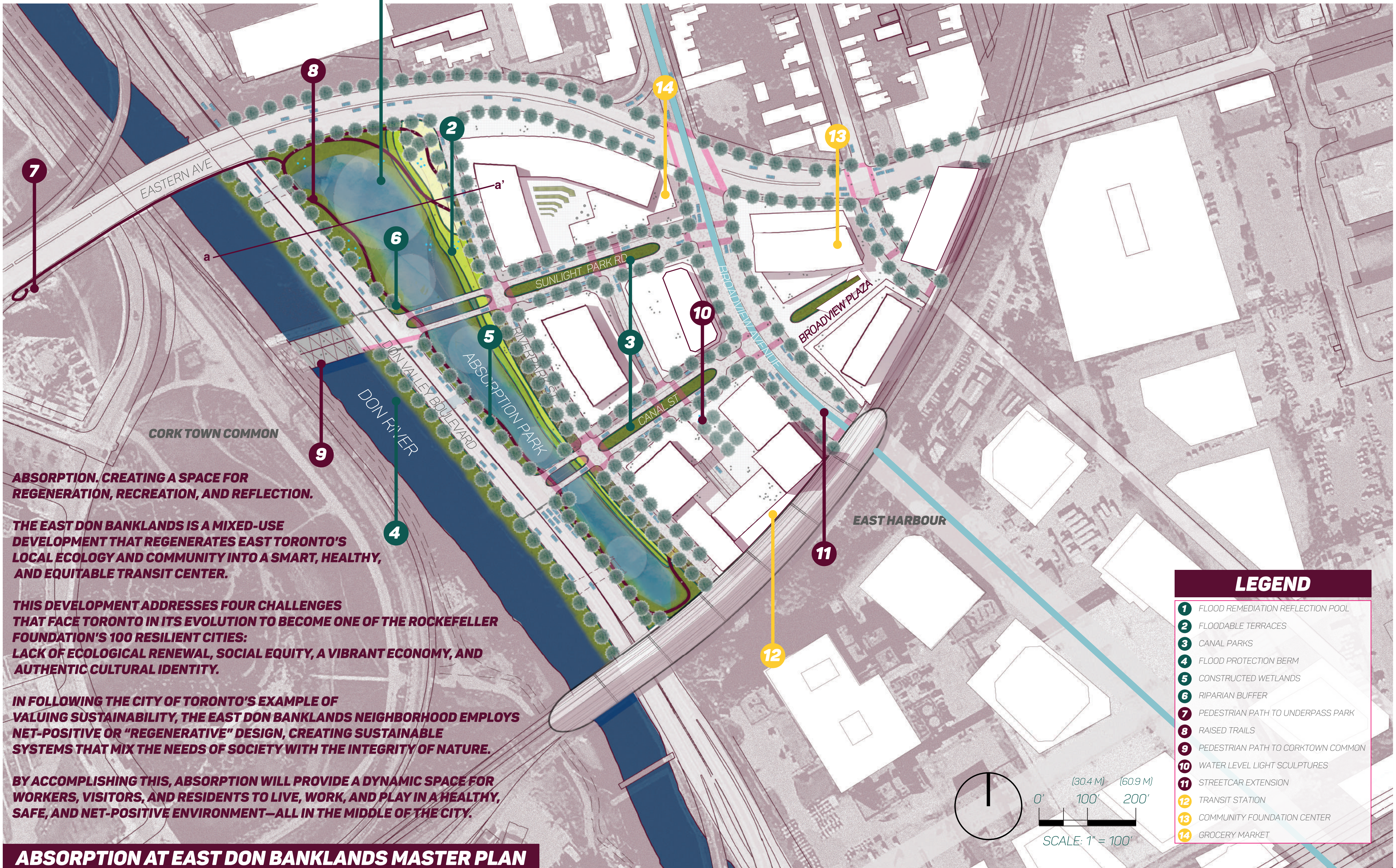
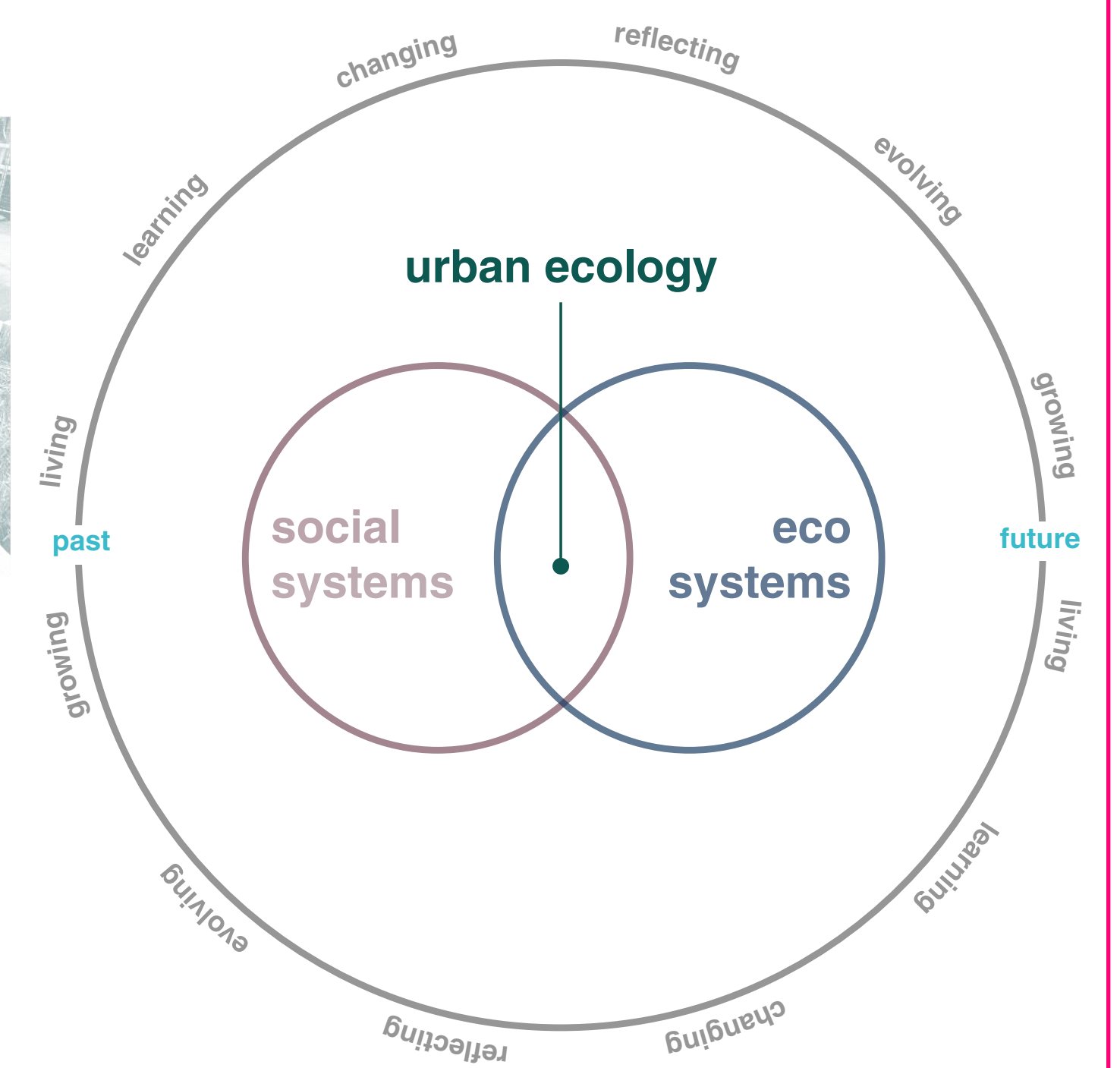
shocks and stresses

