

WATERFRONToronto

# EAST BAYFRONT IMPLEMENTATION



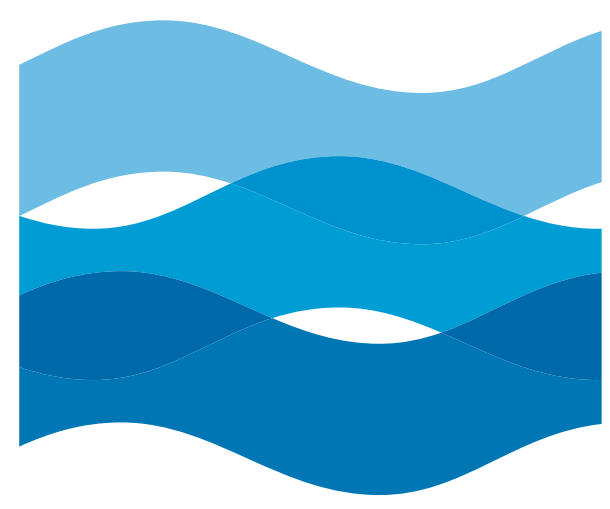
**WELCOME** to the Public Exhibition on the East Bayfront West-Precinct.

*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.*

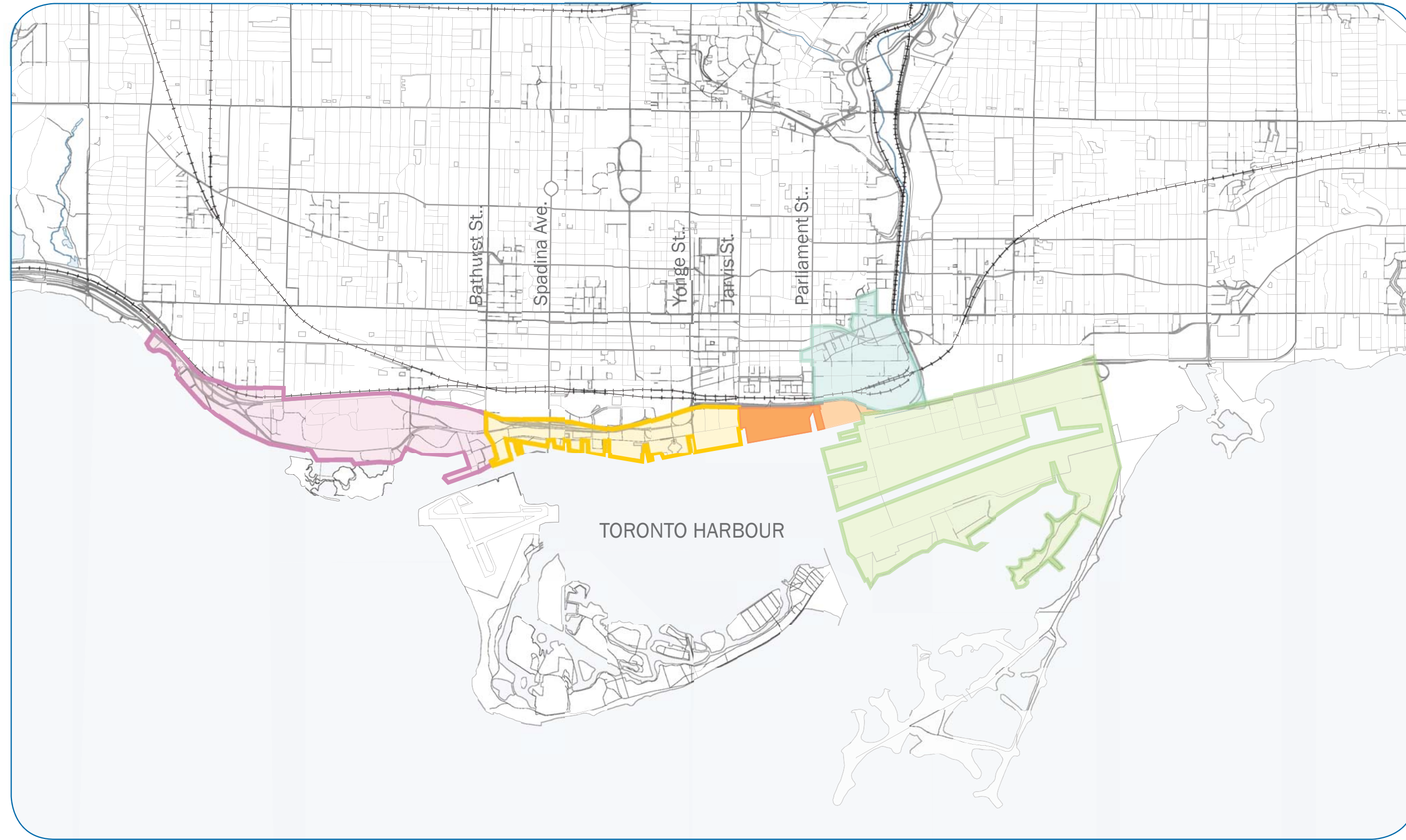
*Thank you for your continued support in building a vibrant, healthy and sustainable East Bayfront Community.*



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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

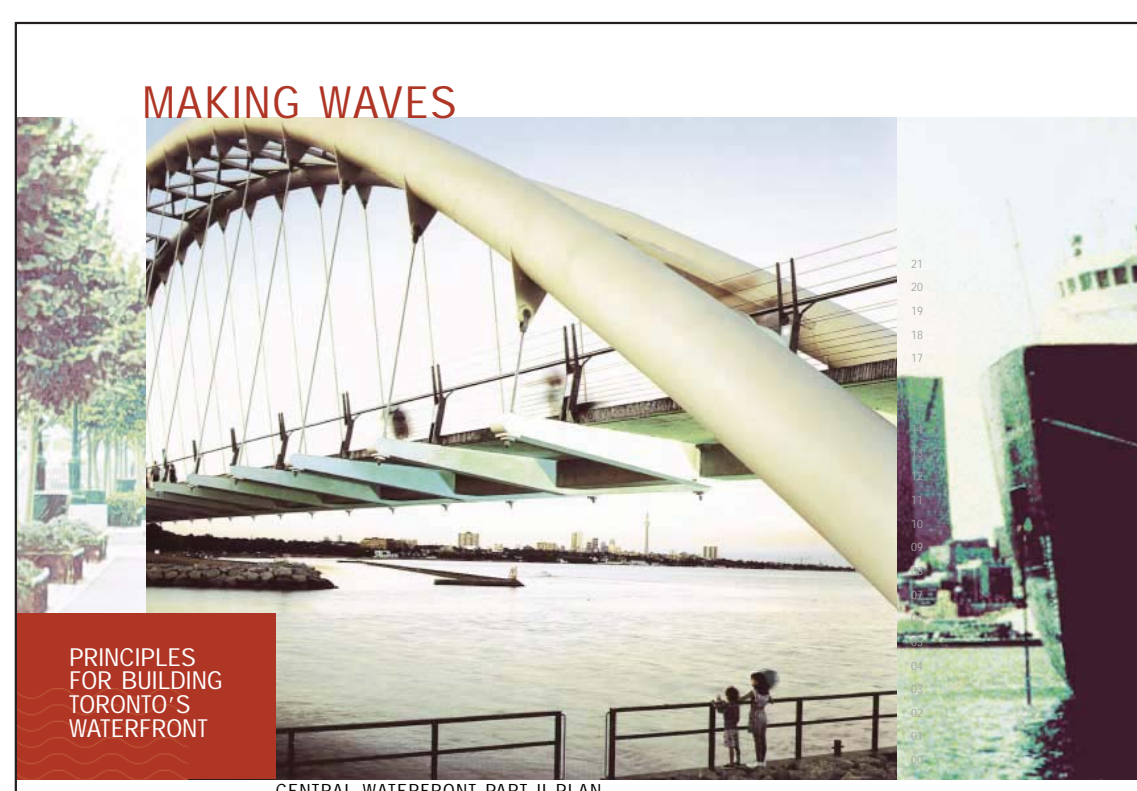


The East Bayfront was formally Lake Ontario marshland that was in-filled in the 1950s, during the last stage of the Toronto Harbour Commissioners' 1912 plan for a waterfront industrial park. The lands were developed as the Queen Elizabeth Docks by the Toronto Harbour Commission for industrial and marine 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.

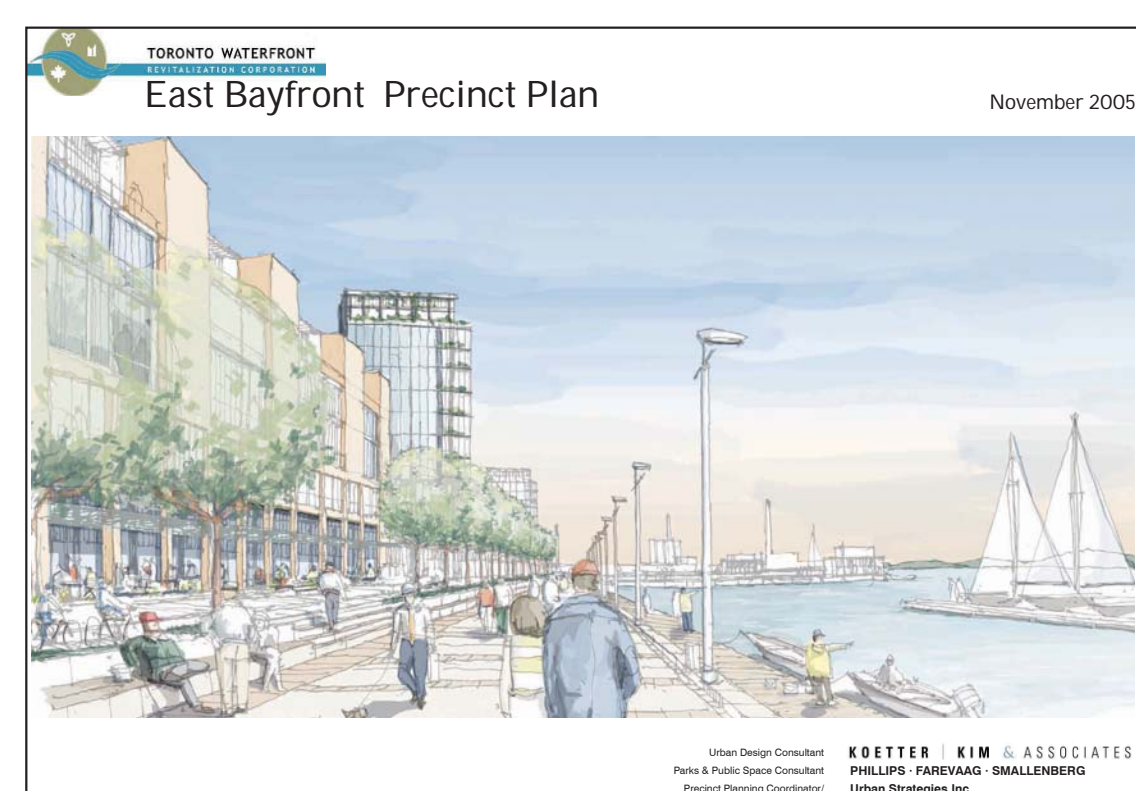
Today, approximately 50% of the East Bayfront precinct land area is in public ownership, presenting an exiting opportunity for a comprehensive mixed-use community that will be integrated within Toronto's urban fabric.

