

4 East Bayfront



From Concrete Wasteland to Community

Created through extensive lakefilling to accommodate the city’s manufacturing and marine transportation industries, the land in East Bayfront was left underused and contaminated for decades.

Through thoughtful planning, East Bayfront is emerging as a complete community with places to live, work, learn and play.

This mixed-use neighbourhood with waterfront views intertwines residential, retail, institutional and commercial developments with parks and public spaces, creating an inviting gateway to Lake Ontario.

Sugar Beach and Sherbourne Common draw visitors to the waterfront, while the Water’s Edge Promenade with its double row of trees reconnects people to the lake.

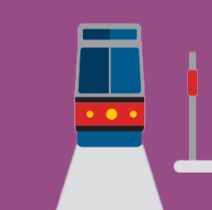





Following Monde, East Bayfront’s first residential development, Bayside is further transforming an underutilized industrial area into an active mixed-use community and thriving waterfront destination. Once complete, Bayside will be a sustainable neighbourhood, with mews and small streets that promote a sense of closeness and community all year round.








Neighbourhood Features

- 6,000 new residential units (including affordable units)
- 3 million square feet of commercial space
- 8,000 new jobs
- 5.5 hectares of parks and public spaces
- 1 km continuous Water’s Edge Promenade

Principles for East Bayfront

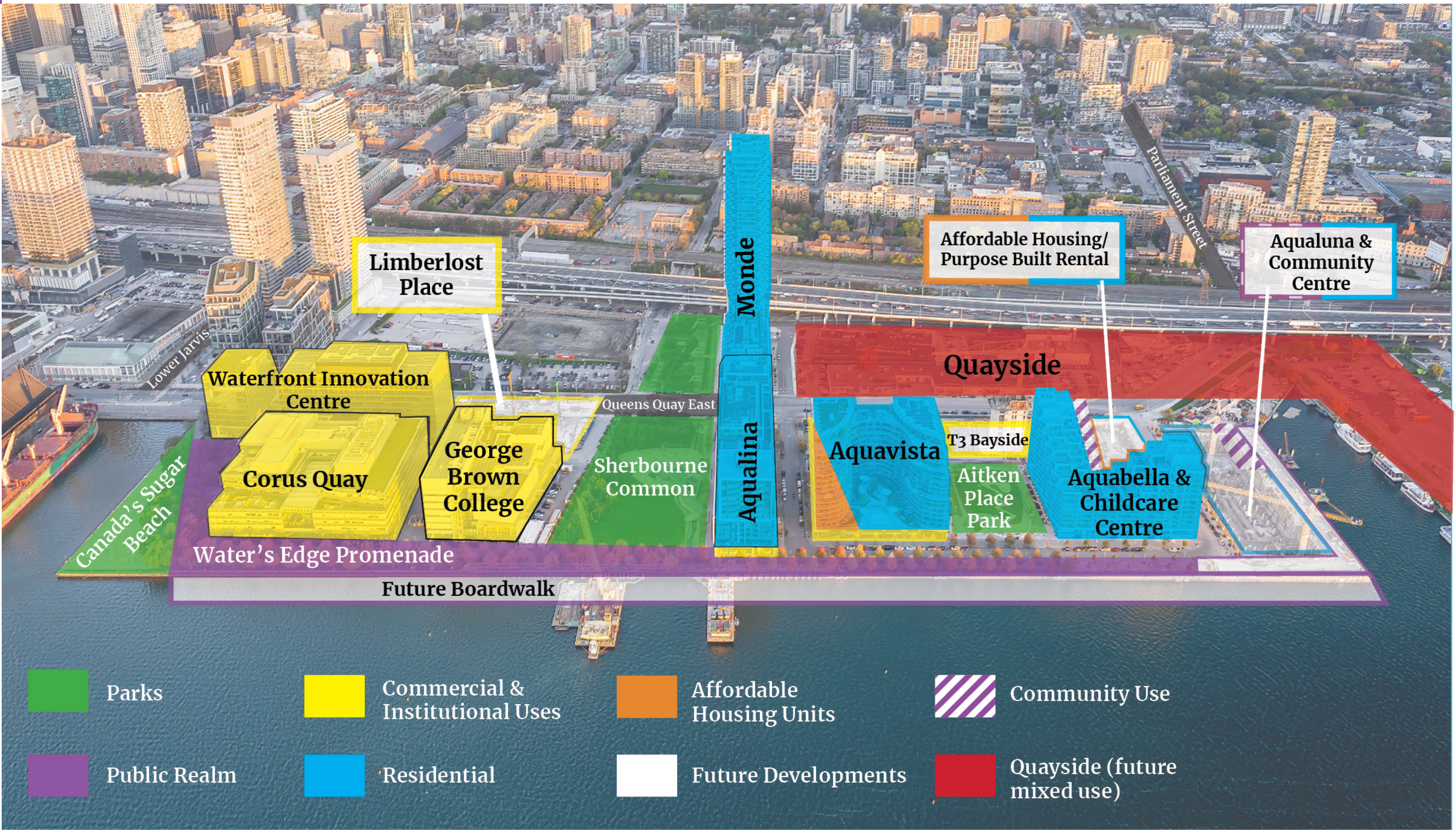
-  Transit
-  Compelling public spaces
-  Special places at the foot of major streets
-  Accessible Water’s Edge Promenade for all
-  Active ground floor uses
-  Strong neighbourhood environment

