

WATERFRONToronto

EAST BAYFRONT IMPLEMENTATION

Progress Update on East Bayfront Projects



1 QUEENS QUAY EAST (BAY TO PARLIAMENT)

An environmental assessment study to identify the transit infrastructure required to support future development in the East Bayfront precinct is being worked on by Waterfront Toronto, Toronto Transit Commission and the City of Toronto. The study is proposing a new streetcar/light rail line in semi-exclusive right-of-way along Queens Quay East and north to Union Station, as the preferred transit facility to serve the long-term residential, employment, tourism, and waterfront access needs in the East Bayfront community. The new light rail line will be

interconnected with a future streetcar/light rail line on Cherry Street in the neighbouring West Don Lands and Lower Don Lands precincts. Given the proximity of this study to the Environmental Assessment being undertaken for the revitalization of Queens Quay in the Central Waterfront, the two teams are collaborating to develop and assess several design alternatives for the road cross-section for the Queens Quay corridor from Spadina to Parliament.

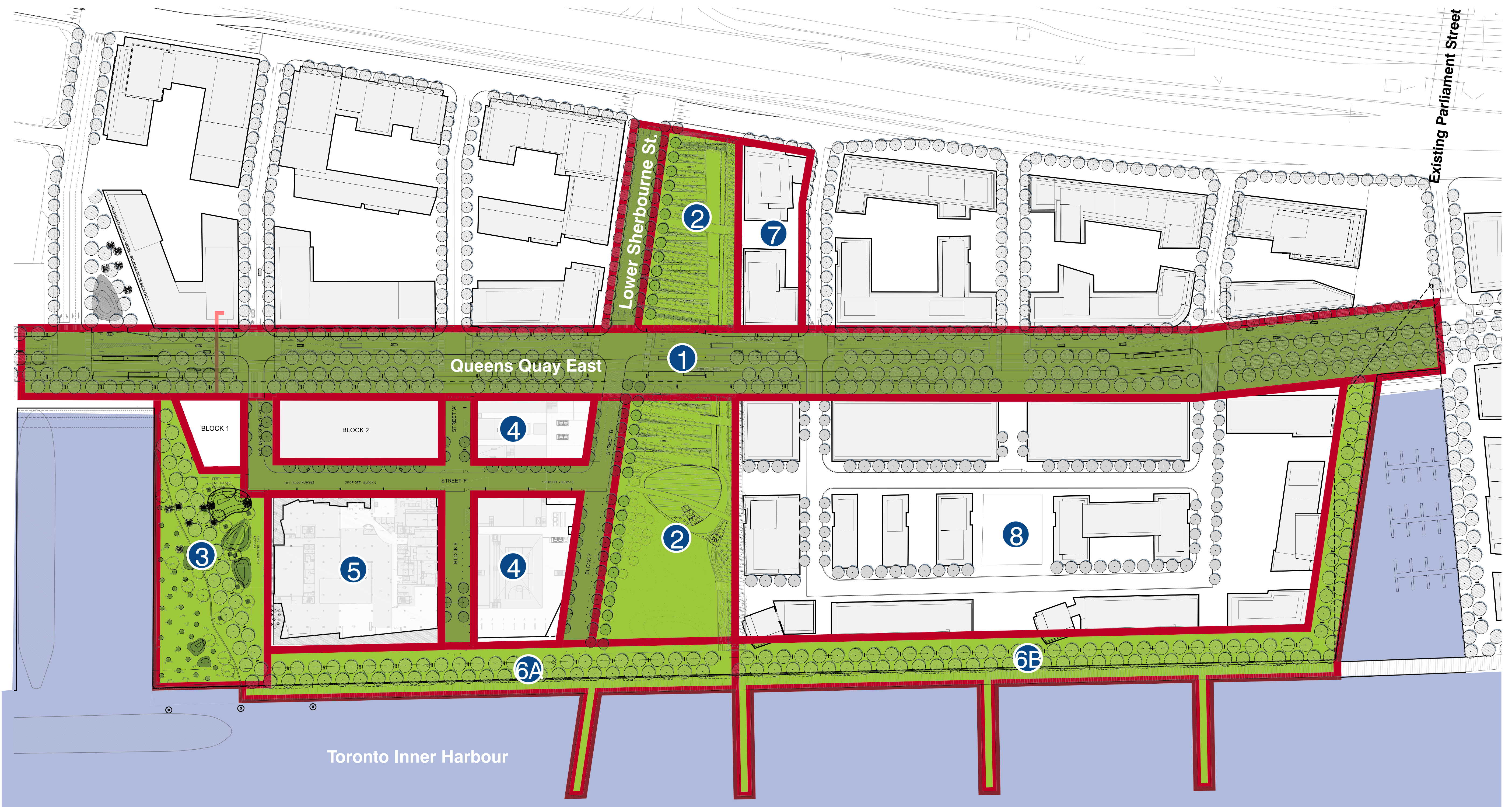


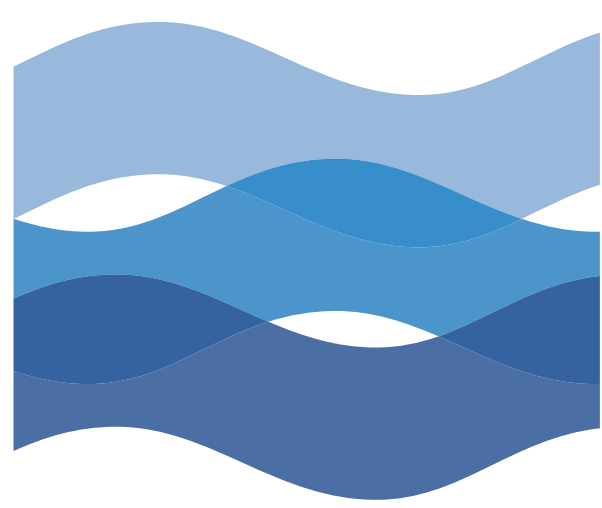
2 SHERBOURNE PARK

CONSTRUCTION STARTS SPRING 2009

The 1.5 hectare Sherbourne Park located adjacent to lower Sherbourne Street

and south of Lake Shore Boulevard is slated for completion in 2010. The park, designed by Phillips Farevaag Smallerberg of Vancouver, is based on the simple concept of woods, water and the open green that will operate as the gathering place for city-wide events. The park design responds to the need to create both a local neighbourhood park for the future development, while also creating a park that will serve as a destination for residents of the Greater Toronto Area. The park pavilion along side the open lawn allows the park to be programmed for large civic events. Students from the adjacent George Brown College Campus and the mixed use development, including restaurants and cafes will populate the park throughout the year, making it not only a destination but a part of the neighboring development.





