

Bayside Precinct Plan



Precinct Plan Vision and Principles

- Encourage active, publicly-engaging **ground floor** uses along Queens Quay Boulevard and the water's edge promenade.
- Support a wide variety and **flexibility of uses** across the site, including significant employment, as well as residential uses.
- Create an overall **mid-rise built form that steps down** to the water's edge and only permits taller buildings along the Gardiner/Lake Shore corridor to frame major points of entry to East Bayfront.
- Create a new district that serves as a model of environmental responsibility, energy efficiency, sustainable design and **livability with an urban setting**.

District Grain



- Variety of Places
- Strong visual connections to water's edge
- Alignment of North-South streets with future Quayside Plan North of Queens Quay Boulevard to enhance the sense of 'connectedness' in the EBF Precinct
- Quiet internal neighbourhood streets - good microclimate

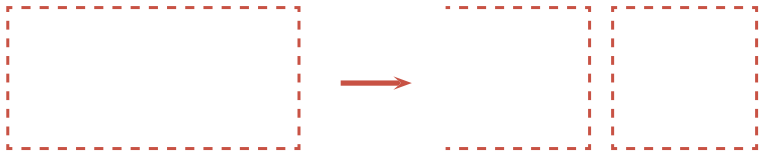
Bonnycastle – Great Retail Street to Anchor the District



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Variety of cultural/retail along Street

This 4-Season street is well protected internally within district to create good micro-climate



