

WATERFRONToronto

EAST BAYFRONT IMPLEMENTATION



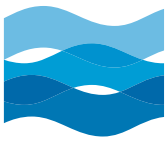
WELCOME to the Public Exhibition on the East Bayfront West-Precinct.

Please take some time to tour the display.

Members of the project team are on hand to guide you through the exhibits, answer questions and share ideas.

As you work through each panel, we invite you to record your thoughts on a comment sheet. Comment sheets can be submitted at the reception table, or take one with you to send in later.

Thank you for your continued support in building a vibrant, healthy and sustainable East Bayfront Community.



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The Site



Map of Toronto Waterfront

- East Bayfront-West Precinct
- Exhibition Place/Ontario Place, Fort York/Bathurst Strachan
- Central Bayfront/Harbourfront
- West Don Lands
- Port Lands



Location

The East Bayfront consists of approximately 24-hectares of waterfront property in the area bound by:

- Jarvis Street/Jarvis Slip in the west;
- Small Street/Parliament Street/Parliament Slip in the east;
- Lake Shore Boulevard in the north; and,
- The water's edge in the south.

History of the East Bayfront



The East Bayfront was formally Lake Ontario marshland that was in-filled in the 1950s, during the last stage of the Toronto Harbour Commissioners' 1912 plan for a waterfront industrial park. The lands were developed as the Queen Elizabeth Docks by the Toronto Harbour Commission for industrial and marine transport-related purposes, in anticipation of an increase in port activity with the opening of the St. Lawrence Seaway.

Historically, the East Bayfront property was used primarily as a marine freight transfer facility under the Toronto Harbour Commission, and by Canadian Pacific Express and Transport Ltd. and others. The evolution of downtown Toronto and changes in the goods movement industry has meant that the lands no longer functions as a busy industrial port.

Today, approximately 50% of the East Bayfront precinct land area is in public ownership, presenting an exciting opportunity for a comprehensive mixed-use community that will be integrated within Toronto's urban fabric.

East Bayfront Planning Framework



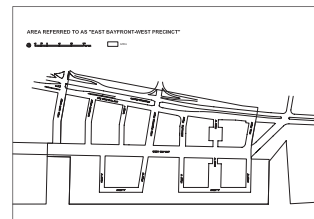
Central Waterfront Secondary Plan, 2001

The Secondary Plan establishes a waterfront-wide system of land uses, public spaces, streets and transit service. It also describes waterfront-wide policies, such as requirements for the provision of affordable housing and sustainable design objectives.



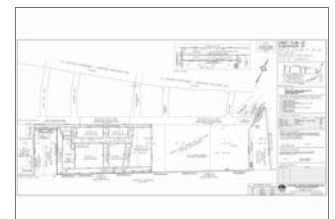
East Bayfront Precinct Plan, 2005

The East Bayfront Precinct Plan (November 2005) illustrates the comprehensive vision for the design and development of the East Bayfront lands. Locations for streets, public open space & waterfront promenades and built form guidelines are identified within the plan.



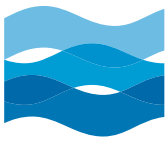
East Bayfront-West Precinct Zoning By-law, 2006

The principles of the Precinct Plan have been incorporated into the East Bayfront Zoning By-law for managing development in the area.



Draft Plan of Subdivision, 2007

The Draft Plan of Subdivision illustrates the block layout, road network and design scheme for the first phase of East Bayfront development.

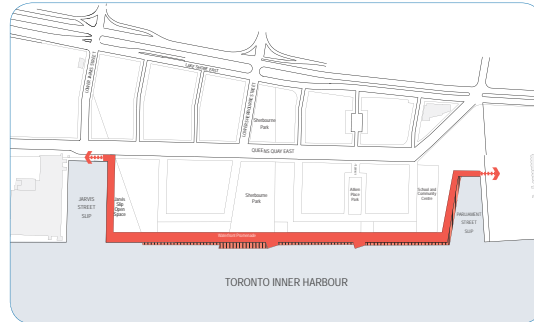


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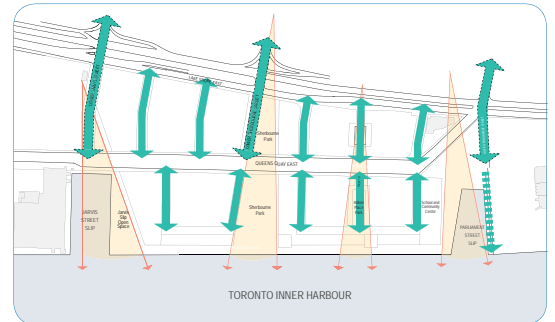
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The vision for East Bayfront Precinct is for a new urban waterfront community. A place of design excellence, high levels of sustainability and strong relationships to the water's edge.