## East Bayfront Planning Framework



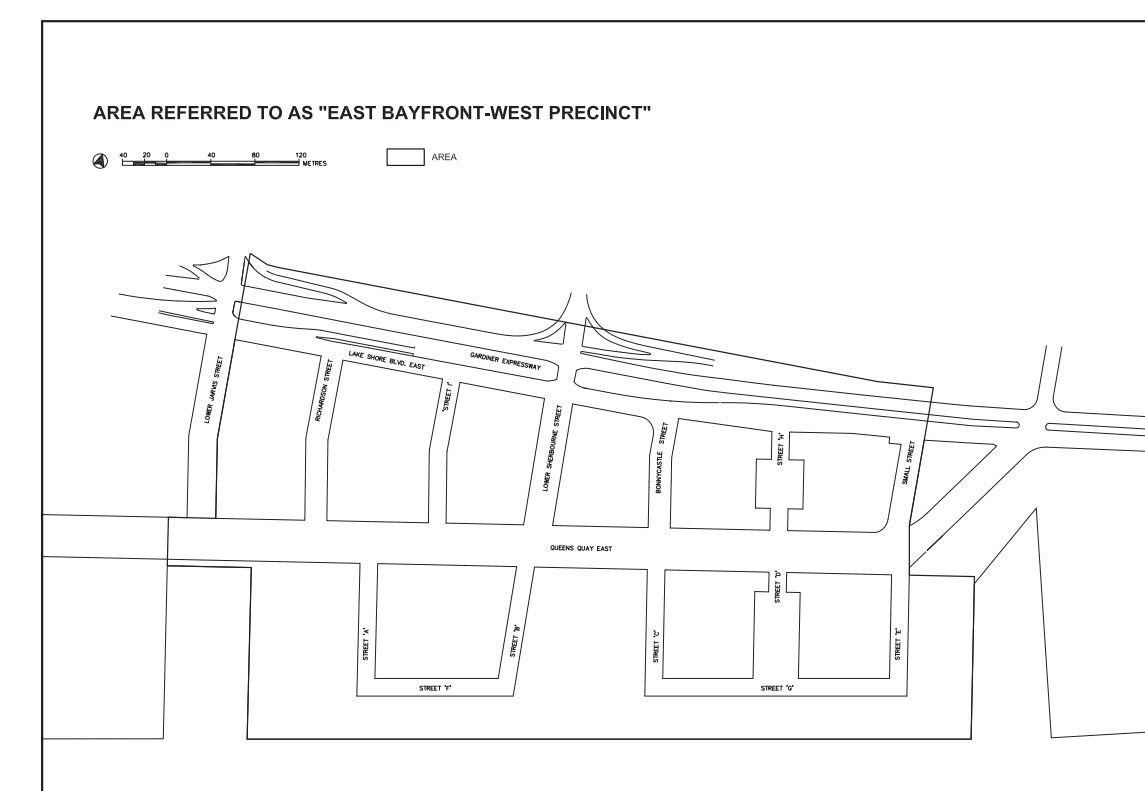
Central Waterfront Secondary Plan, 2001

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.



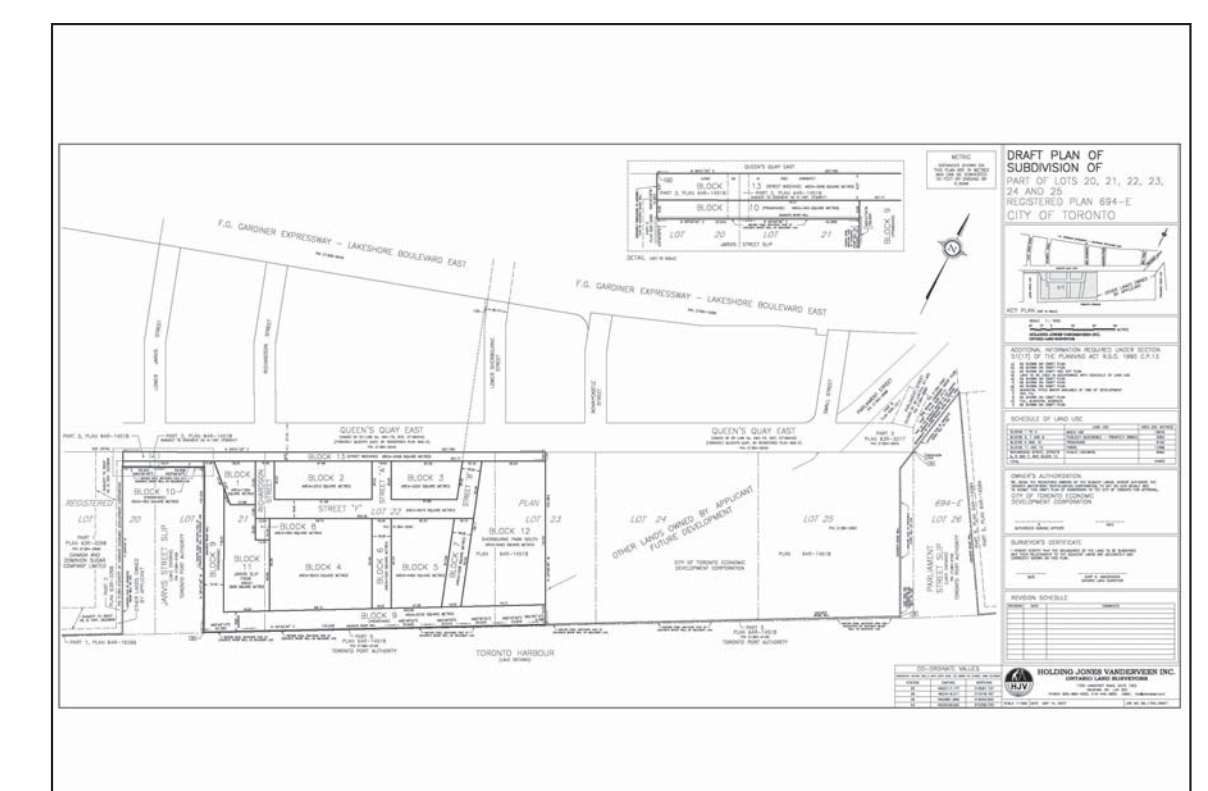
East Bayfront Precinct Plan, 2005

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.



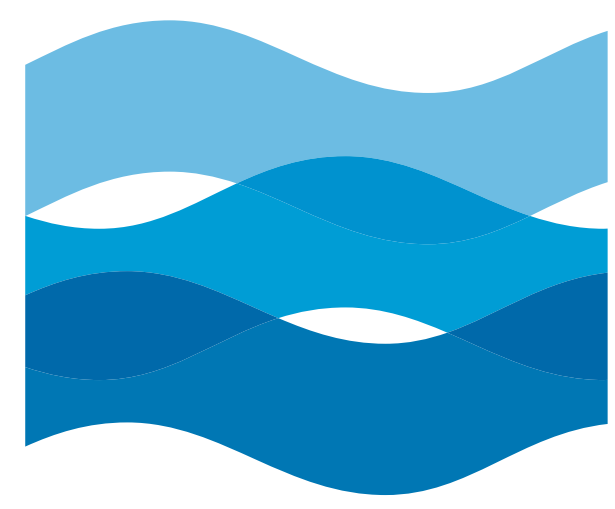
East Bayfront-West Precinct Zoning By-law, 2006