site solutions

Despite recognition as a prosperous city of opportunity that has attracted over 2 million immigrants, Toronto tops Canada in levels of working poverty and has seen the greatest increase in income inequality in the country. The city has begun taking substantial steps to increase affordable housing and to address income inequality and transit equity. City officials predict that without further action, 60% of the city's neighborhoods will be classified as low or very low-income by 2025.

Toronto is also vulnerable to a number of climate related shocks including rainfall flooding, blizzards, and heat waves. Severe flooding in 2013 was the most costly natural disaster in the city's history, as 4,579 homes were flooded and 750,000 people lost power. Officials are concerned that a stronger storm could lead to even power disruptions that would impact the entire city and region, disproportionately affecting the city's neediest.

--Toronto's Resilience Story  
Toronto was chosen as one of the 100 Resilient Cities pioneered by the Rockefeller Foundation



**ABSORPTION, CREATING A SPACE FOR REGENERATION, RECREATION, AND REFLECTION.**

**THE EAST DON BANKLANDS IS A MIXED-USE DEVELOPMENT THAT REGENERATES EAST TORONTO'S LOCAL ECOLOGY AND COMMUNITY INTO A SMART, HEALTHY, AND EQUITABLE TRANSIT CENTER.**

**THIS DEVELOPMENT ADDRESSES 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.**

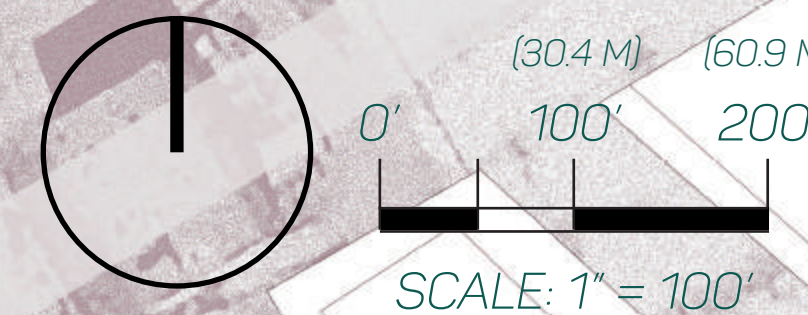
**IN FOLLOWING THE CITY OF TORONTO'S EXAMPLE OF VALUING SUSTAINABILITY, THE EAST DON BANKLANDS NEIGHBORHOOD EMPLOYS NET-POSITIVE OR "REGENERATIVE" DESIGN, CREATING SUSTAINABLE SYSTEMS THAT MIX THE NEEDS OF SOCIETY WITH THE INTEGRITY OF NATURE.**