East Bayfront will accommodate a mixture of uses and a range of urban built form with buildings arranged to collectively give appropriate definition, identity and scale to the public realm of the district while serving their intended uses.



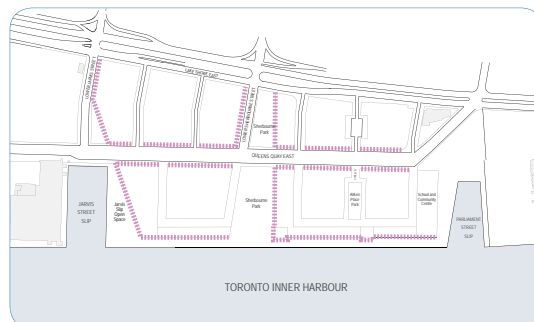
Develop a continuous and active public water's edge



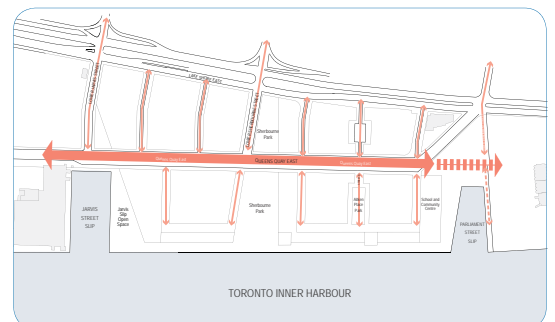
Strengthen physical and visual connection to the water from the city

The East Bayfront will:

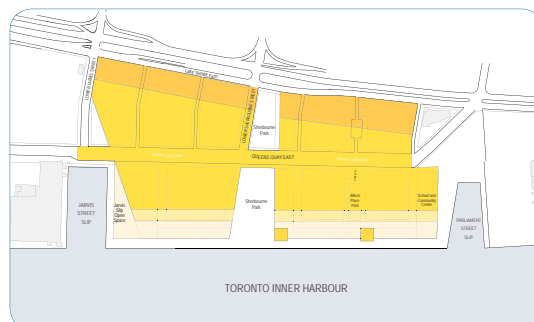
- Encourage active, publicly-engaging ground floor uses along Queens Quay Boulevard and the water's edge promenade.
- Support a wide variety and flexibility of uses across the site, including significant employment and residential uses.
- Create an overall mid-rise built form that steps down to the water's 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.



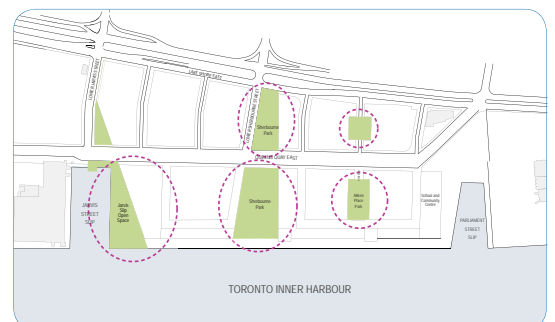
Promote active ground floor uses along main public corridors



