

WELCOME

**EAST BAYFRONT
COMMUNITY
UPDATE MEETING**

**JUNE 11, 2019
6:00 P.M. TO 8:00 P.M.
125 THE ESPLANADE**

AITKEN PLACE PARK

Aitken Place Park will be a multi-purpose park space connecting Bayside to the broader East Bayfront community. This 0.75 acre park is located just north of the Water's Edge Promenade along Toronto's Inner Harbour and east of Lower Sherbourne Street.

The park is framed by two local roads—*Edgewater Drive* in the north and *Merchants' Wharf* encircling the park site. The southern edge of the park will provide uninterrupted views of Toronto's eastern harbour.

When complete, Aitken Place Park will feature:

- 1 Dog relief area located at the northern edge of the park
- 2 Overlook where visitors can sit and enjoy views of the water
- 3 Grassy knoll flanked by tall grasses, shrubs and trees to create an escape from urban surroundings
- 4 Enhanced children's play area
- 5 Public art light installation by Calgary-based artist team of Caitlind Brown, Wayne Garrett, and Studio North called *Light Keeper*
- 6 Elevated urban porch with seating
- 7 Variety of park amenities including multi-use seating, park lighting and new tree plantings that will provide ample shade



PROJECT SCHEDULE

Spring/Summer 2015: Waterfront Toronto hosted a public meeting to solicit public feedback on the design of Aitken Place Park followed by a community update meeting.

Fall 2018: Waterfront Toronto began construction on Aitken Place Park.

Fall 2019: Waterfront Toronto expects to complete construction and open the park to the public by September 30, 2019.

WATER'S EDGE PROMENADE

The water's edge promenade is a key feature of the East Bayfront neighbourhood designed to provide the public with continuous access to the lake. Spanning almost a full kilometre from the foot of Jarvis Street to the Parliament Slip, the promenade is defined by red and white granite pavers forming a maple leaf pattern that provides a unified look with Toronto's central waterfront.



Designed by West 8 + DTAH as part of their overall vision for the waterfront, the water's edge promenade features a double row of trees that offers shelter from the sun and wind.

These trees benefit from soil cell technology, a series of rigid boxes that support the soil so that it won't compact under the weight of pavement. This helps tree roots to spread and thrive, keeping them healthy as they grow to full maturity.

9.6 2010
average
diameter

23.0 2015
average
diameter

26.9 2018
average
diameter

Oak 15.9
Maple 24.7
Willow 40.1

Figures are in centimetres

The growing diameter of trees in places like Sugar Beach and Sherbourne Common indicates that the work Waterfront Toronto is doing to support tree health is working.