**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.**

### ABSORPTION AT EAST DON BANKLANDS MASTER PLAN

#### LEGEND

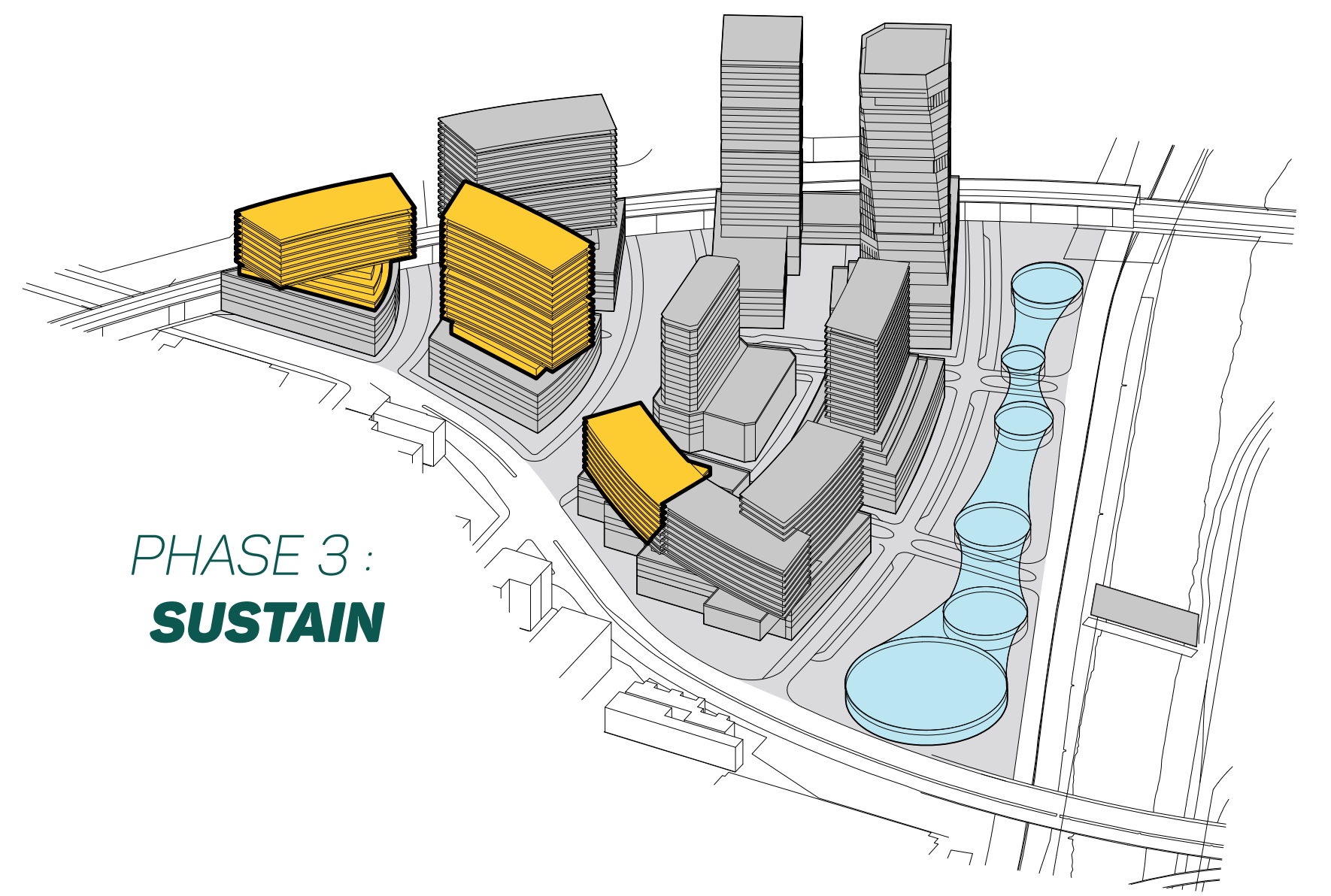
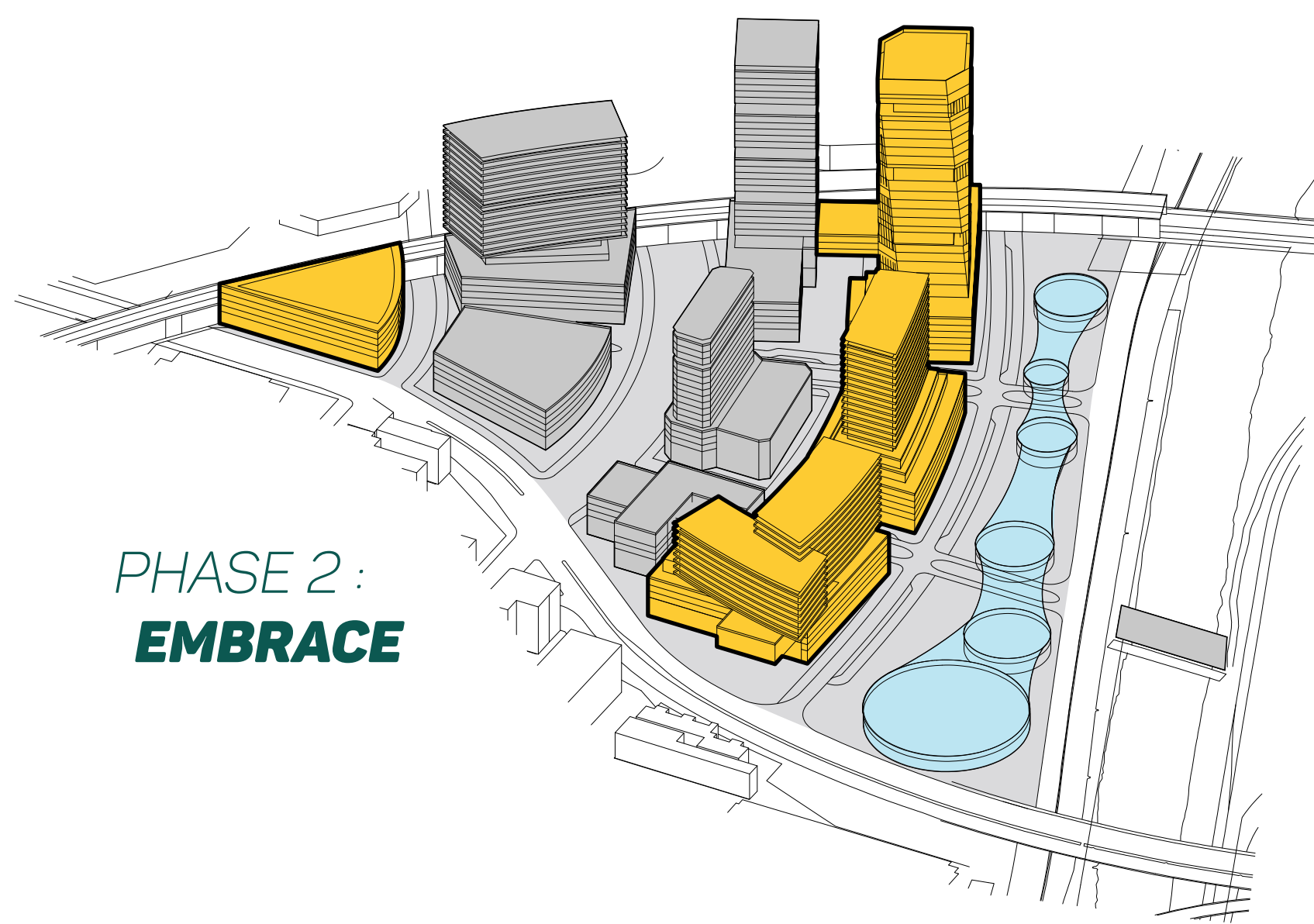
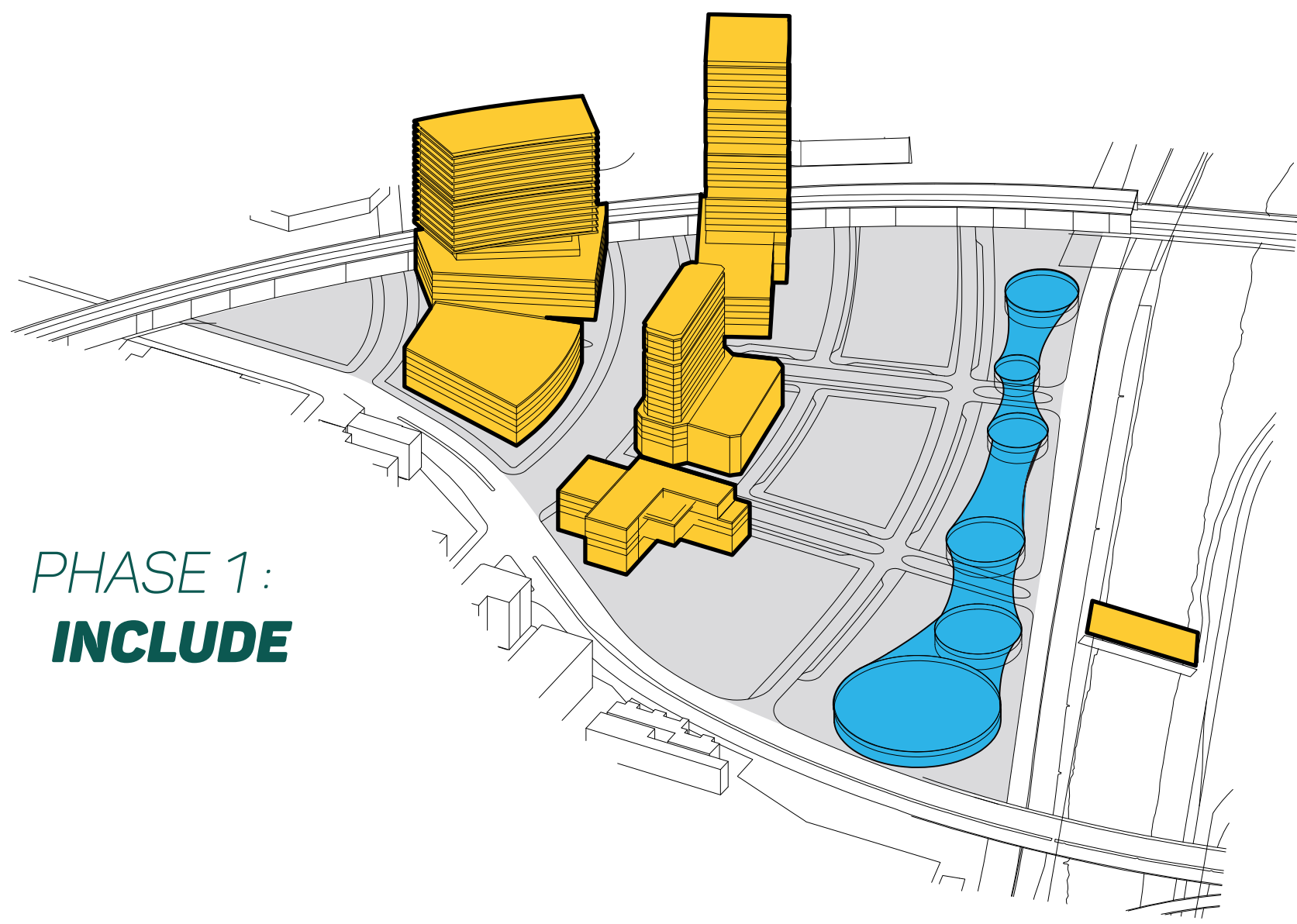
- FLOOD REMEDIATION REFLECTION POOL
- FLOODABLE TERRACES
- CANAL PARKS
- FLOOD PROTECTION BERM
- CONSTRUCTED WETLANDS
- RIPARIAN BUFFER
- PEDESTRIAN PATH TO UNDERPASS PARK
- RAISED TRAILS
- PEDESTRIAN PATH TO CORKTOWN COMMON
- WATER LEVEL LIGHT SCULPTURES
- STREETCAR EXTENSION
- TRANSIT STATION
- COMMUNITY FOUNDATION CENTER
- GROCERY MARKET



