



## **EAST BAYFRONT BACKGROUNDER**

Steps away from Canada's largest financial and cultural urban core, East Bayfront will become home to a vibrant, sustainable new waterfront community featuring residential, commercial and retail amenities, continuous public access to the water's edge, dedicated public transit and a series of new parks and public spaces.

East Bayfront is a 23 hectare (55 acre) site extending from Jarvis Street east to Parliament Street and from the rail corridor south to the water's edge. For years, East Bayfront was a reminder of Toronto's industrial past, home to port-related terminal buildings, distribution centres and other industrial and commercial activities. There was no public access to the water's edge and the Martin Goodman Trail was accommodated alongside an unwelcoming stretch of Queens Quay.

Today, the revitalization of this prime waterfront area is well underway and East Bayfront is a busy construction site. Roughly the same size as London's Canary Wharf, East Bayfront is being transformed into the waterfront's jewel — a place of design excellence, high levels of sustainability, advanced technologies and a strong relationship to the water's edge.

East Bayfront will become a lively downtown neighborhood where people are drawn to live, work, learn and play. Upon full build-out, East Bayfront will include 6,000 homes (1,200 of which are affordable), new dedicated streetcar transit (light rail), 230,000 m<sup>2</sup> (2.5 million sq. ft.) of commercial and employment space and jobs for 8,000 people. The area is being targeted as a prime site to attract significant new employers to the city.

### **East Bayfront Development**

East Bayfront revitalization includes four publicly-owned development parcels known as Dockside, Bayside, Quayside and Parkside. These parcels represent approximately 70 per cent or 15.5 hectares (38 acres) of the total area of East Bayfront. The remaining 7.5 hectares (17 acres) are privately owned.

#### *Dockside*

Construction of the south-west corner of the area known as Dockside, is already underway and includes 130,000 m<sup>2</sup> (1.4 million sq. ft.) of office and institutional space, including 15,000 m<sup>2</sup> (161,500 sq. ft.) of cultural, retail and recreational uses.

Construction of Corus Quay, the corporate headquarters for Corus Entertainment, one of Canada's largest integrated media and entertainment companies is nearing completion. The 42,000 m<sup>2</sup> (450,000 square foot) office and broadcast centre will become a hub of activity with

round-the-clock broadcasting and public performances and home to more than 1,200 highly-skilled knowledge-based workers. Construction will be completed by the end of the year with occupancy expected in the spring of 2010.

Dockside is also welcoming George Brown College's new state of the art Health Sciences Campus, an important new addition to the East Bayfront community. It will bring 3,500 full-time and 1,000 part-time students to the waterfront and add vitality to the area year-round. The new campus spans two city blocks from Lake Ontario in the south to Queens Quay in the north between Richardson and Lower Sherbourne streets. Construction is expected to begin this fall.

### *Parkside*

The "Parkside Development" located north of Queens Quay, just east of Sherbourne Park is the first private sector development in East Bayfront. Developed by Great Gulf Group of Companies and designed by world-renowned architect Moshe Safdie, Parkside is a mixed-use development featuring residential, retail, office/employment and institutional uses bordering Sherbourne Park with impressive views of Lake Ontario.

Centered on the design idea of "Gardens in the Sky," Parkside will set new standards for design excellence and sustainability on the waterfront. The development will include plant-covered roofs and stepped gardens that create green space on virtually every floor and in the building's dramatic six-storey atrium.

The Parkside Development is expected to result in an approximately \$200 million of private sector investment in East Bayfront. Preliminary design work is expected to get underway in early 2010.

### *Bayside and Quayside*

The two remaining development sites in East Bayfront include Bayside and Quayside. All three parcels will feature mixed-use development.

Bayside is comprised of 5.3 hectares (13 acres) and has a prominent waterfront location with extended frontage on the inner harbour. With 160,000m<sup>2</sup> (1.7 million square feet) of residential and commercial development space, it will become a new urban district featuring employment, residential, cultural and retail uses, vibrant public spaces and exceptional architecture. Waterfront Toronto is in the process of selecting development partners for Bayside.

Quayside, a two hectare (five acre) site along Queens Quay, East Bayfront's grand waterfront boulevard, is an ideal location for commercial, residential and community-based amenities. Quayside has 140,000m<sup>2</sup> (1.5 million square feet) of residential and commercial development space.

### **Parks and Public Spaces**

Parks and public spaces will make up 25 per cent of East Bayfront (5.5 hectares) and will include a one kilometre Water's Edge Promenade and Boardwalk, Toronto's second urban beach and a

spectacular new waterfront destination park.