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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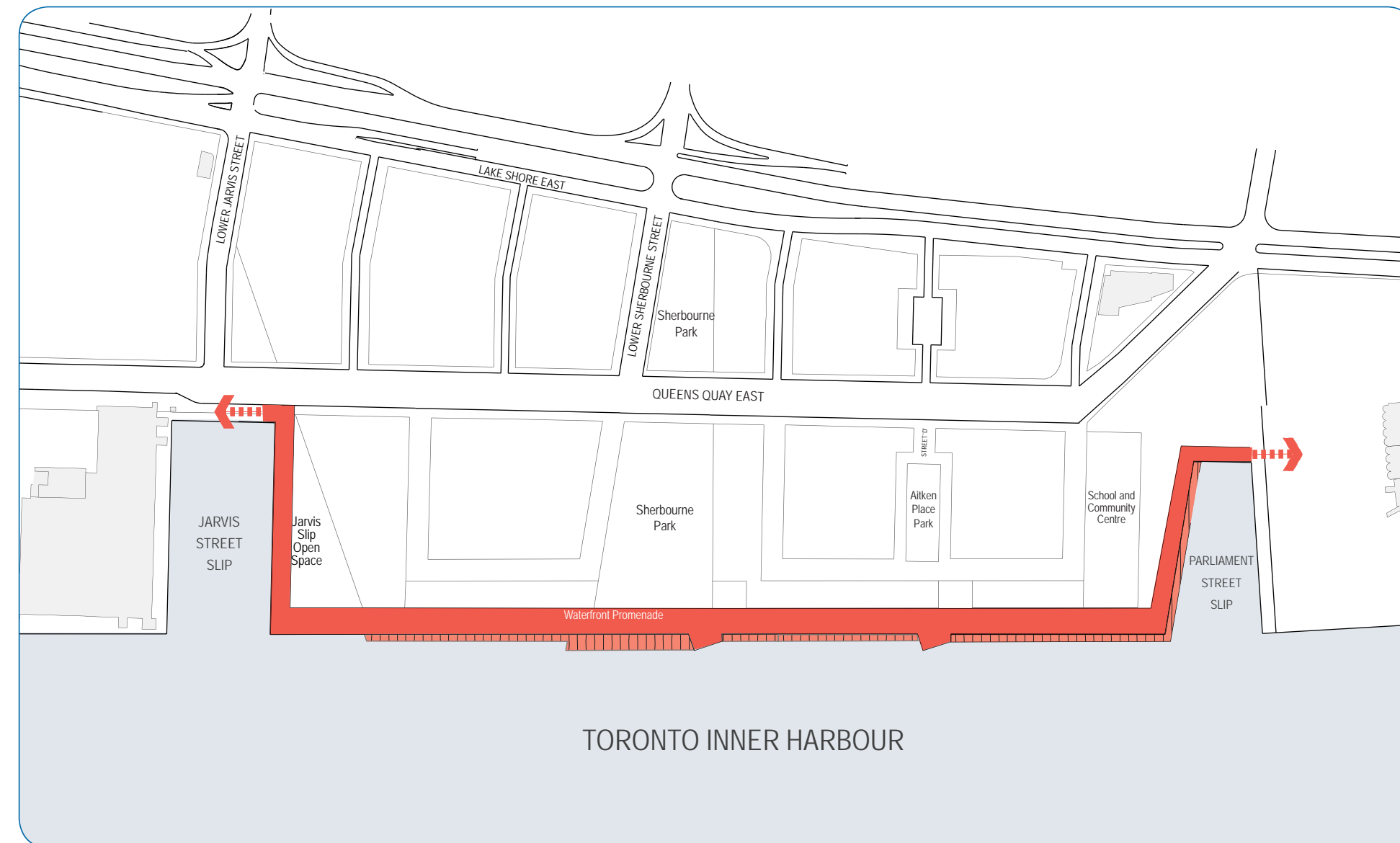
## Precinct Principles

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.

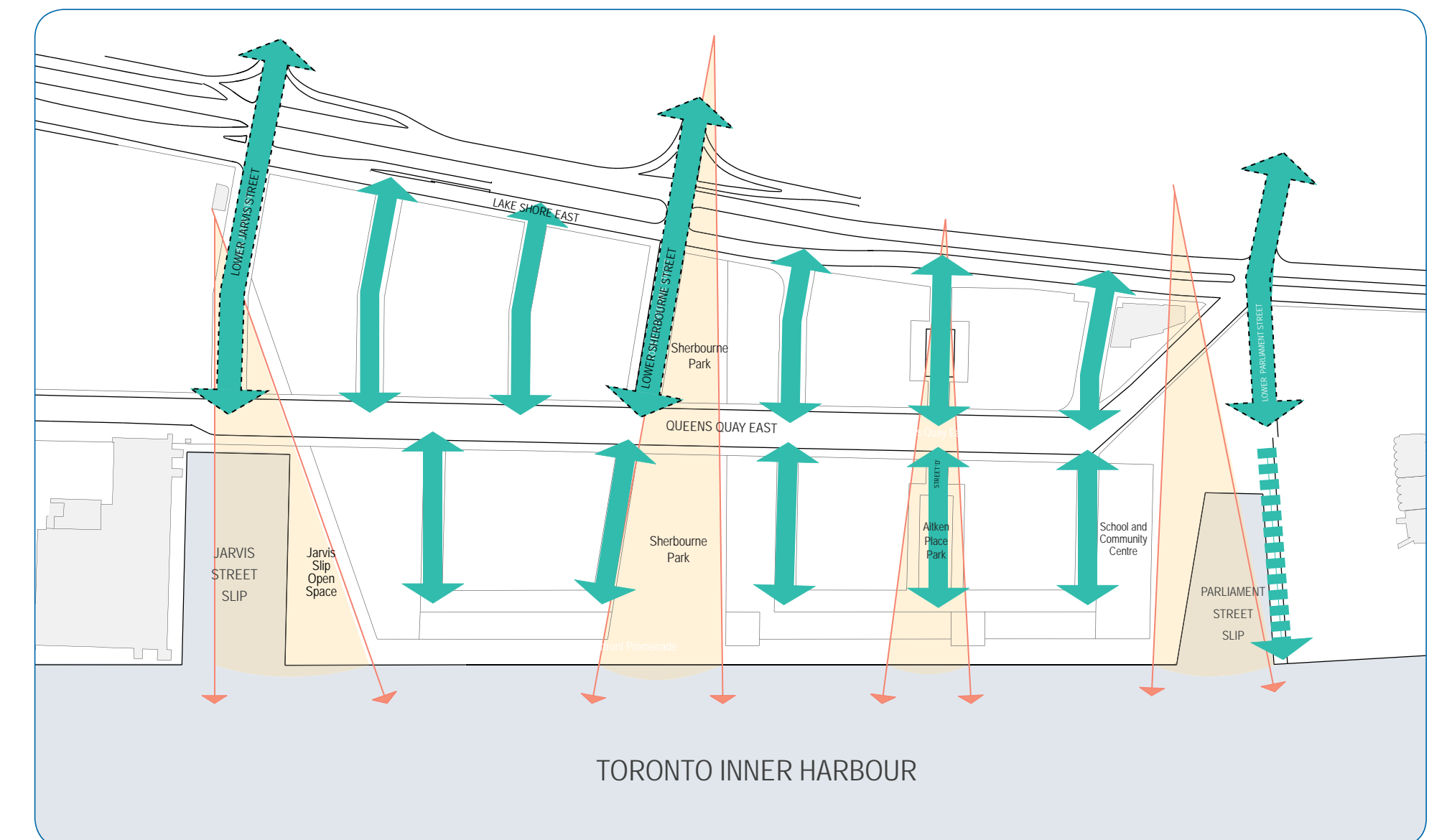
East Bayfront will accommodate a mixture of uses and a range of urban built form with buildings arranged to collectively give appropriate definition, identity and scale to the public realm of the district while serving their intended uses.

### The East Bayfront will:

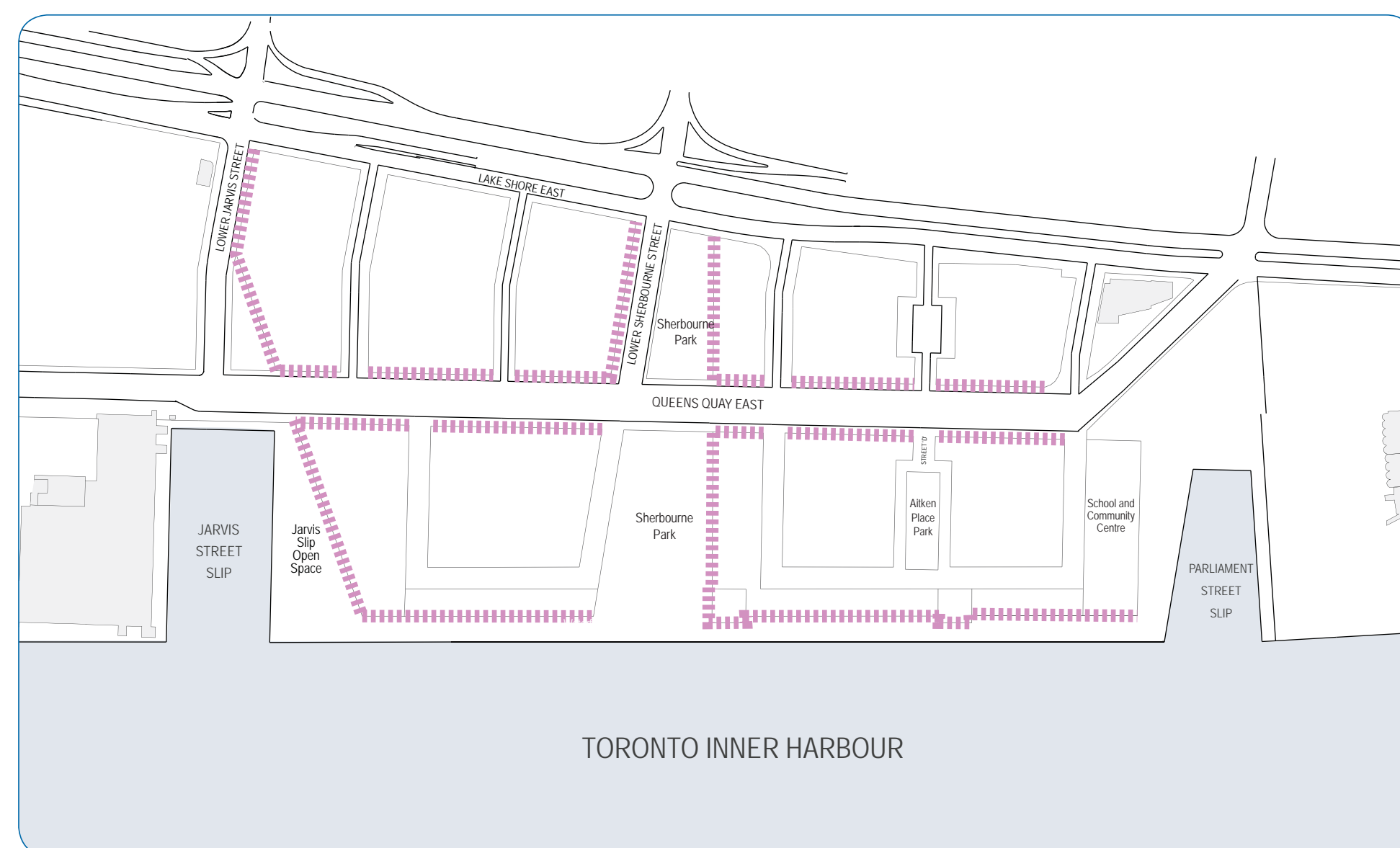
- Encourage active, publicly-engaging ground floor uses along Queens Quay Boulevard and the water's edge promenade.
- Support a wide variety and flexibility of uses across the site, including significant employment and residential uses.
- Create an overall mid-rise built form that steps down to the water's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



