



## **Backgrounder**

January 28, 2011

# **TORONTO 2015 PAN/PARAPAN AMERICAN GAMES ATHLETES' VILLAGE IN THE WEST DON LANDS**

## **West Don Lands Revitalization**

The West Don Lands is one of the first new communities currently being developed by Waterfront Toronto as part of Toronto's waterfront revitalization.

The 32 hectare (80 acre) area of former industrial lands is being transformed into a sustainable, mixed-use, pedestrian-friendly, riverside community. It will feature approximately 6,000 new residential units, ample space for employment and commercial uses, public transit within a five minute walk of homes and businesses, and two child-care centres.

## **Building an Athletes' Village in the West Don Lands**

Infrastructure Ontario, Waterfront Toronto and the Ontario Realty Corporation are working with TO2015 to develop the section of West Don Lands that will be home to the Toronto 2015 Pan/Parapan American Games Athletes' Village.

Locating the Athletes' Village in the West Don Lands will be a unique legacy of the Games and significantly increases the pace of transformation. The Athletes' Village will be built based on Waterfront Toronto's vision for a green, modern and vibrant new community as outlined in the West Don Lands Precinct Plan. Waterfront Toronto originally planned to complete the West Don Lands community over 10 to 12 years in three phases; now more than half of the West Don Lands will be complete in time for the Games.

The Village will serve as the home-away-from-home for the 10,000 athletes and officials of the Toronto 2015 Pan/Parapan American Games:

- 8,000 athletes and officials are expected to participate in the Pan American Games, July 10-26, 2015.
- 2,200 athletes and officials are expected to participate in the Parapan American Games, August 7-14, 2015.

Following the Games, the Athletes' Village will be converted into a range of housing options as defined by the West Don Lands Precinct Plan.

### **Achieving Sustainability and Design Excellence**

The buildings within the Athletes' Village will achieve LEED® Gold certification and the Village development will be efficient in its use of resources. It will also take advantage of new approaches and technologies to deliver a positive impact on the surrounding air, land and water. LEED® buildings focus on healthy indoor environments, reduced greenhouse gas emissions and the efficient use of energy, water and other resources.

Waterfront Toronto formed a design review panel, the first in Toronto, to help ensure that waterfront revitalization projects set new standards for design excellence. The mission of the panel is to provide objective, professional advice to designers, developers and governments to ensure that high-quality design is a critical consideration for all of the development on Toronto's waterfront. The panel will be engaged in the development of the Athletes' Village project.

### **Preparing for the Redevelopment Project**

Remediation and site preparation work is well underway in the West Don Lands, both in the area that will be home to the Athletes' Village and the surrounding area. Design, construction and planning approvals are also well underway, which will allow the Village to be completed in time for the Games.

Ontario Realty Corporation is constructing a flood protection landform, building sub-surface infrastructure and roads, and preparing the land for future development. The flood protection landform is 90 per cent complete. Construction of the Bayview Avenue re-alignment has begun and the River Street extension is underway. Once Bayview Avenue is completed, Ontario Realty Corporation will demolish the existing connecting road at the King/Queen triangle and extend the flood protection landform through that area.

Additional development projects by Waterfront Toronto are also underway, including River City, which is the first private sector development project in the West Don Lands, and Toronto Community Housing's affordable housing development. Moreover, Underpass Park and Don River Park are under construction and scheduled to open well in advance of the Games. Don River Park, located adjacent to the Village, will become a cornerstone of the West Don Lands community. During the Games, athletes, officials and visitors will be able to enjoy the 7.3-hectare (18 acre) park, which is being built atop the area's flood protection landform.

### **Zoning Bylaw Amendment and the Plan of Subdivision**

The Planning and Approval process for the West Don Lands is well underway to ensure the required approvals and zoning amendments are in place for the Toronto 2015 Pan/Parapan American Games Athletes' Village project. Waterfront Toronto received approval for:

- The Rezoning and Official Plan Amendment for the West Don Lands, Phase 2 from Toronto City Council, at its meeting August 25, 2010.
- The Draft Plan of Subdivision approval was secured in December 2010.
- The Subdivision Registration and execution is anticipated by spring 2011.