WATER'S EDGE PROMENADE

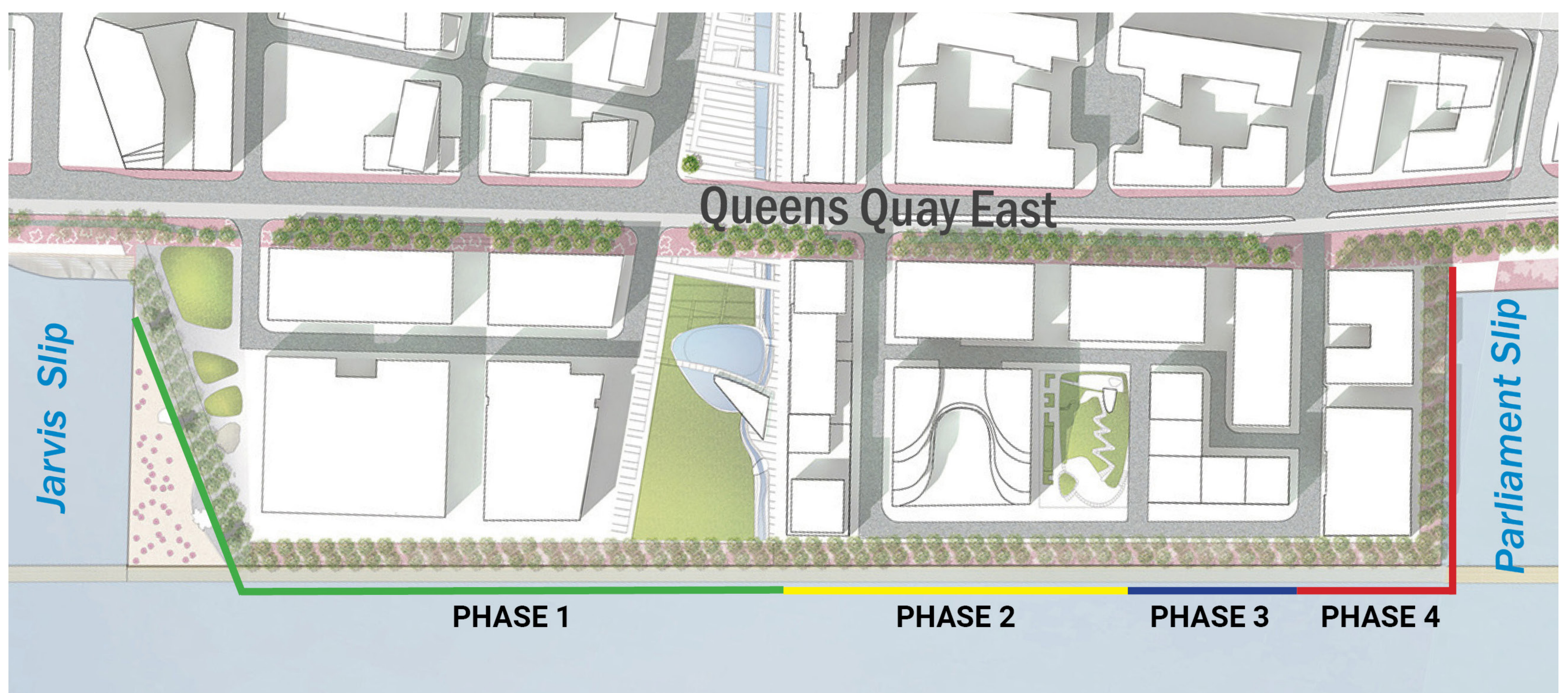
CONSTRUCTION SCHEDULE

Phase one: This section of promenade runs from Canada's Sugar Beach to just east of Sherbourne Common and opened in July 2010.

Phase two: This section continues east from Aqualina along Merchants' Wharf for approximately 130 metres. This section is undergoing repairs from the adjacent construction and is scheduled to open in August 2019.

Phase three: This section continues east along Merchants' Wharf for approximately 90 metres and is scheduled to open in September 2019.

Phase four: The final section continues east to Parliament Slip and turns north to Queens Quay East. This section is the south and east frontages of the future mixed-use development Aqualuna, which will include a community recreation centre. Waterfront Toronto will begin construction on this section in 2023 and anticipates it will be open to the public later that year.