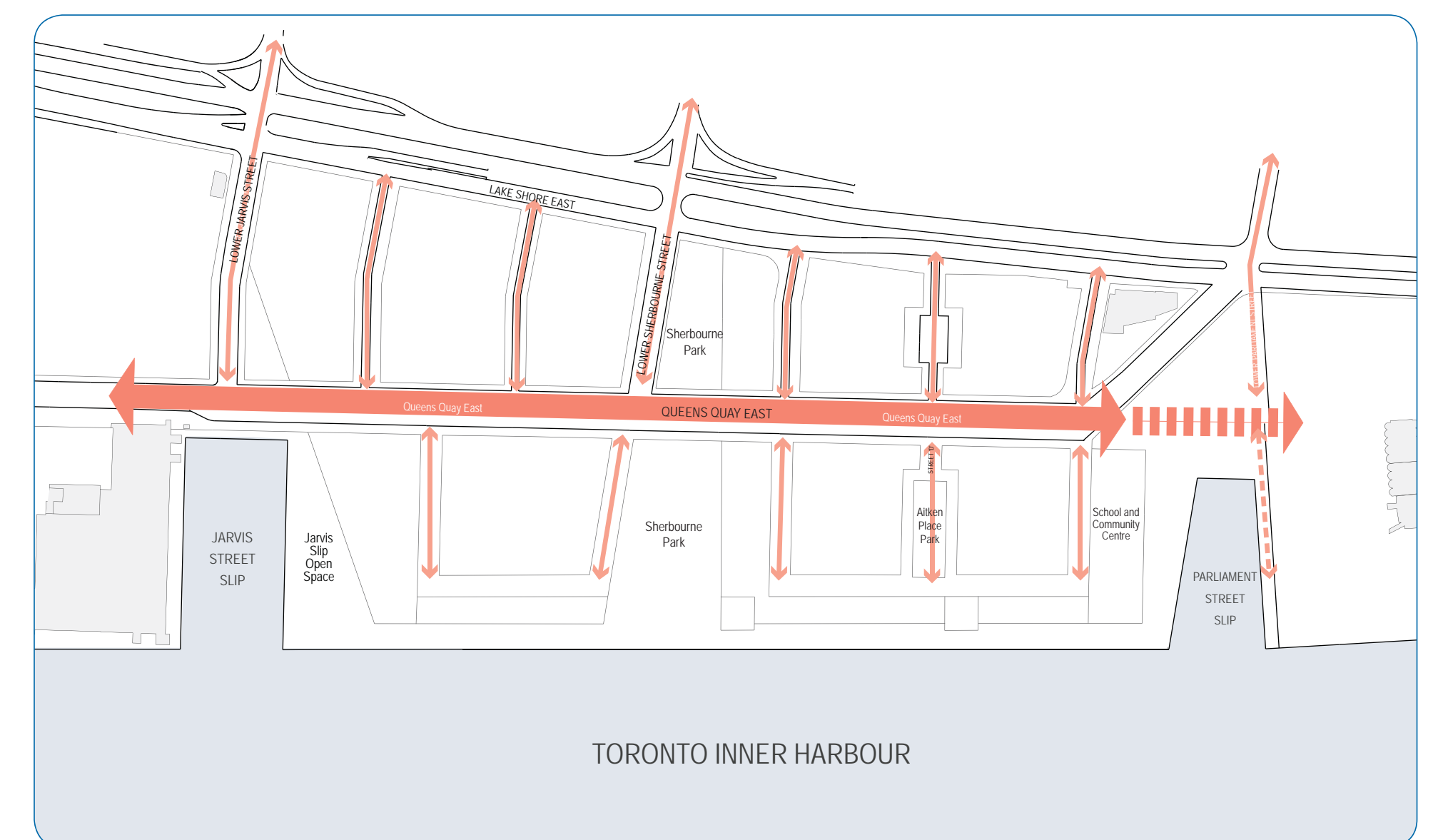
Develop a continuous and active public water's edge



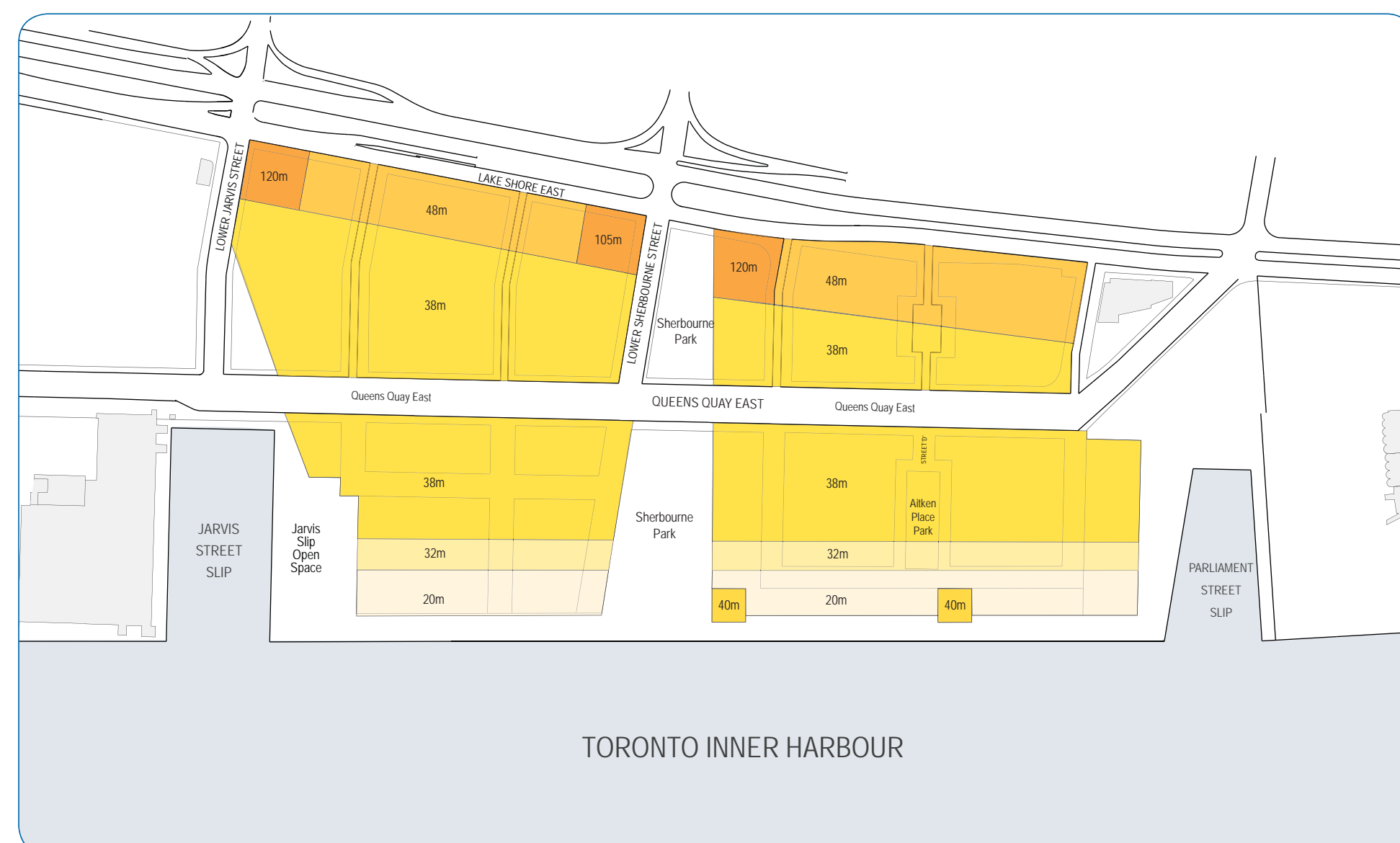
Strengthen physical and visual connection to the water from the city



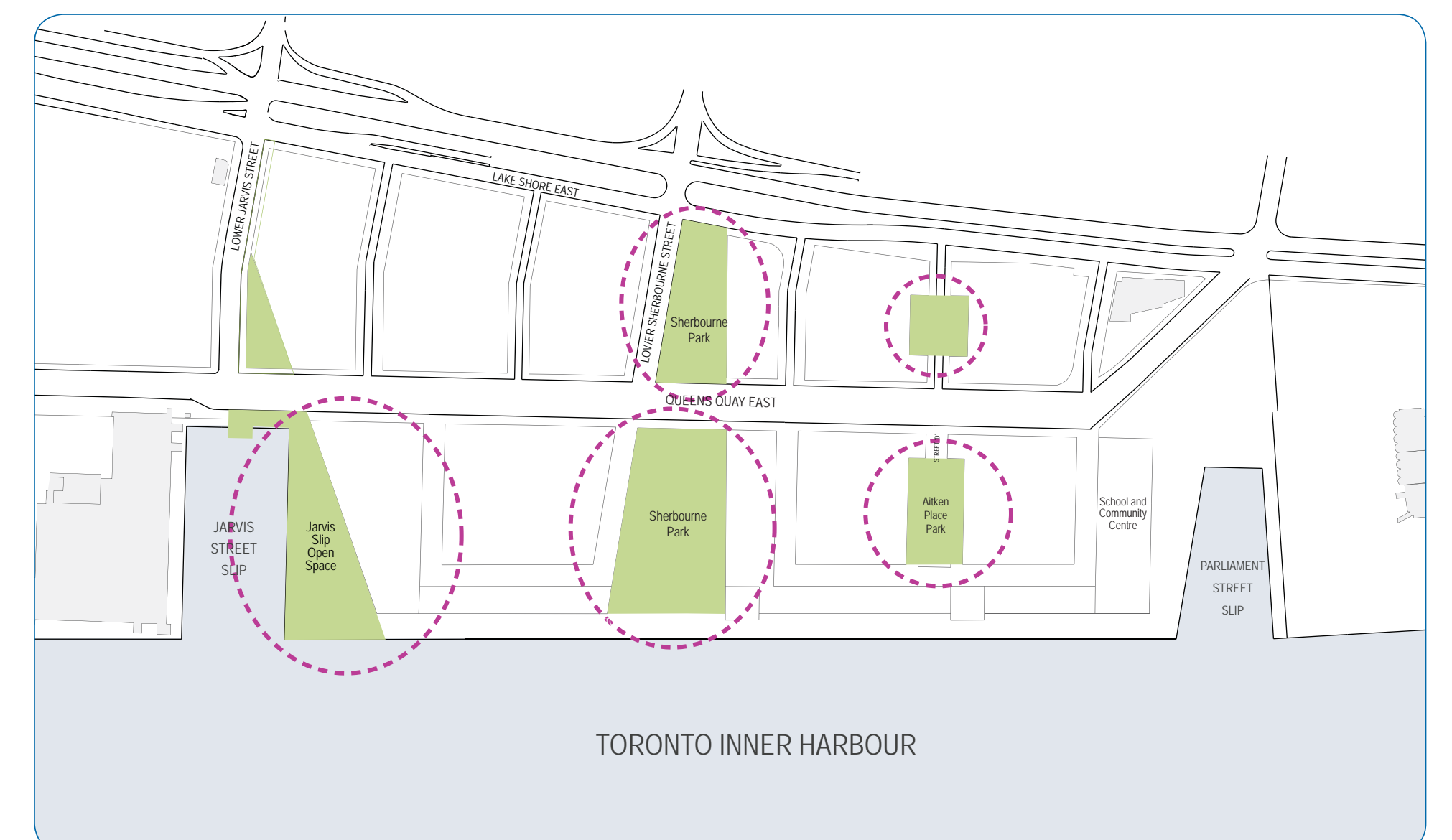
Promote active ground floor uses along main public corridors



