



Quayside

Issues Identification

December 12, 2018

Current MIDP Timeline



	Nov 2018	Dec 2018	Q1 2019	Q2 2019	Q3 2019
Public Consultation	→				
Consultation with Government Partners	→				
Draft MIDP Published for Consultation			◆	→	
Final MIDP Proposal				◆	
MIDP Review and Evaluation				⋯→	
MIDP Proposal Consideration by Waterfront Toronto Board of Directors					◆
City of Toronto Review				City Public Consultation and Staff Report Q2/Q3 2019	

Note: Should the MIDP receive all of the needed approvals and move towards implementation consultation will continue

Public Engagement

What we heard the public cares about....

CREATING a complete community that provides opportunities to live, work, and play

RECEIVING more detailed information about the plan for Quayside

UNDERSTANDING when and how data could be collected, and how consent will be obtained

PROMOTING active transportation, while maximizing convenience and choice

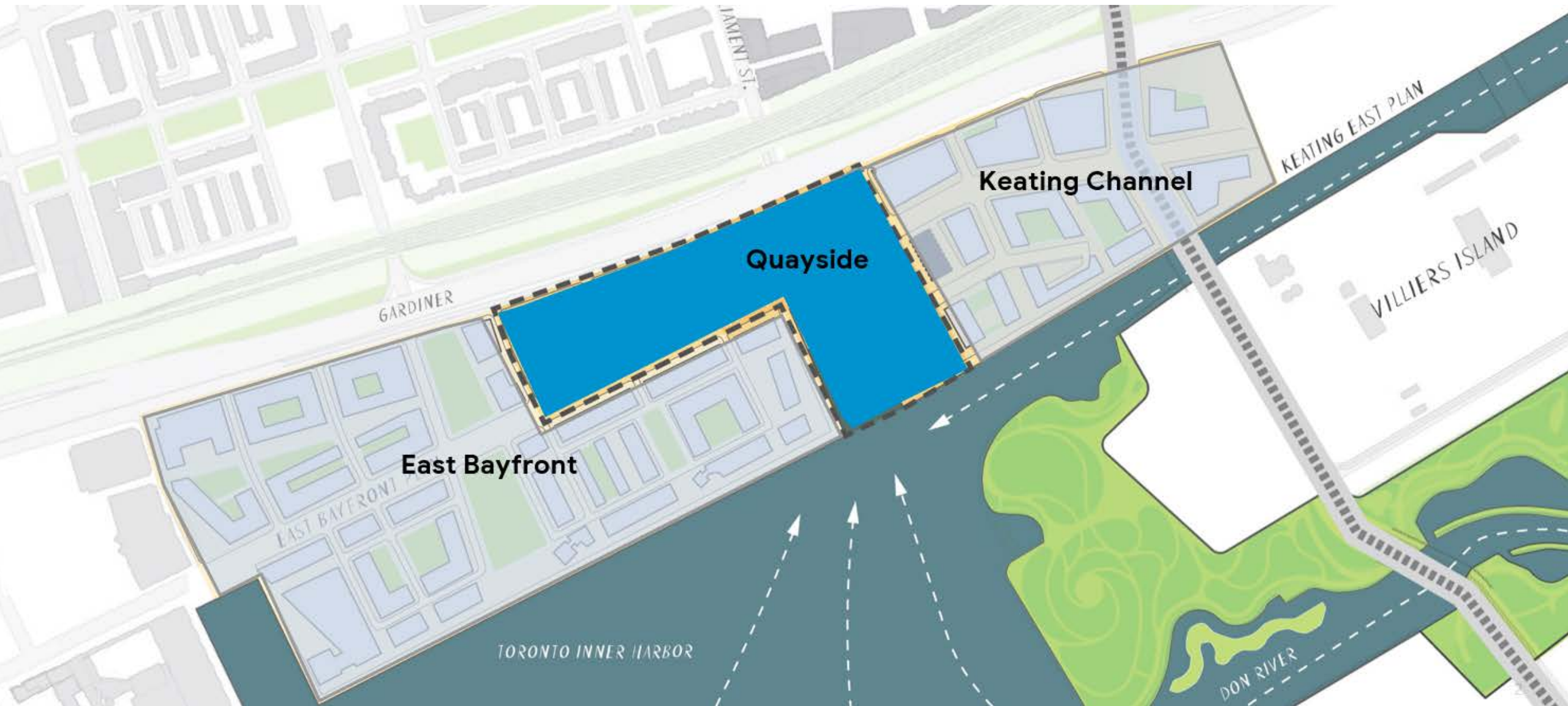
ENSURING Quayside is a welcoming and inclusive community for all

PROVIDING a good mix of housing options that makes Quayside attractive to different households and incomes

ENSURING that Quayside is well connected and integrated with the rest of Toronto

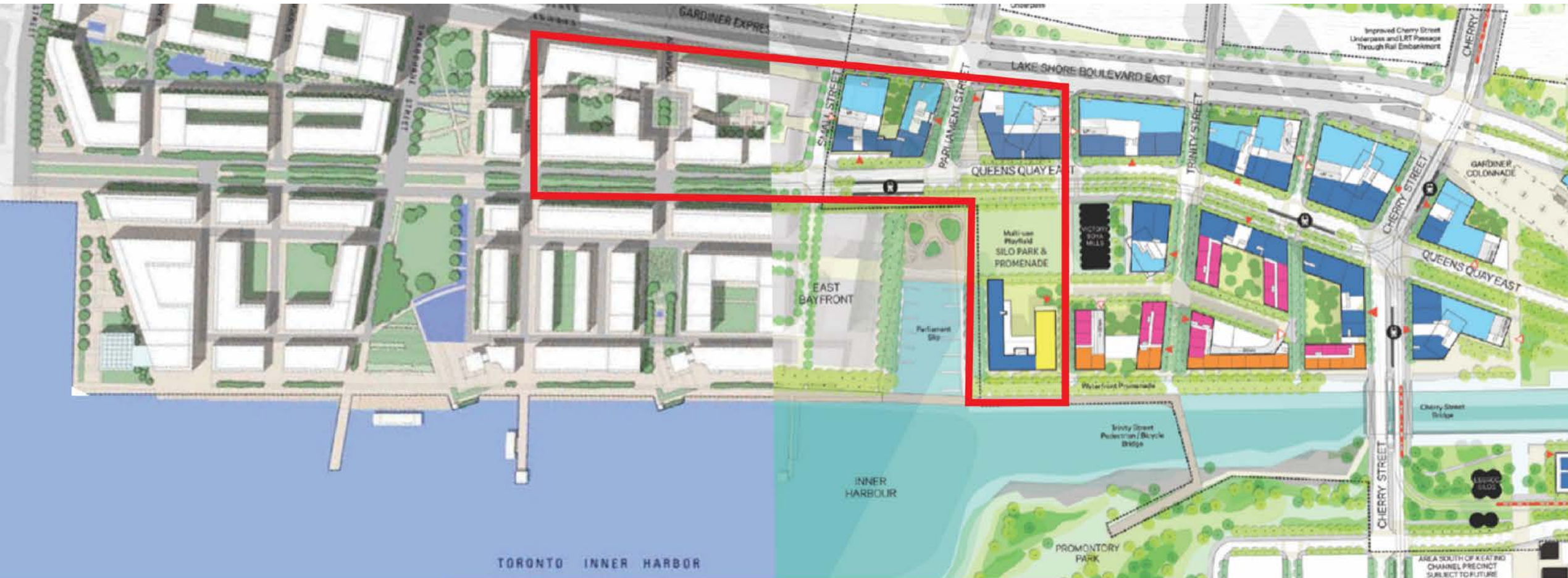
CREATING a vibrant and dynamic neighbourhood with mixed-use buildings and a lively public realm

Quayside Context



Quayside Context

East Bayfront and Keating Channel Precinct Plans



East Bayfront and Keating Channel Precinct Principles

- **Publicly accessible** water's edge promenade
- Strengthen **visual connections** to the water from the city
- Create a **series of special public spaces** at major north-south connections
- Encourage and support **pedestrians, cyclist and transit** users over private automobile use
- Establish **Queens Quay** as an urban boulevard
- Encourage active and **engaging ground floor** uses
- Support a wide variety of residential and employment **uses and flexibility** across the precinct
- Create an overall **mid-rise** built form stepping down to the water's edge
- Create a district that serves as a model for **environmental sustainability**
- Support economic and social **diversity**
- **Foster connectivity** to adjacent waterfront neighbourhoods
- **Create** a wide range of **open spaces** will be the backbone of the precinct.
- Support the integration of **infrastructure systems**



Figure 24
Keating Channel Promenade

Criteria for Success

Waterfront Toronto has established goals and objectives across the breadth of the project within which five Priority Outcomes have been identified that the MIDP must address:

- **Job Creation and Economic Development:** Catalyze economic growth, grow jobs and provide opportunities for Canadian firms to participate and overcome barriers to achieving scale
- **Sustainability and Climate Positive Development:** Enable the development of a neighborhood with below-zero annual greenhouse gas emissions at full build-out, as defined by the C40 Climate Positive Framework through the execution of exemplary building standards, sustainable mobility, affordable utilities and resilient infrastructure
- **Housing Affordability:** Exceed Waterfront Toronto's affordable housing minimum requirement with minimal reliance on public section funding.
- **New Mobility:** leverage the benefits of technology to reduce the cost and climate impacts of transportation for the average user and transportation of goods
- **Urban Innovation:** Propose innovative solutions and technologies to address issues facing the modern cities and Toronto specific challenges to assist Waterfront Toronto in realizing its urban revitalization mandate

➤ Priority Outcomes

➤ Buildings

➤ Mobility and Transit

➤ Community Support and Inclusivity

➤ Public Realm



Criteria for Success

Buildings

Health and Wellness

- Ensure building design and the materials used embody less energy and improve health and well-being

Flexible Buildings

- Enable an adaptable mix of buildings and uses to help meet changing needs of occupants, including affordable housing options, vibrant amenities and that facilitate an animated and diverse ground floor and public realm.

Construction Methodologies

- Employ new construction methodologies that ensure a solid financial foundation for waterfront revitalization and promote innovations in the Canadian construction industry

➤ Priority Outcomes

➤ **Buildings**

➤ Mobility and Transit

➤ Community Support and Inclusivity

➤ Public Realm



Criteria for Success

Mobility and Transit

Walkability

- A dynamic street network that accommodates all transportation modes appropriately, and creates an inviting pedestrian experience, aligning with the City's Vision Zero: Toronto's Road Safety.

Active Transportation

- Build cycling infrastructure for a diverse range of cyclists, and introduce strategies for improved safety and user comfort, including through the expansion of the Bike Share Toronto network.

Transit

- Assist in delivery of an innovative public/private funding strategy for the currently approved waterfront LRT.
- Connect to, and enhance the existing citywide mass transit network.

Network Management

- Explore options for network management tools to make better use of transit infrastructure and significantly increase trips by mass transit, walking, cycling or electric shared mobility

➤ Priority Outcomes

➤ Buildings

➤ **Mobility and Transit**

➤ Community Support and Inclusivity

➤ Public Realm



Criteria for Success

Community Support and Inclusivity

Inclusive Communities

- Commitment to principles of diversity, equity and inclusion across all facets of the project and align with the Downtown Community Services & Facilities Strategy

Workforce Development Strategy

- Commitment to realize the purpose of the Waterfront Toronto Employment Initiative, including a 10% commitment of all jobs to be hired through the WTEI, and the creation / funding of a sustainable training program that focuses on emerging technologies.

➤ Priority Outcomes

➤ Buildings

➤ Mobility and Transit

➤ **Community Support and Inclusivity**

➤ Public Realm



Criteria for Success

Public Realm

Quality of Place

- High quality design of public realm with diverse amenities and programming opportunities and which increases outdoor comfort during the shoulder seasons to increase the use of public space year round

Public Access/Ownership

- A public open space system that is in compliance with AODA, is 100% publicly accessible, and with all dedicated Park land to remain in public ownership

Activation

Provide a plan for public space that:

- Totals 30% of the overall site area including public parks and privately owned publicly accessible spaces.
- Delivers an animated and diverse ground floor and public realm including an interface between the two that will remain activated all four seasons
- Prioritizes access to the lake and delivers animation at the water's edge

➤ Priority Outcomes

➤ Buildings

➤ Mobility and Transit

➤ Community Support and Inclusivity

➤ **Public Realm**



Criteria for Success

Public Realm (Continued)

Urban Ecology

- Enhance urban ecology through a planting strategy that emphasizes tree canopy coverage and a greater survival rate of new trees.
- Utilize natural systems to manage stormwater and reduce runoff where appropriate.

Maintenance

- Propose a mechanism by which a higher level of maintenance of publicly dedicated Parks and Public Realm can be delivered at no additional cost to the City above their average.

➤ Priority Outcomes

➤ Buildings

➤ Mobility and Transit

➤ Community Support and Inclusivity

➤ **Public Realm**



SIDE
WALK
LABS

We aim to combine world-class urban design with cutting-edge technology to set new standards for sustainability, affordability, and economic opportunity for Torontonians of all incomes, abilities, and ages.

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Quality of Life for All

Community Well-Being

The physical environment influences everyday life and its design plays an important role in supporting community well-being, enhancing quality of life and enabling healthy lifestyles.

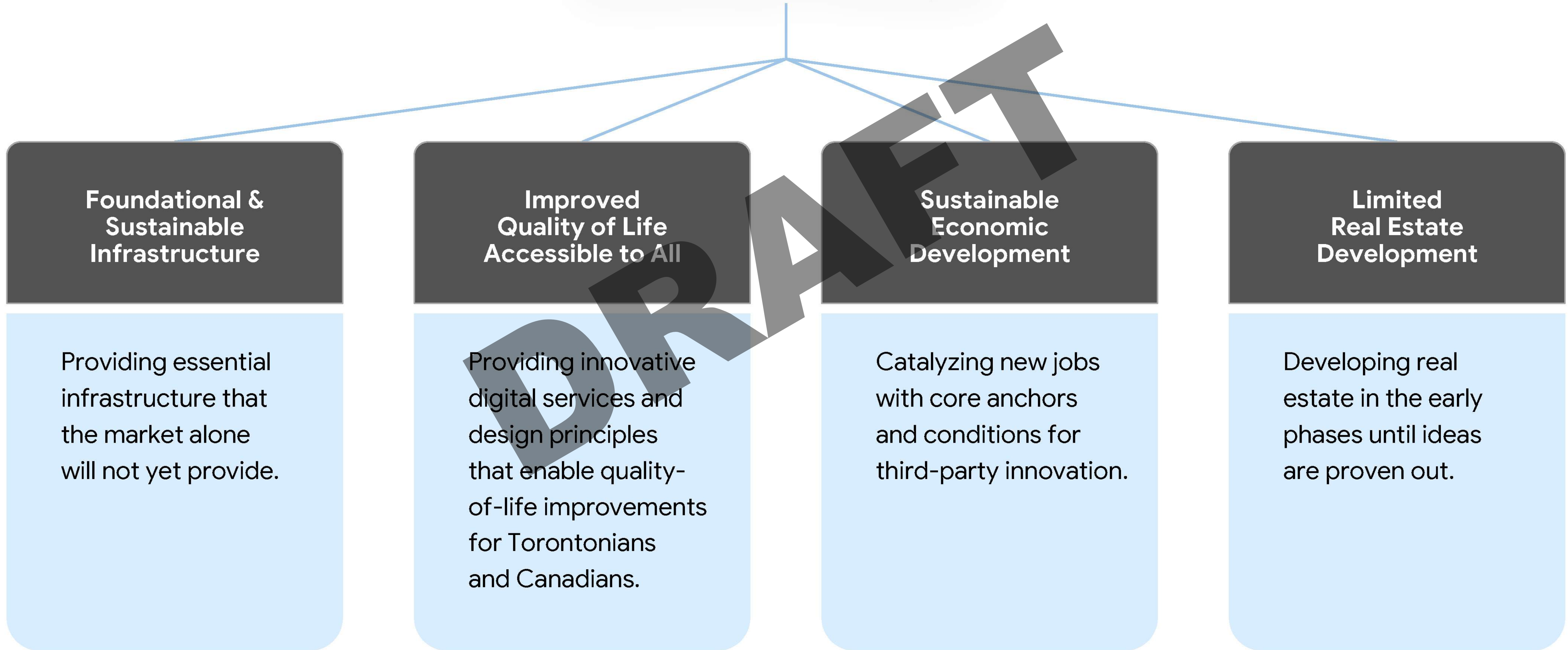
Diversity, Equity & Inclusion

Inclusive communities and economic growth require a commitment to values of diversity, equity and inclusion.