STORMWATER MANAGEMENT

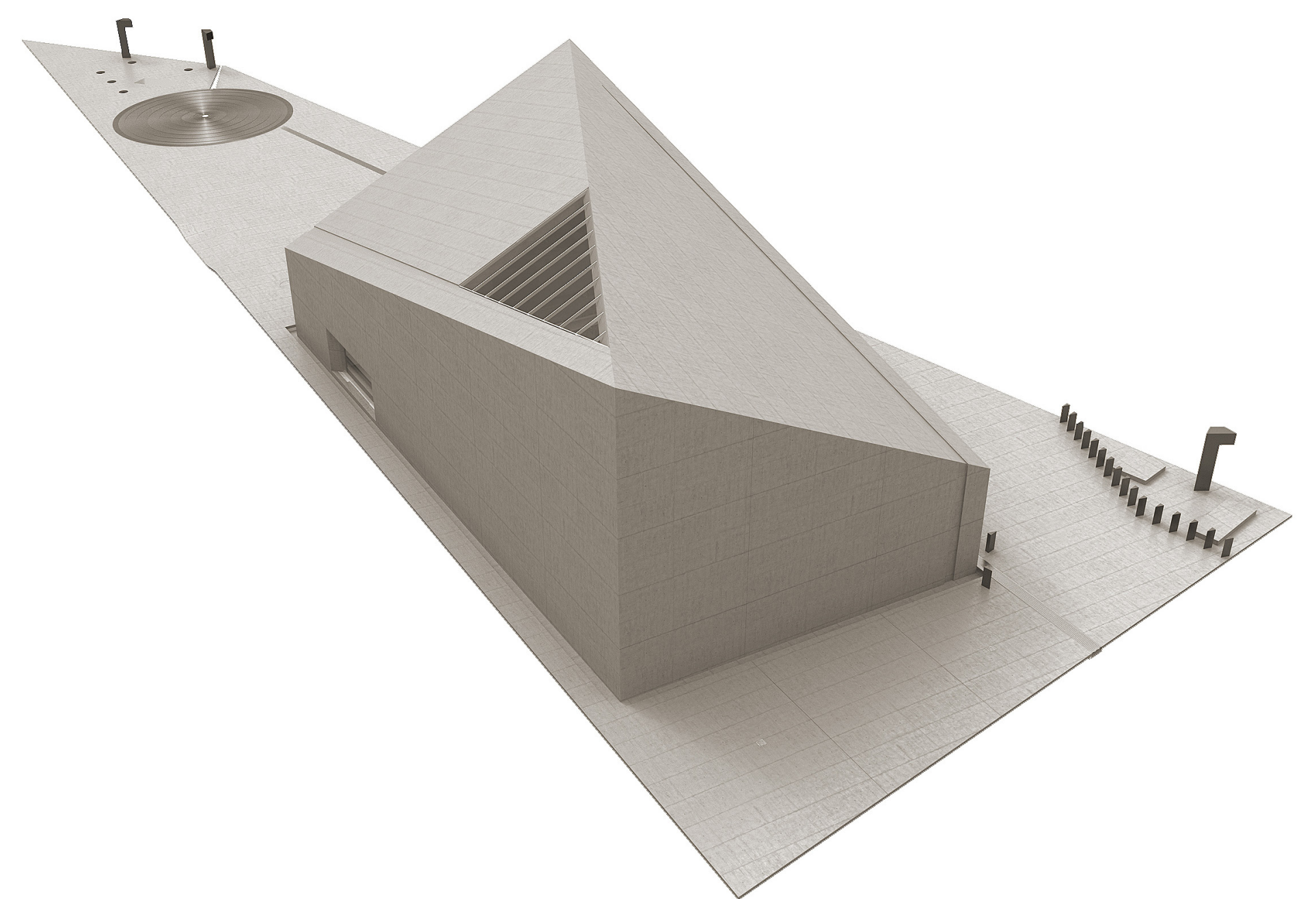
Waterfront Toronto is constructing an extensive stormwater management system that will serve East Bayfront, the West Don Lands and future communities north of the Keating Channel. This system includes the Cherry Street Stormwater Facility located at the northeast corner of Cherry Street and Lake Shore Boulevard East. This facility will utilize innovative technology to receive and treat stormwater run-off created by rain and melting snow.

The stormwater system will use a three-step treatment process:

1. Stormwater is collected and conveyed to an oil and grit separator that will remove larger sediment, debris and separate oils from the water.
2. Stormwater will be clarified of fine suspended solids not captured by the oil and grit separator using a process that binds the solids together using a patented technology with sand. This heavy material then sinks to the bottom of a chamber where it is isolated from the clarified water and discharged to the sanitary sewer.
3. The clarified stormwater is then disinfected using ultraviolet (UV) light that disrupts bacteria from reproducing in the water before being released through sculptural towers in Sherbourne Common where it then flows along an urban river and into the Toronto Harbour.