# adapt. engage. regenerate.

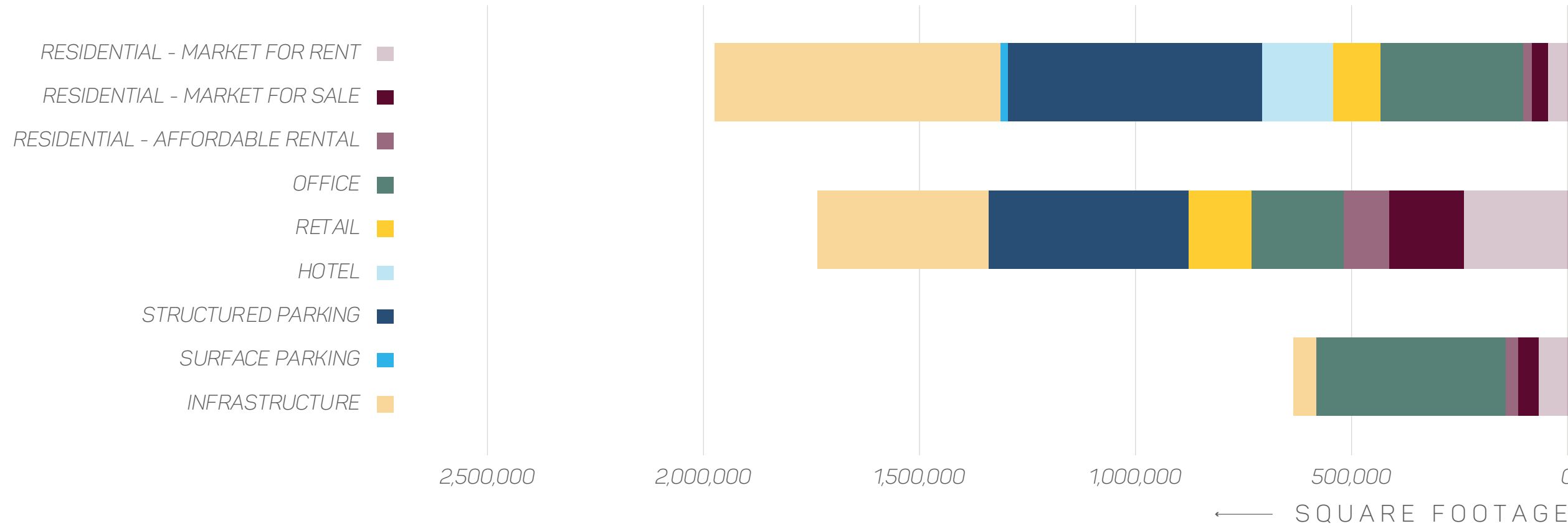


## BROADVIEW PLAZA



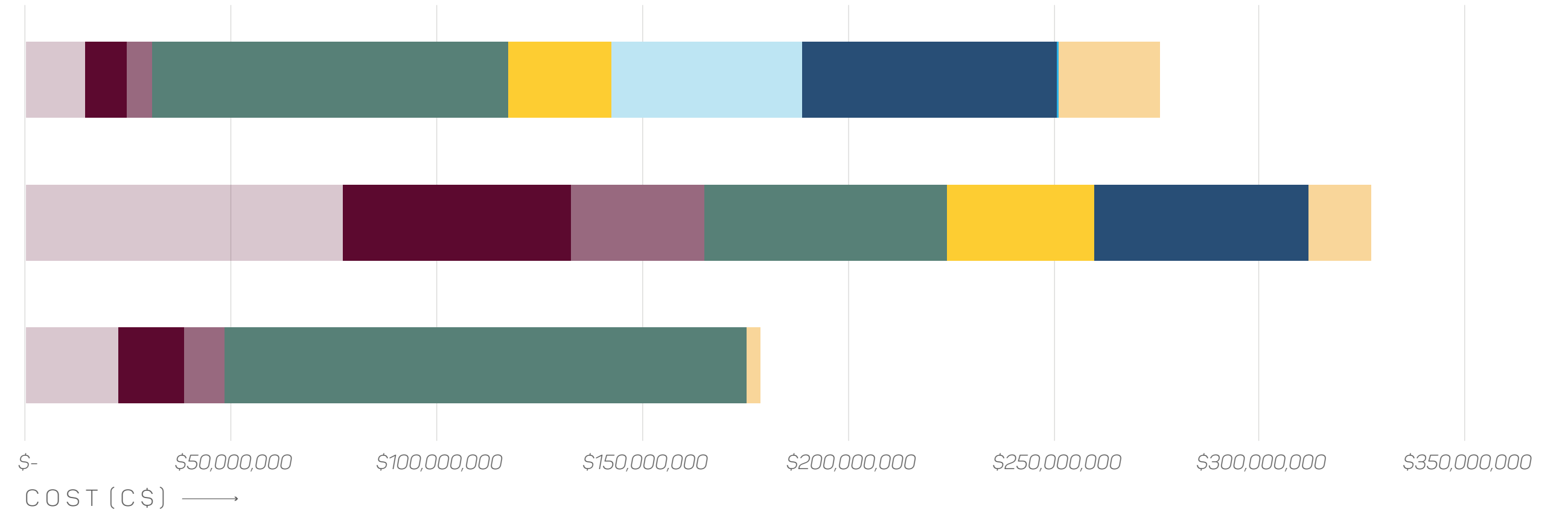
### SQUARE FOOTAGE BY PHASE

4.34 MILLION SQUARE FEET IN NEW DEVELOPMENT



### DEVELOPMENT COST BY PHASE

C\$781.4 MILLION IN NEW DEVELOPMENT



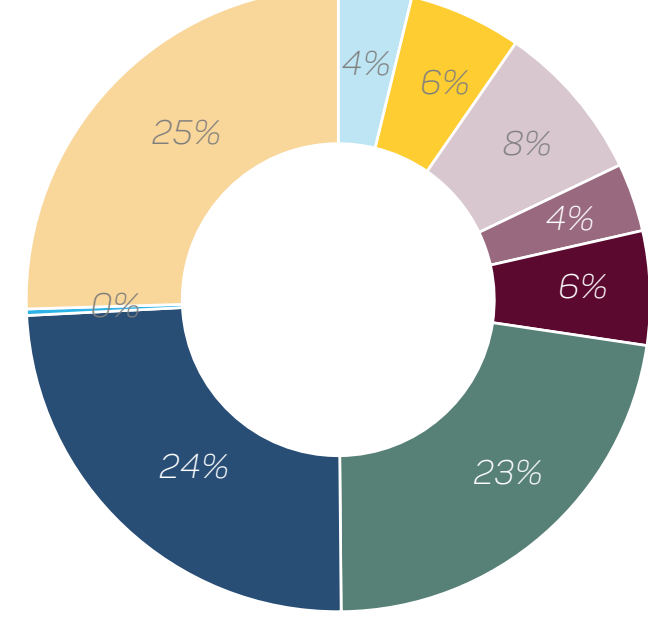
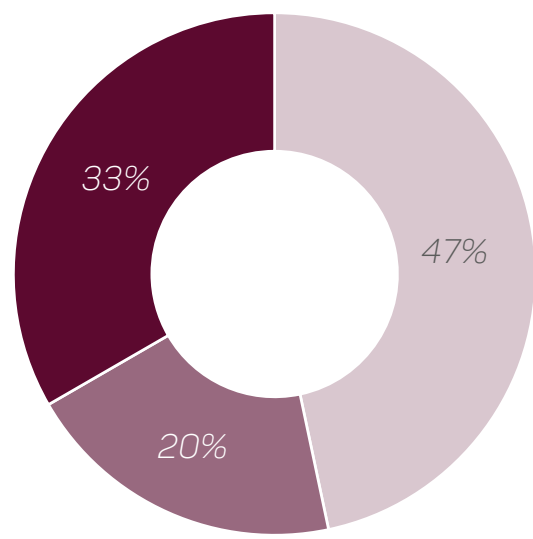
### SQUARE FOOTAGE BREAKDOWN