#### *Water's Edge Promenade and Boardwalk*

East Bayfront will feature a continuous water's edge promenade and boardwalk spanning the entire length of the new community. This kilometre long promenade stretching from Jarvis to Parliament Street will be 19 metres wide, with another 11 metre-wide wooden boardwalk built over the storm water management system for the area.

A row of mature trees lining each side of the promenade will create a French-style allée by the lake sheltering pedestrians from sun and wind. The boardwalk, open to the elements, provides pedestrians with the opportunity to walk along the water's edge. Construction on the first phase of the water's edge promenade in East Bayfront, from the Jarvis Slip to the eastern edge of Sherbourne Park, is expected to begin later this fall.

Waterfront Toronto is working with leading tree experts and employing the latest technologies to ensure mature trees thrive in East Bayfront. Research shows that a major impediment to establishing trees in urban areas is the lack of an adequate volume of soil for tree root growth. Soils under pavements are highly compacted which often stops roots from growing, causing the trees to die prematurely after 7-10 years. In East Bayfront we will use new tree planting technology that will deliver an average of 30 cubic metres of nutrient-rich soil per tree to promote healthier mature trees.

At the eastern end of the promenade, Waterfront Toronto's fourth wavedeck is planned for the Parliament Slip. This impressive 3000m<sup>2</sup> wavedeck, just a five minute walk from the Distillery District, is both a public gathering space and treatment area for East Bayfront's stormwater management system. Several dramatic openings in the wavedeck allow the community's stormwater to undergo UV treatment as part of the water purification process.

Rotterdam's West 8 and Toronto's du Toit Allsopp Hillier are the design team behind the waterfront promenade and the Queens Quay public realm.

#### *Sherbourne Park*

Located in the heart of East Bayfront, Sherbourne Park, designed by renowned Canadian landscape architects Phillips Farevaag Smallenberg, is a spectacular 1.5 hectare (3.75 acre) green space that offers something for everyone. The south portion of the park will feature an open lawn area and will be a year-round destination and public gathering place for city-wide events. The north portion of the park includes a children's playground and accompanying seating areas. Sherbourne Park is designed to evolve and transform as East Bayfront is developed. It will include a series of quiet intimate spaces, a skating rink and splash pad, as well as a weather protected pavilion and impressive water channel with public art sculptures.

#### *Canada's Sugar Beach*

Located at the foot of Lower Jarvis Street, Canada's Sugar Beach creates three distinct spaces; an urban beach with brightly coloured umbrellas, water's edge promenade and thoroughfare, and a multi-functional event plaza space that will accommodate public events. Designed by Claude Cormier Landscape Architects, this 0.40 hectare (one acre) park will be the second urban

beach on Toronto's waterfront following the very successful HtO Park. Construction of Canada's Sugar Beach, which pays homage to the industrial elements of the adjacent Redpath Sugar factory, started this summer and is slated for completion in 2010.

### **Storm Water Management**

In keeping with a commitment to sustainability and design excellence, Waterfront Toronto is constructing a storm water management system in East Bayfront that will be integrated into the design of Sherbourne Park, the Water's Edge Promenade and Boardwalk, and the Parliament WaveDeck. This integrated approach allows required storm water infrastructure to be both beautiful and functional.

In East Bayfront, stormwater will be treated and returned to the lake in a beautiful and artistic way. After a storm, runoff is collected in East Bayfront's Stormwater Management Facility (SMF) located in tanks under the Water's Edge Boardwalk parallel to the dockwall. Water from the SMF is then transferred to a large tank under the 3000m<sup>2</sup> Parliament WaveDeck which include an artificial wetland and three holes in the wavedeck's platform to allow natural UV rays to penetrate and perform the initial treatment process. At that point, the water is conveyed to the Sherbourne Park UV Purification Facility housed beneath the park's Pavilion where strong UV light completes the treatment process.

After the UV treatment is complete, the water enters the 240 metre long water channel in Sherbourne Park through one of three dramatic sculptures that rise almost nine metres from the ground. Water is elegantly lifted from the channel toward the sky and down over a textured veil of water. After traveling the full length of the channel, clean water is discharged into Lake Ontario.

### **Aquatic Habitat**

The revitalization of East Bayfront features the creation of new 7,000m<sup>2</sup> of fish habitat alongside the new Stormwater Management Facility located next to the water's edge Boardwalk. The new fish habitat includes the installation of riverstone shoals, tree logs and embankments to provide shelter and increased feeding and forging opportunities for lake fish.

Aquatic Habitat Toronto, of which Waterfront Toronto is a partner, has won a Public Sector Quality Fair award for the aquatic habitat enhancement already completed on Toronto's waterfront.