Rendering of the Cherry Street Stormwater Facility from the storage shaft



Aerial model rendering of the Cherry Street Stormwater Facility and storage shaft

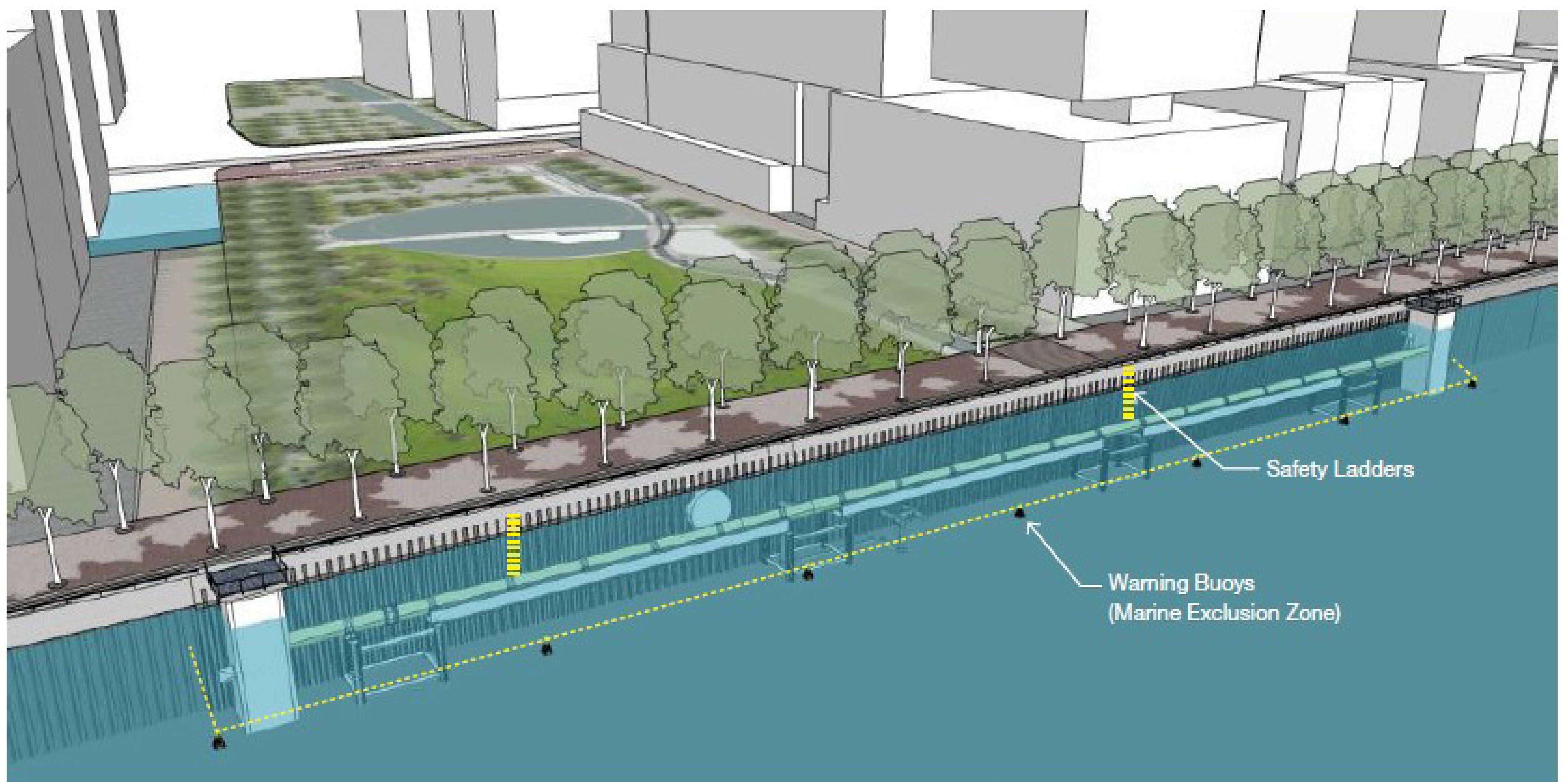
STORMWATER MANAGEMENT

CONSTRUCTION SCHEDULE

August 2018: Waterfront Toronto began construction of the Cherry Street Stormwater Facility.