Establish Queens Quay East as the main east-west spine

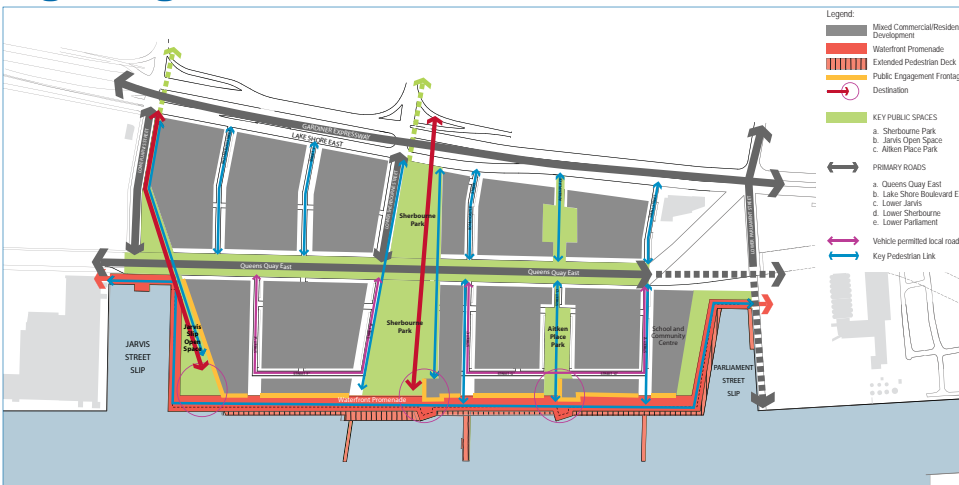


Create an overall built form that steps down to the water's edge



Create focal points around public open spaces

Organizing Structure



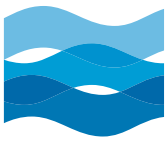
A Vibrant Mixed Use Neighbourhood

Plans and policies for the East Bayfront are designed with the flexibility to allow for a variety of housing types, school and community uses, retail and entertainment facilities and office and other employment uses.

Active Ground Floors

It is intended that approximately 200,000 net square feet of ground floor space throughout the community will be used for non-residential activities. Ground Floor Activation Areas are the designated street and park frontages where active ground floor uses are required. Active ground floor uses include a wide variety of retail, service, gallery, studio and community uses. These uses will promote the East Bayfront as a place of destination and most importantly a centre for the waterfront community.

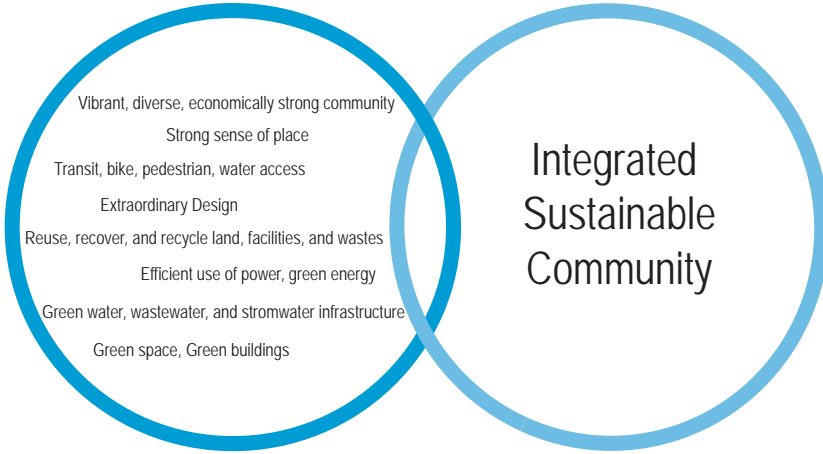
Diversity of Connected Open Spaces
Network of Streets, Passages and Connections
A Mix of Uses within Flexible Development Parcels



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Sustainability



A Sustainable Waterfront Community

Waterfront Toronto and their local, provincial and federal partners are committed to making the waterfront revitalization a national and global model for social, economic and environmental sustainability. Their approach to sustainability comprises:

- *Intensification of under-used lands*
- *Enhancing transit systems*
- *Provision for a variety of housing options, including a range of affordable housing choices*
- *Encouraging a diversity of economic activity including new office and retail employment opportunities.*

All projects within the waterfront lands, including the East Bayfront, will be held to a high standard of sustainable development.

The East Bayfront Precinct Plan and Zoning By-law are designed to ensure that the building blocks of a sustainable community are in place, integrating sustainability into all facets of revitalization.



Sustainable Building Design

Green, energy efficient buildings are one of the ways that Waterfront Toronto will demonstrate innovative, environmentally-responsible design and technologies in the development of Toronto's waterfront.

Waterfront Toronto has established a target of LEED™ Gold Certification for all buildings in the East Bayfront. South of Queens Quay, the lands are owned by the public sector and proposal calls for the development of public lands will require design that achieves the LEED™ Gold standard.