4.34 MILLION SQUARE FEET

### RESIDENTIAL MIX

1026 TOTAL UNITS

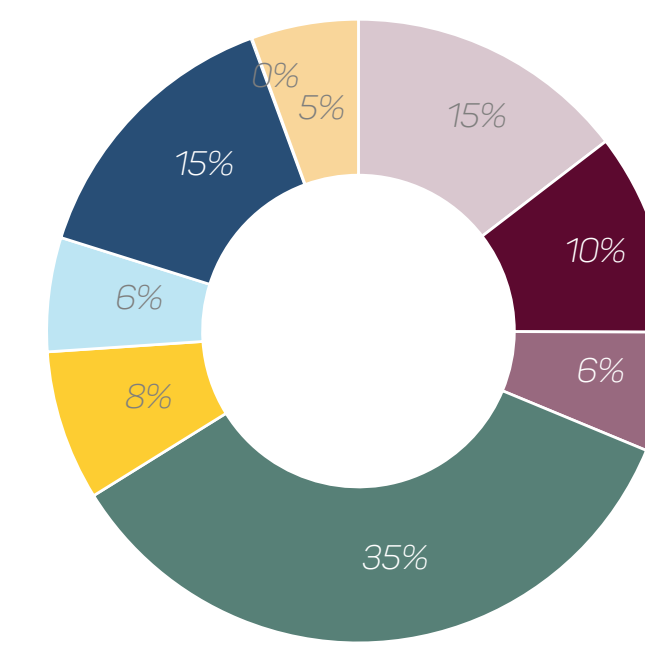
- RESIDENTIAL - MARKET FOR RENT
- RESIDENTIAL - MARKET FOR SALE
- RESIDENTIAL - AFFORDABLE RENTAL



### DEVELOPMENT COST BREAKDOWN

C\$781.4 MILLION IN NEW DEVELOPMENT

- RESIDENTIAL - MARKET FOR RENT
- RESIDENTIAL - MARKET FOR SALE
- RESIDENTIAL - AFFORDABLE RENTAL
- OFFICE
- RETAIL
- HOTEL
- STRUCTURED PARKING
- SURFACE PARKING
- INFRASTRUCTURE