Fall 2019: As part of this project, Waterfront Toronto will need to install in-water pipes in East Bayfront to connect the Dockside neighbourhood to the stormwater system. This work will partially impede pedestrian access to the Water's Edge Promenade directly in front of Sherbourne Common and Aqualina. This piece of work will be completed by spring 2020.

Summer 2020: Construction of the entire stormwater management system is scheduled to be complete.

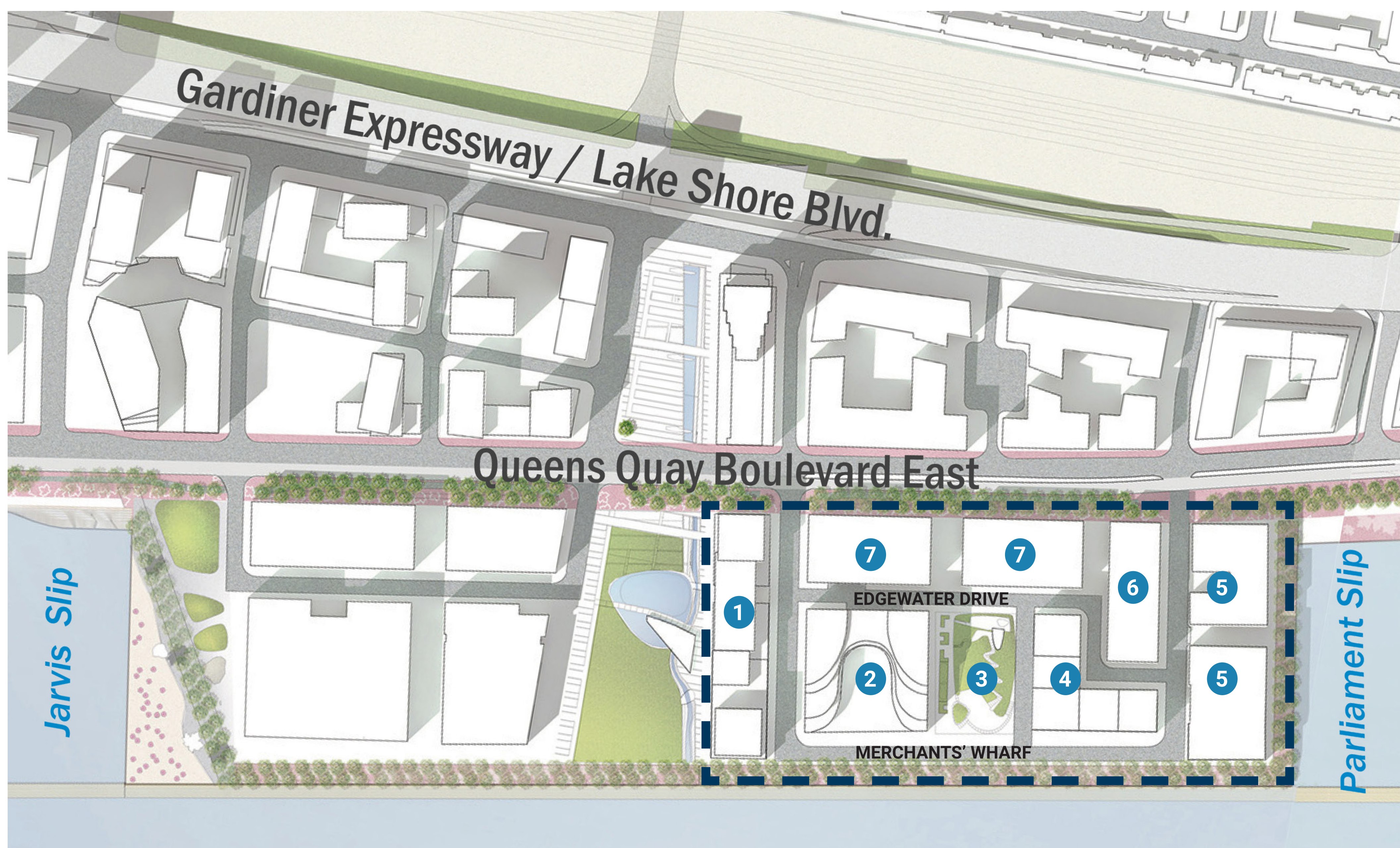


Rendering depicting the location of the in-water pipes that will be installed as part of the stormwater management system.

BAYSIDE

Led by international real estate firm Hines and Canada's leading condominium developer Tridel, Bayside is transforming an underutilized, industrial area into an active and diverse mixed-use community and thriving waterfront destination for people to live, work and play.

With a mix of residential and commercial development, Bayside will be defined by sustainability, innovation and high-quality public spaces. Three of Bayside's residential buildings are pursuing LEED Platinum status – the highest rating within the green building certification system.



1 Aqualina

2 Aquavista

3 Aitken Place Park

4 Aquabella

5 Aqualuna

6 Future Affordable Housing Development

7 Future Commercial Development

BAYSIDE

RESIDENTIAL



Aqualina

Construction and occupancy complete



Aquabella

Construction is underway and occupancy is expected in November 2020



Aquavista

Occupancy commenced in February 2019. Occupancy of Artscape's affordable lofts will begin this year



Aqualuna

Construction to commence in fall 2019 and occupancy is expected in fall 2023

ROADWAYS

The neighbourhood's main street — *Merchants' Wharf* — will provide connections to neighbouring public spaces, including Sherbourne Common, Aitken Place Park, and Water's Edge Promenade. It will also connect to Queens Quay East and Edgewater Drive, a local private street.