Green building design can be achieved through a full range of approaches. Waterfront Toronto's Green Building Initiative, as well as the City of Toronto Green Building Standard (www.toronto.ca/environment/greendevelopment.htm) and the Canadian Green Building Council (www.cagbc.org) provide a number of suggestions of possible implementation strategies.



York University Computer Science Facility in Toronto is considered the most energy efficient green building built in a cold-climate location in Canada.



Solar paneled facades and sun shades on south building faces



Accessible and non-accessible green roofs



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Implementing the EBF Vision

Waterfront Toronto is committed to reaching its goal of creating a sustainable mixed-use community in the East Bayfront.

In order to achieve this vision Waterfront Toronto is currently undergoing numerous studies and initiating the proposal calls for the area.

2001

- Established the Central Waterfront Secondary Plan

2002

- Created the Development Plan and Business Strategy

2005

- East Bayfront Precinct Plan approved by City Council

2006

- Zoning approved by City Council to support the East Bayfront-West Precinct Plan
- Waterfront Transit EA Process was initiated

2007

- Fall - Construction begins on the first development- First Waterfront Place, the future home of Corus Entertainment
- Winter - TEDCO land transferred to the City of Toronto
- Submitted Phase 1 Plan of Subdivision
- Retained Phillips Farevagg Smallemberg for the design of Sherbourne Park
- Initiated design on Phase 1 streets and waterfront promenade

2008

- Completion of Queens Quay EA Process (Phase I)
- Completion of EBF Transit EA Process

2009

- Interim District Energy Services ready to serve all buildings in the East Bayfront
- Broadband Network ready to serve all buildings in the East Bayfront

2010

- 2010- Waterfront Promenade and Sherbourne Park South construction completed

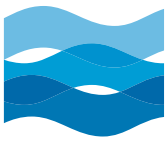
2011 /2012

- Completion of Light Rail Transit expansion along Queens Quay

Once completed, the East Bayfront will be able to provide:

- Approx. 4 million square ft. of mixed employment and residential uses
- New institutional and employment uses
- 26 acres of public land for a variety of employment, retail, institutional and residential uses
- 18,000 square meters of parks and open space





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Leading with Public Realm

The public realm system of open spaces and richly landscaped streets is the central organizing element of the East Bayfront redevelopment. It will contain:

- Public parks and squares;
- The Jarvis and Parliament slips;
- The waterfront promenade;
- Pedestrian, cyclist and transit-orientated streets; and,
- Privately-maintained publically-accessible spaces.

The East Bayfront open space system will total approximately 65,000 square metres or approximately 30 percent of overall site area.

Recognizing the East Bayfront's role as both a destination for the city, the region and international visitors, as well as a vibrant community in which to live and work, the public realm system will support a wide array of activities. The system will also link to open spaces in adjacent waterfront precincts, the downtown core, and key park destinations such as the naturalization of the mouth of the Don River, Don River Park and Commissioners Park.

Waterfront Promenade

A continuous public promenade along the full length of the water's edge will provide the opportunity for the community and public to access and experience the lake.

It will be an active, year-round public passage with space for sitting, walking, cycling or blading. The 19 metre-wide promenade will link the major waterfront public spaces in the East Bayfront to the Central Waterfront and the Renaturalized Mouth of the Don River, and ultimately connect to the Portlands and Eastern Beaches.

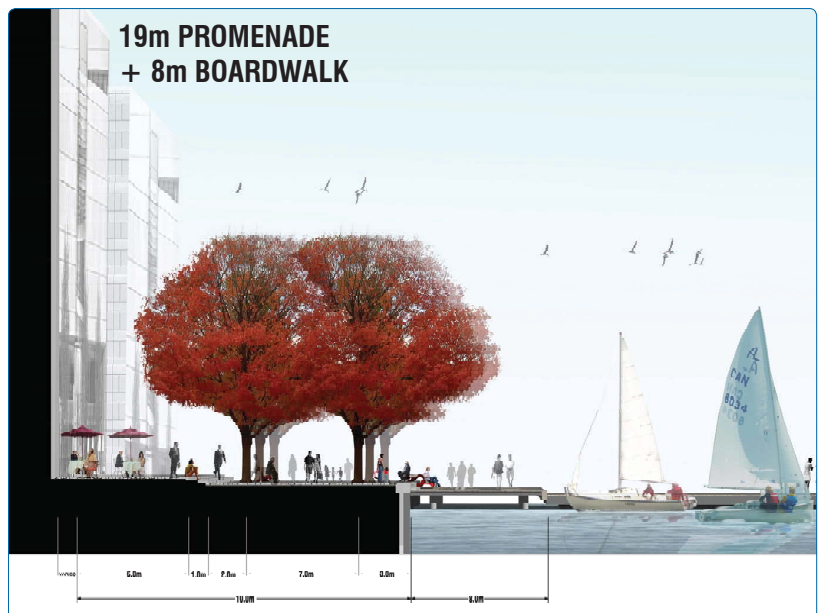
- Ground floor animation uses are required for at least 70% of the ground-level building frontage along the water's edge promenade.
- Ground floor animation uses are permitted to make use of the first 5m of the promenade section for outdoor patios and open air market-style sales.