East Bayfront sets the standard for sustainable neighbourhoods with ambitious green building standards for all developments.

Join us online     

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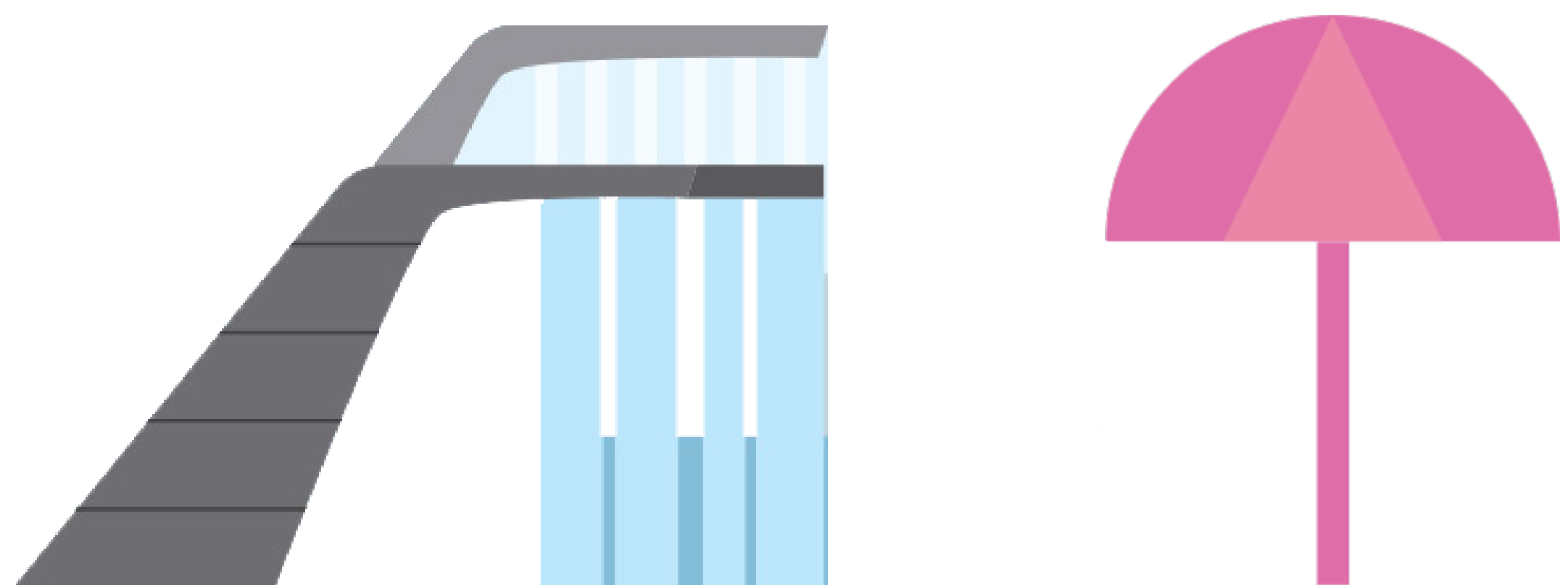


Development Projects

Contributing to the green building standards in East Bayfront are Corus Quay (LEED Gold), George Brown College’s Daphne Cockwell Centre for Health Sciences (LEED Gold) and the Limberlost Place (targeting LEED Gold). Another pillar in East Bayfront is the Waterfront Innovation Centre (LEED Platinum), which has received a 2023 Green Good Design Award for incorporating a range of sustainable building designs.