Construction Schedule

Fall 2019: Once construction on Aitken Place Park is completed, Merchants' Wharf will be opened to the public.

Future: The east side of Edgewater Drive will be completed and opened for public use with the occupancy of Aquabella in November 2020. The sidewalk adjacent to Aqualuna will be opened when the development is completed.

WATERFRONT INNOVATION CENTRE

The Waterfront Innovation Centre will be a landmark office building in East Bayfront. Located on Queens Quay next to Canada's Sugar Beach, this development will create approximately 480,000 square feet of brand new, purpose-built workplace for nearly 3,000 employees.

This cutting-edge building anchors Toronto's surging innovation cluster on the eastern waterfront, representing the next evolution in workplace design that will reinvent how people collaborate in the city's burgeoning creative and technology sectors.

The Waterfront Innovation Centre will be a communal collaboration space with state-of-the-art data transfer speeds that will foster innovation through the exchange of knowledge, energy and ideas.

The Waterfront Innovation Centre will not only drive economic development, but also help to shape East Bayfront into a prime waterfront neighbourhood where people can live, work and play.



Rendering of the future Waterfront Innovation Centre looking southeast from Queens Quay East

PROJECT SCHEDULE

February 2015: Waterfront Toronto announces Menkes Development Ltd. has been selected to develop the Waterfront Innovation Centre.

July 2018: In collaboration with Waterfront Toronto, Menkes announces WPP, a global leader in communications, as the lead tenant at the Waterfront Innovation Centre.

September 2018: Menkes breaks ground on the Waterfront Innovation Centre and announces MaRs Discovery District, in partnership with the University of Toronto, will be joining the Waterfront Innovation Centre.