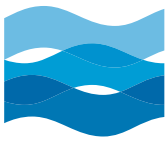


The design team West 8 + DTAH won the design competition for the Queens Quay and Waterfront Promenade public realm master plan. The proposed date of completion for design is 2009.



Open Space System





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Leading with Public Realm

Sherbourne Park

Sherbourne Park, located midway between the Jarvis and Parliament Street Slips, will be designed to evoke a sense of neighborhood and belonging for surrounding residents. The fan shape of the park maximizes views and frontage and extends the Sherbourne Street sight line to the water. Along the eastern edge, buildings fronting the park will include pedestrian-oriented ground level amenities to reinforce this important link between the downtown core and the waterfront.

In both the northern and southern sections of Sherbourne Park, a 5m above grade building set back has been created to provide a transition between private development blocks and the public realm.

- The design and function of the set back area should evoke a sense of public space and contribute to the quality and amenity of the park.
- The set back area is an ideal location for patios and outdoor market-style sales associated with ground floor uses in adjacent buildings. Such uses should animate the park, and complement its design and programming.
- Active ground floor uses, such as retail and restaurants, are required for at least 70% of the building frontage onto the eastern park boundary.

Landscape architectural firm Phillips Farevaag Smalenberg won the design competition for the creation of the southern portion of Sherbourne Park. Preliminary concepts have been developed and were presented to the public. This proposed date of completion of the south portion of the park is 2009.



Jarvis Slip Open Space

The open space at the Jarvis Slip is envisioned as a regional and city-wide attraction with uses and programmed activities sufficient to draw people in numbers during all seasons.

North of Queens Quay, the open space on the east side of Jarvis Street creates a viewing platform overlooking the slip.

South of Queens Quay, the park is envisioned as a busy, urban and largely hard-surfaced open space, with a contemporary design approach.

Jarvis Slip Design Competition

The competition to select the Jarvis Slip Open Space design team closed Jan.17, 2008.

Waterfront Toronto issued a Request For Proposal for the Jarvis Slip. Three teams have been shortlisted:

- 1: Janet Rosenberg & Associates
- 2: Claude Cormier architectes paysagistes inc.
- 3: West 8 + DTAH

Each teams design will be on display at Metro Hall from Jan 21-25, 2008. The winning team will be announced Jan 31, 2008.



Conceptual Rendering of the Jarvis Slip Open Space

Open Space System



Parliament Slip

Following the pattern created at Jarvis and Sherbourne, a new public park will be created along the western edge of Parliament street and around the Slip. Until the future alignment of Queens Quay is resolved, this space has not been defined in City policy and is not formally part of the East Bayfront - West Precinct.



Queens Quay Design & Environmental Assessment

The Toronto Transit Commission (TTC) jointly with the City of Toronto, and under the auspices of Waterfront Toronto, is undertaking an Environmental Assessment study of transit services for East Bayfront.

The first Public Workshop on the study was held in March 2007 to discuss the generation and assessment of planning alternative (corridors and technologies) and provide input to the generation of design alternatives.

A second Public Workshop to review design alternatives is planned for the spring of 2008, in conjunction with related Environmental Assessment study being undertaken for Queens Quay West.