Four developments in Bayside – Aqualina, Aquavista, Aquabella and Aqualuna – will bring more than 1,000 residential units to the area, including some affordable, and have achieved or are targeting LEED Gold or higher. These condominiums also bring a City-owned and operated community recreation centre and a City-owned childcare facility. Within Bayside, two office buildings, T3 Bayside I and II, will be constructed with mass timber which reduces and prevents carbon emissions, compared to standard building materials.

For the fifth residential development in Bayside, plans are underway for a new purpose-built market rental and affordable housing development. In this development, affordable units would be seamlessly interspersed throughout the development.



Parks and Public Spaces

East Bayfront offers three public parks by the water: candy-coloured Sugar Beach, innovative Sherbourne Common, and versatile Aitken Place Park, as well as a kilometre-long continuous Water’s Edge Promenade. Two permanent art installations - LIGHT KEEPER and Light Showers - draw visitors from across the region to the waterfront all year round.








Aitken Place Park is a multi-purpose space that includes places for children and pets to play, as well as quiet spots to enjoy waterfront views.



The Waterfront Innovation Centre puts sustainability first, conserving energy and reducing emissions.



Aqualina (left) and Aquavista (right) are the first two residential developments by Hines/Tridel in Bayside.

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Limberlost Place

The latest addition to George Brown College's Waterfront Campus will be the first institutional mass timber, net zero carbon emissions building in Ontario. Limberlost Place will be the new home of the School of Architectural Studies, the School of Computer Technology, and the Brookfield Sustainability Institute (BSI), a community learning hub dedicated to research and innovation around sustainability. Limberlost Place will also house a childcare centre that will serve the community.

QUICK FACTS

Opening: January 2025

Toronto Green Standard

Target: Tier 4

Architecture:

Acton Ostry Architects and
Moriyama Teshima

Construction:

PCL Construction

DID YOU KNOW?

Limberlost Place will be able to operate passively 50% of the year and 24% of the building's energy will come from a roof-mounted solar array.



T3 Bayside

T3 Bayside is the latest in a series of creative modern workplaces built with Hines' visionary T3 concept: Timber, Talent, Technology. T3 Bayside Phase 1 is the first of the two 10-storey mass timber buildings to be constructed. Phase 1 is expected to be the tallest mass timber office building in North America upon completion. The buildings will offer flexible office, event, and co-working facilities, and will enrich the neighborhood with a vibrant ground level incorporating retail on all sides.

QUICK FACTS

Opening: December 2023

Size: 251,000 sq.ft.

LEED Target: Gold

Project Team: Hines, 3XN

DID YOU KNOW?

T3 Bayside will store or prevent more than 10,000 metric tonnes of carbon emissions - the equivalent of taking 2,708 cars off the road for a year.



Aquabella Child Care Centre

The first child care centre in East Bayfront will soon be opening. Located within the Aquabella condominium building, the City-owned facility, operated by WoodGreen, will offer care for up to 62 children. On the second-floor terrace preschoolers, toddlers and infants enrolled at the facility will experience thoughtfully designed play spaces and structures purpose-built to meet their developmental needs at each age. The facility is also decorated with beautiful art pieces commissioned from a local artist and inspired by wildlife in the area.