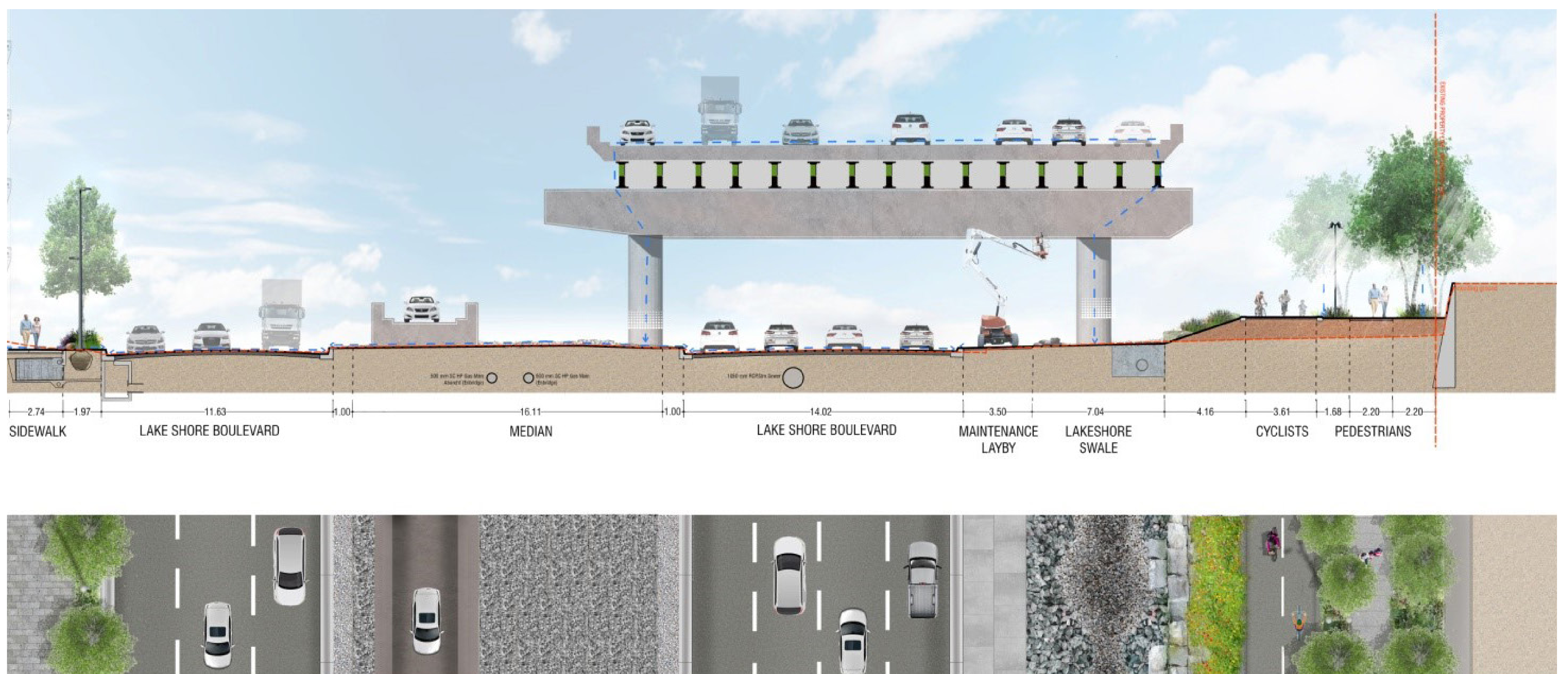
Future: Occupancy is expected in 2021.

LAKE SHORE EAST PUBLIC REALM PLAN

The Lake Shore East Public Realm Phasing and Implementation Plan arose as a condition of City Council and provincial approval of the Gardiner East Environmental Assessment. The plan calls for a corridor-wide vision of public realm along Lake Shore Boulevard from Jarvis Street to Logan Avenue, including improvements to pedestrian and cycling connectivity and enhanced stormwater management.

In 2017, the City of Toronto and Waterfront Toronto began work to establish a public realm vision for Lake Shore Boulevard East that would rebalance modes of mobility, improve safety and experience of pedestrians and cyclists, integrate stormwater management within the landscape and reconnect the city to the waterfront.