Planning Policy Context

- City of Toronto Official Plan** (Toronto City Council, November 2002)
 - Plan in "next generation" terms to make transit, cycling and walking increasingly attractive alternatives to using the car and to move towards a more sustainable transportation system.
- Toronto Pedestrian Charter** (Toronto City Council, May 2002)
 - Walking supports community health, vitality and safety. It will increase use of public transit; decrease car dependence; reduce conflict between vehicles and pedestrians.
- Central Waterfront Secondary Plan "Making Waves"** (Toronto City Council, April 2003)
 - Queens Quay will become a scenic water view drive.
 - The Martin Goodman/Waterfront Trail will be completed and connected to the citywide trail or pathway system.
- Sustainability Framework** (Waterfront Toronto, August 2005)
 - Make alternative transportation options such as walking, cycling, and public transit the natural choice for residents and visitors to the waterfront area.
- Toronto Green Development Standard** (City of Toronto, January 2007)
 - Discourage single occupancy automobile use
 - Encourage cycling as a clean air alternative
 - Encourage public transit as a clean air alternative
 - Encourage walking as a clean air alternative

Phase 1: Problem Statement

A Solution Will Rebalance the Use and Movement of Queens Quay

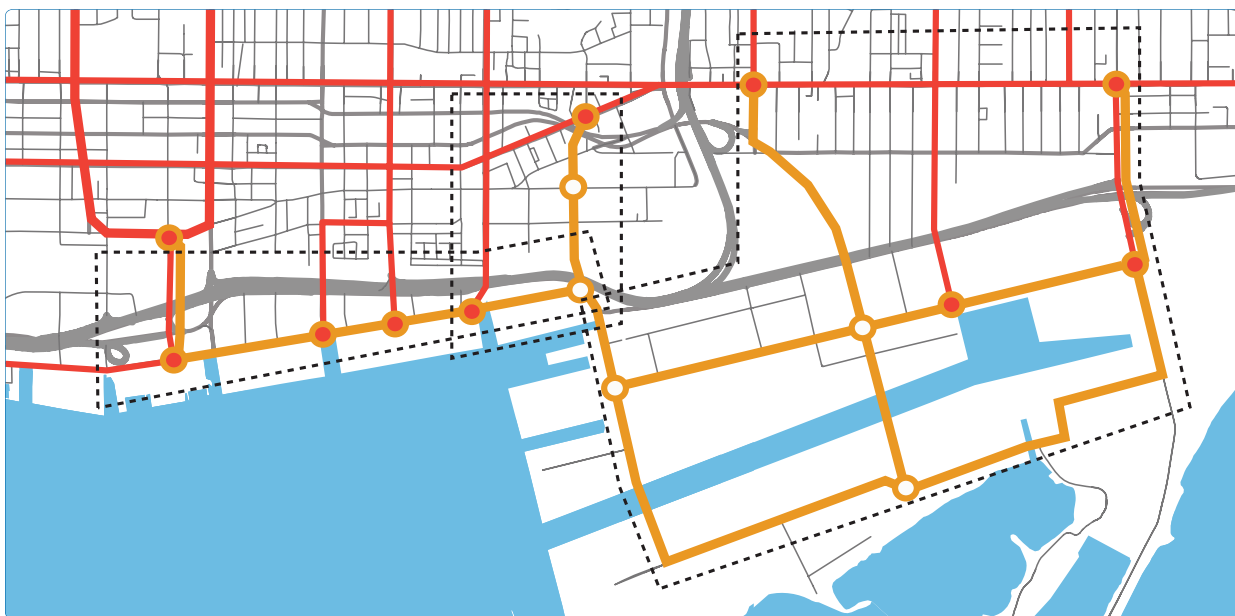
- Accommodate a Subsidized Lane
- Accommodate a Transit Priority Lane
- Accommodate a Green Street Environment
- Street On North Queen's Trail
- Reduce Street Operations
- Accommodate On-Street Parking with Fewer Curbcuts
- Accommodate On-Street Parking with Fewer Curbcuts
- Accommodate On-Street Parking with Fewer Curbcuts

Environmental Assessment or EA is a decision-making process used to promote good environmental planning by assessing early the potential impacts of certain activities on the environment. An environmental impact is anything that would cause a change to an existing area. For example, a new roadway might reduce natural foliage, breach a wetland or displace indigenous animals, including endangered species. In Ontario, this process is defined and finds its authority in the Environmental Assessment Act (EAA). The purpose of the EAA is to provide for the protection, conservation and wise management of Ontario's environment.