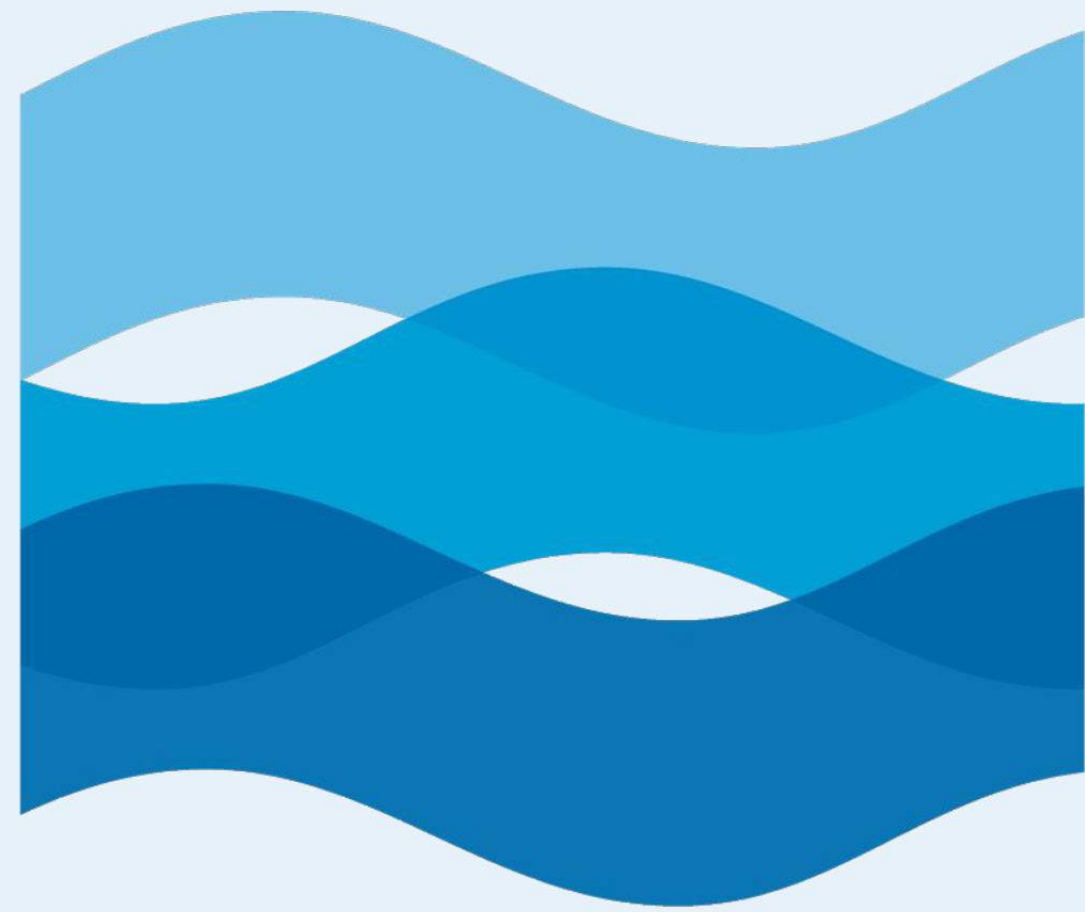
Sidewalk Toronto is planning a neighbourhood where all are welcome and have an opportunity to flourish and thrive.



Essential Catalyst



Waterfront Toronto's Evaluation Framework for the MIDP



WATERFRONTToronto

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WATERFRONT TORONTO KEY OBJECTIVES

Priority Outcomes and “Must Do’s” for the MIDP

Job Creation

Climate Positive

Housing Affordability

New Mobility

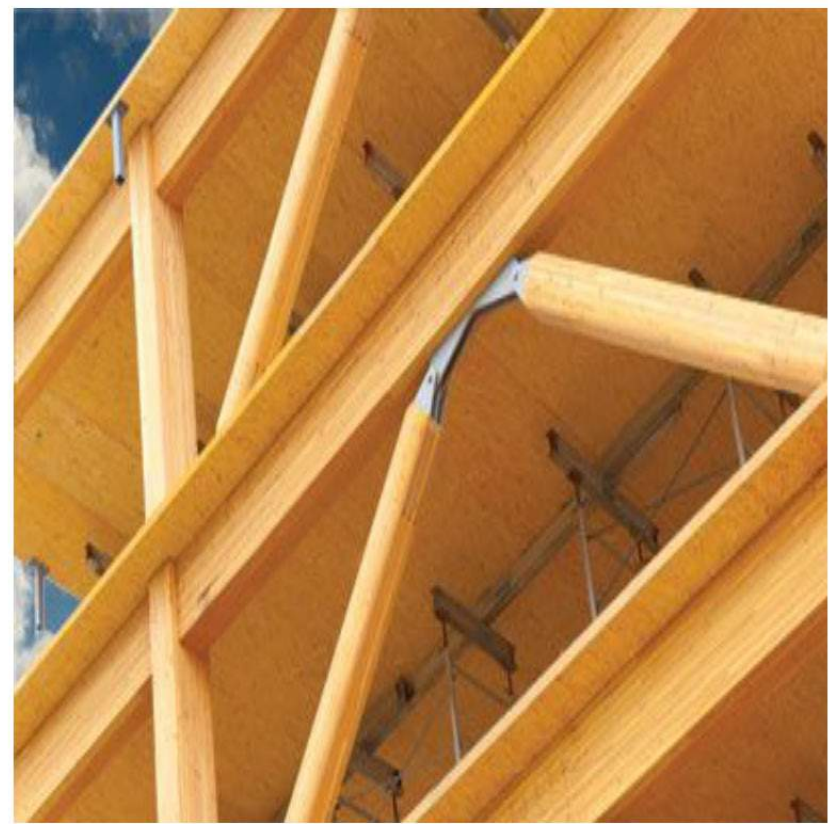
Data Privacy & Digital Governance

New Jobs and Economic Development

Growth on the Waterfront must support Toronto's need for continued economic success and growth in employment. Spaces that support this and catalysts that drive it are both needed.

Growing new and nascent Canadian industries

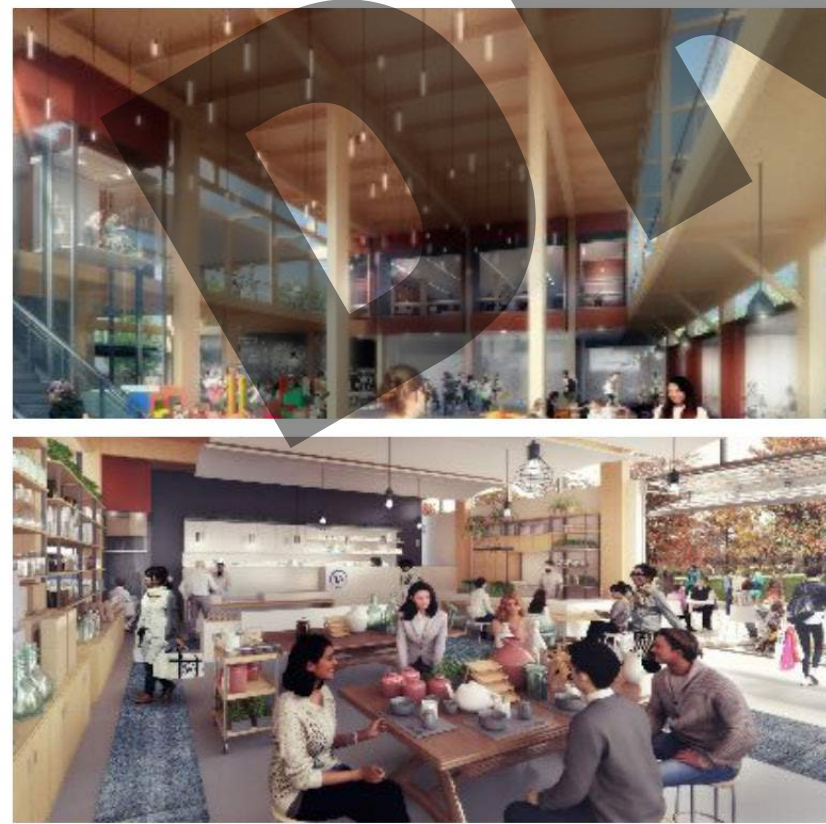
1



Tall Timber Industry

Bringing together and growing eco-systems

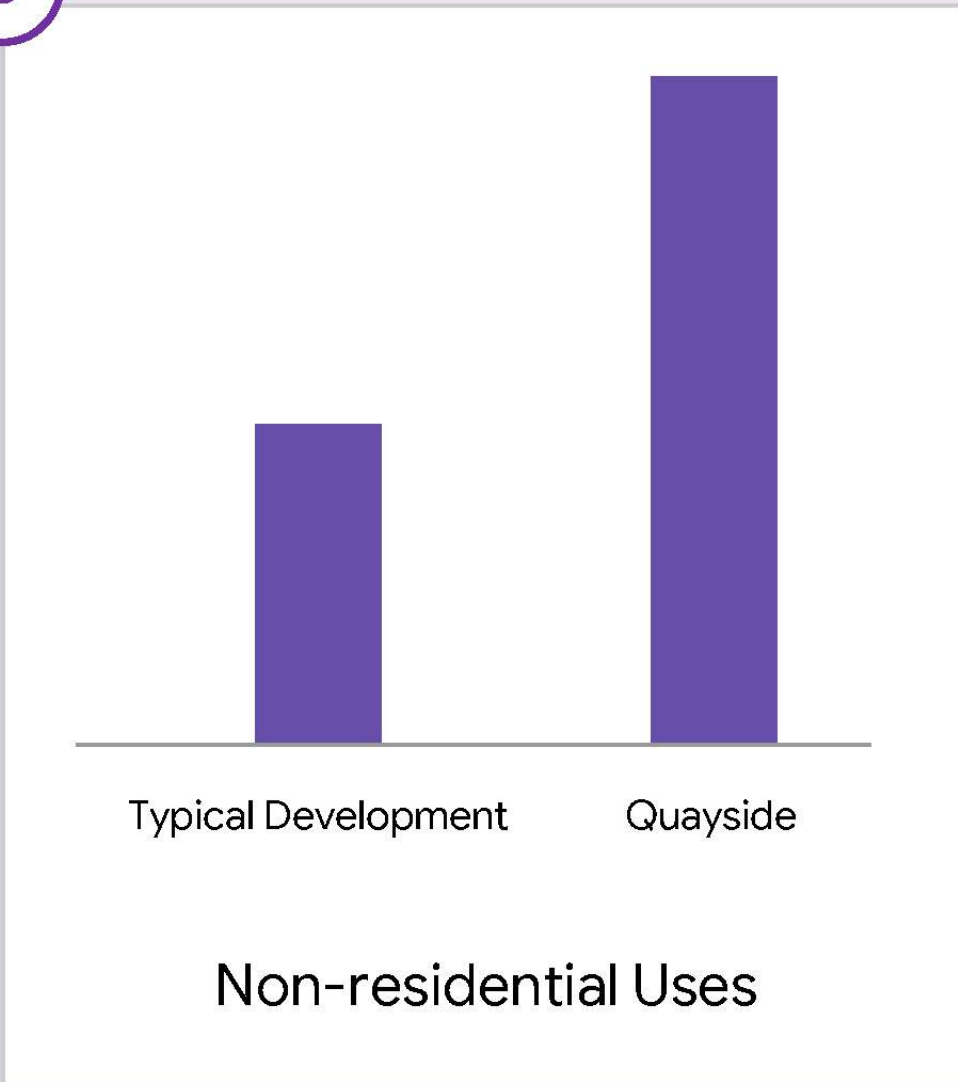
2



Urban Innovation Cluster

More non-residential uses

3



New lower-floor typology for small businesses

4



"Stoa" Ground Floor

75%-85% Reduction in GHG emissions

Sidewalk Labs will invest in a series of innovations that drastically reduce greenhouse gas (GHG) emissions below levels in comparable projects, enable smarter management of resources, and reduce the cost of future upgrade and maintenance.

Getting around with fewer emissions

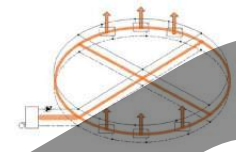
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Increased transit and active transportation rides

Clean energy and smart energy management

2



Thermal Grid

3

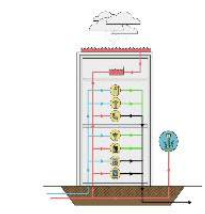


Advanced Power Grid

4

Building Construction meeting Toronto Green Standards - Tier 3

5



Building Equipment Schedulers

Creating greener buildings with new materials and methods

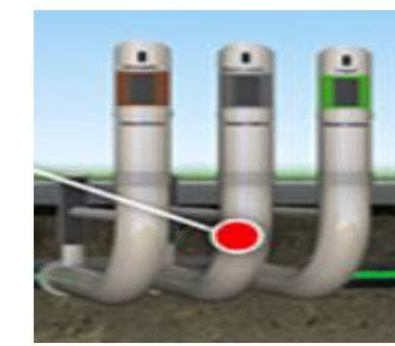
6



Sustainable Construction and Materials

Collecting and managing waste and water more effectively

7



Smart Waste Management

8



Active Water Management

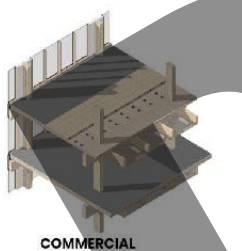

40% Below-Market Housing

The housing program mix at Quayside is specifically designed to address the housing gridlock facing the city today. It will provide options and opportunities to more Torontonians, enabling an inclusive complete community on the waterfront.

Exceed affordable targets and expand housing options

- 1 20% affordable and 20% middle-income
- 2 50% purpose-built rental housing
- 3 New housing options, including co-living, family housing, shared equity


Reduce construction costs with new technology and innovative design

- 4  Factory construction of buildings
- 5  Efficient Units

Design and provide services for all ages and abilities

- 6  Family-supportive design; options to age in place
- 7  Accessible Design

Dedicate spaces for community uses

- 8 Expanded All-Ages Public Realm
- 9  Social Infrastructure; Arts, Health, Education and Civic Engagement spaces

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Reducing Congestion & Improving Safety

Rapid urban growth is making it harder to get around, but support for transit and innovations in mobility management offer opportunities to help people and goods move easily.

Transit-priority and transit-first

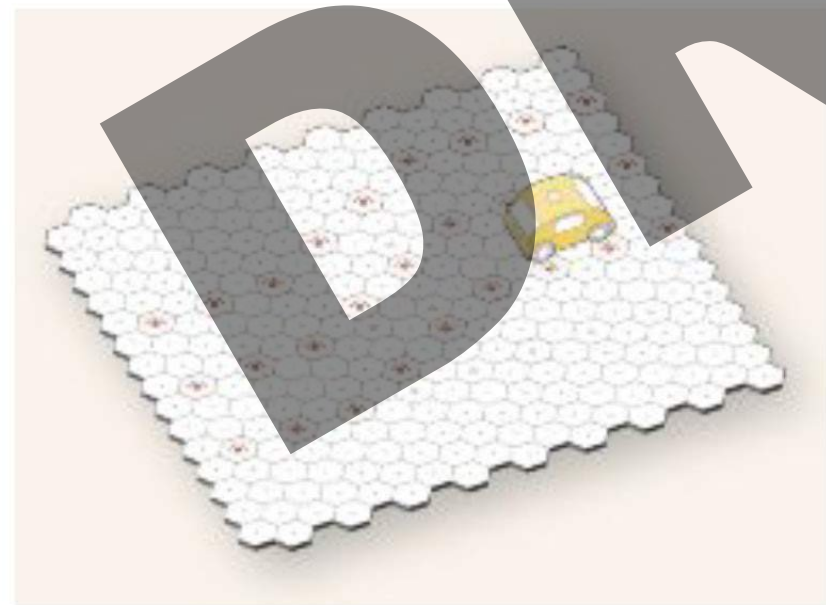
1



LRT Expansion

Safer streets designed to evolve with emerging technologies

2



Adaptive Traffic Signals and Dynamic Curb Management

Multi-modal options that rival car ownership

3



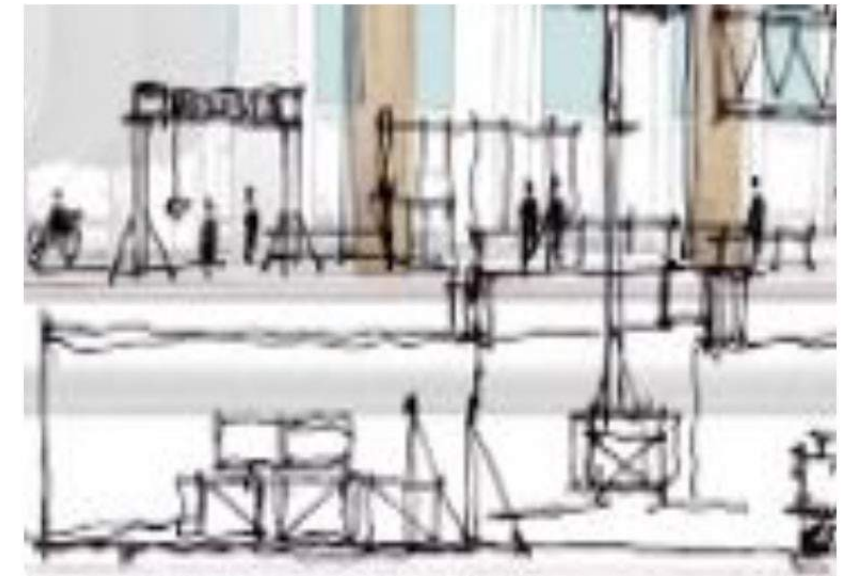
Exceptional bike and pedestrian infrastructure

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Mobility as a Shared Service

New last mile delivery system

5



Freight Consolidation Center

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Must Do - Data Privacy & Digital Governance

Economic Dev

Climate Positive

Affordability & Inclusivity

New Mobility

Digital Governance

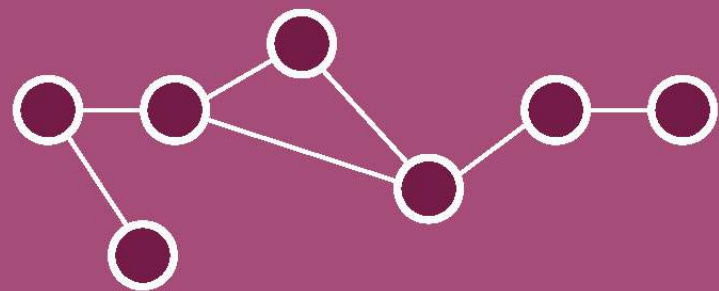


Toronto is rapidly becoming a major tech hub, and Canada's long-standing commitment to privacy and civic impact is the foundation upon which new innovation is developing.