Aitken – A Neighbourhood Park at its Centre



CIVIC

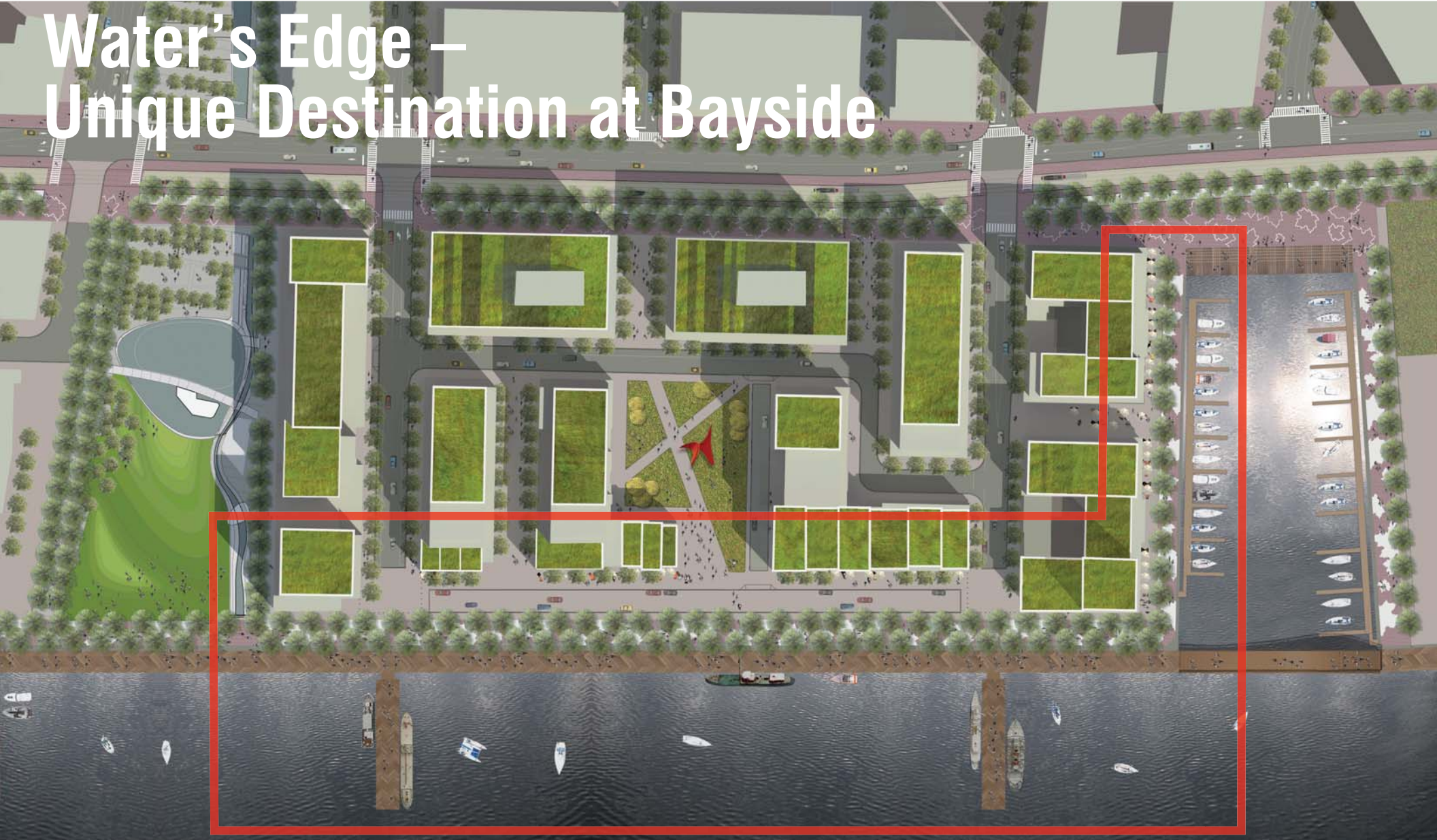


VS.