## 1,026 RESIDENTIAL UNITS

- 479 MARKET-RATE RENTAL UNITS
- 342 MARKET-RATE FOR SALE UNITS
- 205 AFFORDABLE RENTAL UNITS

### FINANCIAL SOURCES

C\$958,371,658

#### SENIOR LOAN

\$622,941,577

#### PREF EQUITY LOAN

\$143,755,749

#### EQUITY

\$174,284,332

#### FUNDING & GRANTS

\$17,390,000

### 1.81% FUNDING & GRANTS

### 18.19% EQUITY

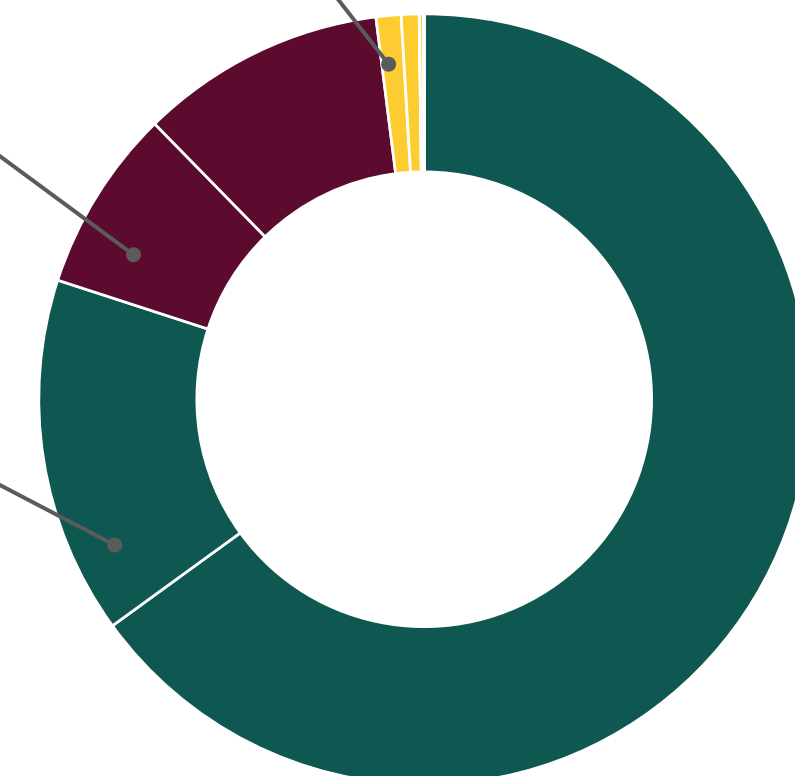
8.83% DEVELOPER EQUITY

9.35% LAND EQUITY

### 80% DEBT

65% SENIOR LOAN

15% PREF EQUITY LOAN



**C\$340 MILLION**  
LEVERED NET PRESENT VALUE

**17.09%**  
UNLEVERED IRR

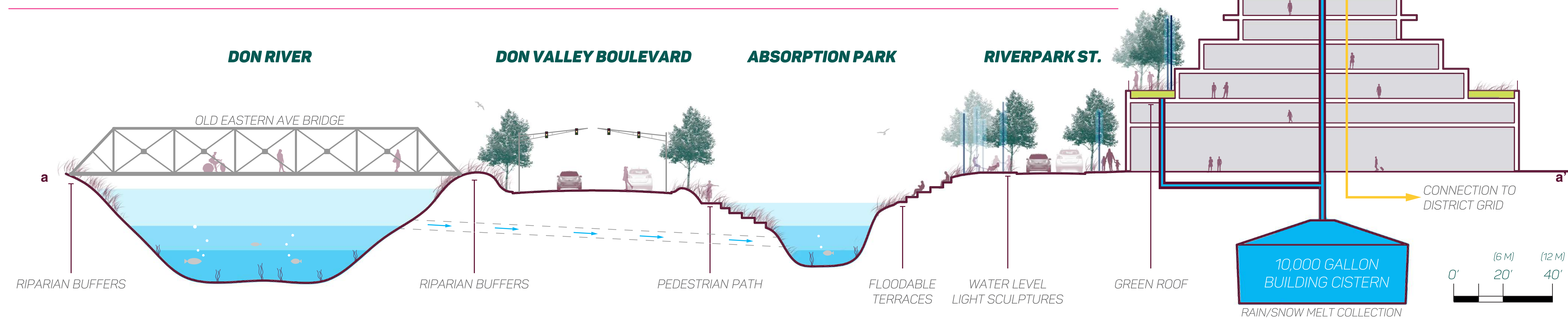
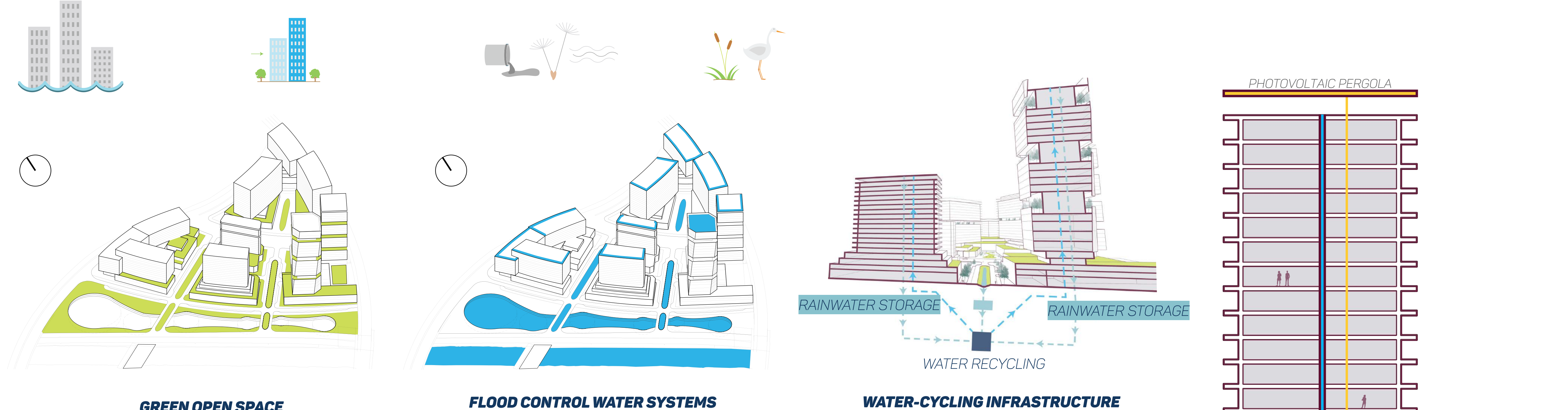