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SUGAR BEACH

CONSTRUCTION STARTS SPRING 2009

The 1 hectare Sugar Beach park located at the foot of Jarvis Street across the slip from the Redpath Sugar factory is slated for completion in 2010.

Designed by Claude Cormier Architectes Paysagistes of Montreal, Sugar Beach is the second urban beach along Toronto's Waterfront and is inspired by the successful HtO urban beach park & Toronto's Cumberland park. The design is composed of three spaces; an urban beach with brightly coloured umbrellas, a water's edge promenade and thoroughfare, and a multi-functional event plaza space. The plaza space will also accommodate the public music events Corus Entertainment is expected to host.



GEORGE BROWN COLLEGE

ANTICIPATED COMPLETION 2011

The new campus, expected to open in 2011, will house the college's Centre for Health Sciences, its first student residence and a recreational complex.

The waterfront campus will be located on a 0.83 hectare (two-acre) parcel of land located on the south side of Queens Quay Boulevard between Lower Jarvis and Lower Sherbourne Streets.

George Brown students will help create a vibrant lakeshore community. East Bayfront will come alive with the student population living, working and socializing during the day, and in the evenings all year round.



FIRST WATERFRONT PLACE (CORUS)

ANTICIPATED OPENING SPRING 2010

At the foot of Jarvis Street at the lakefront, the Toronto Economic Development Corporation (TEDCO) is constructing a radio and television broadcast centre and office building, designed by Diamond Schmitt Architects, will be the home for Corus Entertainment, Inc. Corus owns several children's entertainment media and radio stations including Nelvana, YTV, Treehouse, Discovery Kids networks, 102.1 The Edge and Q107.



WATER'S EDGE PROMENADE AND BOARDWALK

PHASE 1 CONSTRUCTION STARTS 2009

Phase I (6A map) of the East Bayfront Water's Edge Promenade & Boardwalk will be started in the summer of 2009.

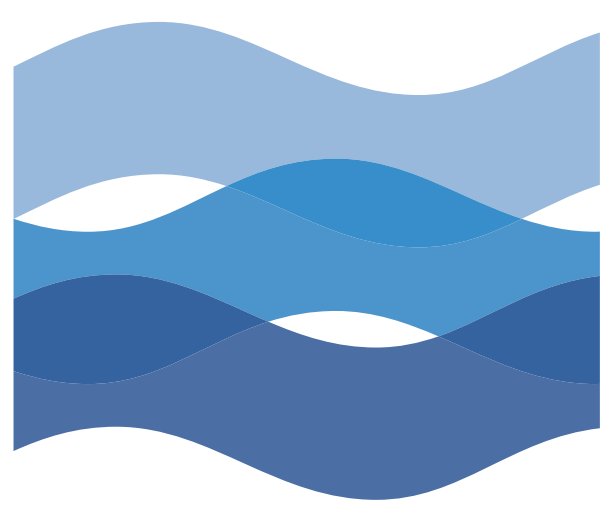
The Waterfront Promenade is a collection of bridges, wadedecks and an 8 metres wide wooden boardwalk that stretches from Bathurst Street to Parliament Street. Phase one development includes approximately 300 linear metres of the almost 800 metre Promenade & Boardwalk slated for East Bayfront.



PARKSIDE AND BAYSIDE

Parkside (7) and Bayside (8) are two parcels of land in East Bayfront precinct. Parkside is a one acre site at Queens Quay East and Lower Sherbourne Street and Bayside is a 13 acre site located between Lower Sherbourne Street and Parliament Street south of Queens Quay East. Parkside is slated for primarily residential development and Bayside is expected to be a mixture of commercial and residential development.

In the spring of 2008, a Steering Committee evaluated Request for Qualifications (RFQ) submissions and determined a short list of developers. Design excellence and sustainable development are critical to the success of waterfront revitalization and all the short-listed teams demonstrated strong expertise and experience in these areas. Request for Proposals (RFP) for Parkside were issued in July 2008 and it is expected that an RFP will be issued for Bayside in the fall of 2008. Waterfront Toronto is expecting to announce a developer for Parkside in late fall 2008 and for Bayside by early 2009.



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Gardiner Environmental Assessment



Jarvis Street

Gardiner EA – Council approval

Toronto, July 15, 2008 – Toronto City Council has approved Waterfront Toronto's proposal to undertake an individual environmental assessment on removing part of the elevated Gardiner Expressway and replacing it with a lakefront eight-lane boulevard.

The results of the environmental assessment will determine the feasibility and logistical requirements for removing the Gardiner from Jarvis east to the Don Valley Parkway. The environmental assessment process, expected to take several years to complete, will include a thorough public consultation component and an extensive in-depth technical analysis.

Part of the environmental assessment process will include examining all alternative solutions. Development of an approved design, a construction management plan and an environmental management plan are also expected to be included in the process. A comprehensive study of both regional and local traffic impacts is anticipated.

The environmental assessment will also determine the cost of the proposed removal of the Gardiner east of Jarvis and replacing it with a waterfront boulevard.