Consistent with all Laws and Ethical Use of Technology

1

RDIA
Responsible Data Impact Assessment Process



Proposals that could inform a new global standard in data governance

2

Civic Data Trust



Publicly Accessible by Default and No Vendor Lock-In

3

Published Standards



Data security and privacy

4

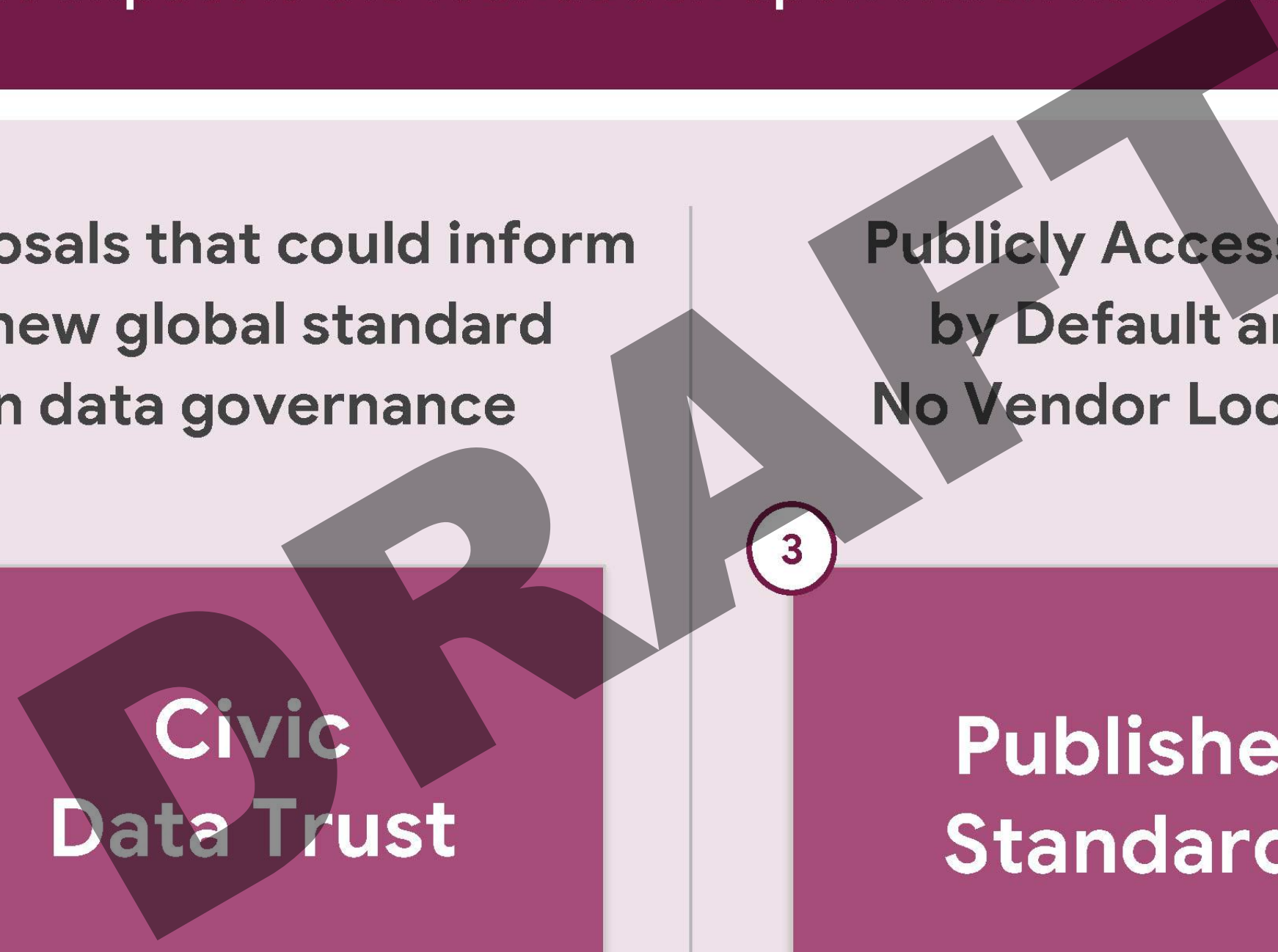
No sharing personal data with third parties, including other Alphabet companies, unless with explicit consent

5

Data cannot be used for advertising purposes.

6

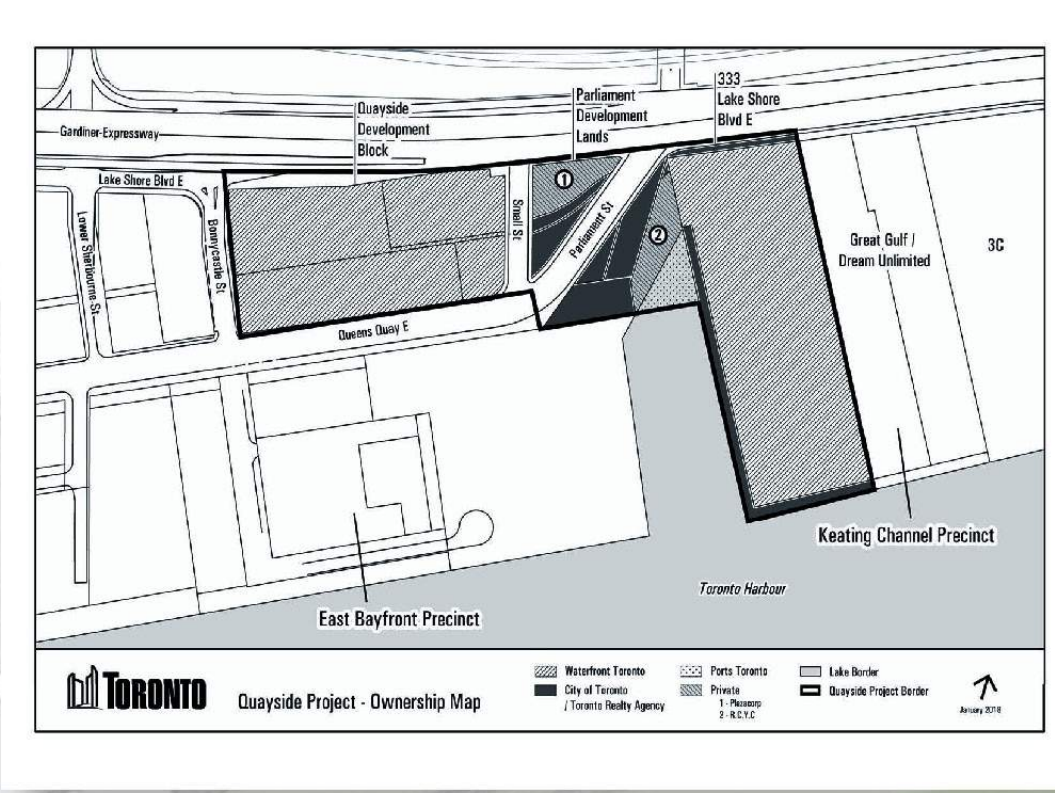
Privacy by Design embedded in all solutions



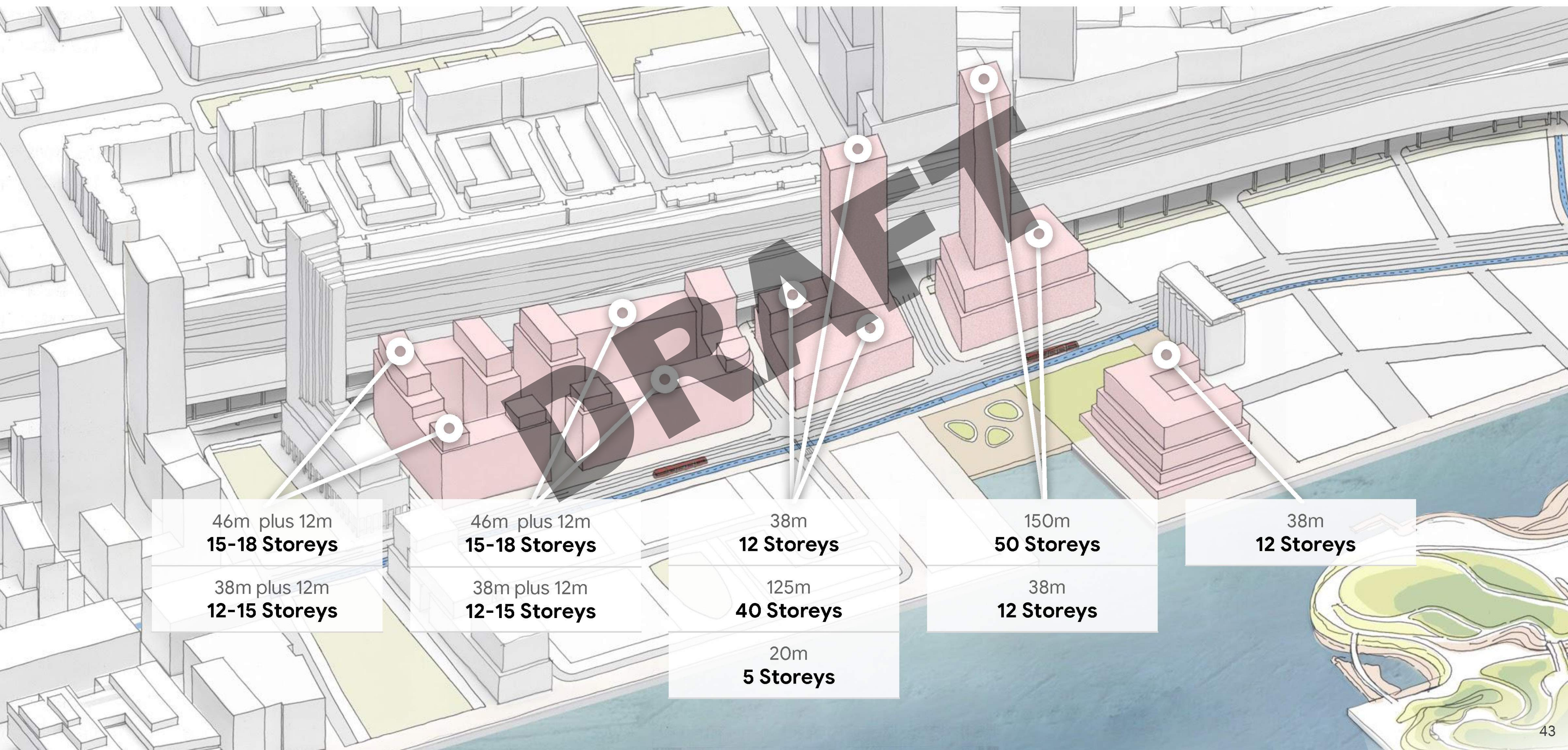
Quayside

A New Neighbourhood

Quayside Precinct Plan Is Itself a Convergence



Quayside: Current Zoning Permissions (Height + Massing)