QUICK FACTS

Opening: Summer 2023

Capacity: 62 children

- 1 infant room
- 2 toddler rooms
- 2 preschool rooms

Owned by: City of Toronto

Project Team: BDA, CS&P

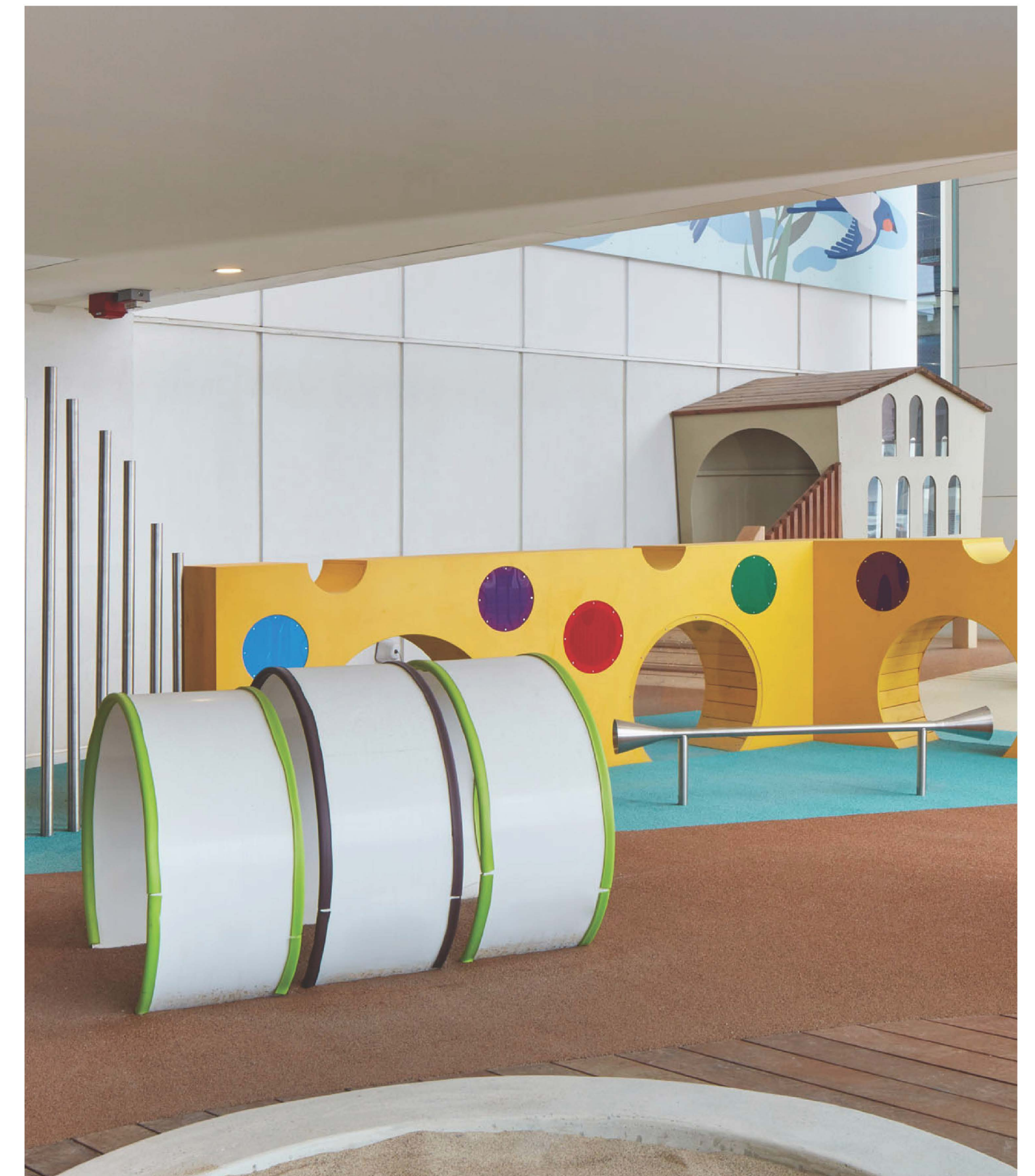
Architects, PMA Landscape

Architects, Smith + Anderson,

WoodGreen

DID YOU KNOW?

The facility was designed to reduce sound transfer between the child care centre and nearby residential units by using sound absorptive insulation and acoustic insulators. It is also targetting LEED Platinum standards.



East Bayfront Community Recreation Centre

A new community recreation centre will be located on the main floor of Aqualuna (the final of four Hines/Tridel residential buildings in Bayside), overlooking Parliament Slip. The recreation centre will contribute to a complete community where people can live, work and play. Residents and the community will enjoy a range of amenities, including a full-sized gymnasium, a running track circling the court, and community gathering areas located on the mezzanine level.

QUICK FACTS

Opening: February 2025

Operator: City of Toronto

Project Team: Perkins +
Will Architects, MCW

Consultants, EQ Building
Performance

PROGRAM SUMMARY

- Gymnasium
- Indoor track
- Lockers / washrooms
- Activity rooms
- Multi-use room
- Studio
- Community kitchen
- Common areas