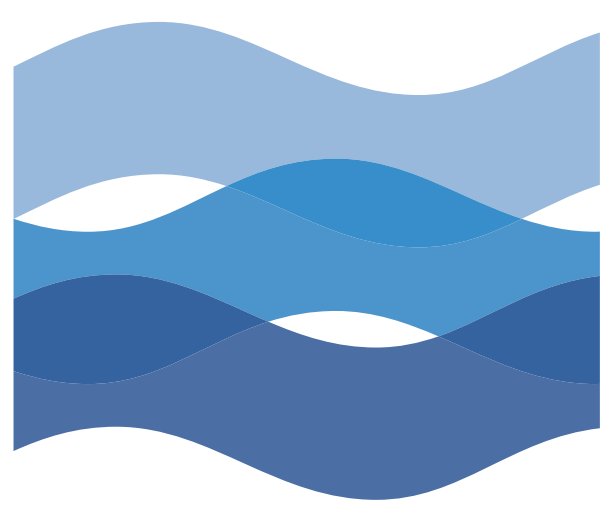
The environmental assessment will begin with a year-long examination to determine its scope of work. The first step is for Waterfront Toronto to work with the City to determine the parameters of the assessment and urban design principals, and then undertake a request for proposal process to hire an environmental consultant to lead the project. Terms of reference for the assessment will be developed with input gained through public consultations. City Council and the Ontario Ministry of the Environment approval of the terms of reference for the environmental assessment are required.



Sherbourne Street



Parliament Street and Waterfront Blvd.



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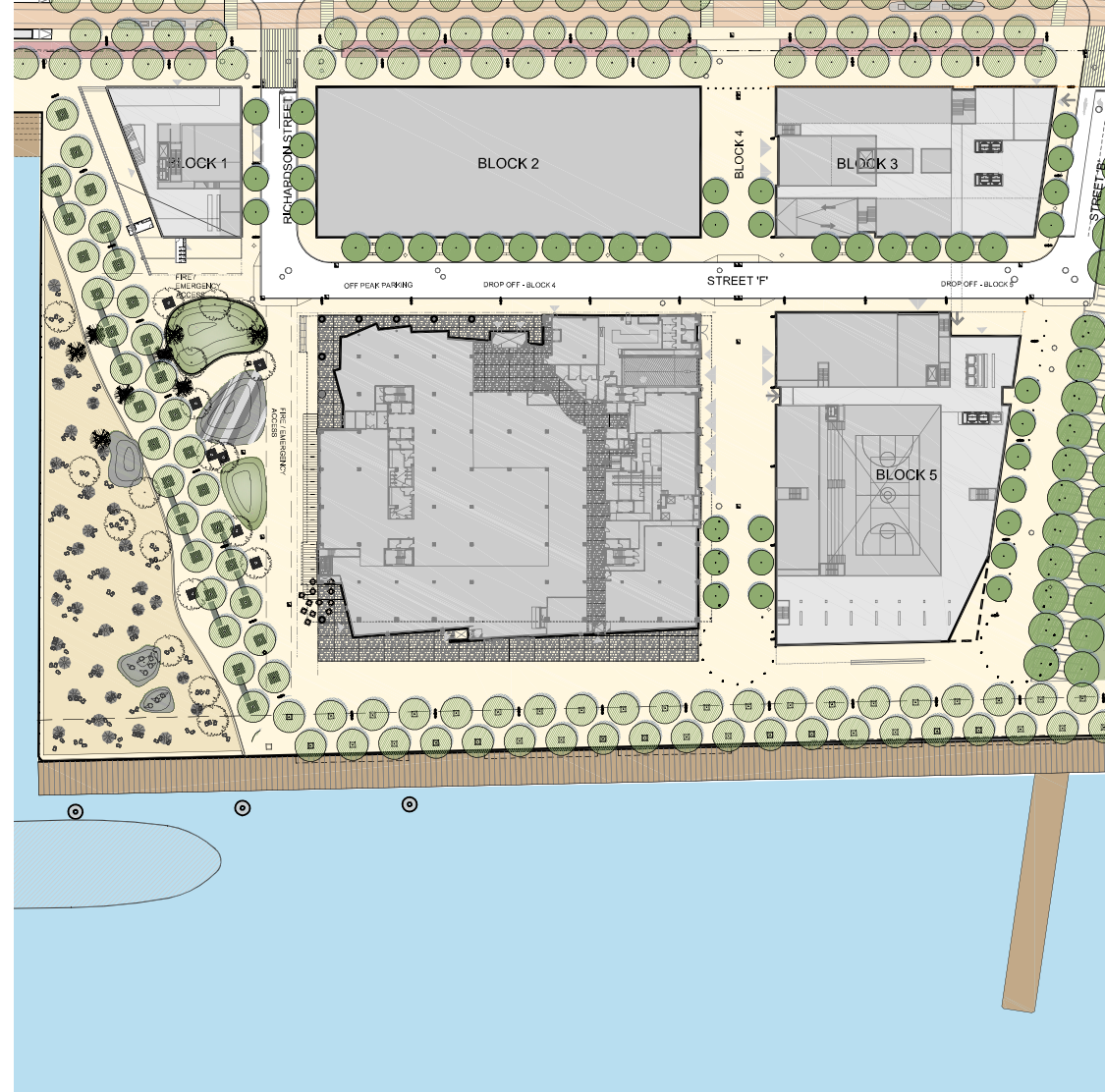
Public Realm And Water's Edge Promenade & Boardwalk

Public Realm

One of the main goals is to provide streets where trees will grow to a mature stage, providing all the benefits of a broad and healthy urban forest canopy to the community. Experts on the topic, including James Urban, have been involved in the development of this strategy giving the project a technical feasibility.

The materials palette and patterns created for the public realm are being developed to produce a consistent public space where transitions between the different projects are seamless, yet amusing and pleasant.

Semi private streets with a 'soft' paving materials will create a pedestrian link between the primary street networks and the Water's Edge Promenade, the Boardwalk and proposed Parks.