46m plus 12m
15-18 Storeys

46m plus 12m
15-18 Storeys

38m
12 Storeys

150m
50 Storeys

38m
12 Storeys

38m plus 12m
12-15 Storeys

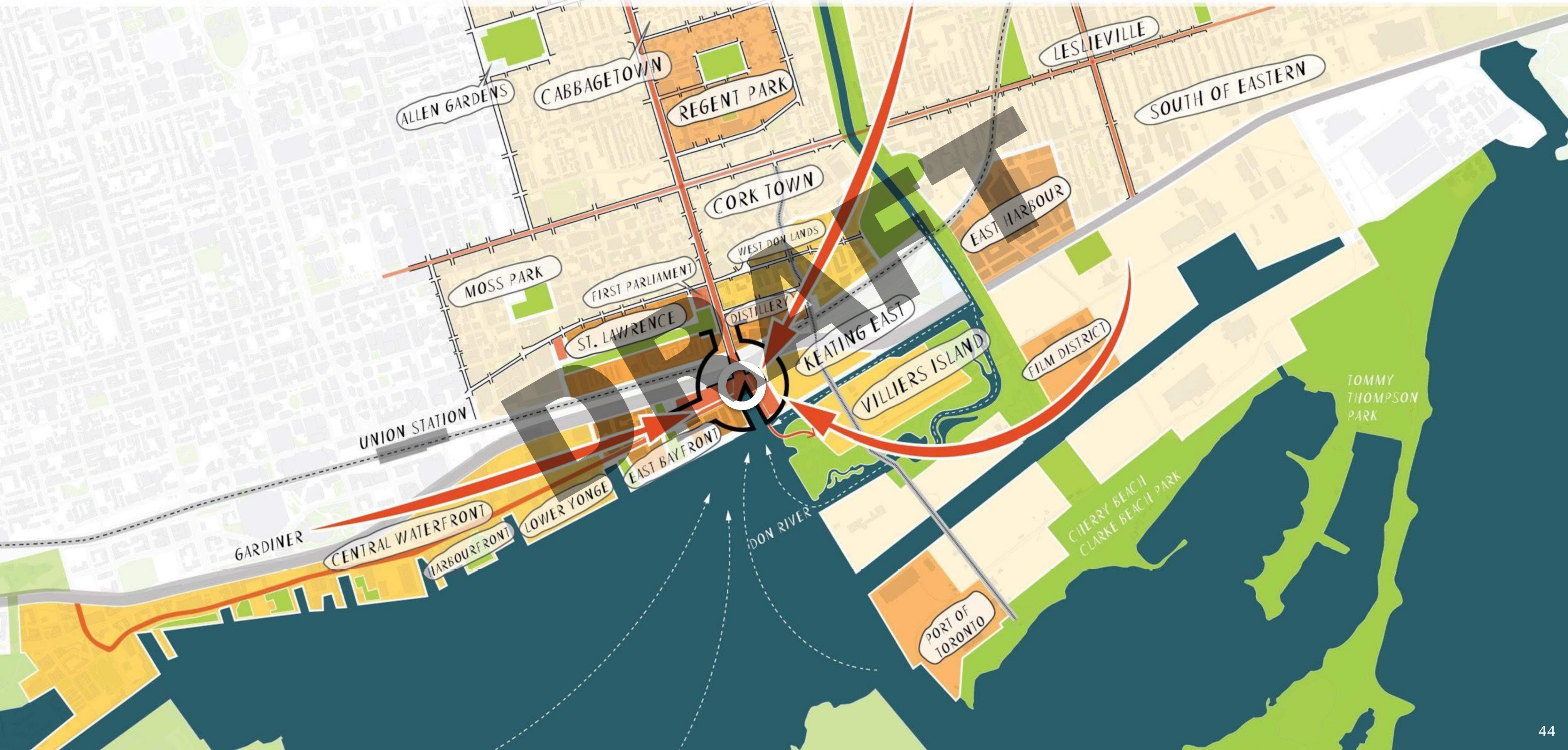
38m plus 12m
12-15 Storeys

125m
40 Storeys

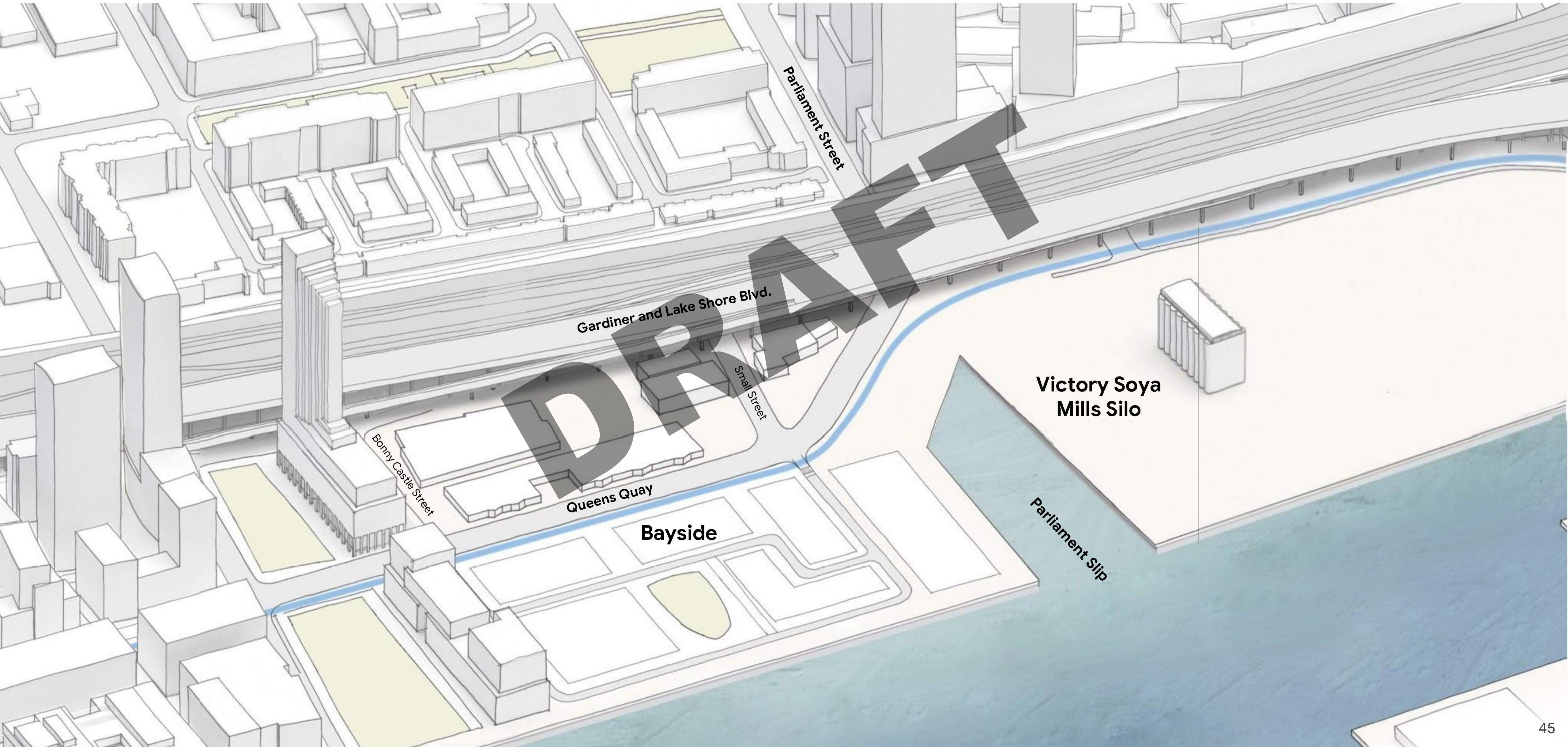
38m
12 Storeys

20m
5 Storeys

Quayside among Toronto's Downtown and East Neighbourhoods



Quayside: Today

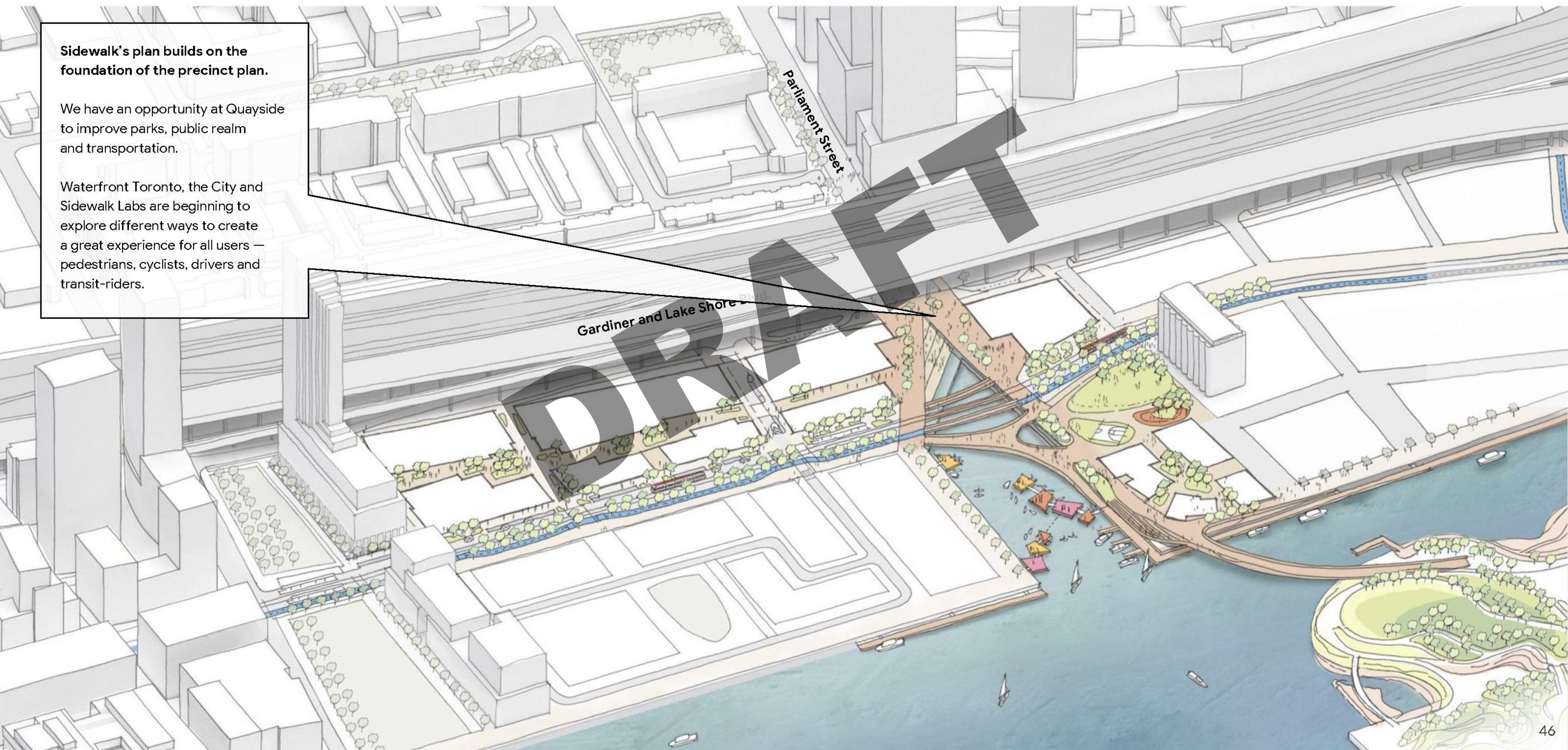


Quayside: People-first Streets and Public Realm

Sidewalk's plan builds on the foundation of the precinct plan.

We have an opportunity at Quayside to improve parks, public realm and transportation.

Waterfront Toronto, the City and Sidewalk Labs are beginning to explore different ways to create a great experience for all users — pedestrians, cyclists, drivers and transit-riders.



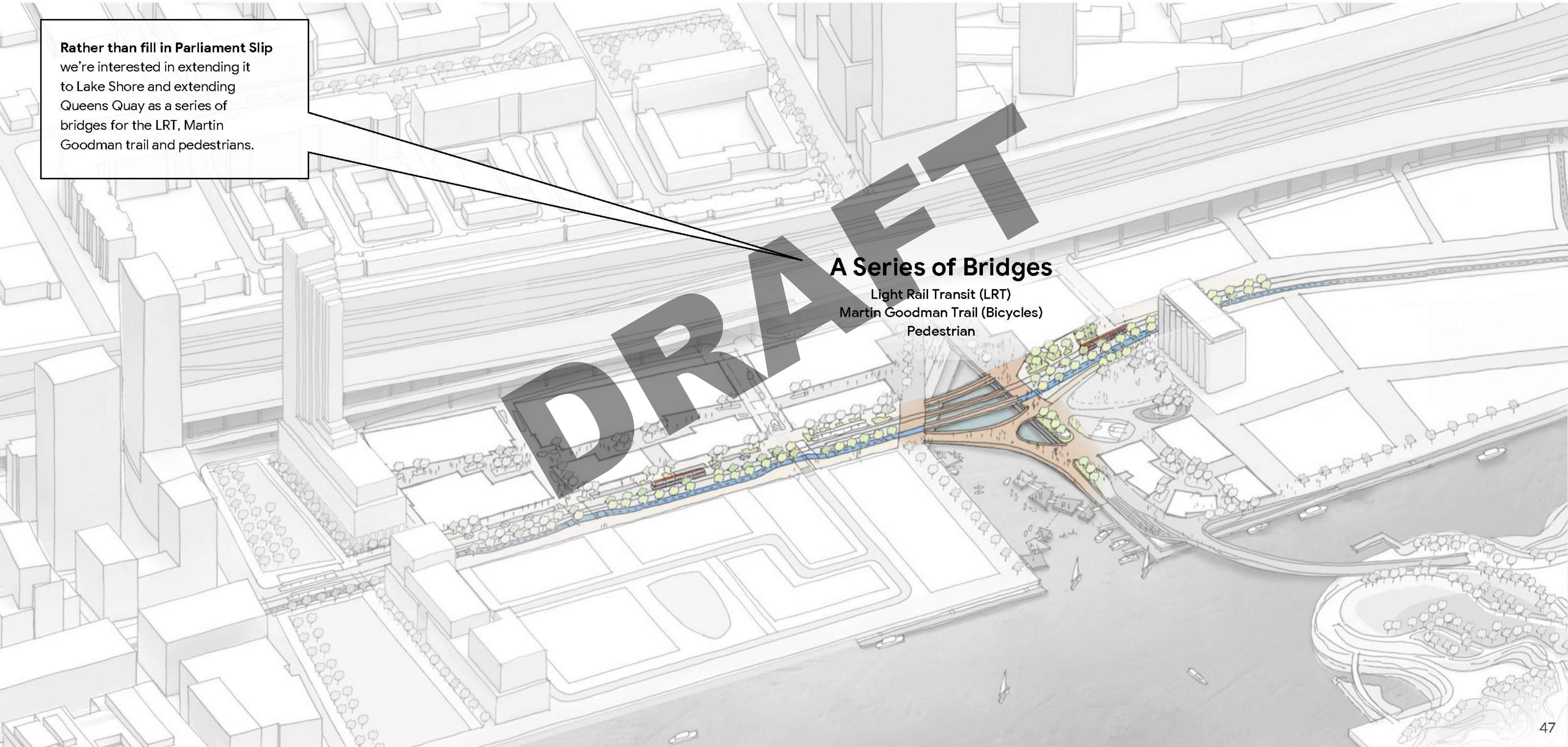
Quayside: People-first Streets and Public Realm

Rather than fill in Parliament Slip we're interested in extending it to Lake Shore and extending Queens Quay as a series of bridges for the LRT, Martin Goodman trail and pedestrians.

A Series of Bridges

- Light Rail Transit (LRT)
- Martin Goodman Trail (Bicycles)
- Pedestrian

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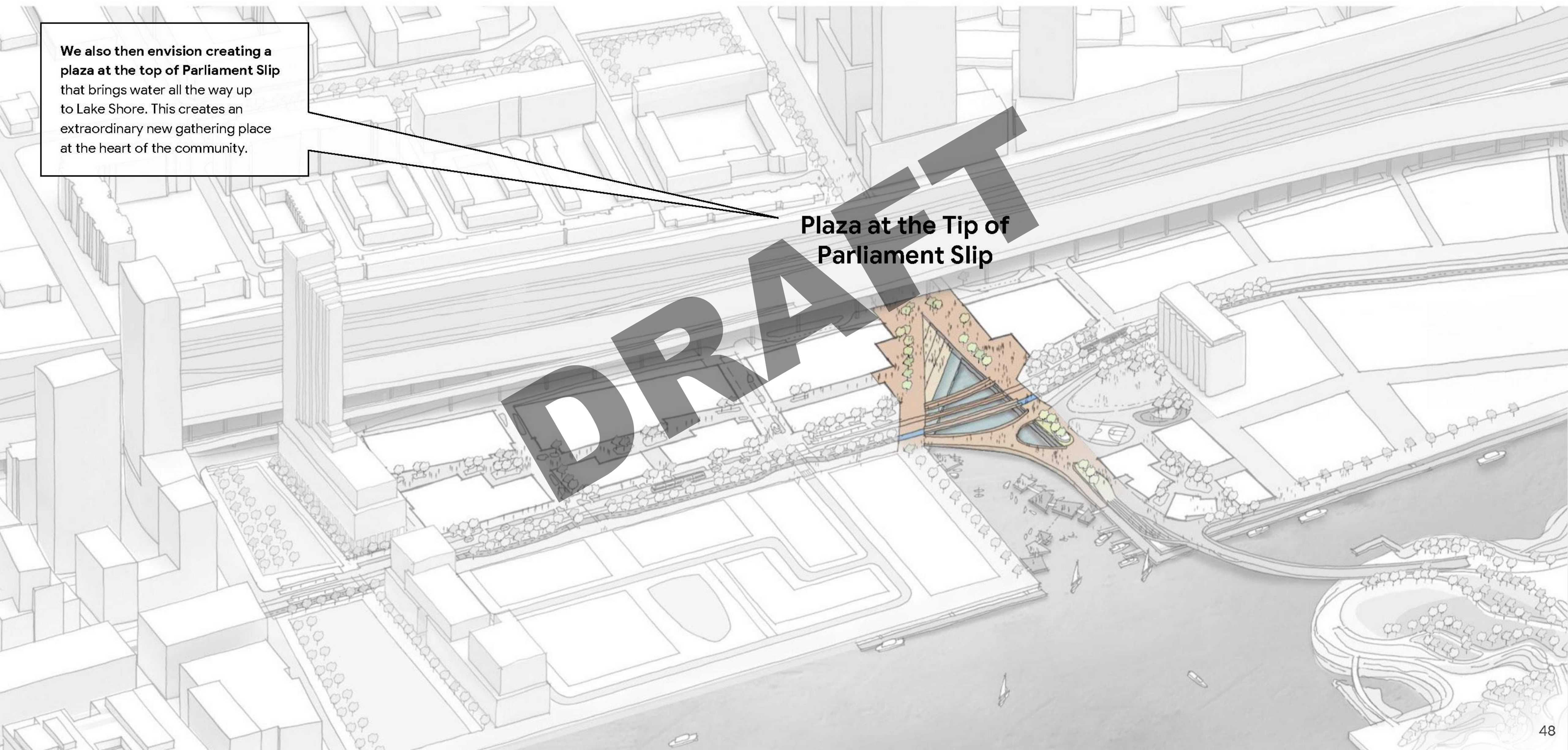


Quayside: People-first Streets and Public Realm

We also then envision creating a plaza at the top of Parliament Slip that brings water all the way up to Lake Shore. This creates an extraordinary new gathering place at the heart of the community.

Plaza at the Tip of Parliament Slip

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Quayside: People-first Streets and Public Realm

And this water plaza will be directly connected to Silo Park, which was part of the Precinct Plan and will be the green, recreational heart of the community and connected to the new Community Centre being built across the slip.

Silo Park

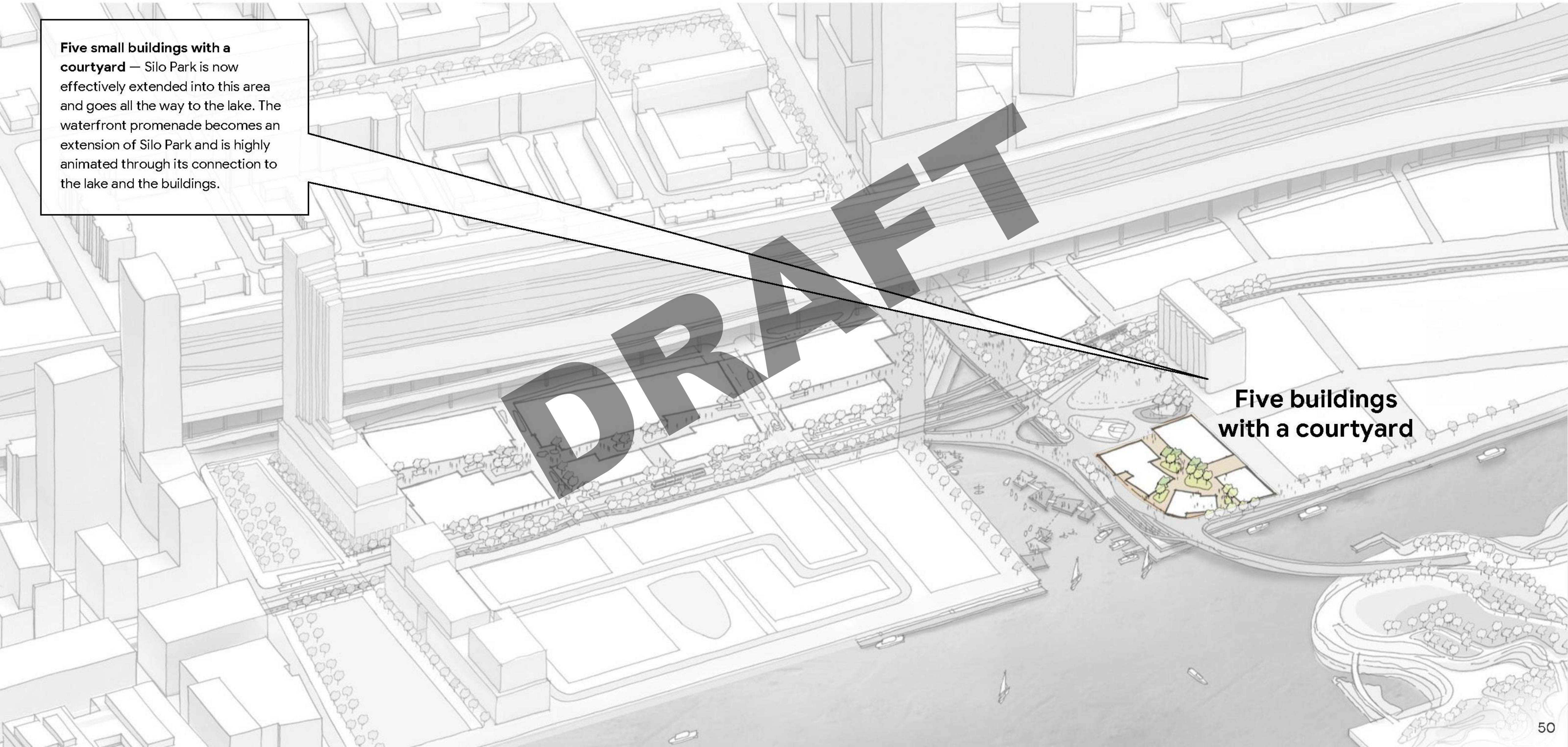
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Quayside: People-first Streets and Public Realm

Five small buildings with a courtyard — Silo Park is now effectively extended into this area and goes all the way to the lake. The waterfront promenade becomes an extension of Silo Park and is highly animated through its connection to the lake and the buildings.