Establish Queens Quay East as the main east-west spine

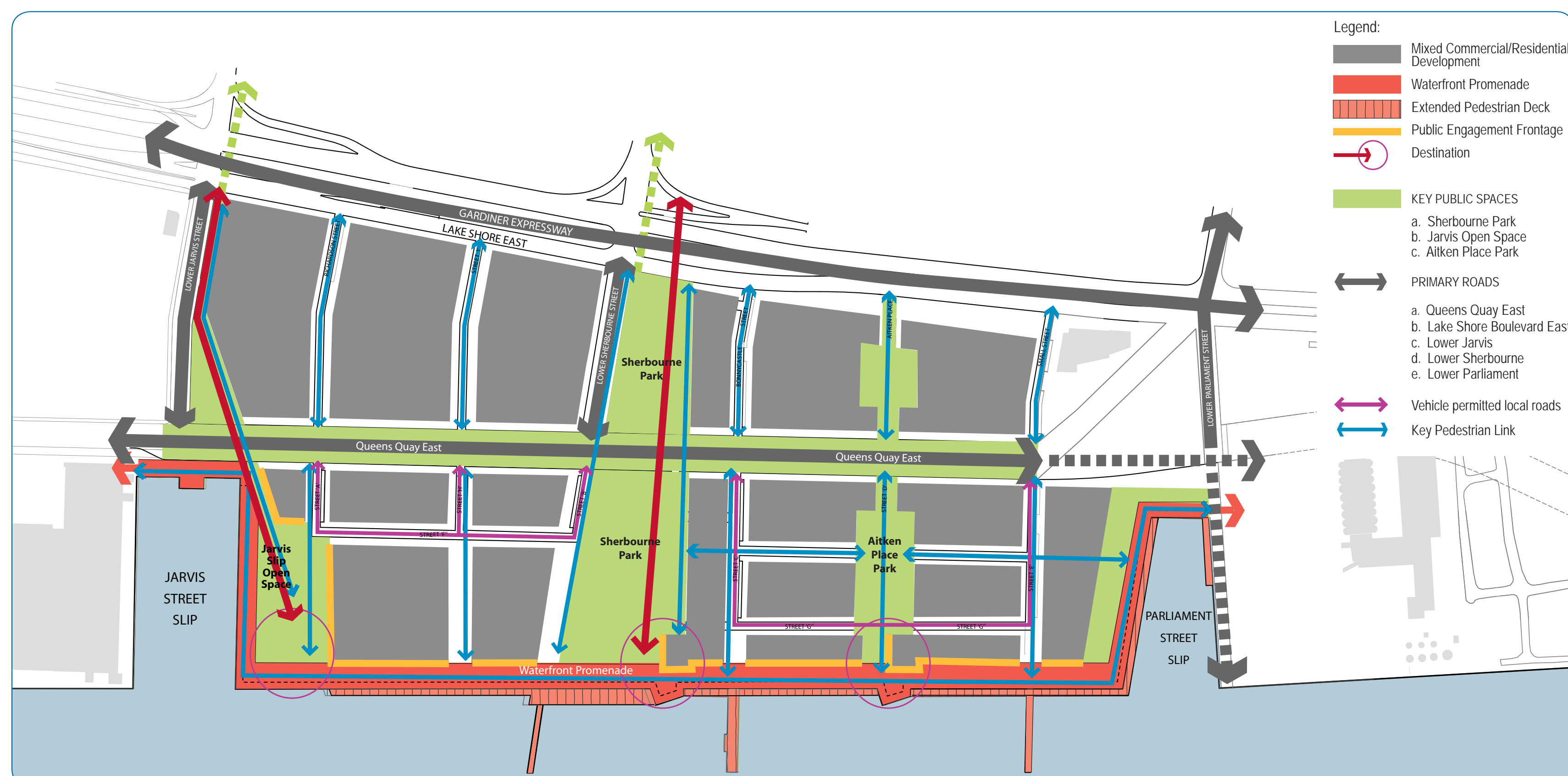


Create an overall built form that steps down to the water's edge



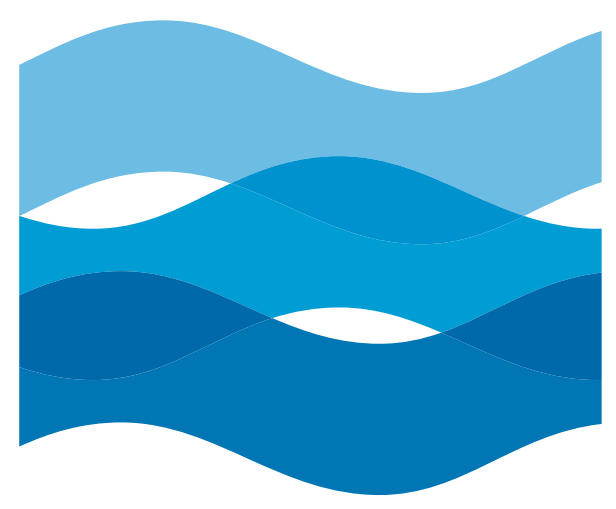
Create focal points around public open spaces

### Organizing Structure



The redevelopment of the East Bayfront will implement the design direction provided in the Precinct Plan. All submissions being sought through the RFP process for the East Bayfront will need to be in conformity with the principles of the Precinct Plan.

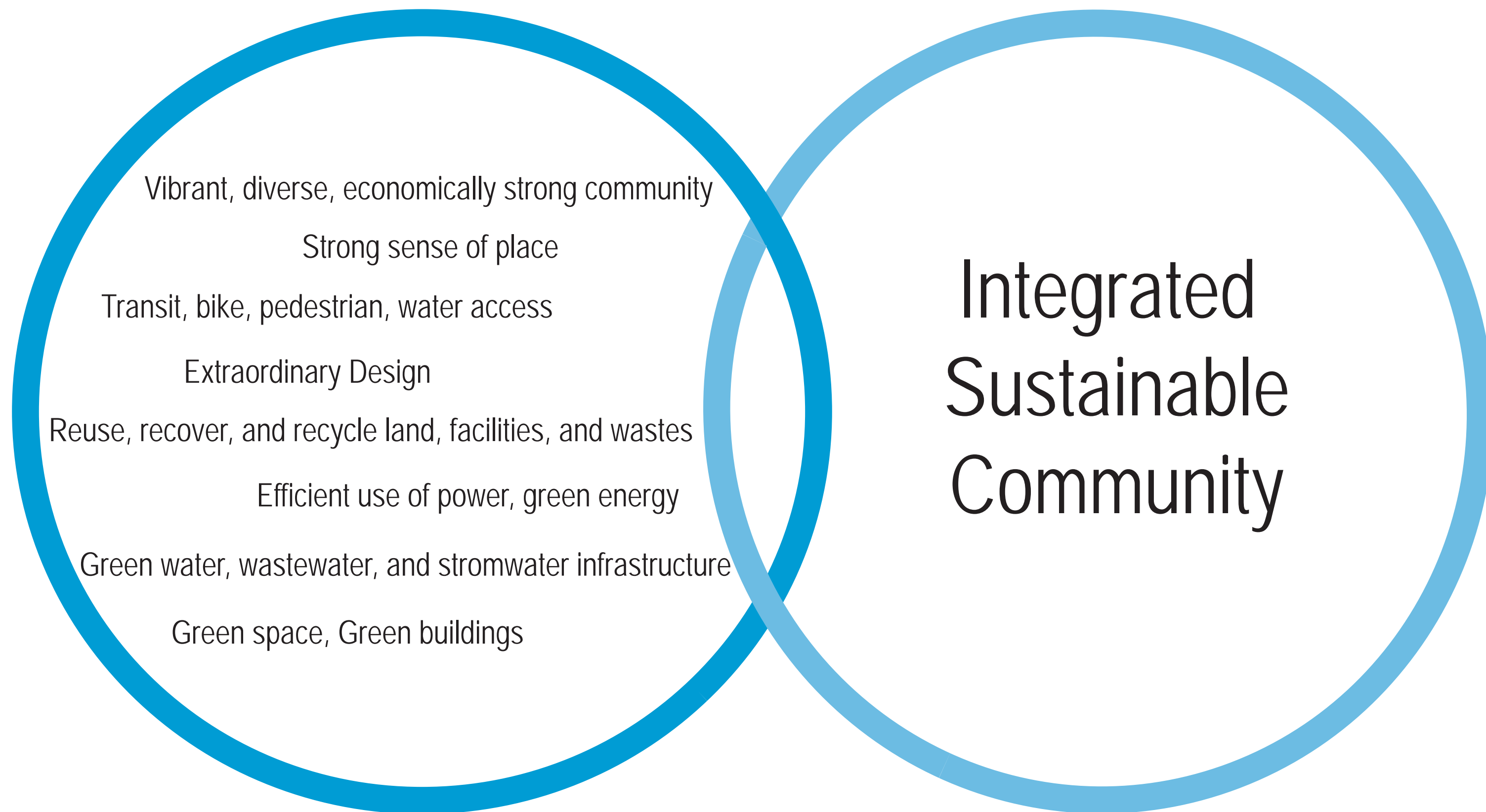
- A vibrant mixed use neighbourhood
- Active ground floors
- Diversity of connected open spaces
- Network of streets, passages and connections
- A mix of uses within flexible development parcels
- Visual and physical connections to the waterfront from the city



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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/greendevlopment.htm](http://www.toronto.ca/environment/greendevlopment.htm)) and the Canadian Green Building Council ([www.cagbc.org](http://www.cagbc.org)) provide a number of suggestions of possible implementation strategies.