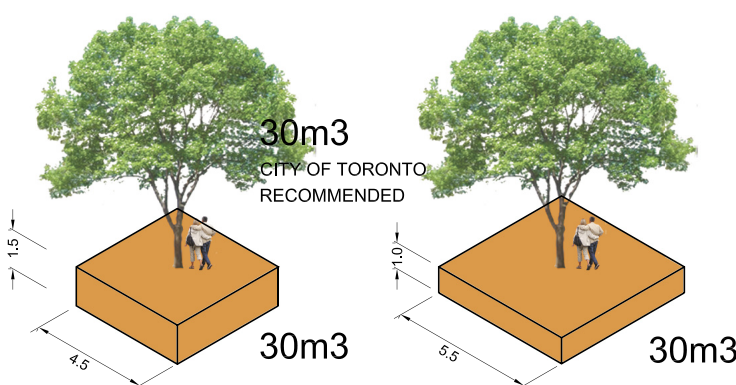
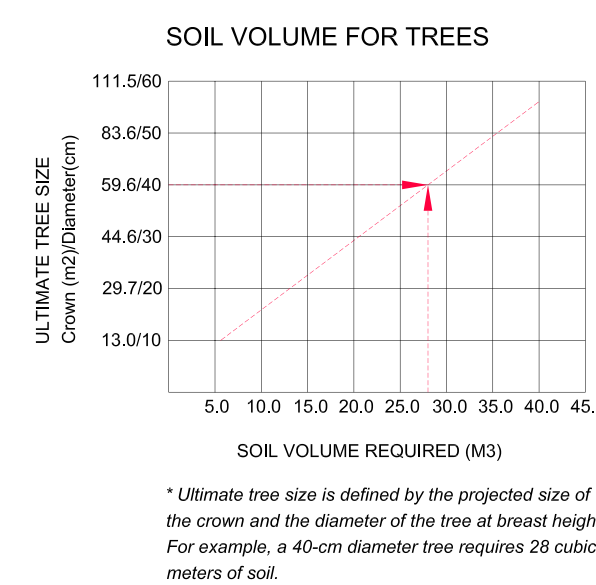
Public Realm in yellow tone



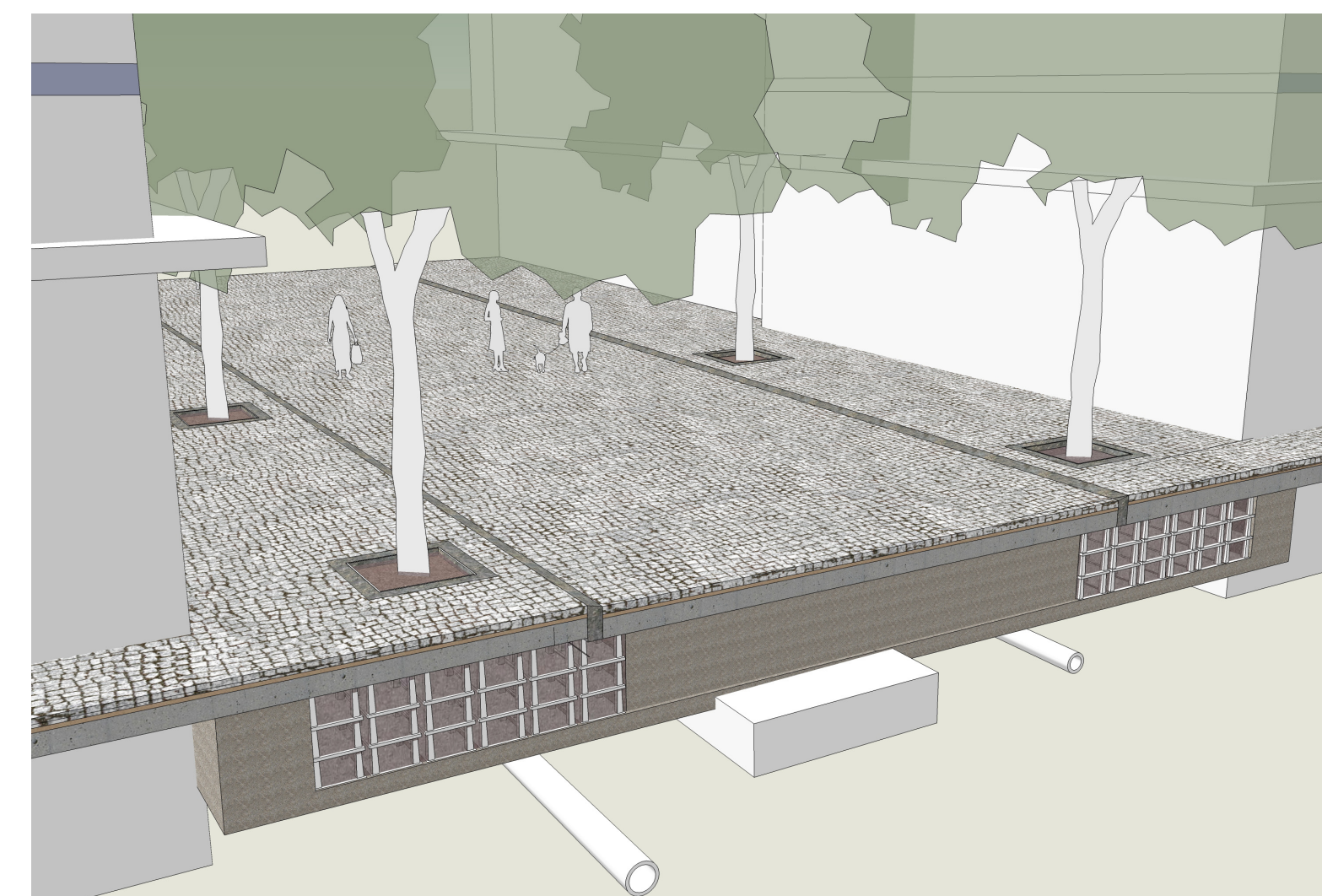
Typical section. Street 'F' - Open planter