Five buildings with a courtyard

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Quayside: People-first Streets and Public Realm

We're proposing a pedestrian bridge that extends directly from Villiers to Promontory Park.

This bridge will be built into the dockwall to include a bleacher that terraces down to a floating walkway, giving people further opportunities to engage with the water in new ways

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Floating Walkway and Ped Bridge to Promontory Park

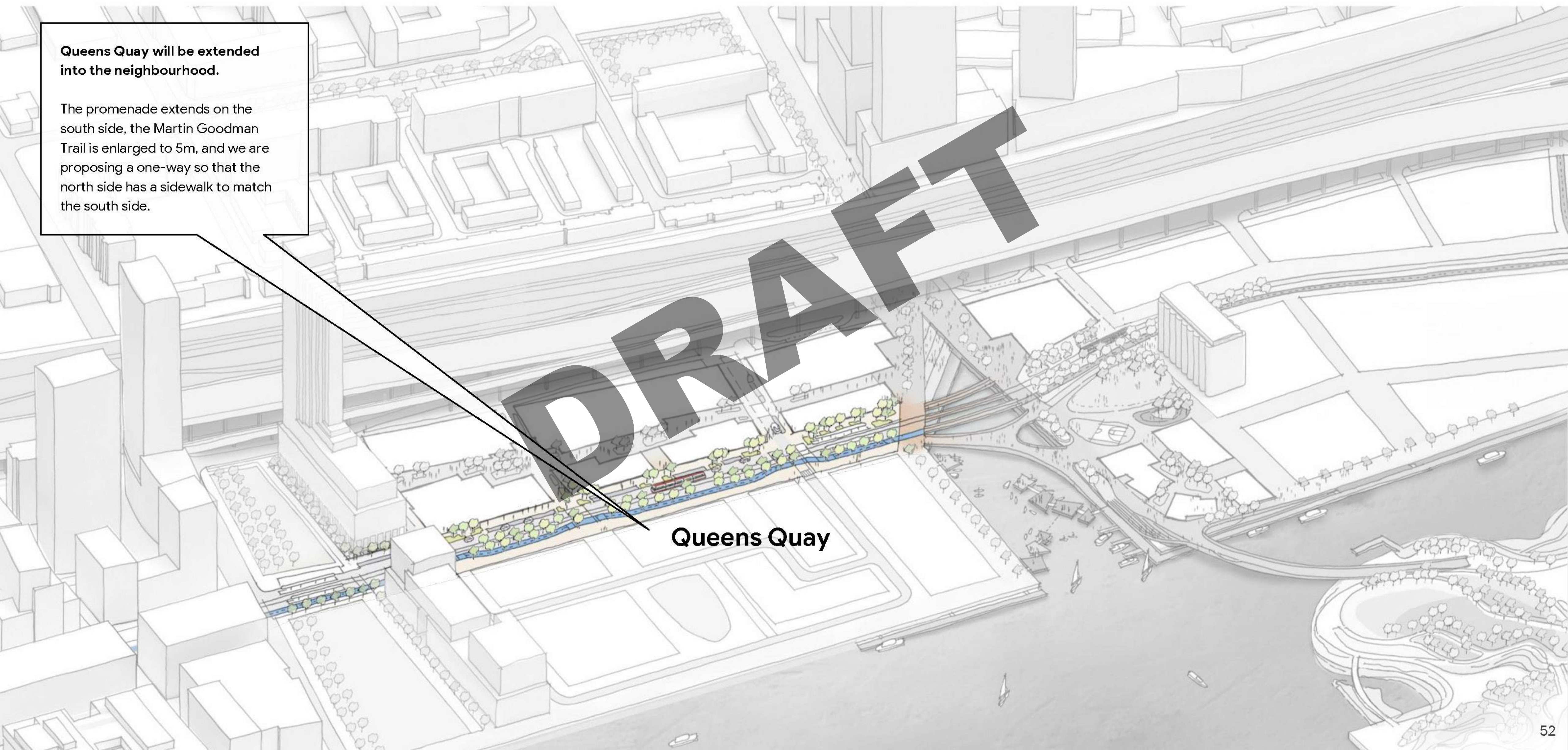
Quayside: People-first Streets and Public Realm

Queens Quay will be extended into the neighbourhood.

The promenade extends on the south side, the Martin Goodman Trail is enlarged to 5m, and we are proposing a one-way so that the north side has a sidewalk to match the south side.

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Queens Quay

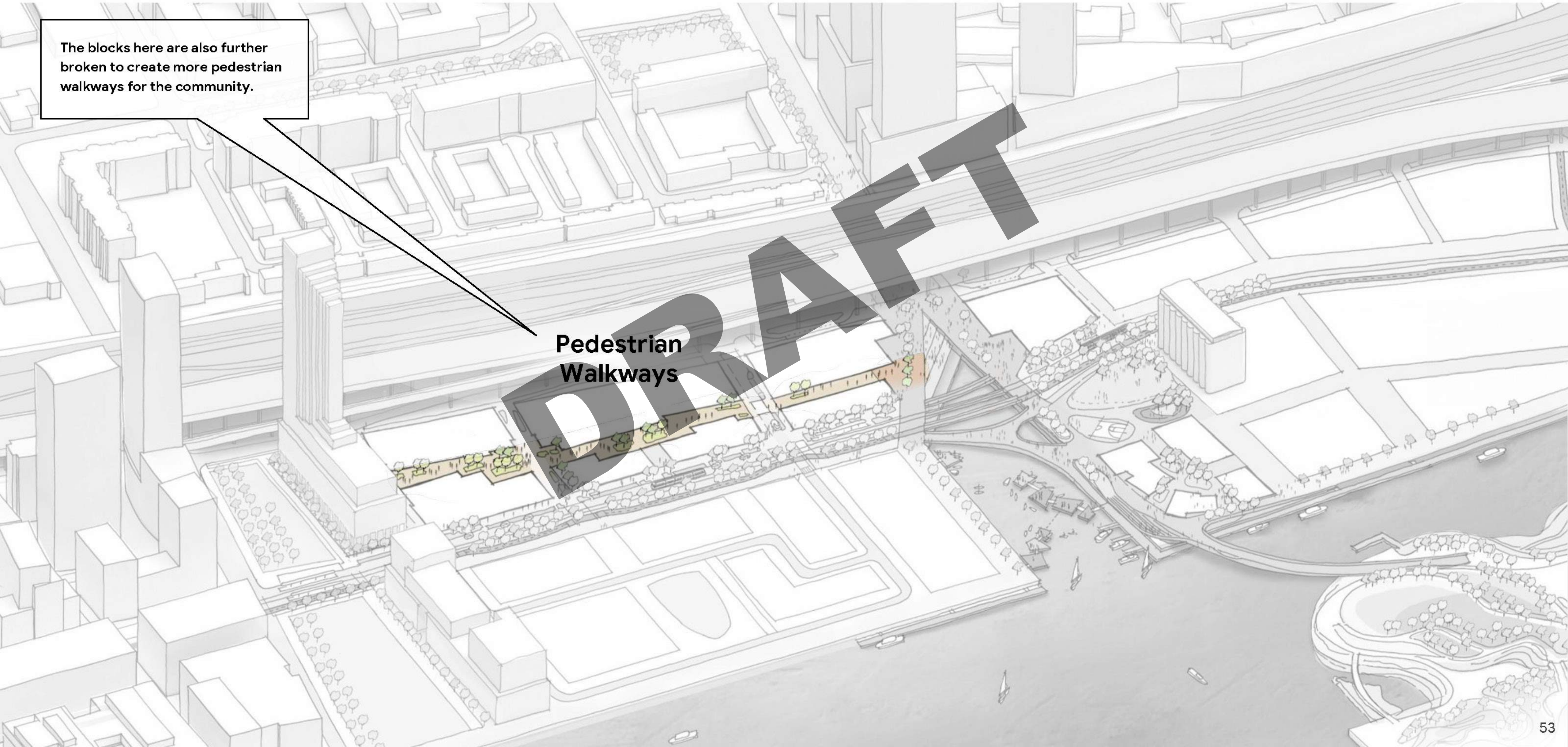


Quayside: People-first Streets and Public Realm

The blocks here are also further broken to create more pedestrian walkways for the community.

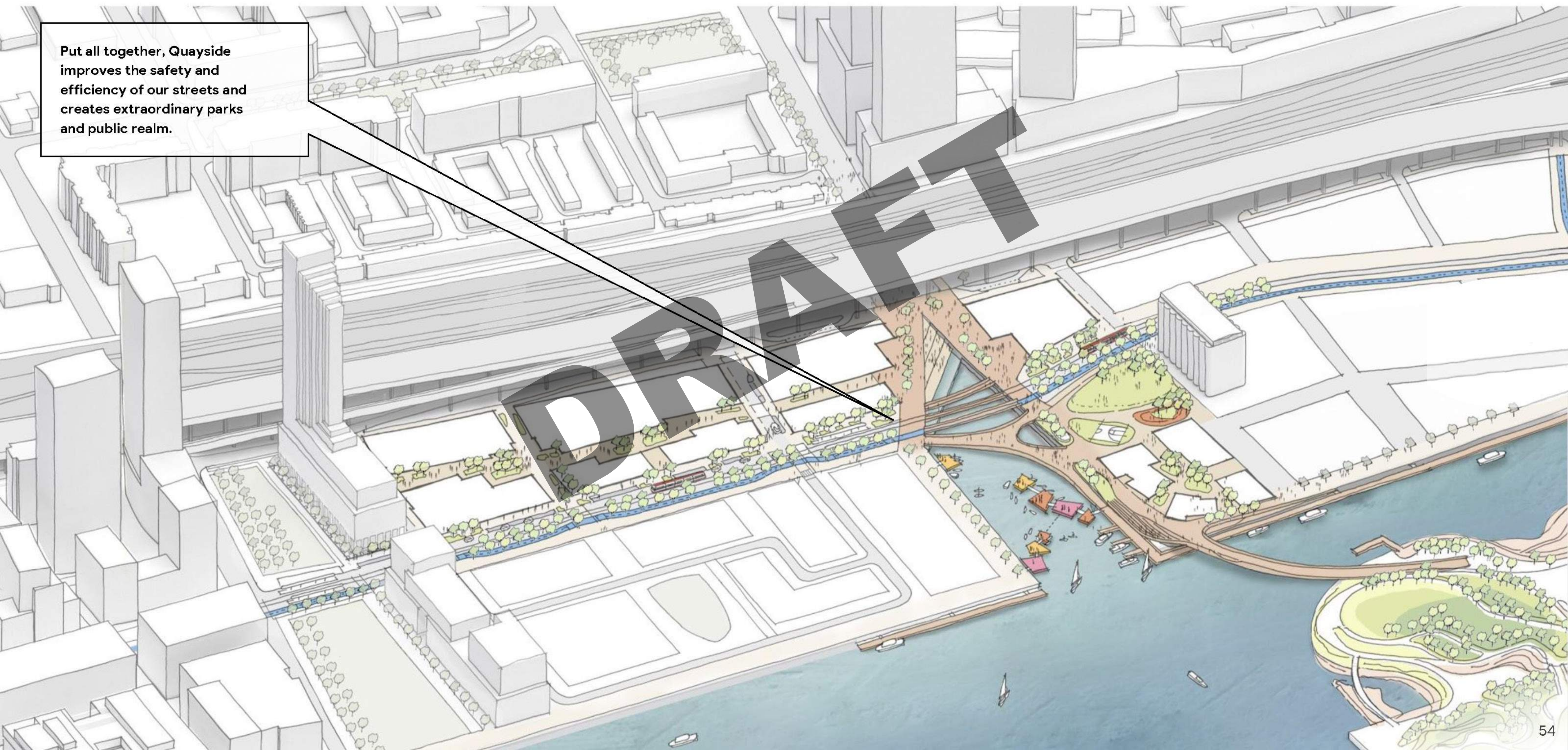
Pedestrian Walkways

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Quayside: People-first Streets and Public Realm

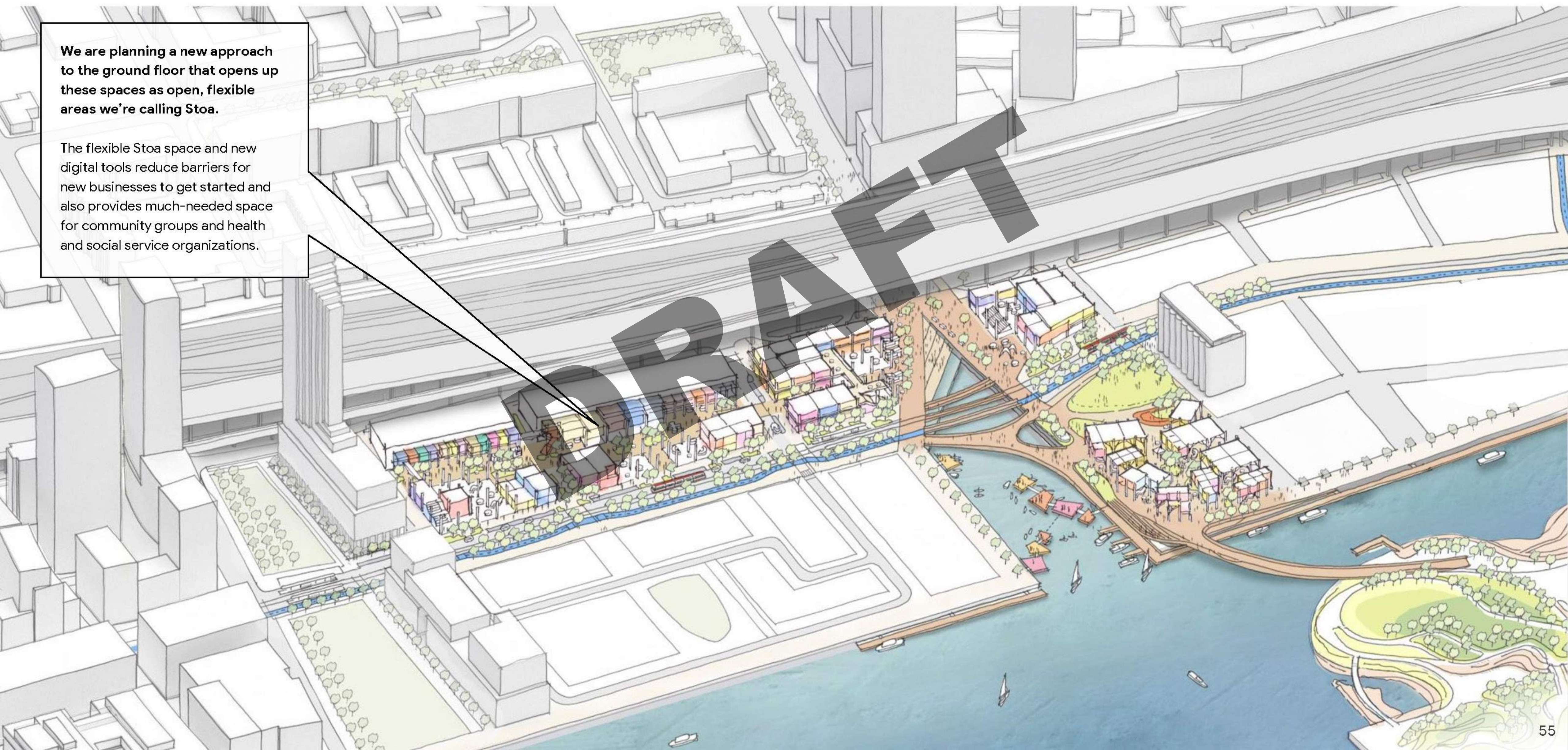
Put all together, Quayside improves the safety and efficiency of our streets and creates extraordinary parks and public realm.



Quayside: Animating Ground Floor Spaces

We are planning a new approach to the ground floor that opens up these spaces as open, flexible areas we're calling Stoa.