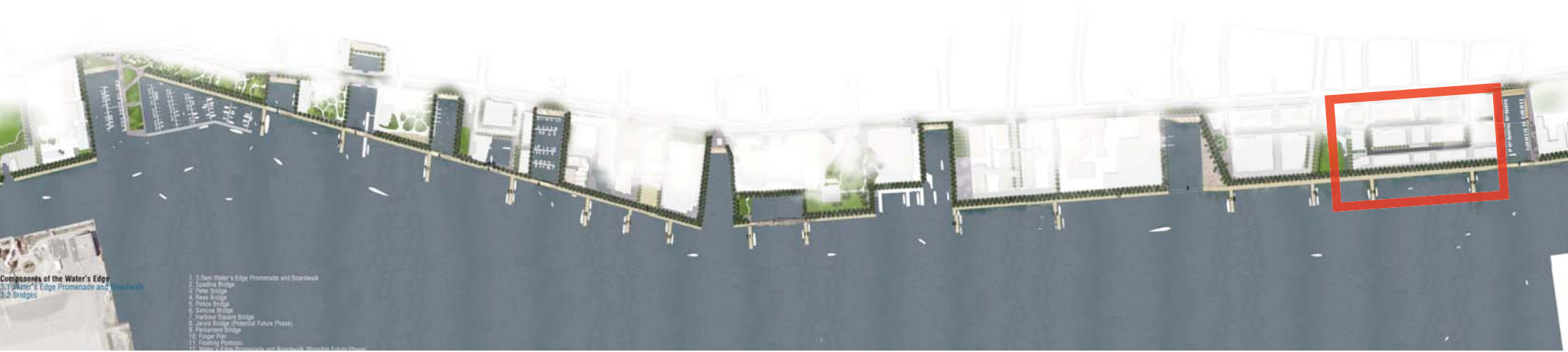
NEIGHBOURHOOD



Water's Edge – Unique Destination at Bayside

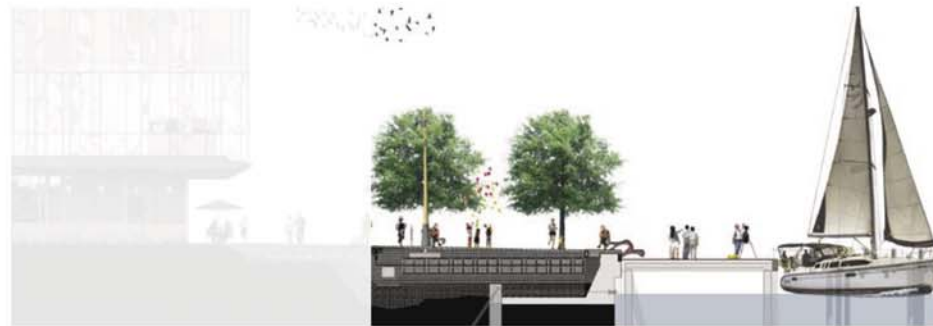


One Coherent Waterfront – Bayside as part of a Continuous Water's Edge Route

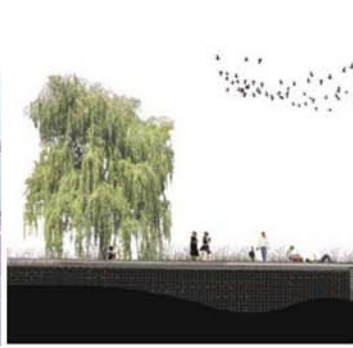


- Components of the Water's Edge**
- 1. Water's Edge Promenade and Boardwalk
 - 2. Tadmor Bridge
 - 3. Peter Bridge
 - 4. Deas Bridge
 - 5. Polack Bridge
 - 6. Sarpool Bridge
 - 7. Harbour Square Bridge
 - 8. Jervis Bridge (Potential Future Phase)
 - 9. Parliament Bridge
 - 10. Edge Pier
 - 11. Hoarby Pier
 - 12. Water's Edge Promenade and Boardwalk (Stimble Edge Phase)

**Blue Edge at EBF:
A Continuous Water's Edge Promenade
and Boardwalk – consistency of dimension,
materials and furnishings**