Paving /planting precedent - Oslo



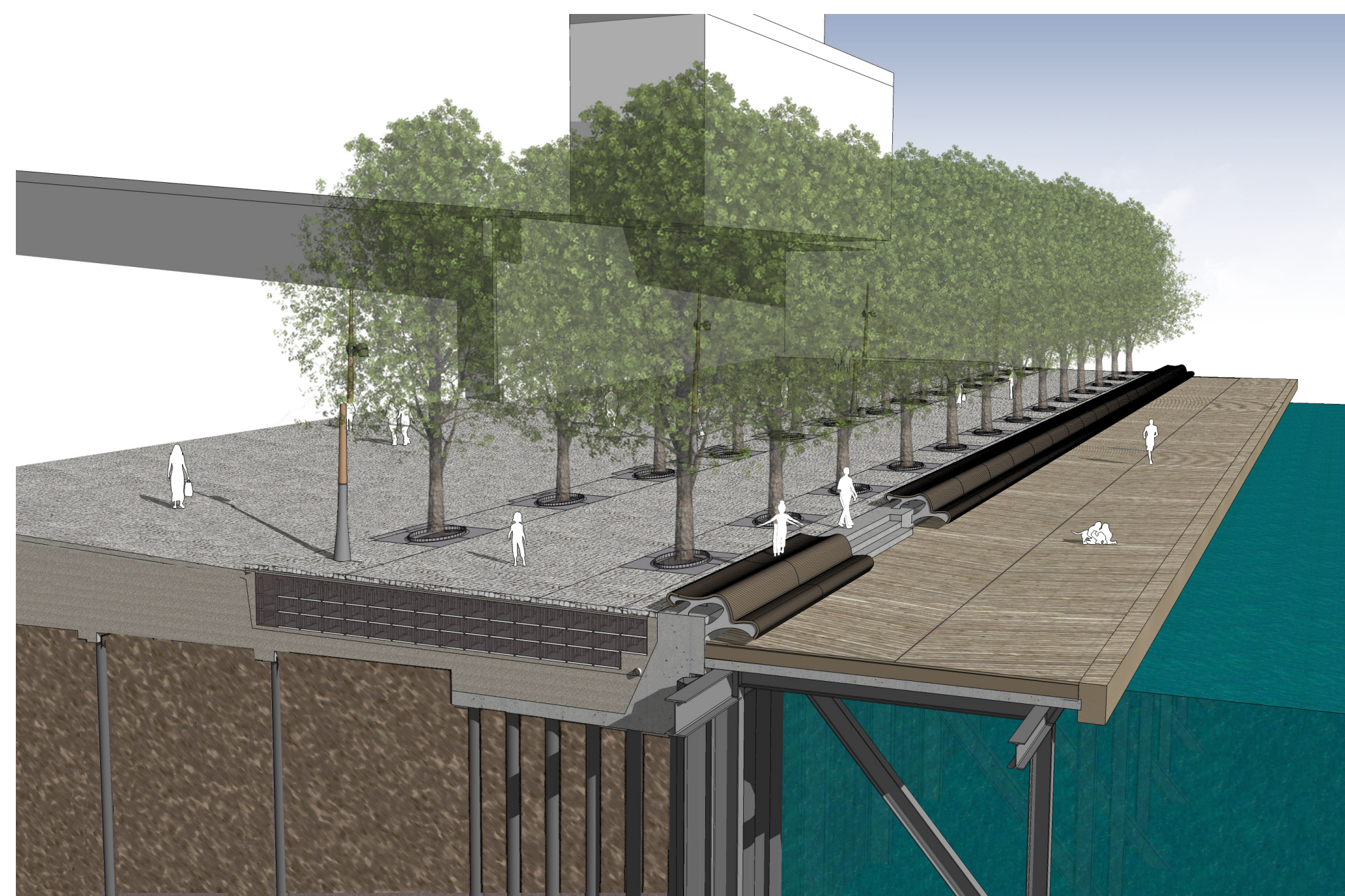
Planting soil volume target per tree. City of Toronto



Typical section. Private-Public Streets - Planting soil cells. (Silva Cells)



Paving precedent



Typical section - Planting Strategy

Water's Edge Promenade and Boardwalk

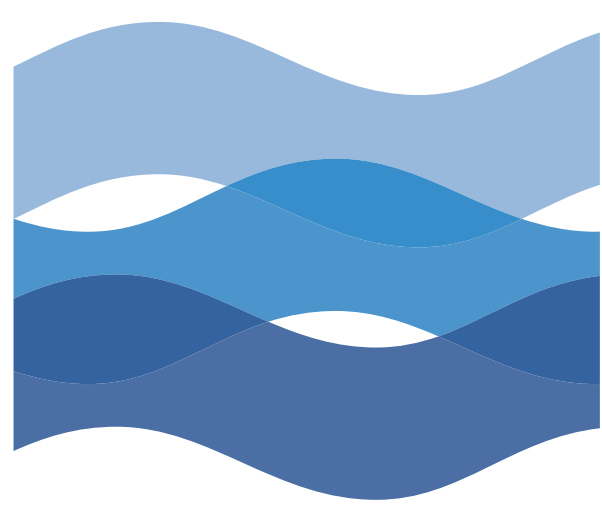
One of the goals of the Water's Edge Promenade is to extend the building's interior space to the public realm, activating the promenade and providing a much needed shaded area in summer and wind protection during winter. The promenade will be experienced through a continuous double row of maples that will connect among other areas: Sugar Beach (Jarvis Public Open Space) and Sherbourne Park. The boardwalk is stepped down from the Promenade; it is delineated by a continuous bench that will serve both spaces and provide the visitors a place to rest and relax.