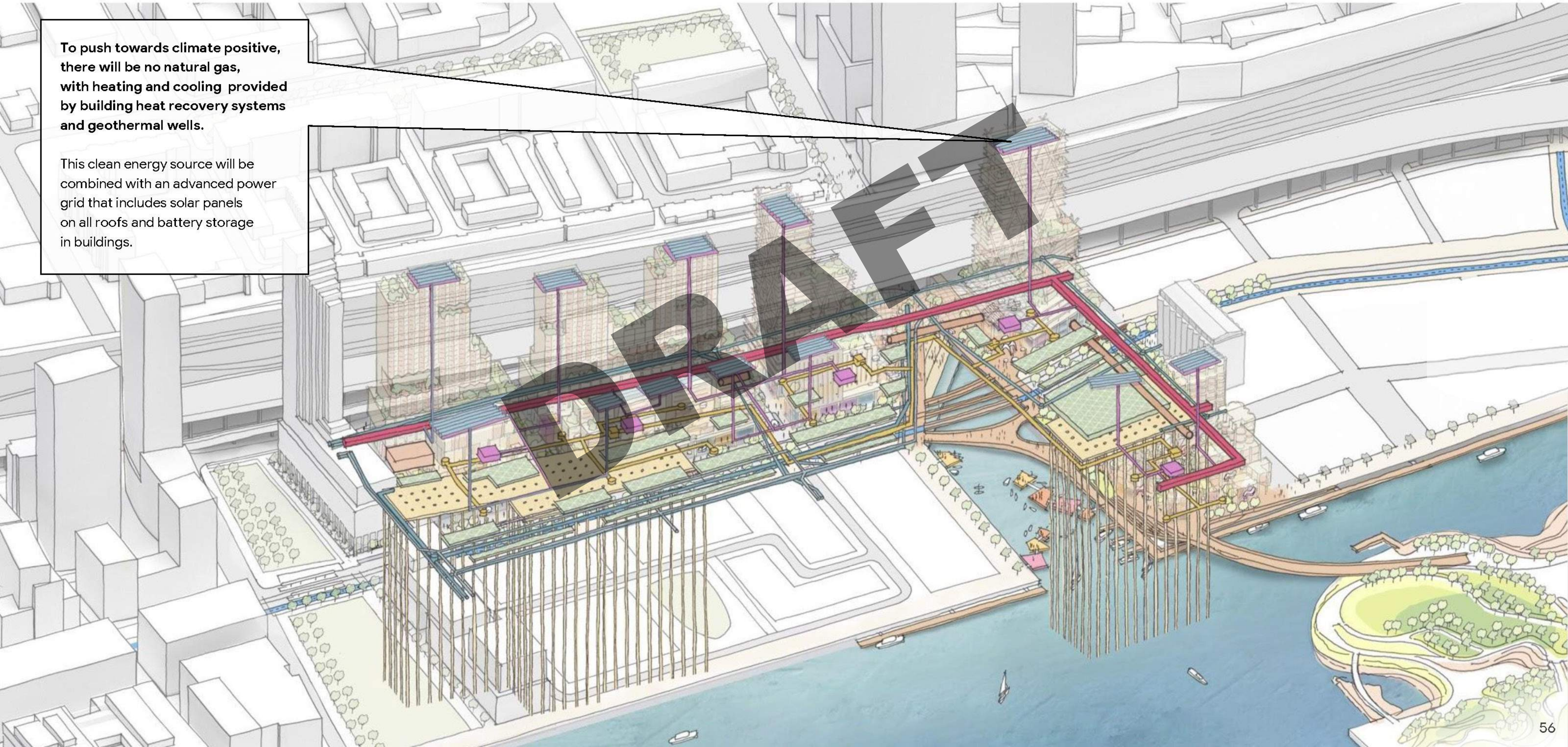
The flexible Stoa space and new digital tools reduce barriers for new businesses to get started and also provides much-needed space for community groups and health and social service organizations.



Quayside: Providing Sustainable Infrastructure

To push towards climate positive, there will be no natural gas, with heating and cooling provided by building heat recovery systems and geothermal wells.

This clean energy source will be combined with an advanced power grid that includes solar panels on all roofs and battery storage in buildings.

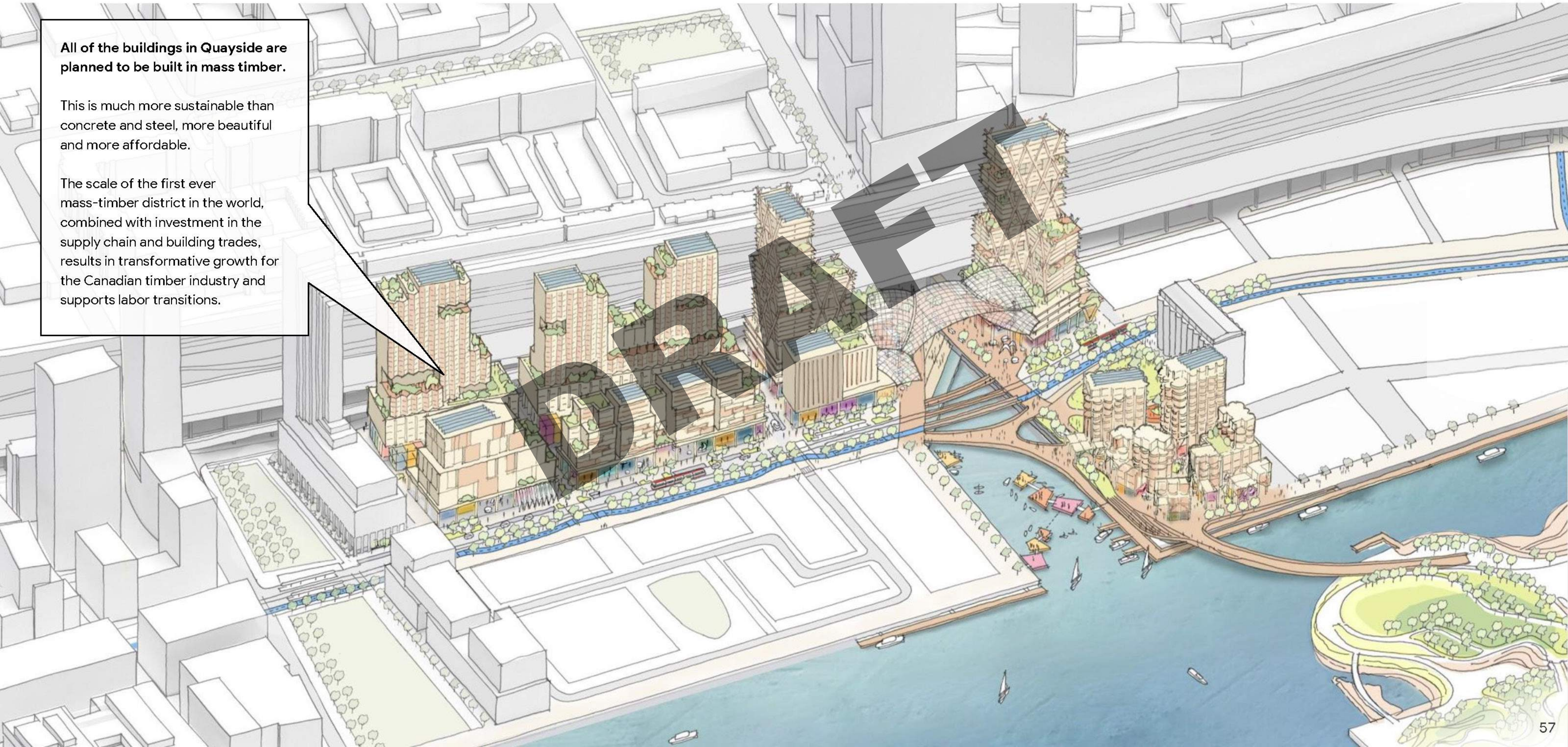


Quayside: Building Mass Timber

All of the buildings in Quayside are planned to be built in mass timber.

This is much more sustainable than concrete and steel, more beautiful and more affordable.

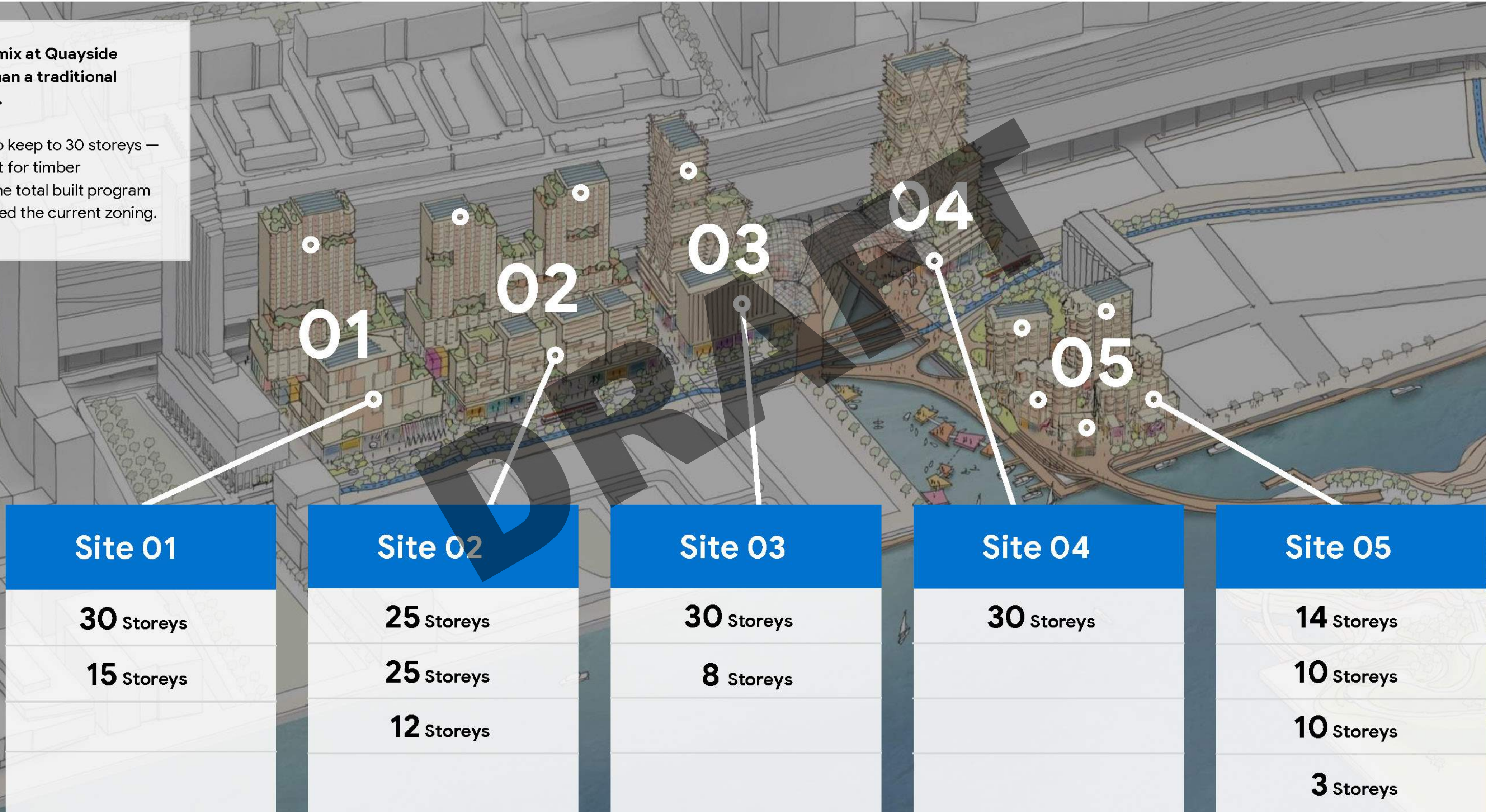
The scale of the first ever mass-timber district in the world, combined with investment in the supply chain and building trades, results in transformative growth for the Canadian timber industry and supports labor transitions.



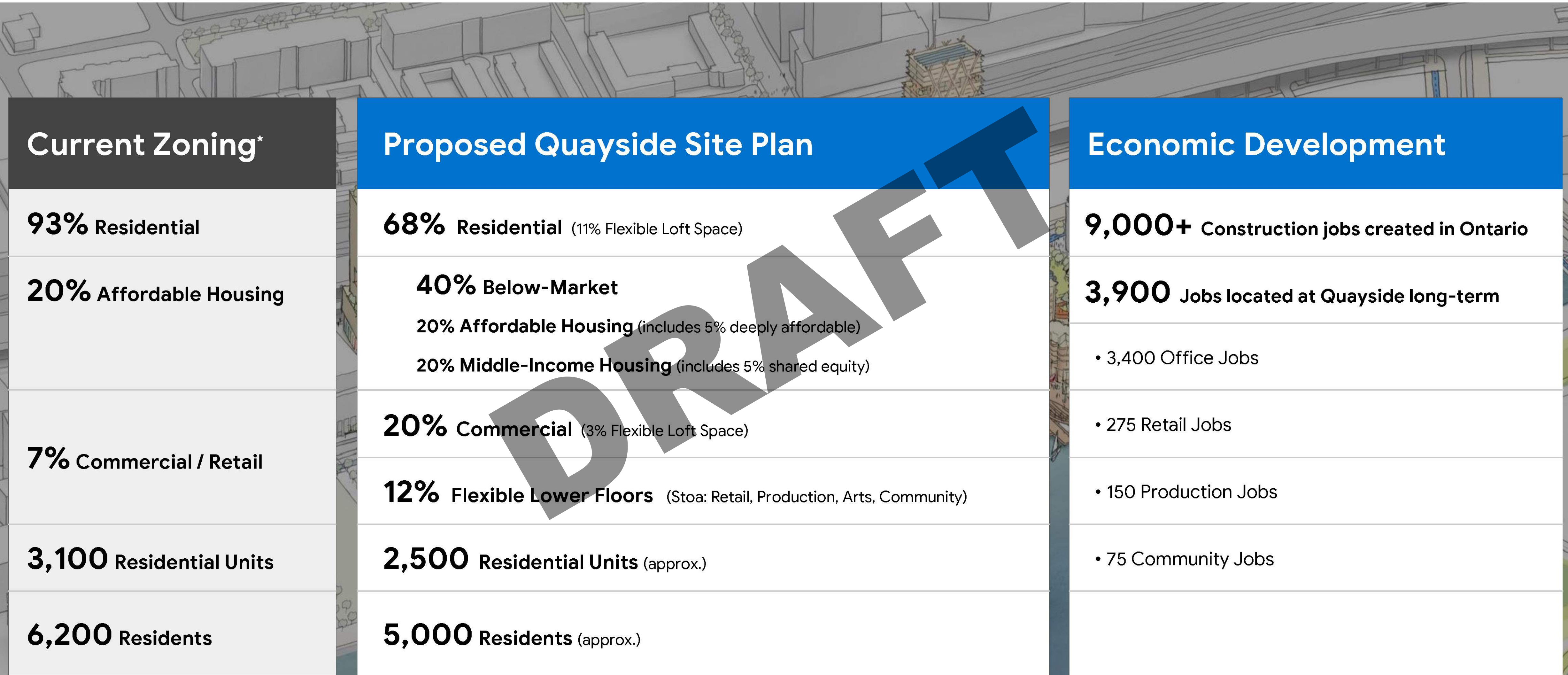
Draft Quayside Plan: Proposed Program Density up to 3.3M SF

The building mix at Quayside is different than a traditional development.

We propose to keep to 30 storeys — the max height for timber technology. The total built program does not exceed the current zoning.