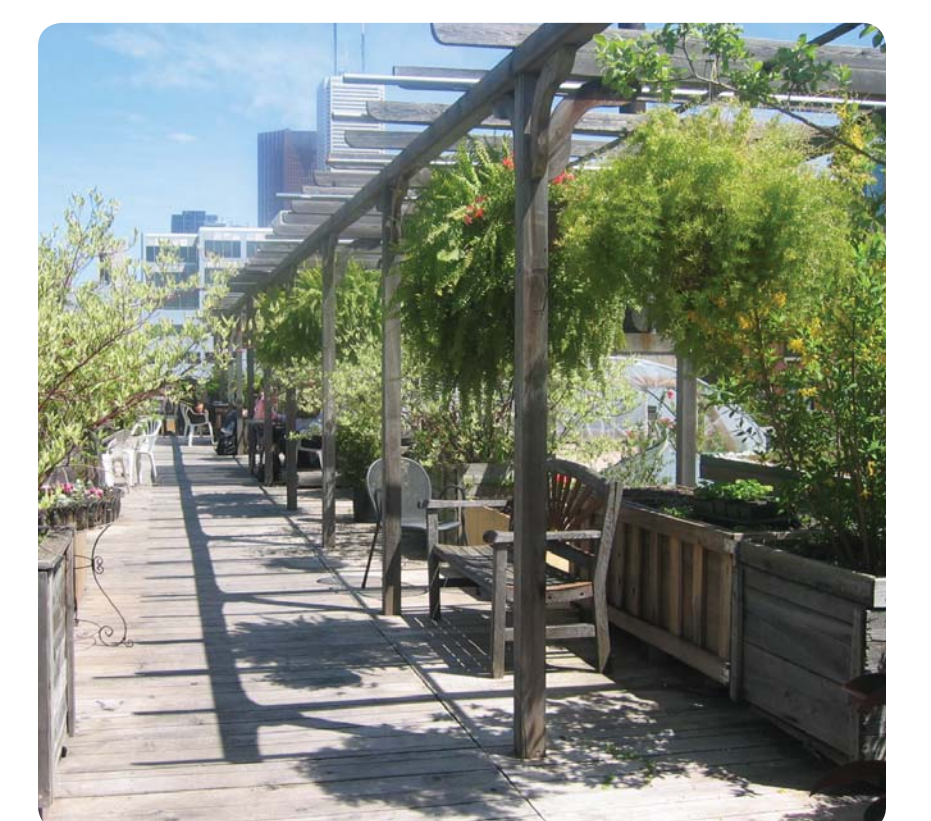
York University Computer Science Facility in Toronto is considered the most energy efficient green building built in a cold-climate location in Canada.

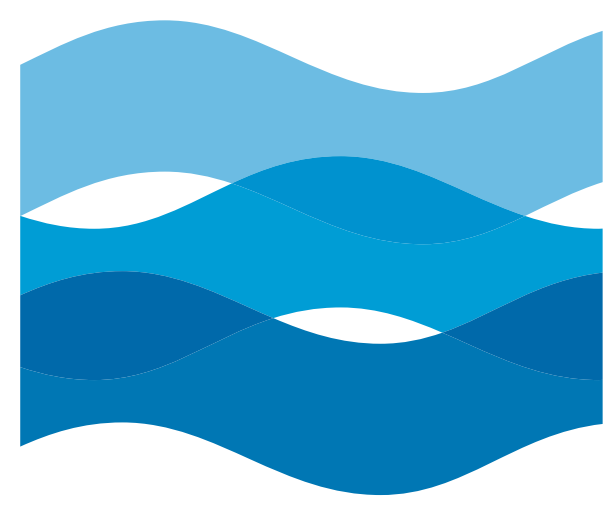


Solar paneled facades and sun shades on south building faces



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

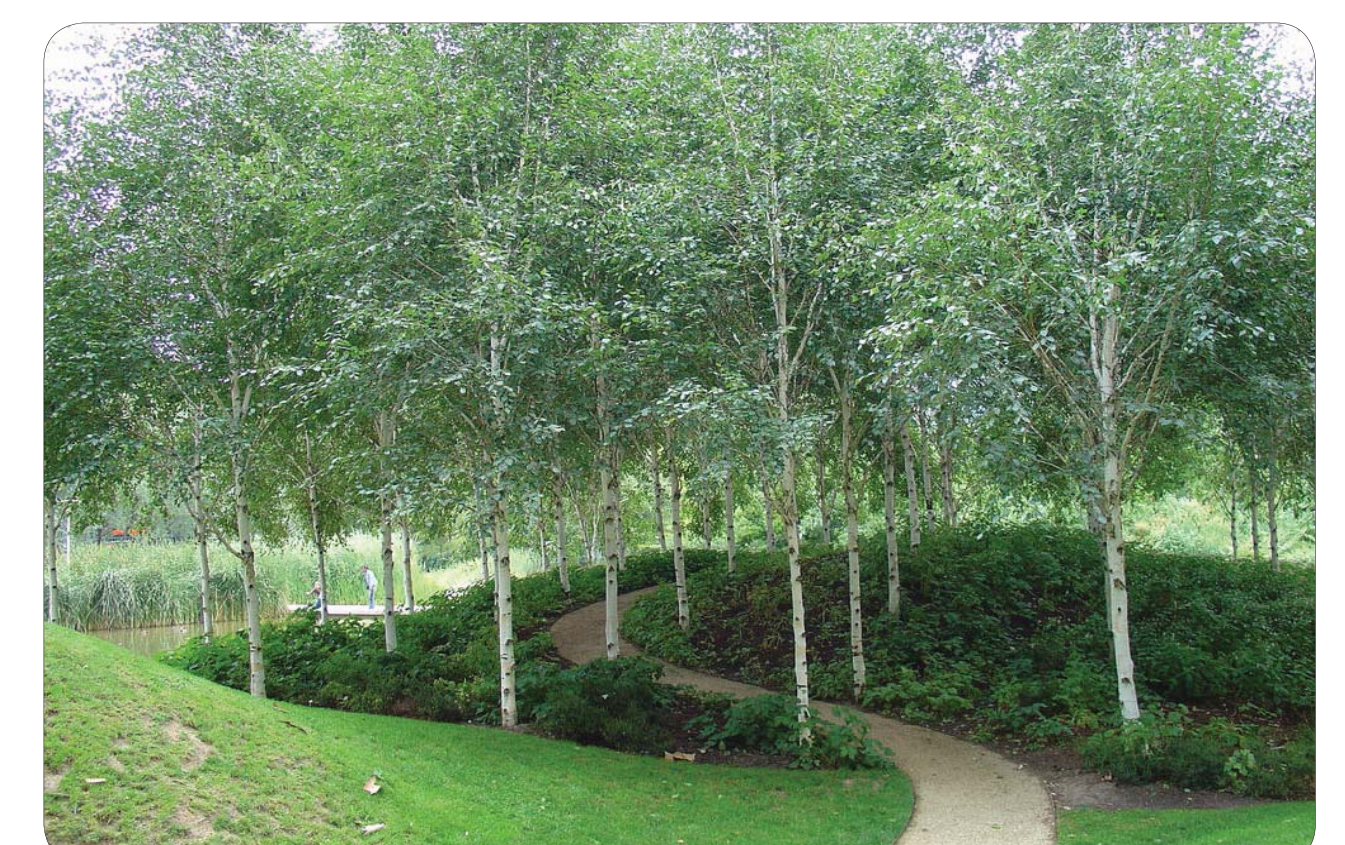
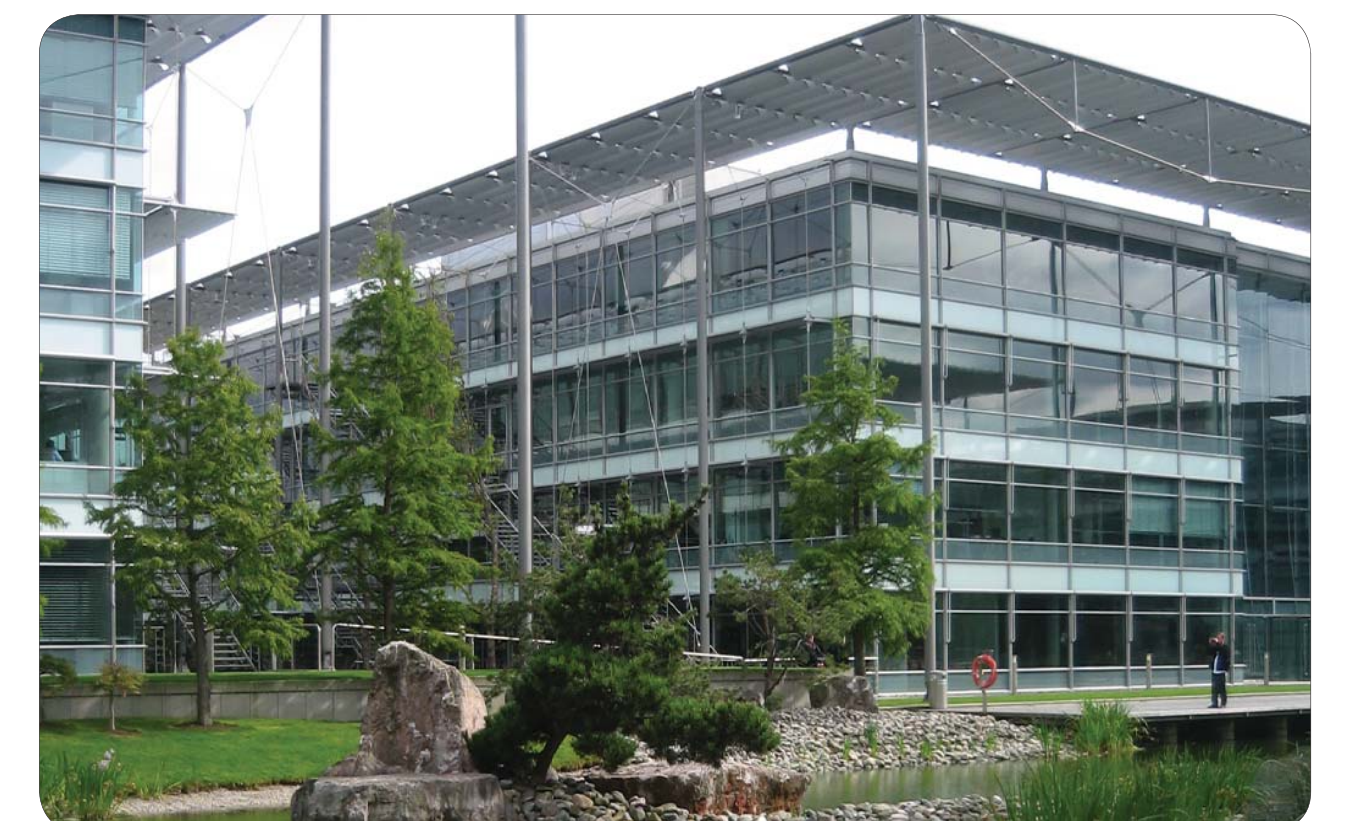
- Fall - Construction begins on the first development- First Waterfront Place, the future home of Corus Entertainment
- Winter - TEDCO land transferred to the City of Toronto
- Submitted Phase 1 (Dockside) Plan of Subdivision
- Retained Phillips Farevagg Smallemberg for the design of Sherbourne Park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

