



EAST BAYFRONT BACKGROUNDER

East Bayfront is one of the first new neighbourhoods to be developed on Toronto's waterfront. Its proximity to downtown and location directly on Lake Ontario, make East Bayfront an important new residential community, a hub for information and creative sector jobs and a significant waterfront destination.

East Bayfront is a 23 hectare (55 acre) site extending from Lower Jarvis Street, east to Parliament Street and from Lake Shore Boulevard south to the water's edge. For years, East Bayfront was a reminder of Toronto's industrial past. Today, it is a busy construction site that is transforming a brownfield site into a lively downtown neighbourhood that will include 6,000 homes (1,200 of them affordable), a variety of parks and public spaces, 230,000 m² (2.5 million sq. ft.) of commercial and employment space and jobs for 8,000 people.

East Bayfront is designed to be a model for sustainable city building and is already one of the first neighbourhoods in the world to achieve Stage 1 Gold certification under the LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) pilot program established by the U.S. Green Building Council. It will also be an intelligent community that offers residents and workers access to ultra-high-speed broadband capabilities that are now only available in the world's most advanced research institutions and organizations.

East Bayfront Development

East Bayfront revitalization includes four publicly-owned development land parcels known as Dockside, Parkside, Bayside and Quayside. 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

Located in the south-west corner of East Bayfront, Dockside, features five development blocks bookended by Canada's Sugar Beach and Sherbourne Common. In total, Dockside includes the potential for about 130,000 m² (1.4 million sq. ft.) of office and institutional space, including 15,000m² (161,500 sq. ft.) of cultural, retail and recreational uses.

Dockside construction is well underway with much of the public realm complete and the first development — Corus Quay, a City of Toronto project — now open. Opened in spring 2010, Corus Quay is the corporate headquarters for Corus Entertainment, one of Canada's largest integrated media and entertainment companies. The 42,000 m² (450,000 sq. ft.) office and broadcast centre is home to more than 1,200 highly-skilled knowledge-based workers.

Dockside will also be home to the George Brown College Waterfront Campus. The new 31,581 m² (330,000 sq. ft.) campus will bring 3,500 full-time students to the waterfront and add vitality to the area year-round. Spread over two development blocks, the new campus will span from Lake Ontario in the south to Queens Quay in the north between Richardson and Lower Sherbourne streets. The project is currently on track for substantial completion in 2011 with students starting their first semester in fall 2012.

The remaining Dockside development blocks, one north of Canada's Sugar Beach and a parcel north of Corus Quay, are slated for future development.

Parkside

Located north of Queens Quay and just east of Sherbourne Common, the 0.38 hectares (0.94 acre) Parkside development site is the first private sector development project in East Bayfront. Developed by Great Gulf Group of Companies and designed by world-renowned architect Moshe Safdie, Parkside will be a mixed-use development featuring residential, retail, office/employment and institutional uses with impressive views of Lake Ontario.

The 50,000m² (540,000 sq. ft.) development will include a point tower (approximately 36-stories) along Lake Shore Boulevard and a south-facing podium along Queens Quay. Centred on the design idea of "Gardens in the Sky," Parkside will set new standards for design excellence and sustainability on the waterfront. Marketing and preliminary design work is now underway.

Bayside

Bayside, the largest development parcel in East Bayfront, is comprised of 4 hectares (10 acres) of under-utilized city-owned land south of Queens Quay Boulevard between Lower Sherbourne and Parliament streets.

Following an extensive competitive selection process, Waterfront Toronto has chosen Hines, one of the world's premier real estate firms, to develop Toronto's next great waterfront neighbourhood.

Quayside

Quayside is a two hectare (five acre) future development site north of Queens Quay Boulevard between Bonnycastle and Small streets. Owned by Waterfront Toronto, Quayside has the potential for 140,000m² (1.5 million sq. ft.) of residential and commercial development space.

Parks and Public Spaces

A variety of unique parks and public spaces will make up 25 per cent of East Bayfront.

Canada's Sugar Beach

Canada's Sugar Beach is a beautiful new addition to Toronto's waterfront and the first public space visitors see as they travel into East Bayfront from the central waterfront. Located just east of Lower Jarvis Street, Canada's Sugar Beach is like three parks in one with: an urban beach

with bright pink umbrellas and white Muskoka-style beach chairs, a granite promenade that connects to the water's edge, and a multi-functional plaza space for performances and festivals. Designed by Montréal's Claude Cormier Architectes Payagistes in association with The Planning Partnership, the 0.40 hectare (two acre) park officially opened in August 2010.

Sherbourne Common

Sherbourne Common is a stunning waterfront park in the heart of East Bayfront designed by Vancouver landscape architects Phillips Farevaag Smallenberg in association with The Planning Partnership. The 1.5 hectare (3.75 acre) park spans more than two city blocks from Lake Ontario in the south to Lake Shore Boulevard in the north, on both sides of Queens Quay. The south side of the park will open in September and the north side will be completed in late 2010.

Designed around three key elements: woods, water and wide open greenspace, the park's features include unique play areas, a skating rink that doubles as a splash pad in the summer, a striking zinc-clad pavilion, and a stunning water channel with three dramatic art sculptures.

What makes the park really unique — and a first of its kind for Canada — is that it integrates key components of the stormwater management system for East Bayfront in its design. Collected stormwater is treated in the UV purification facility located in the basement of the park's pavilion. Once clean, the water enters the channel from one of the three dramatic art features on the north side of the park, and travels the full length of the park where it is released back into Lake Ontario.

Water's Edge Promenade and Boardwalk

East Bayfront features a continuous water's edge promenade and boardwalk spanning the entire length of the new community. Stretching almost a kilometre long, from Canada's Sugar Beach to the Parliament Slip, the promenade is 19 metres wide, with another 11 metre-wide wooden boardwalk built over the stormwater management system for the area.

A first phase of water's edge promenade — approximately 270 metres from just east of Canada's Sugar Beach to Sherbourne Common — opened in August 2010. Construction of the wooden boardwalk will be built over the stormwater management facility for East Bayfront as the area develops. 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.

Parliament WaveDeck

At the eastern end of the promenade, Waterfront Toronto's fourth wavedeck is planned for the Parliament Slip. This impressive 3000m² 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.

Sustainability and Innovation

East Bayfront brings together innovative approaches to sustainable development, excellence in urban design, real estate development and technological infrastructure.

Integrated Stormwater Management

In keeping with a commitment to sustainability and design excellence, Waterfront Toronto is planning a stormwater management system in East Bayfront that is integrated into the design of Sherbourne Common, the Water's Edge Promenade and Boardwalk, and the future Parliament WaveDeck.

Aquatic Habitat

The revitalization of East Bayfront features the creation of new fish habitat alongside the new Stormwater Management Facility located under 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.

Promoting Mature Tree Growth

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. Soil under pavements is 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.