Quayside Program: Proposed Program Density up to 3.3M SF



* Rough estimates based on Zoning Maps

Commitment to More Housing Options

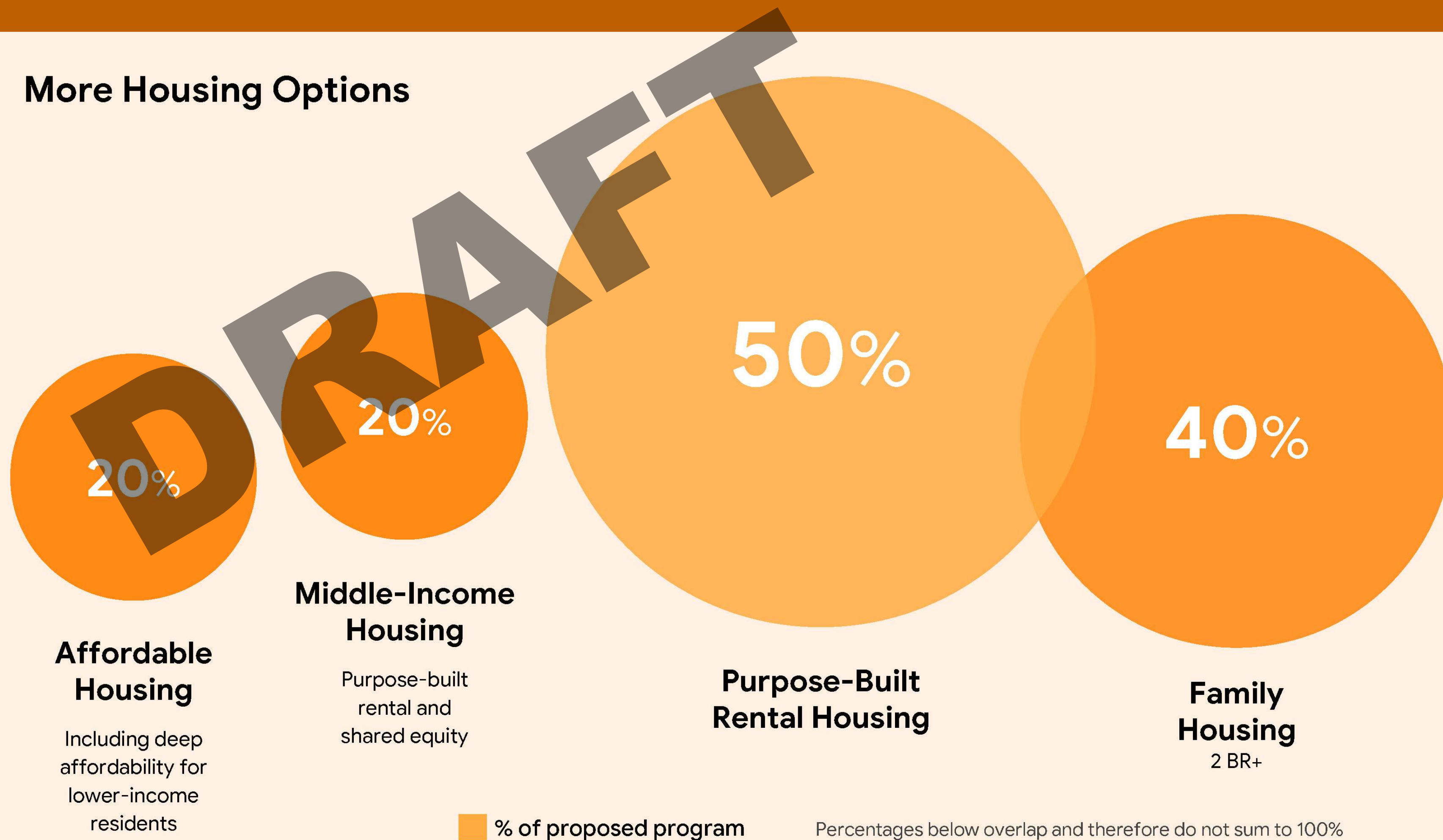
The Quayside affordable housing program mix will demonstrate a new approach and serve a much broader portion of the population.

More Affordability

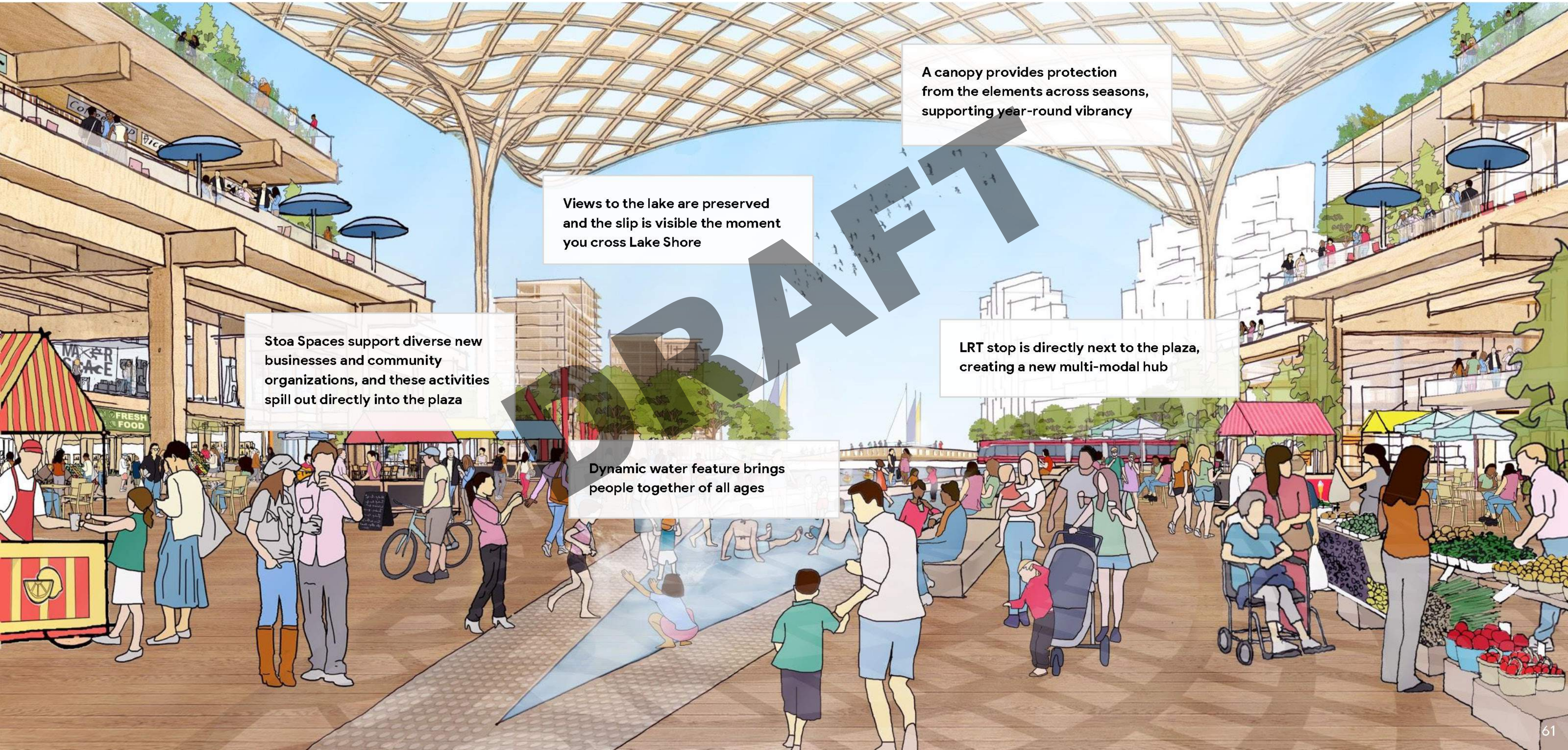
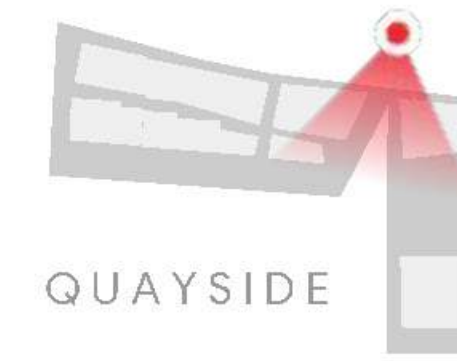
40%

Below-Market Housing at Quayside

More Housing Options



Parliament Plaza



A canopy provides protection from the elements across seasons, supporting year-round vibrancy

Views to the lake are preserved and the slip is visible the moment you cross Lake Shore

Stoa Spaces support diverse new businesses and community organizations, and these activities spill out directly into the plaza

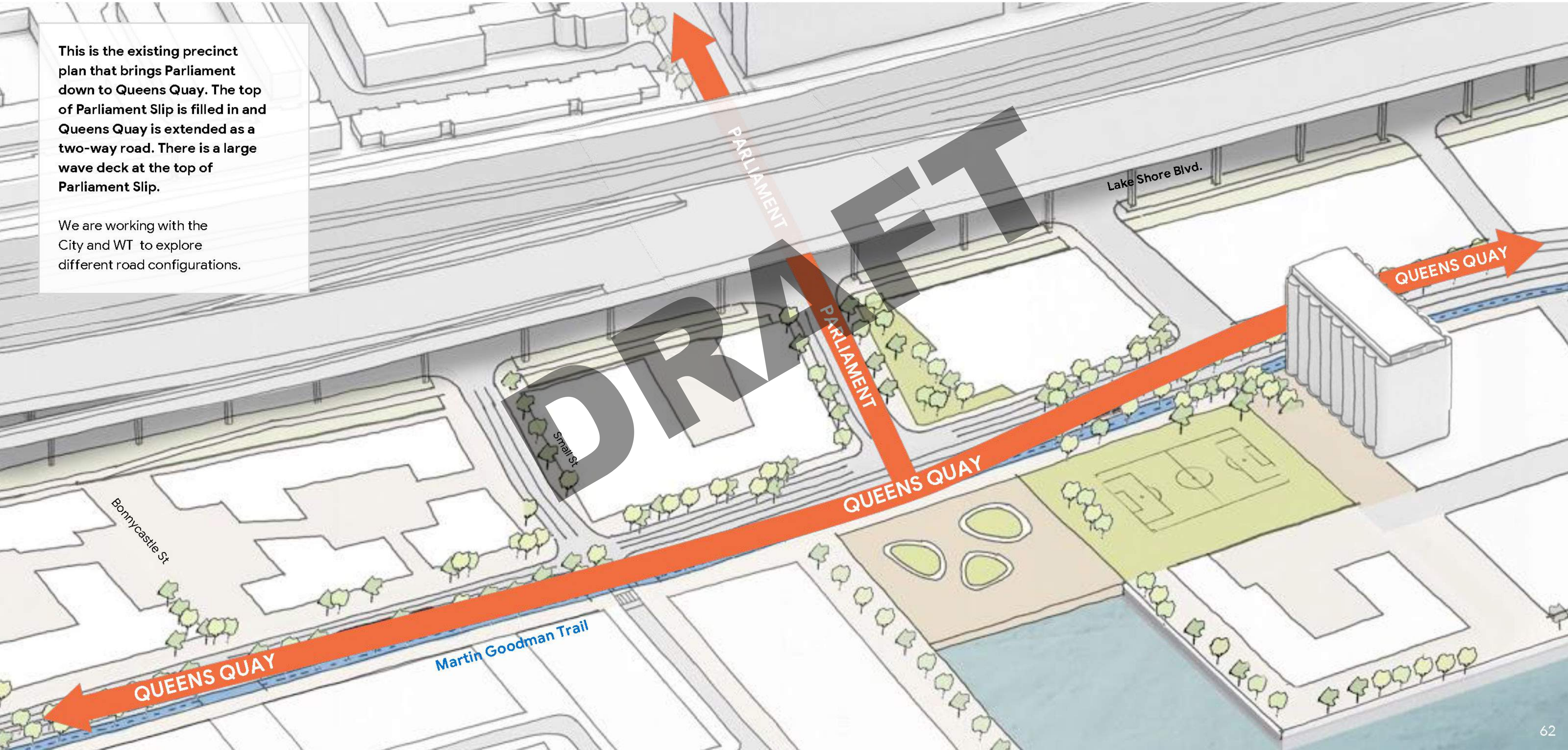
LRT stop is directly next to the plaza, creating a new multi-modal hub

Dynamic water feature brings people together of all ages

Parliament & Queens Quay: Precinct Plan

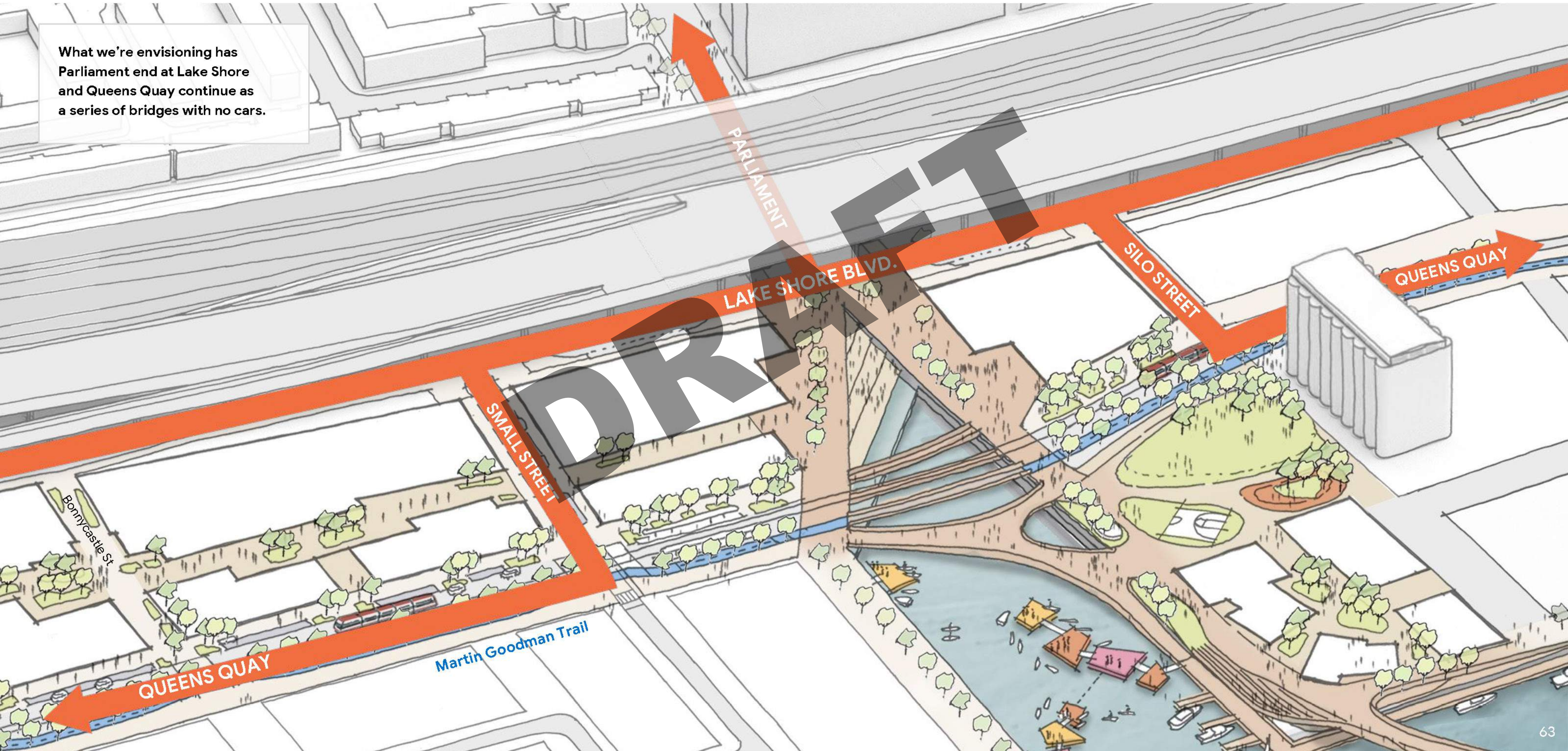
This is the existing precinct plan that brings Parliament down to Queens Quay. The top of Parliament Slip is filled in and Queens Quay is extended as a two-way road. There is a large wave deck at the top of Parliament Slip.

We are working with the City and WT to explore different road configurations.



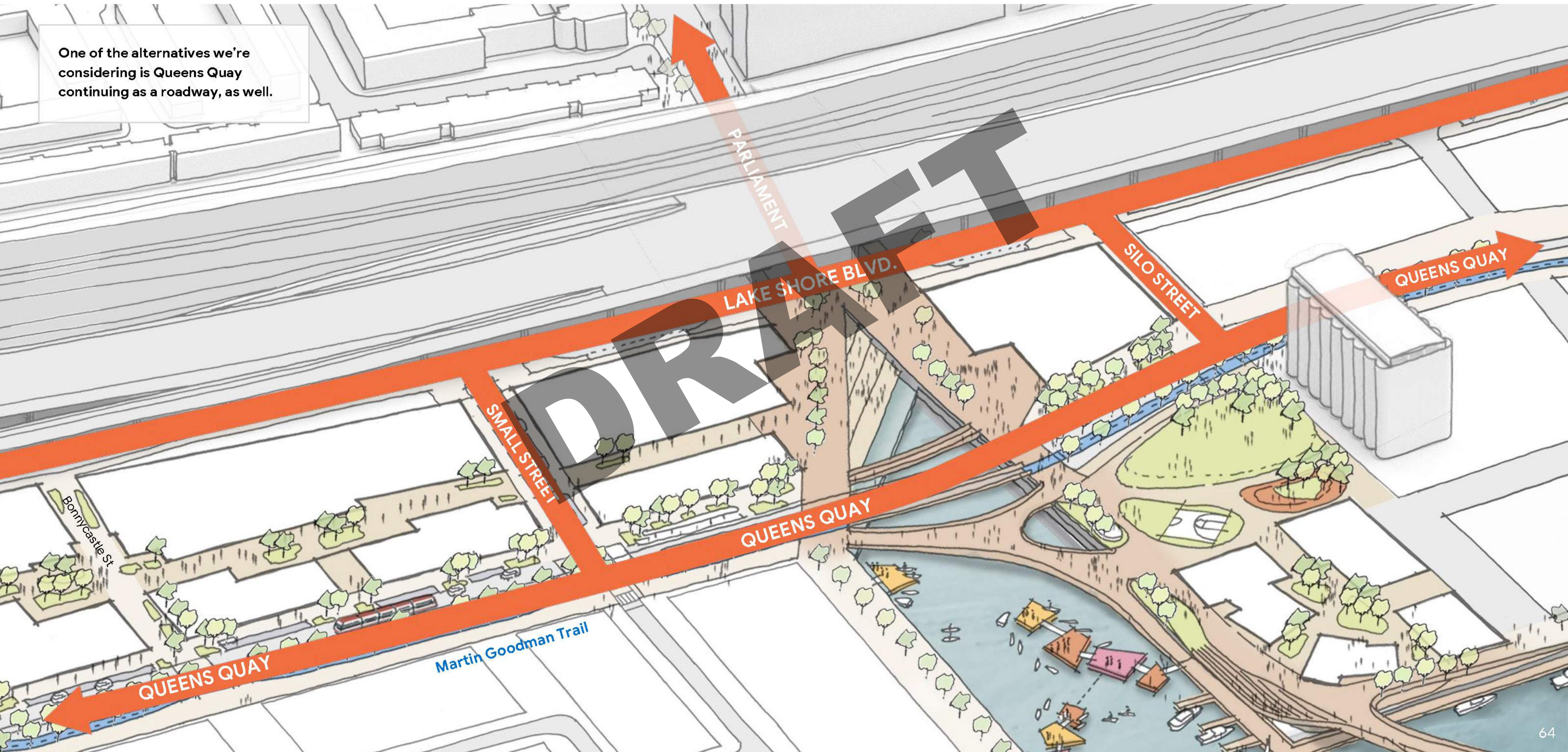
Exploration 1 – Parliament Plaza: **No Vehicles in Parliament Plaza**

What we're envisioning has Parliament end at Lake Shore and Queens Quay continue as a series of bridges with no cars.