Consistency- one waterfront



Park



Building



Woonerf

Variety- many districts

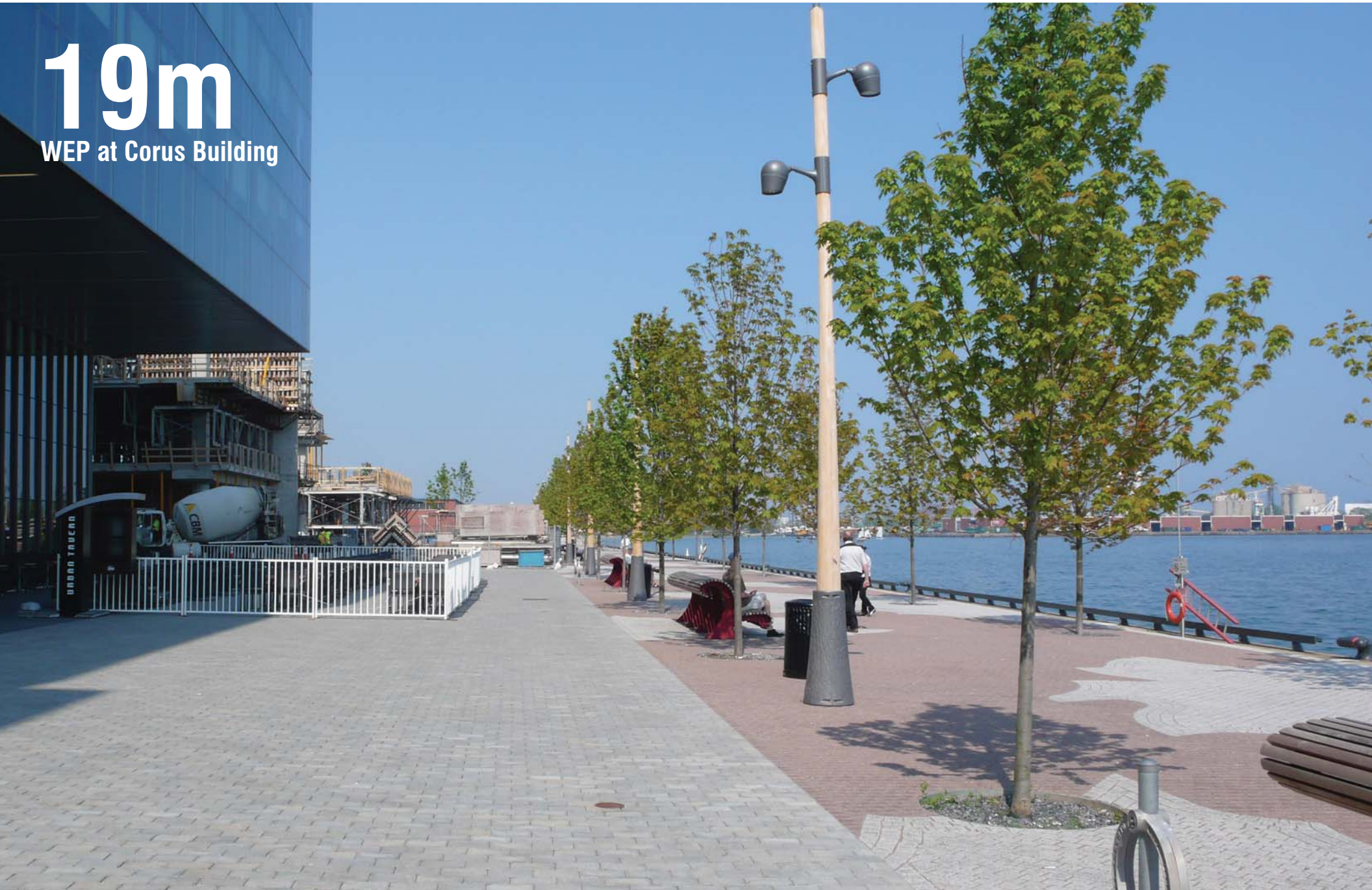
10m

WEP at Sherbourne Park



19m

WEP at Corus Building



28.5m

WEP at Bayside



COMPONENTS OF A VITAL WATER'S EDGE AT BAYSIDE

An architectural rendering of a modern waterfront promenade. On the left, a multi-story brick building with large glass windows and balconies houses a cafe with outdoor seating. A paved road with a dark car and a taxi runs alongside the building. To the right, a wide, tree-lined promenade features a brick-paved walkway, benches, and a bicycle rack. People are walking, sitting, and enjoying the view of the water and distant city skyline under a clear blue sky.

Promoting a Variety of Experiences

Architecture along the Edge
with flexible storefronts,
canopies and generous spillout
to terraces

**Pedestrian-Oriented
Water Street**
Consistency of public realm
paving to indicate cars are 'guests'

**Primary Waterfront:
Promenade & Boardwalk**
Granite tree-lined promenade plus
boardwalk and future piers



1

2

3

1. ARCHITECTURE ALONG THE EDGE

Goals from Hines & Public Realm Team:

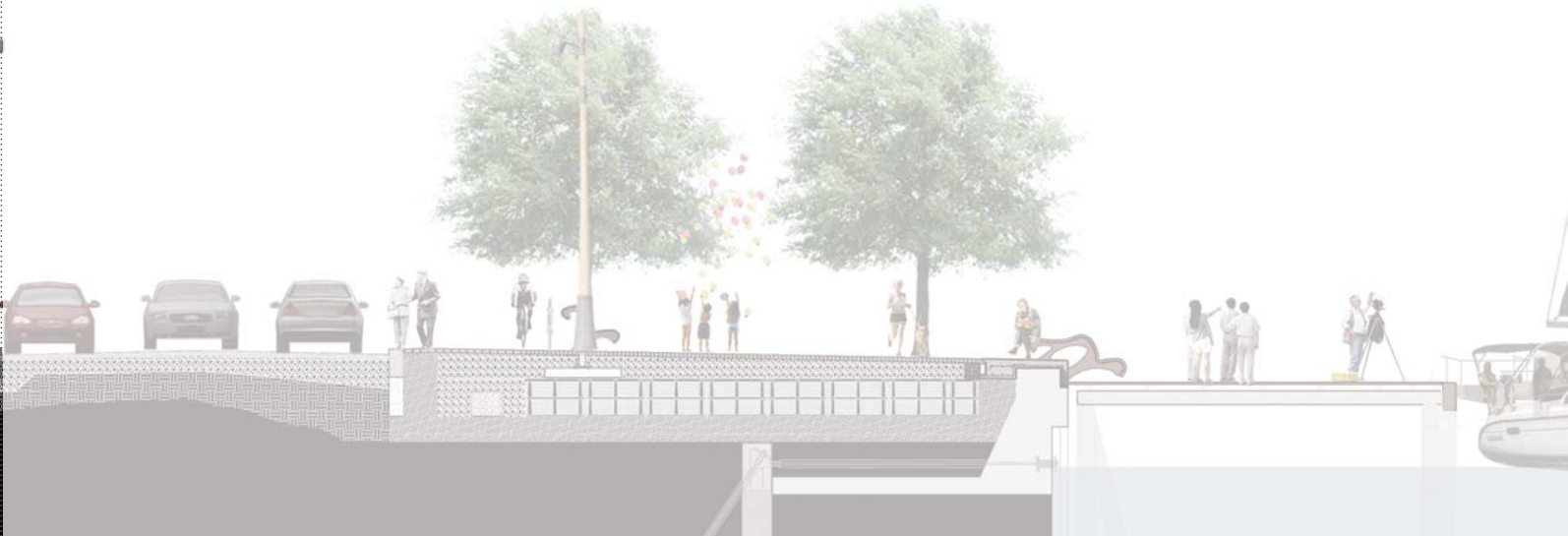
- A scale of architecture appropriate to the 6 story height with wide variety of form
- Use of materials that are harmonious with the public realm palette such as brick, natural stone
- Strong articulation of the exterior with a vertical emphasis to break down the linear scale of any of the 5 'natural' front blocks
- Proposed use of a number of world class designers to achieve a diversity of approach and expression
- A streetwall expression to reinforce the water's edge street as a public and human-scaled urban space on the waterfront