### 2008

- Completion of Queens Quay EA Process (Phase I)
- Completion of EBF Transit EA Process
- Fall - Municipal infrastructure construction begins
- Jarvis Slip Open Space design competition winner announced, Claude Cormier Landscape Architects (project later renamed Sugar Beach)
- George Brown College announces a new state-of-the-art waterfront campus

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



## Revitalizing the Public Lands Dockside

**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 opportunities:

- Dockside
- Parkside
- 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.

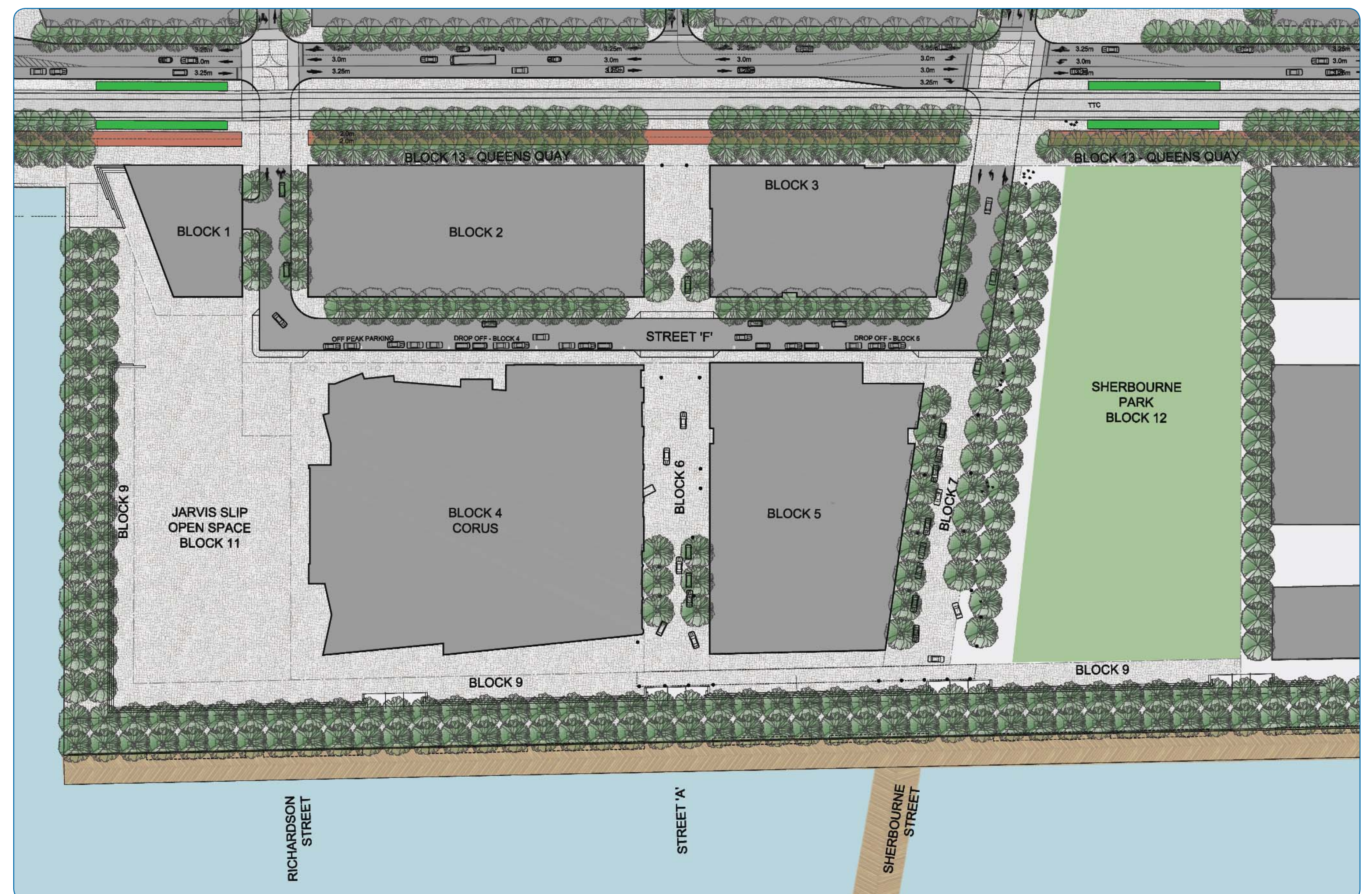


### Dockside

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

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

- Blocks 1 & 2 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 3 & 5 will be the home to George Brown College's state-of-the-art waterfront campus.



### Construction Is Underway

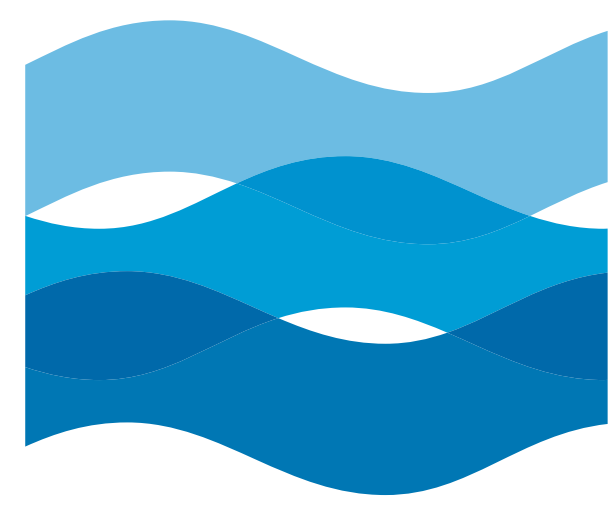
In May 2006, Council approved the lease and financing for the Toronto Economic Development Corporation's (TEDCO) development of the first East Bayfront development, a radio and television broadcast centre and office building, being built for Corus Entertainment, Inc. Corus owns several children's entertainment 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 design along the waterfront.



On July 8, 2008, Waterfront Toronto announced that George Brown College will open a state-of-the-art campus on Toronto's waterfront. The new campus, slated to open in 2011, will house the college's centre for Health Sciences, its first student residences 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.





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## Revitalizing the Public Lands Bayside and Parkside

*There are High Expectations for the East Bayfront Community*

### **Parkside**

Parkside, a one acre site at Queens Quay East and Lower Sherbourne Street, includes the following objectives:

- A mix of residential, ground floor animation, employment, cultural/tourism and community uses, including a licensed day care facility;
- Signature uses such as a hotel, conference centre or cultural facilities that will set the project apart from other developments in the area;
- Ground floor retail, restaurant and service uses relating to Queens Quay and Sherbourne Park;
- The provision of a wide range of unit types, including low-end of market housing and family-sized units (3 or more bedrooms);
- Integration with Sherbourne Park, designed by landscape architectural firm Phillips Farevaag Smallerberg;
- Businesses, services and activities that have synergies with other development in the area;
- High quality design for what will be a very prominent development on the waterfront,
- A gateway to the area marked by a landmark tower, public park and mid-rise building on Queens Quay and;
- A high level of sustainability, including a minimum LEED® Gold certification.