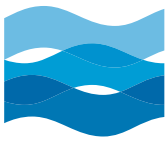
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Sample of Display Panels from the Queens Quay EA Public Forum #1 held on January 10, 2008



Light Rail Transportation System will serve the East Bayfront Community by 2011:

Transit in the three precincts in Toronto's waterfront (East Bayfront, West Donlands and Central Waterfront) will be interconnected and will eventually form a continuous system linked to the downtown core, the subway system, the grid of local transit routes in the area and the GO commuter rail system.



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Revitalizing the Public Lands

Now that the vision and planning framework for the East Bayfront is in place, major steps have been taken to transform Toronto's waterfront into a revitalized and exciting hub in the City.

The East Bayfront precinct is expected to undergo three distinct phases:

- Phase 1: Five development parcels, including the Corus Building
- Phase 2: Parkside
- Phase 3: Bayside



50% of the East Bayfront is in public ownership

Waterfront Toronto is leading the revitalization of the public lands. These lands will be hallmark examples of how to build a sustainable community. By integrating green building standards, a range of commercial and residential uses, a light rail transportation system and an extensive open space network, the East Bayfront will establish itself as a destination for all residents of the City.

A Steering Committee has been established to advise Waterfront Toronto and the City of Toronto on how to proceed with the redevelopment of the public lands, and to guide the proposal call process.

Phase 1 Parcel Plan

Building on the East Bayfront Parcel Plan and Zoning, a detailed development subdivision plan for the first phase of development has been submitted for city review.

Phase 1 is organized around five mixed-use development parcels each of which have frontage onto one or more of the public park spaces- Sherbourne Park South, Jarvis Slip Open Space and the Water's Edge Promenade. The development parcels are urban-scale blocks that allow for a mix of residential, community, and larger scale employment uses.

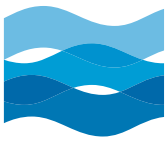
- Block 1 is a small parcel framing the Jarvis Slip Open Space and oriented to maintain the angled view corridor created by the park space to the north side of Queens Quay.
- Blocks 2 and 3 are parcels that will be well suited to ground floor retail and services uses along Queens Quay with either smaller format employment, institutional and/or mixed uses above.
- Block 4 will be the home to the Corus Building, which will be developed by TEDCO for Corus Entertainment's new communications and broadcasting centre.
- Block 5 is a mixed-use development intended for larger employment, institutional or mixed residential uses.



Construction Is Underway

In May 2006, Council approved the lease and financing for the Toronto Economic Development Corporation's (TEDCO) development of the first East Bayfront development, a radio and television broadcast centre and office building, being built for Corus Entertainment, Inc. Corus owns several children's entertainment media including Nelvana and the YTV, Treehouse and Discovery Kids networks. The company also owns several radio stations across Canada, including 102.1 The Edge and Q107 in Toronto. TEDCO has retained the highly acclaimed Diamond Schmitt Architects for the design of this very exciting project.

This building was also the first development in the East Bayfront to be presented to the Waterfront Design Review Panel. The Corus building is still incorporating comments from the design review panel, in order to create the highest quality of design in the waterfront.



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Future Phases

Building on the successes and the momentum created through the redevelopment of the Phase 1 lands, Waterfront Toronto is planning on initiating its proposal call for Phase 2 and 3 lands in spring 2008.

By establishing high criteria and strong expectations for the next phases of the East Bayfront community, Waterfront Toronto is ensuring a clear delivery of its mandate and vision for the area.

Phase 2: Parkside

Phase 2 is bounded by Lakeshore East, Bonnycastle Street, Lower Sherbourne Street and Queens Quay Boulevard East.

This site has a prime waterfront location with a frontage onto Sherbourne Park and views to the water.

This site is intended for residential use with significant opportunities for hotel or mixed hotel/residential development. Ground floor retail will be a key component with additional opportunity for employment or office uses.



Phase 3: Bayside

Phase 3 is located east of Sherbourne Street to Parliament Street, south of Queens Quay.

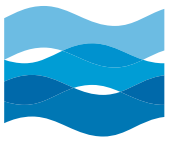
This large partial of land will be primarily employment lands, bringing the vision of a live-work precinct into a reality.