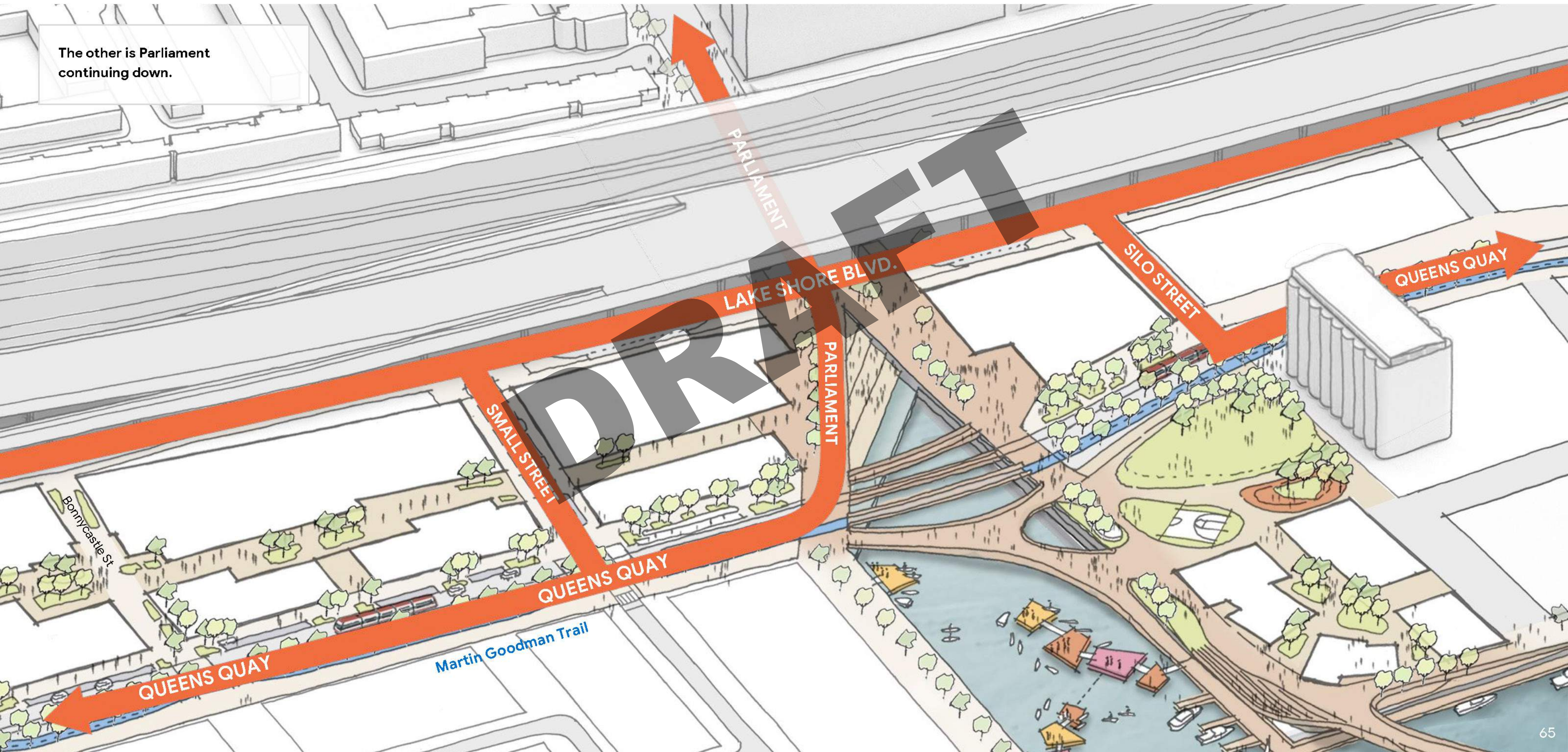
Exploration 2 – Parliament Plaza: East ↔ West Vehicular Connection

One of the alternatives we're considering is Queens Quay continuing as a roadway, as well.



Exploration 3 – Parliament Plaza: North ↔ South Vehicular Connection

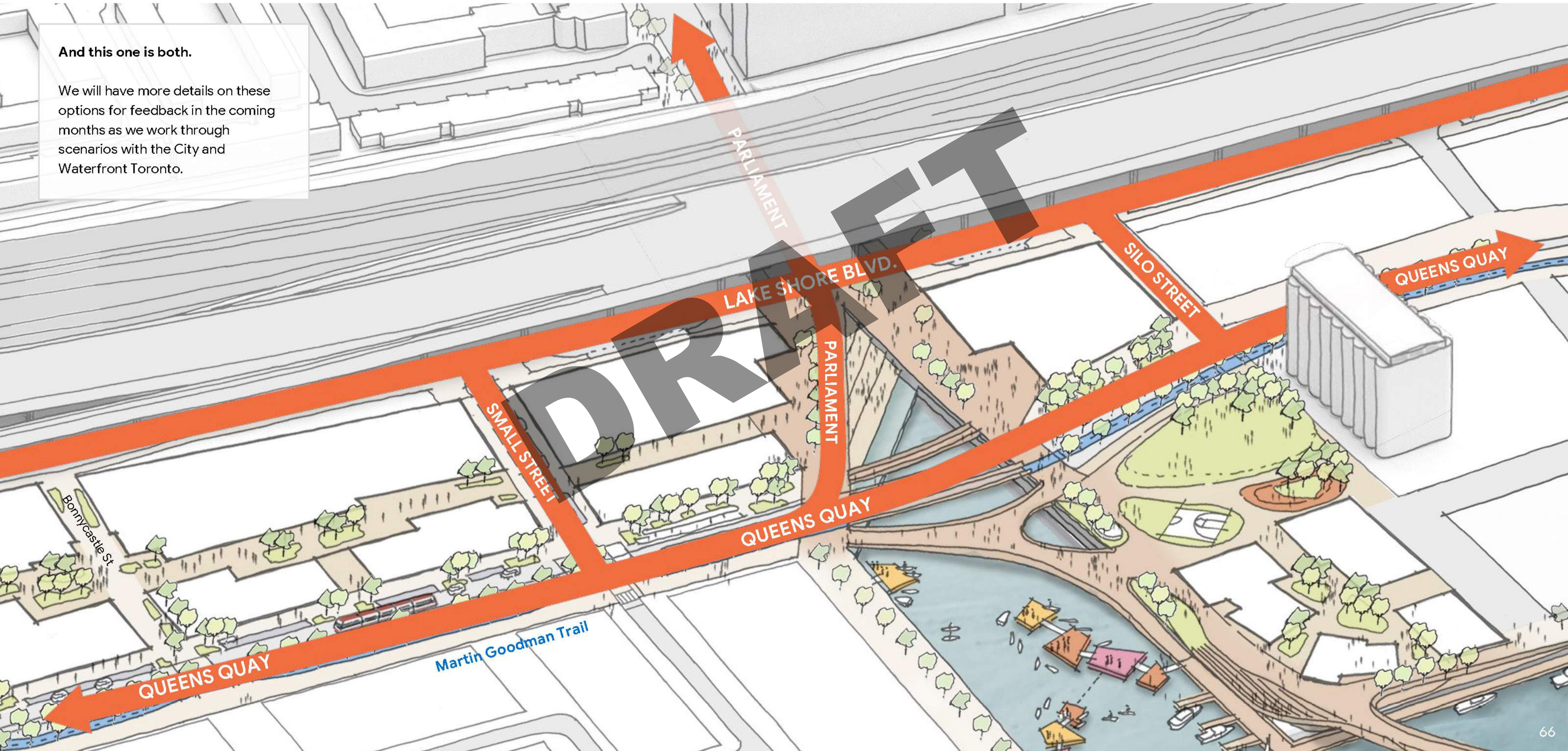
The other is Parliament continuing down.



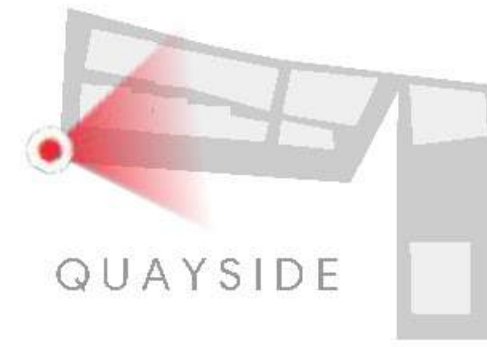
Exploration 4 – Parliament Plaza: N ↔ S and E ↔ W Vehicular Connections

And this one is both.

We will have more details on these options for feedback in the coming months as we work through scenarios with the City and Waterfront Toronto.



Queens Quay



The sidewalk on the north side becomes an animated promenade with space gained from a proposal to turn the street into a one-way.

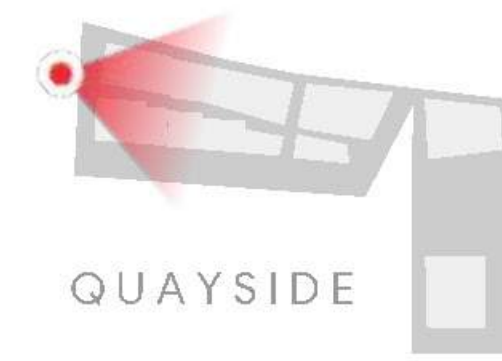
There are significant tree plantings on the street, exceeding the City's ambitious 40% goal for tree canopy.

Raincoats that protect sections from rain, and the ground floors are Stoa spaces that open up into the street.

There are no curbs — but there are clear tactile indicators at crosswalks — to make the street safe for everyone and maximize pedestrian experience.



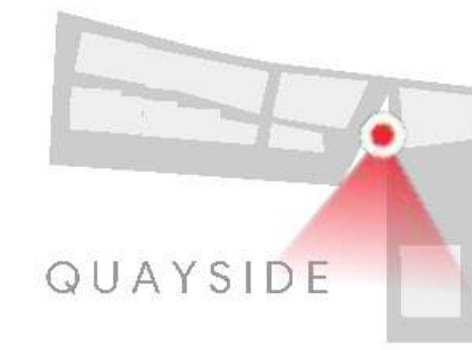
Pedway between Lake Shore Blvd East & Queens Quay



This pedestrian-only street is a main street for many residents, with a range of local shops and space to safely play.



Parliament Slip



This is now standing on the pedestrian bridge crossing Parliament Slip on the way to Villiers island.

You can see the promenade fully animated as a place to linger and play.

You can see the bridge ramping down to the floating walkway and series of floating islands. The shoreline is naturalized to support biodiversity.

This area is designed for real water activation, with kayakers, sail boats and marine transit.



Draft Quayside Site Plan

Job Creation: 9,000+ Construction Jobs

Over 9,000 direct and indirect jobs will be created in Ontario as a result of the building construction at Quayside.

Job Creation: Canadian Mass Timber

Catalyzing the Canadian timber industry through an entire district built with mass timber, resulting in new jobs in Ontario and a reduction in the cost of construction.

Climate Positive: 75-85% Reduced Emissions

Targeting 75 - 85% reduction in greenhouse gas emissions at Quayside compared to typical development: from 6.3 tons CO₂ per Torontonians, to <1 ton per Quaysider.

Affordable Housing: 40% Below-Market

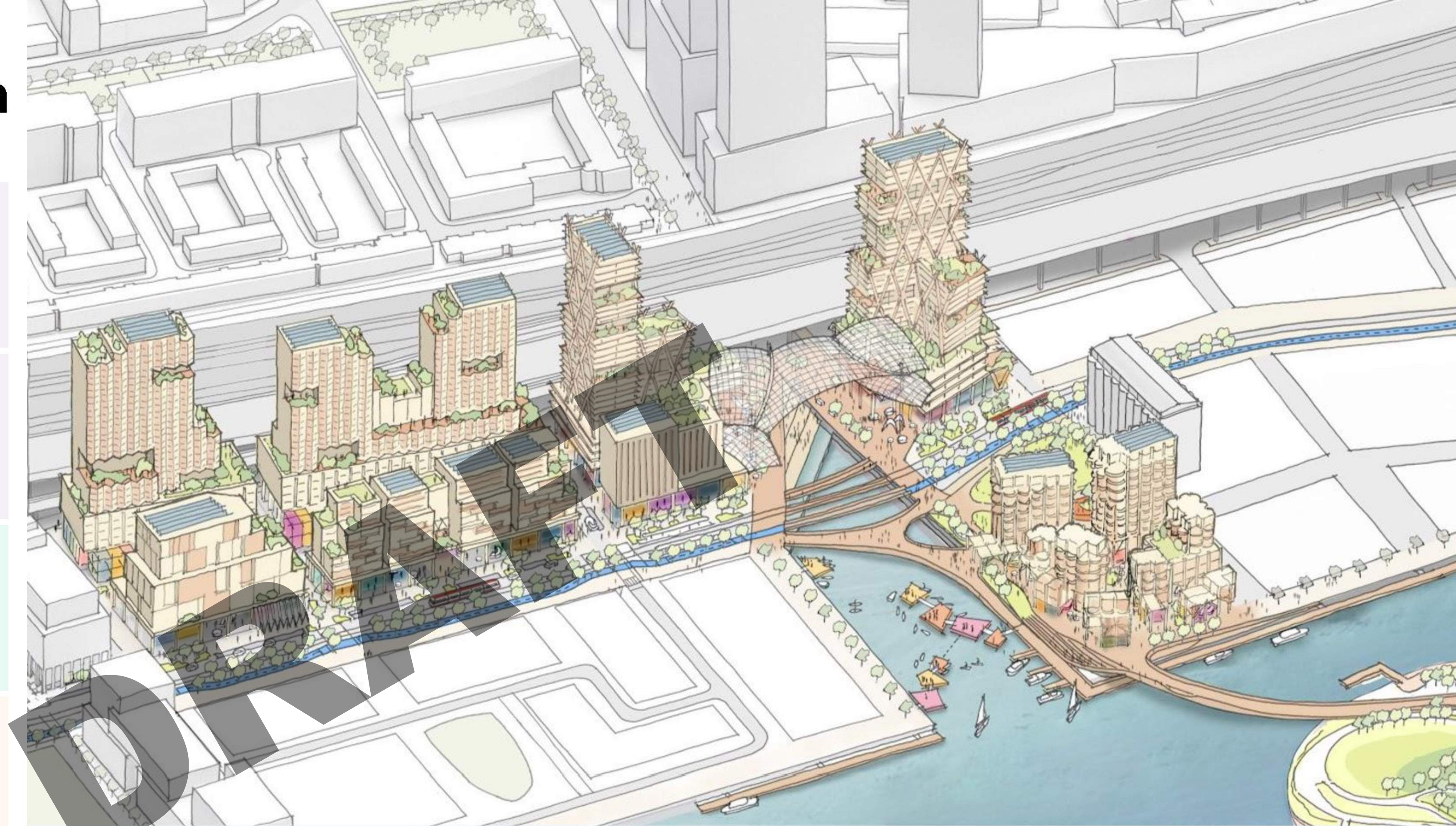
20% affordable housing, including 5% deep affordability, and 20% middle-income housing, including mid-range rental and shared equity.

New Mobility: Streets that Work

New mobility including support for the Light Rail Transit, a Vision Zero neighbourhood, and getting ready for an automated vehicle future.

Data Privacy & Digital Governance

Proposed Civic Data Trust as new 3rd-party public organization to manage all urban data, protect privacy, promote innovation, and safeguard the public interest.



Current Zoning*

93% Residential

20% Affordable Housing

7% Commercial / Retail

3,100 Residential Units

6,200 Residents

Draft Quayside Site Plan

68% Residential (11% Flexible Loft Space)

40% Below Market
• 20% Affordable Housing (includes 5% deeply affordable)
• 20% Middle-Income Housing (includes 5% shared equity)

20% Commercial (3% Flexible Loft Space)

12% Flexible Lower Floors (Stoa: Retail, Production, Arts, Community)

2,500 Residential Units

5,000 Residents (approx.)

*Approx. based on zoning diagrams

Economic Development

9,000+ construction jobs created in Ontario

3,900 jobs located at Quayside long-term

- 3,400 office jobs
- 275 retail jobs
- 150 production jobs
- 75 community jobs