### **Bayside**

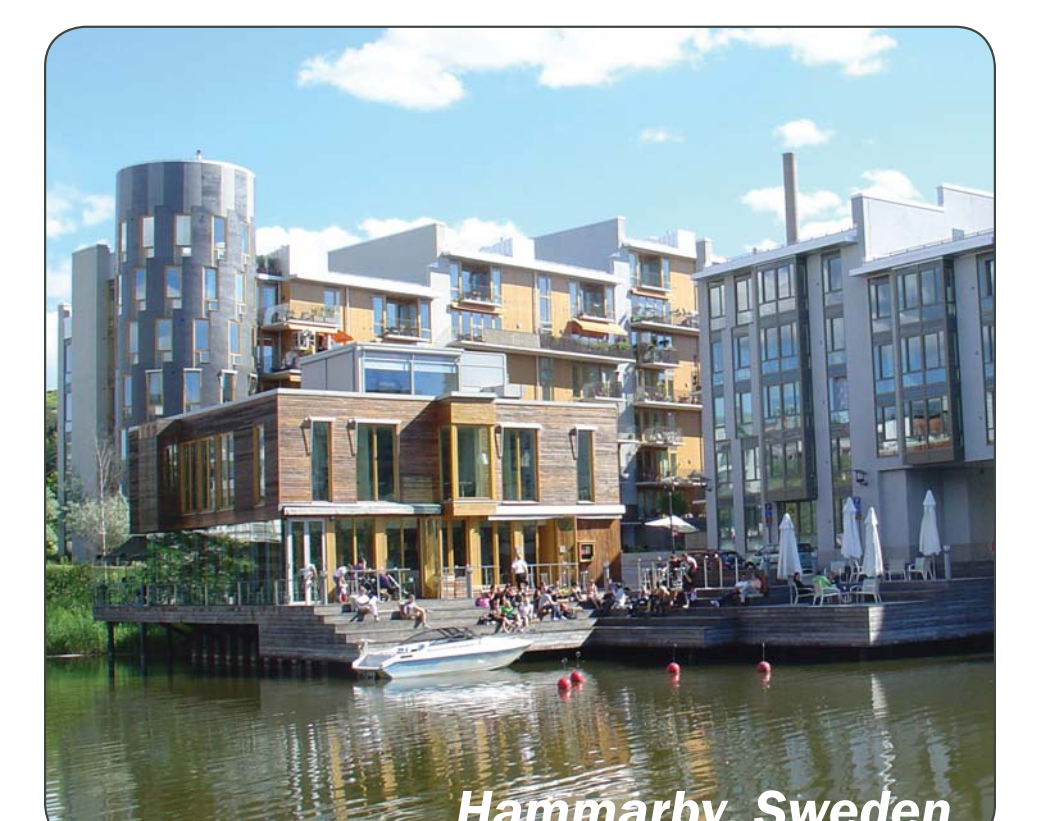
Bayside, a 13 acre site located between Lower Sherbourne Street and Parliament Street south of Queens Quay East, includes the following objectives:

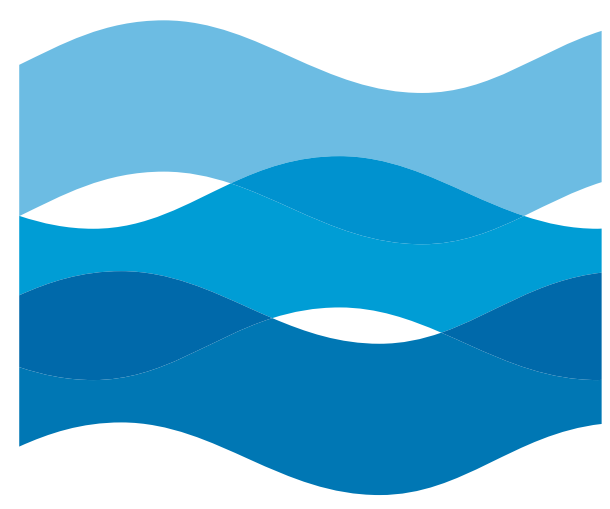
- A mixed use residential, employment area with ground floor animation, cultural/tourism and community uses, including a licensed day care facility;
- A diversity of employment opportunities, particularly knowledge-based industries and the creative sector
- Ground floor retail, restaurant and service uses relating to Queens Quay and water's edge;
- Provision of a wide range of unit types, including low-end of market housing and family-sized units (3 or more bedrooms);
- Provision of a site for affordable rental housing, which will be integrated within the community;
- Excellence in design including a dynamic public realm and pedestrian connection to the water's edge
- A mix of low and mid-rise mixed use residential and office buildings that animate the waters edge day and evening and all times of the year.
- A high level of sustainability, including a minimum LEED® Gold certification.



### **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, Waterfront Toronto is blending live-work into a sustainable vision for the future. By bridging these important facets into the East Bayfront community, Waterfront Toronto is 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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# EAST BAYFRONT IMPLEMENTATION

## Proposal Call Process Bayside and Parkside

### East Bayfront Revitalization Begins

On March 14, 2008, Waterfront Toronto began a two-stage selection process with the release of two Request for Qualifications (RFQ) for the publicly owned lands in the East Bayfront. Waterfront Toronto is now entering into the second stage of the proposal call process, Request for Proposals (RFP), ultimately selecting a partner to implement its innovative and sustainable vision for the area.



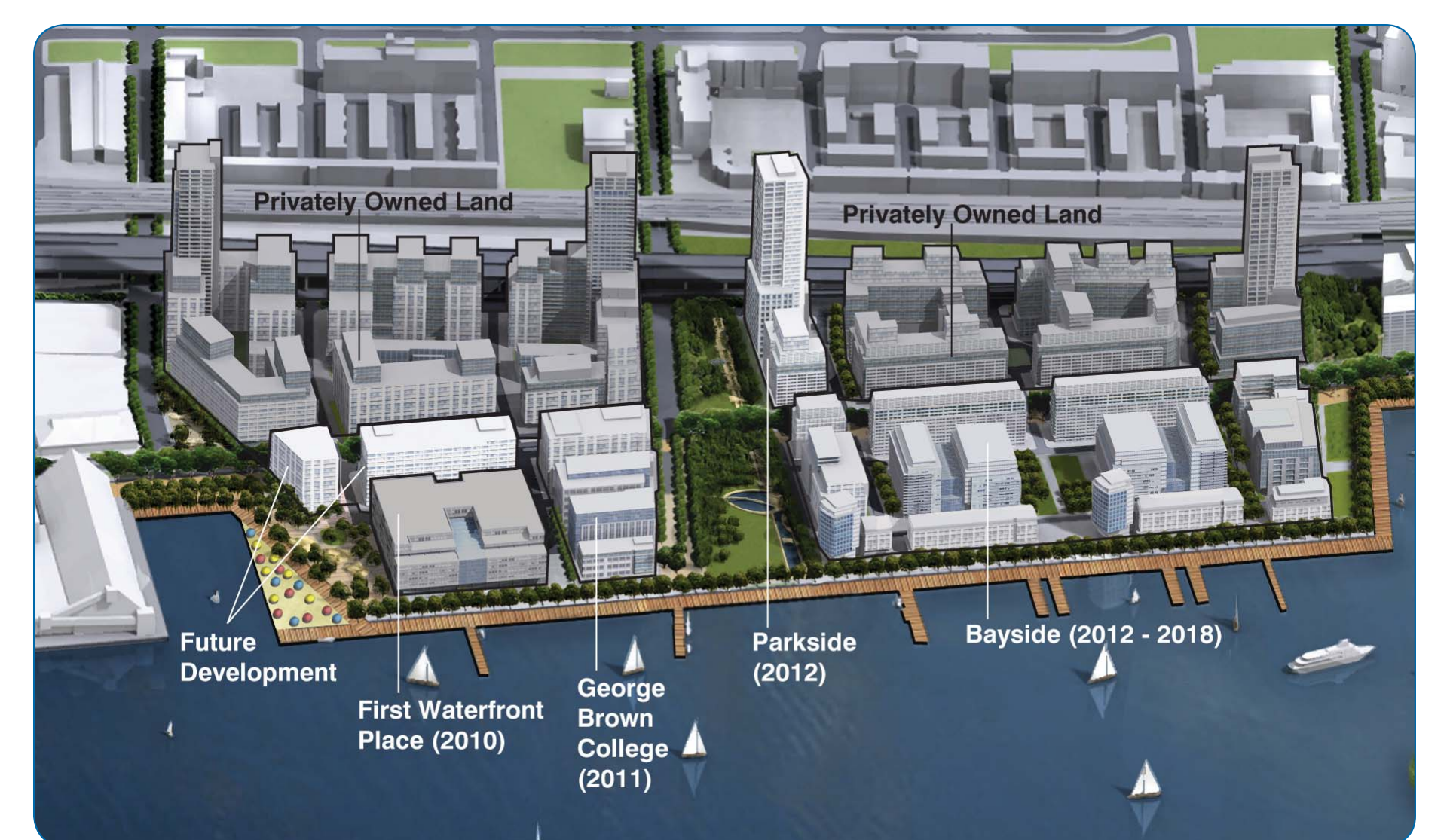
On June 19, 2008, Waterfront Toronto announced the short-listed development teams invited to bid on two publicly owned parcels in the East Bayfront, Parkside and Bayside. The short-list was selected out of a total of 25 submissions received from high calibre teams based in Canada, the U.S., Australia and the Middle East.

#### The short-listed development teams for Parkside are:

- **The Daniels Corporation** with Robert A.M. Stern Architects
- **The Great Gulf Group of Companies** with Safdie and Associates, Quadrangle Architects Inc. and Janet Rosenberg and Associates
- **Menkes Development Ltd. and AEW Capital Management** with Arquitectonica
- **Tridel Builders Inc. and Concert Properties Ltd.** with Wallman Architects, James K.M. Cheng Architects Inc. and Claude Cormier Architectes Paysagistes
- **Walker Corporation Pty. Ltd. and Cityzen Development Corporation** with architectsAlliance, KPMG Architects, de Architeckien Cie, Phillips Farevaag Smallemberg, Esquisse Design Studio and Ken Smith Workshop

#### The short-listed development teams for Bayside are:

- **Cadillac Fairview Corporation Ltd., Monarch, Fram Building Group and Albanese Development Corporation** with Pelli Clark Pelli Architects, Graziani & Corazza Architects Inc., Giannone Associates Architects Inc., and Kohn Pederson Fox Associates PC
- **Menkes Development Ltd. and AEW Capital Management** with Arquitectonica
- **Walker Corporation Pty. Ltd. and Cityzen Development Corporation** with architectsAlliance, Kuwabara Payne McKenna Blumberg (KPMB) Architects, de Architeckien Cie, Phillips Farevaag Smallemberg, Esquisse Design Studio and Ken Smith Workshop
- **Hines** with Pelli Clark Pelli Architects and Ehrenkrantz Eckstat & Kuhn Architects



The RFQ submissions were reviewed with respect to their:

- Vision for the development
- Experience
- Financial standing
- Design and technical team

The teams that are invited to submit a response to the RFP will be required to provide comprehensive submissions that detail:

- Vision and implementation plan
- Design concept
- Financial and business plan

#### Key Dates

- March 14, 2008: RFQ's for Parkside and Bayside released
- June 19, 2008: Parkside and Bayside RFQ short-list announcement
- July 8, 2008: George Brown College announces that they will be opening a campus in the East Bayfront
- December 2008: announcement of the preferred proponent for Parkside
- December 2008: public exhibition for Bayside
- Early 2009: announcement of the preferred proponent for Bayside