Creating a True Live-Work Community

At the time of creating the Precinct Plan the opportunity to create a significant employment hub appeared to be implausible. Today, we are blending live-work into a sustainable vision for the future. By bridging these important facets into the East Bayfront community, we are ensuring that new jobs are created within the City, varied uses are incorporated in the overall vision, and vibrant ground level animation is maintained and encouraged.





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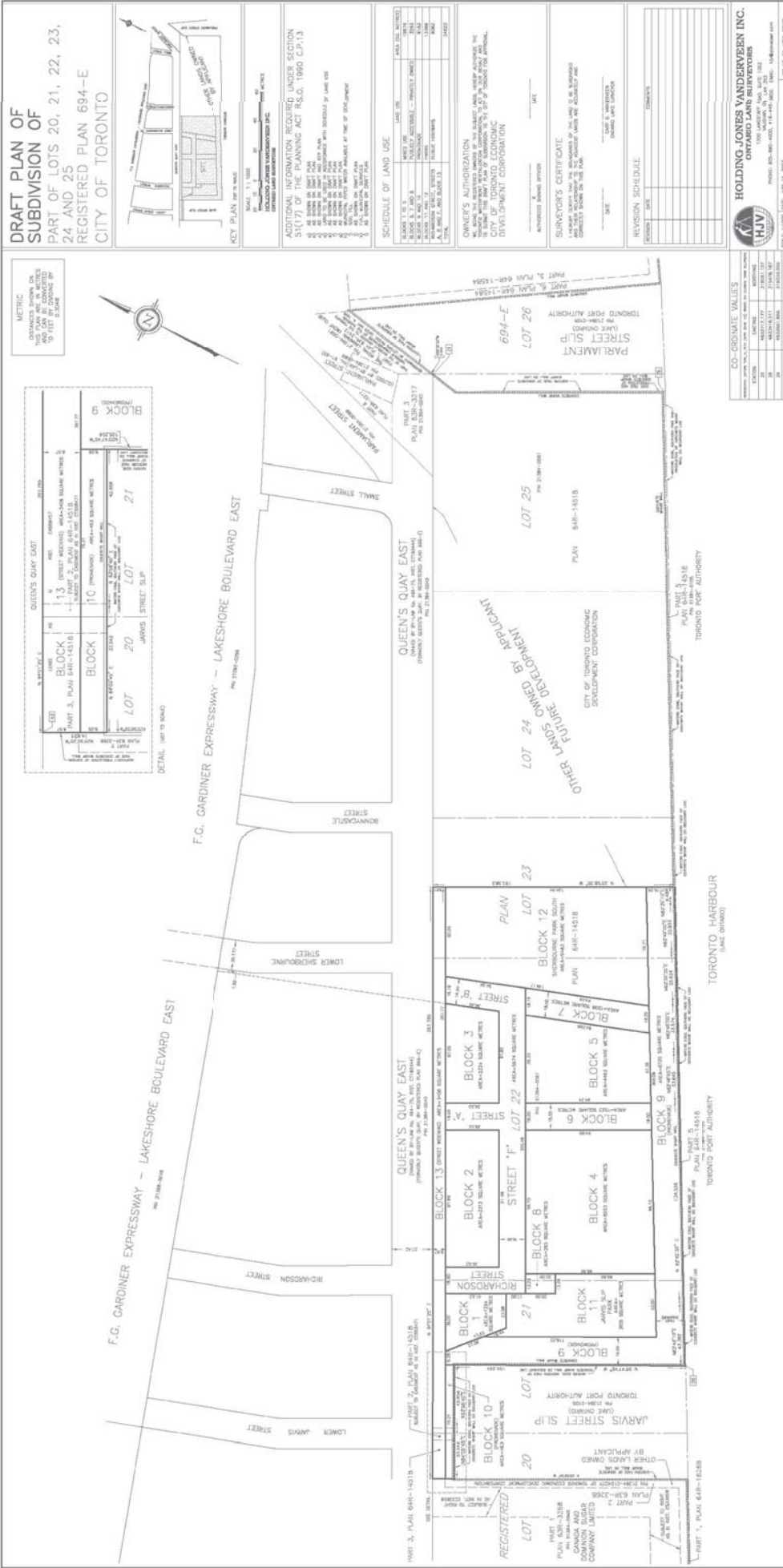
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NO.	DATE	DESCRIPTION
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CO-ORDINATE VALUES

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