Boardwalk and Water's Edge Promenade perspective



Typical Section



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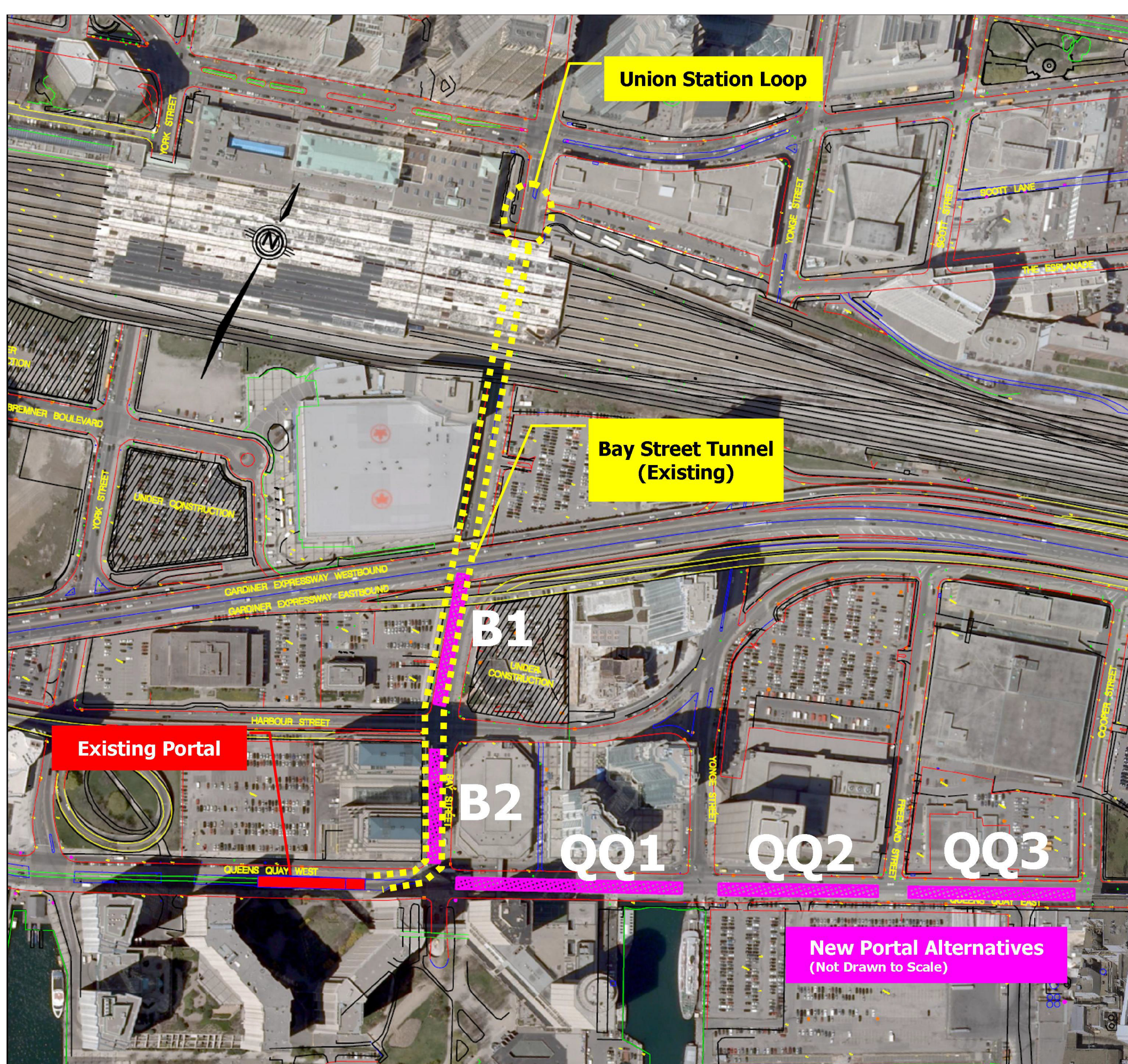
East Bayfront Environmental Assessment

The Toronto Transit Commission (TTC) continues to work closely with Waterfront Toronto and the City of Toronto on the Environmental Assessment to extend transit into the East Bayfront community. Transit is to be provided via a new streetcar line from Union Station south to Queens Quay Boulevard via Bay Street and east to Cherry Street via Queens Quay Boulevard in a new semi-exclusive right-of-way. Five options for streetcars to enter/exit the existing Bay Street Tunnel are now being investigated. The team is developing functional plans for each tunnel portal location and is undertaking an initial assessment of the pluses and minuses of each option



Queens Quay Transit in Blue

Transit is to be provided via a new streetcar line from Union Station south to Queens Quay Boulevard via Bay Street and east to Cherry Street via Queens Quay Boulevard in a new semi-exclusive right-of-way.



Portal Options

The study is currently investigating five potential locations for streetcars travelling on Queens Quay Boulevard to enter the existing Bay Street Tunnel and connect to Union Station Streetcar Loop. The five locations are as follows:

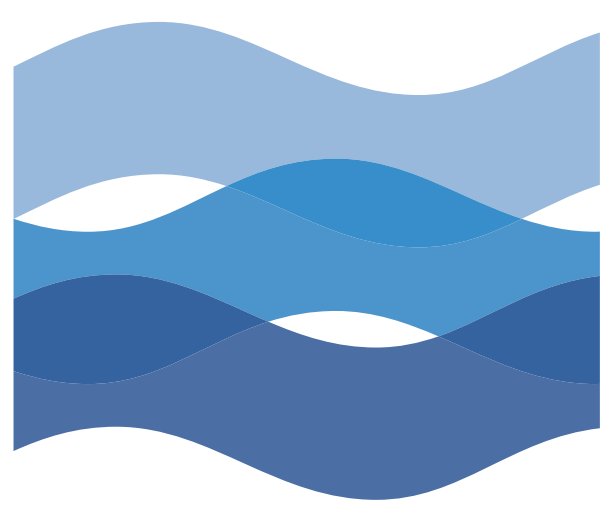
Bay Street:

- 'B1' – between Lake Shore Boulevard and Harbour Street
- 'B2' – between Harbour Street and Queens Quay Boulevard

Queens Quay Boulevard:

- 'QQ1' – between Bay Street and Yonge Street
- 'QQ2' – between Yonge Street and Freeland Street
- 'QQ3' – between Freeland Street and Cooper Street





