



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, East Bayfront 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 which are 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 will become 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 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. Corus Quay, the corporate headquarters for Corus Entertainment, one of Canada's largest integrated media and entertainment companies, opened in spring 2010. The 42,000 m² (450,000 sq. ft.) office and

broadcast centre is a hub of activity 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 development blocks, one north of Canada's Sugar Beach and a parcel north of Corus Quay have yet to be developed.

Parkside

The Parkside development located north of Queens Quay, just east of Sherbourne Common is the first private sector development announced 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 with impressive views of Lake Ontario.

Comprising 0.38 hectares (0.94 acres), Parkside is a 50,000m² (540,000 sq. ft.) development comprised of a point tower (approximately 36-storeys) along Lake Shore Boulevard with 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. 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.

Parkside is expected to result in approximately \$200 million of private sector investment in East Bayfront. Marketing and preliminary design work is now underway.

Bayside

Bayside, the largest development parcel in East Bayfront, is comprised of 5.6 hectares (13 acres) and has a prominent waterfront location with extended frontage on the inner harbour. With 190,000m² (approx. 2 million sq. ft.) of residential and commercial development space, it will become a new urban waterfront district featuring employment, residential, cultural and retail uses, vibrant public spaces and exceptional architecture.

Waterfront Toronto will bring its recommendation for a private sector partner to design, build, manage and finance the development of the City-owned Bayside development site to the August City Council for approval.

Quayside

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 140,000m² (1.5 million sq. ft.) of residential and commercial development space.

Parks and Public Spaces

In addition to Canada's Sugar Beach, a variety of unique parks and public spaces will make up 25 per cent of East Bayfront (5.5 hectares).

Sherbourne Common

Sherbourne Common is a stunning waterfront park in the heart of East Bayfront designed by Vancouver landscape architects Phillips, Farevaag, Smallemberg in association with The Planning Partnership. The 1.5 hectare park (3.75 acre), named in 2010 as part of a public naming contest, 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.

To bring the lakeside experience to life, the park features three key elements: woods, water and wide open greenspace. Those elements, coupled with a wide range of features including 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, Sherbourne Common will become a well-used, year-round destination for city residents and visitors.

On its east and west sides, the park will be bound by commercial and residential buildings and at its southern end, it connects with the water's edge promenade and boardwalk.

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 row of mature trees lining each side of the promenade creates 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. A first phase of water's edge promenade — approximately 270 metres from just east of Canada's Sugar Beach to Sherbourne Common — opened in 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 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 foraging 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.

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. 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.