How Buildings Meet the Public Realm



Baldwin Street

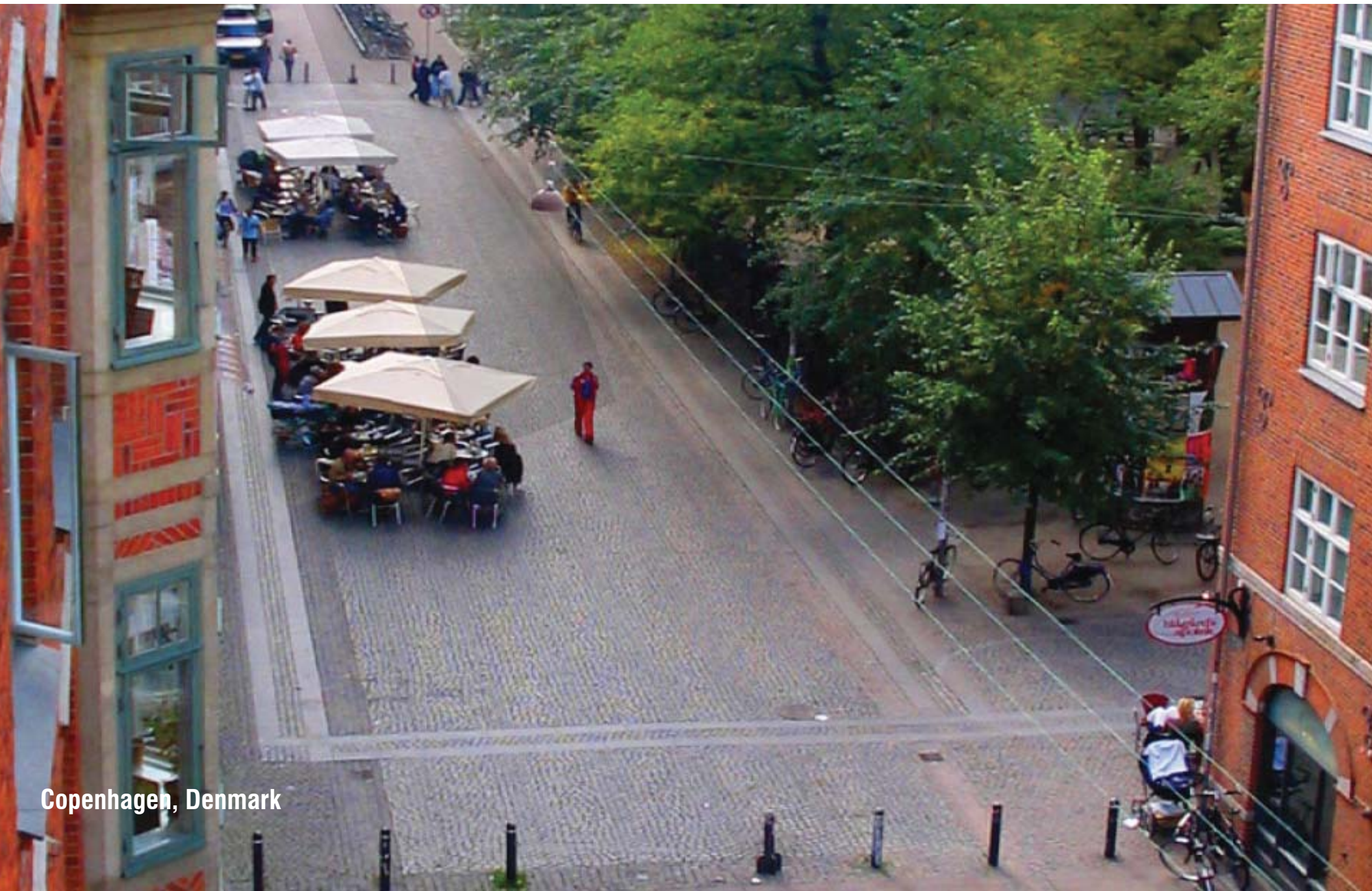


Baldwin Street, Toronto



2. PEDESTRIAN ORIENTED WATER STREET





Copenhagen, Denmark



Water Street Open



**Water Street Closed by Bollards
Special Event**



Baldwin Street – Pedestrian Sundays

Bayside Water's Edge

Seasonal Flexibility to Host Events



Water's Edge Street
Summer



Taste of Danforth_Toronto



Water's Edge Street
Winter



Distillery District_Toronto

3. PROMENADE & BOARDWALK (PLUS PIERS, BRIDGES)





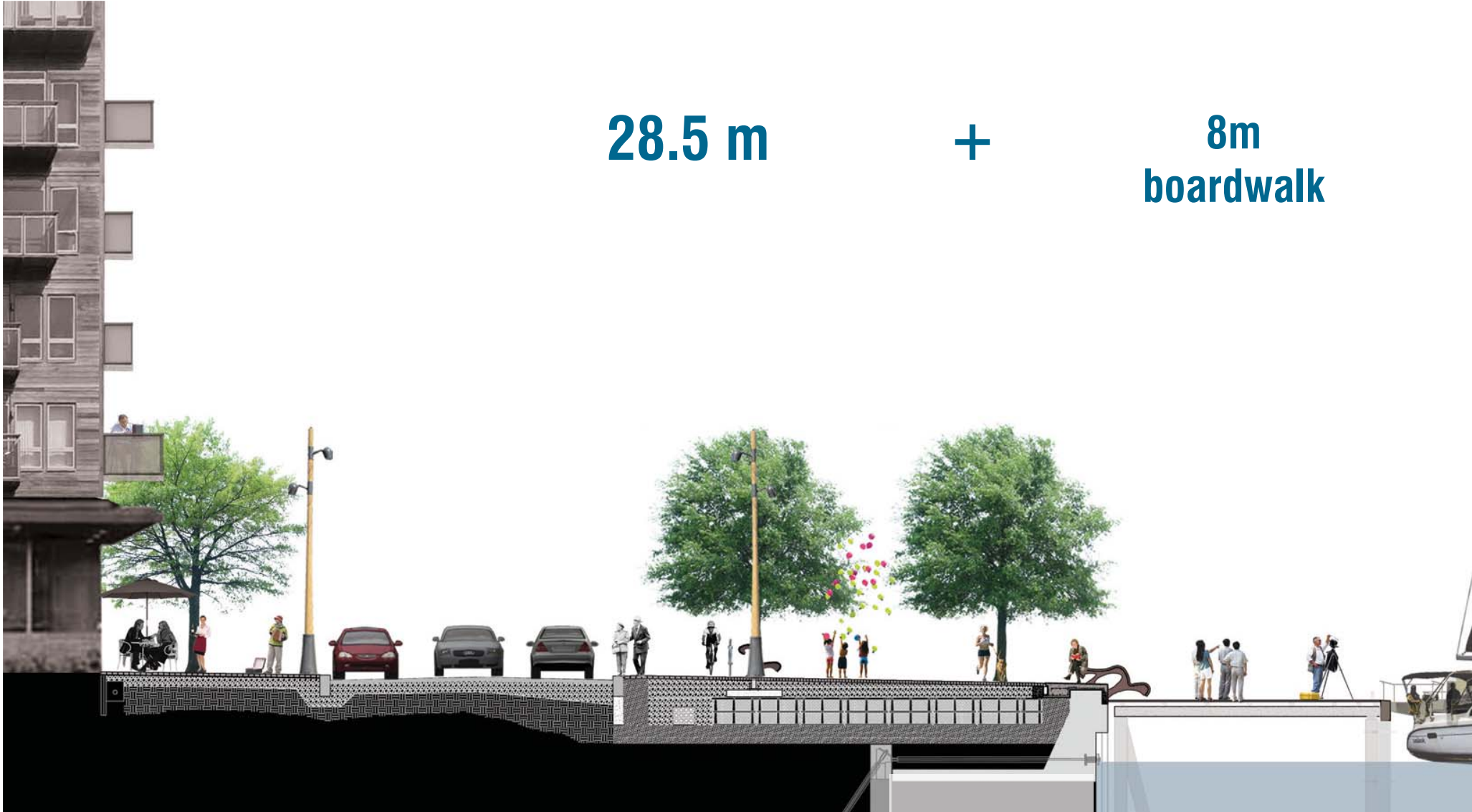


Bayside Proposed Design

28.5 m

+

8m
boardwalk



Built Edge to Water – Comparative Setback



Precinct Plan



Dockside WEP



Bayside Proposed Design

Concession area/ Sidewalk	13m	7m	6.5m+ 1m
	+	+	+
Access road	0	0	8m
	+	+	+
Waters edge walkway	6m	12m	13m
	<hr/>		
	19m	19m	28.5m
	+	+	+
Boardwalk	5m	8m	8m

Anatomy of the Section

- Challenges of ownership and DIP standards
- Negotiation to achieve the right 'urban feel' for a vibrant public realm

35.5m - Too vast - lacks compact relationship of buildings to water to bring definition to public space.



**PROPOSED
BAYSIDE SECTION**

28.5m - More urban, better human-scale - Provides for a more dynamic, compact and integrated public realm.



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