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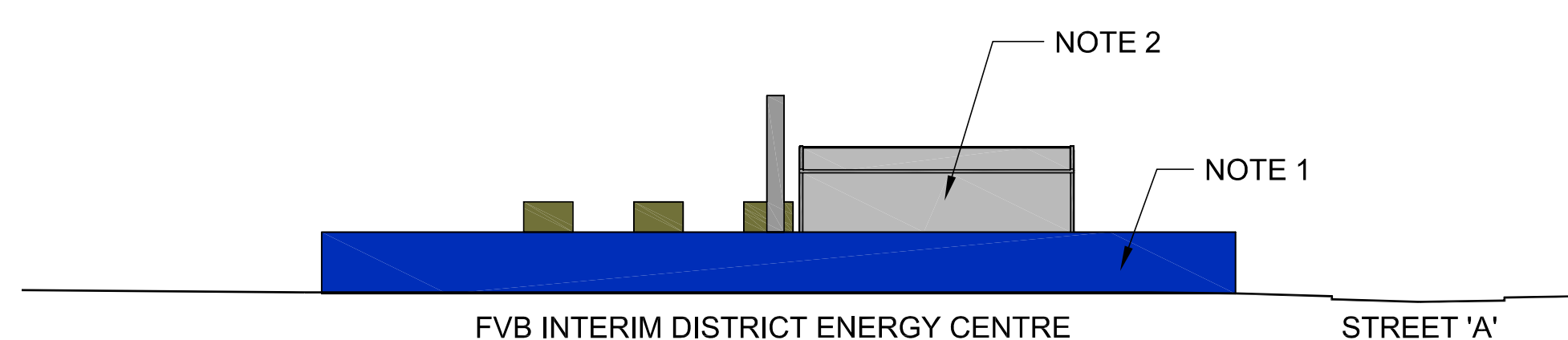
District Energy = Sustainability

Waterfront Toronto is developing a District Energy System (DES) to provide efficient and cost effective heating and cooling services to the West Don Lands (WDL) and the East Bayfront (EBF) precincts. A DES has substantial sustainability benefits, including the flexibility to convert to renewable energy sources, the ability to incorporate Combined Heat and Power (CHP), and the ability to monitor and maximize efficiency from one central location.

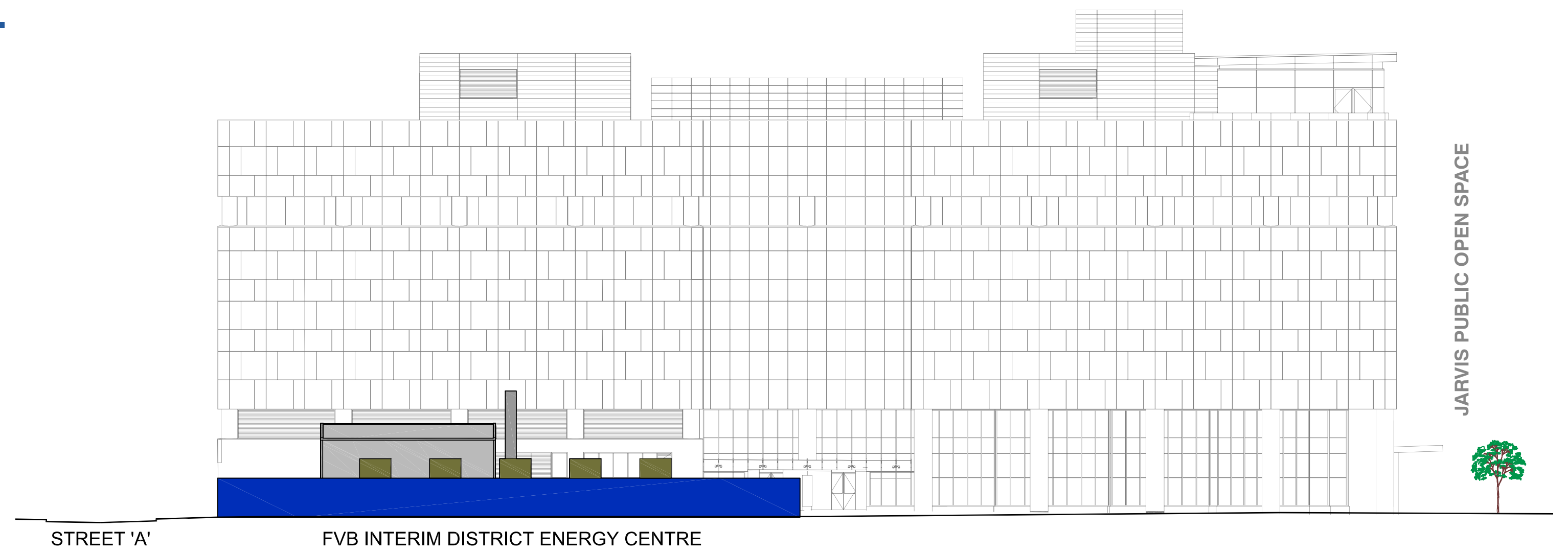
WDL and EBF are ideally suited for DES because of they are relatively large precincts, they require the installation of all new infrastructure (retrofitting makes DES significantly more expensive), and Waterfront Toronto has a long-term perspective which can overcome the significant initial investment. By combining the WDL and EBF systems into a single utility, both capital cost and operating efficiencies will be achieved, and the project should be able to attract more favourable financing options.

With a DES, all required heating and cooling for the community is provided from a central facility rather than through boilers and chillers being installed in individual buildings. Water is heated and cooled at the central facility (typically referred to as a central energy plant, or CEP) and then piped to heat and cool buildings. The water is then returned to the CEP for further heating and cooling, and re-circulated. While the concept is simple, the design and operation of the system is not. Expert designers and operators are required to achieve maximum efficiencies.