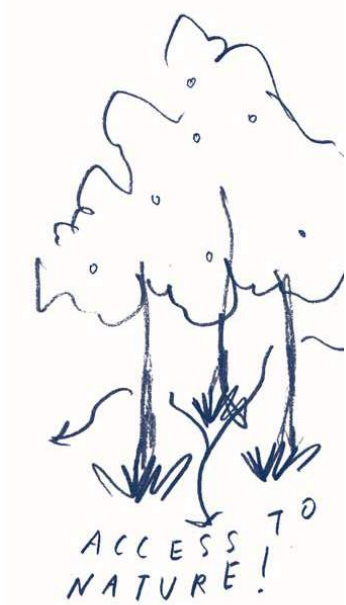
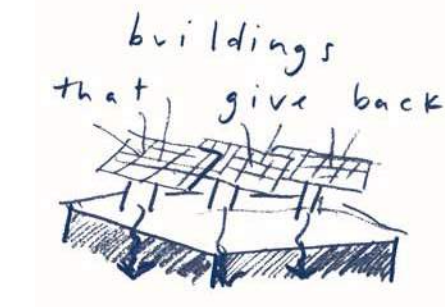
**C\$1.6 BILLION**  
PROJECTED SITE VALUE

**26.78%**  
LEVERED IRR

# ecosystems

## INSPIRED BY THE PROBLEM

ABSORPTION OVERCOMES ITS CHALLENGES; **EMBRACING THE FLOOD.** THE SITE IS CURRENTLY LOCATED IN A FLOOD PLAIN. DEVELOPING TO EMBRACE THE FLOOD, EAST DON BANKLANDS IS A MODEL FOR RESILIENT URBANISM.



**GREEN + SOCIAL INFRASTRUCTURE:** A HEALTHY AND INTELLIGENT URBAN FABRIC WILL YIELD ECONOMIC STABILITY AND RESILIENT COMMUNITIES.



## ABSORPTION PARK

**25% 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**