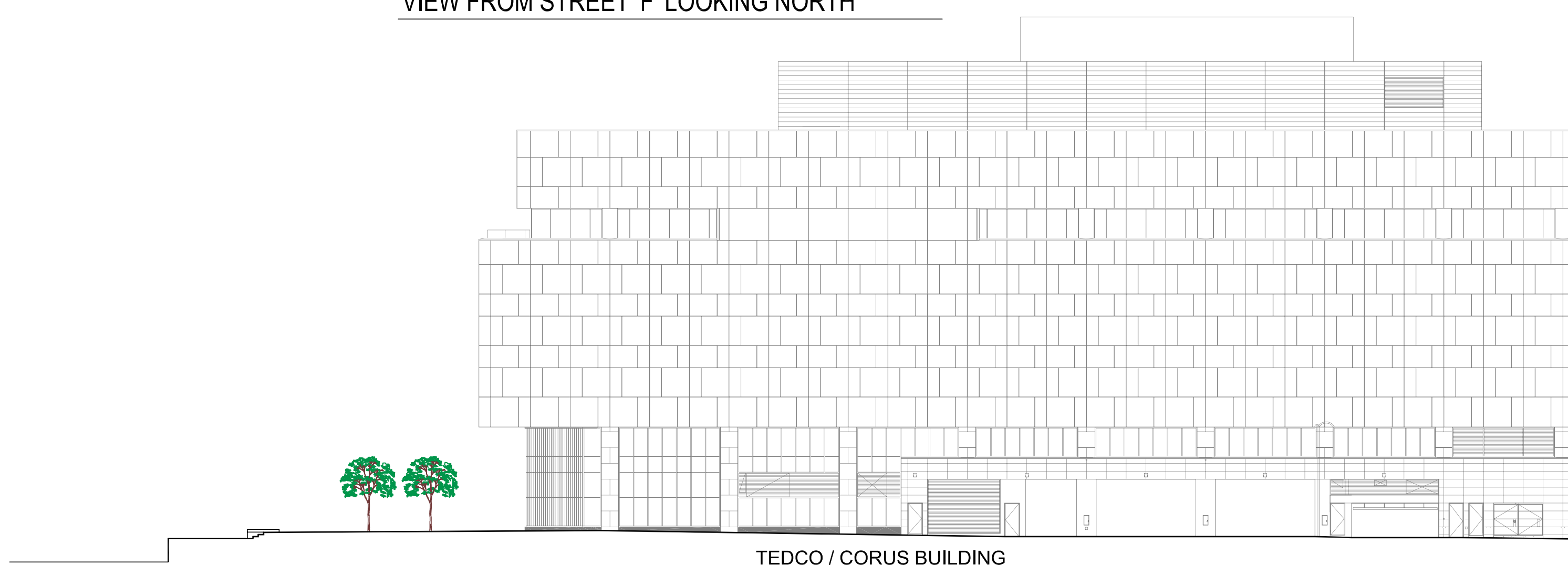
The following drawings depict an interim DES facility for East Bayfront that is being built in order to service First Waterfront Place. The facility will be in operation for a period of three years until a permanent plant is built to service all of East Bayfront.



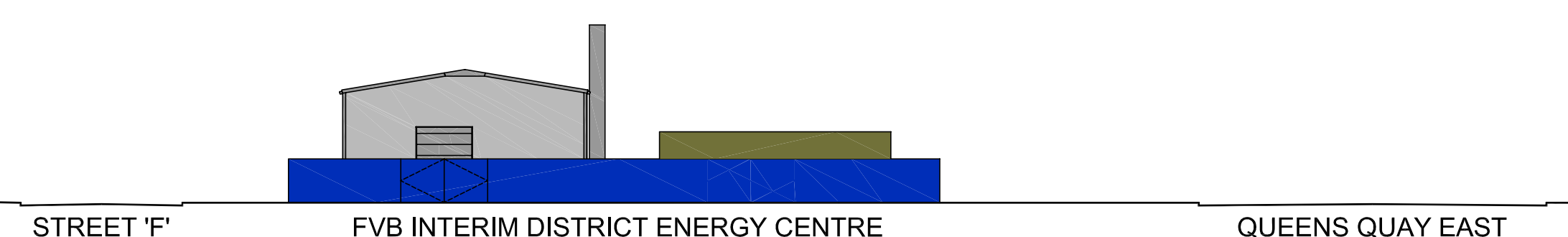
VIEW FROM STREET 'F' LOOKING NORTH



VIEW FROM QUEENS QUAY LOOKING SOUTH

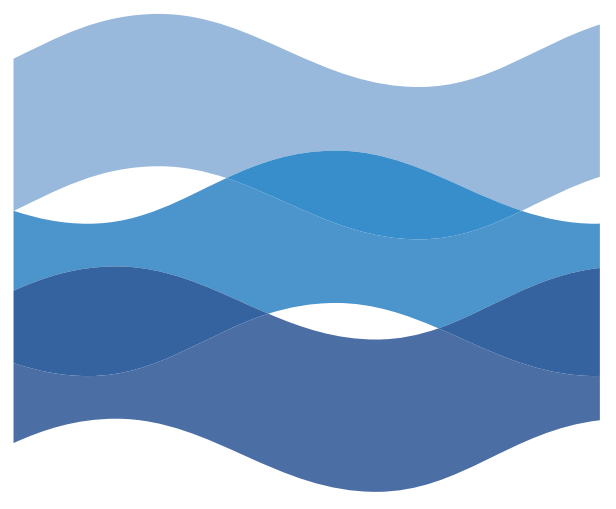


VIEW FROM STREET 'A' LOOKING WEST



VIEW FROM STREET 'F' LOOKING EAST





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EAST BAYFRONT IMPLEMENTATION

i - Waterfront: The Intelligent Community

i-Waterfront*Net, the intelligent ultra broadband infrastructure will be the foundation featuring gigaband speeds, embedded sensors, control systems and remote management

Sustainable Development is the key driver in the revitalization of Toronto's Waterfront. The health of our environment, the quality of our communities and the strength of our economy depends on it

Business, institutional and research organizations will contribute to Toronto's economic development, employment and social prosperity.

New techniques will attract global business and research initiatives to Toronto's revitalized waterfront.

Enhanced virtual collaboration around the world is already adding new dimensions to educational experiences for students in Canada's advanced broadband . Students will share experiences with their parents, grandparents and others located in their Waterfront homes.

New ways to interactively watch the Canadian Opera, Paris Opera and the Super Bowl. Best in class programs from the Royal Ontario Museum and other cultural institutions

Ultra Broadband to 21st century community wellness clinics, Toronto's world class hospitals and specialists will enrich services for waterfront residents

Virtual whiteboards and enhanced video conferencing will increase productivity by replacing physical travel with virtual travel