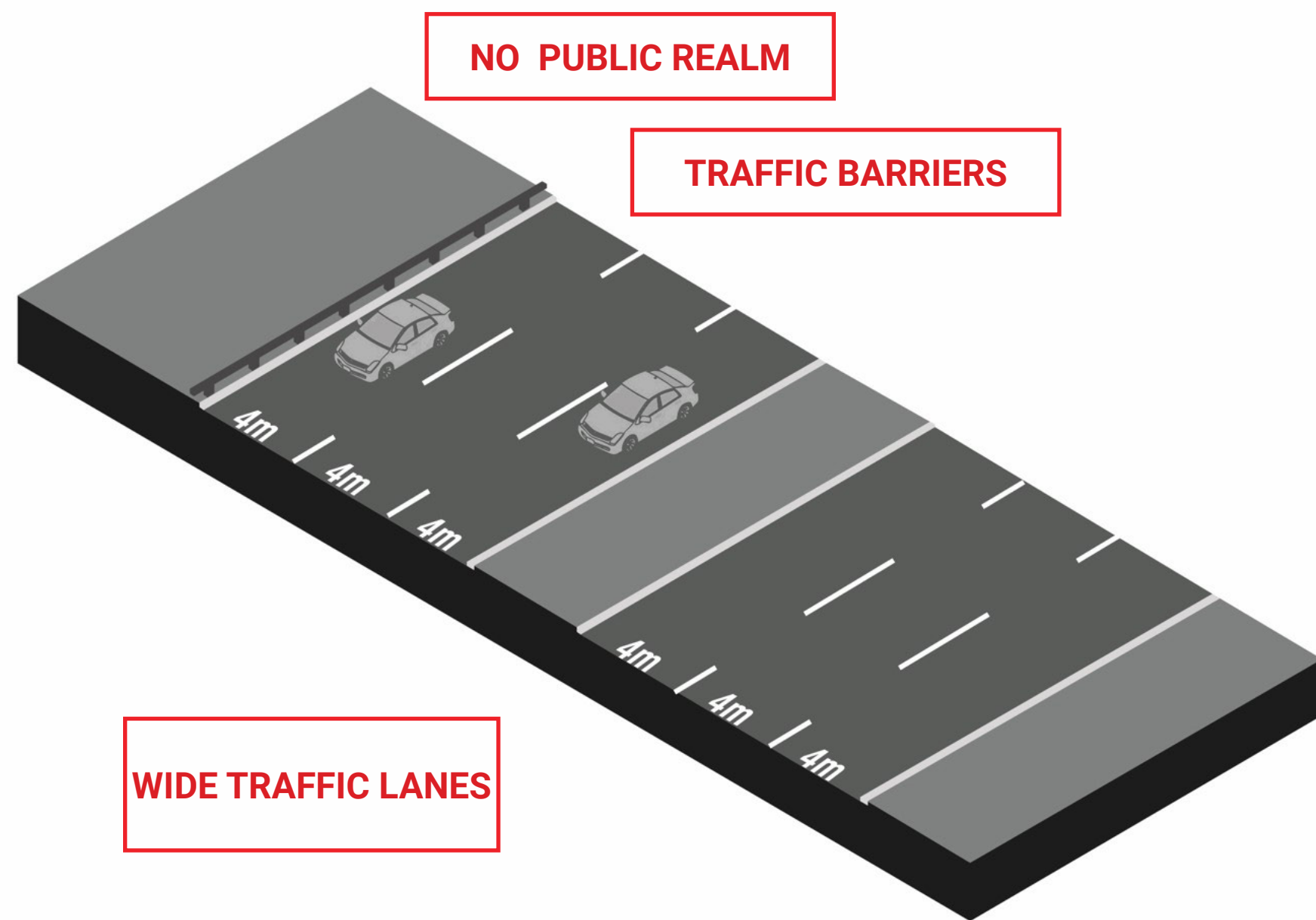
A design for the Lake Shore Boulevard East corridor is being completed from Jarvis Street to Cherry Street, as well as conceptual design for east of Cherry Street. A phasing and implementation plan is also nearing completion, which includes several early implementation projects beginning in 2019.



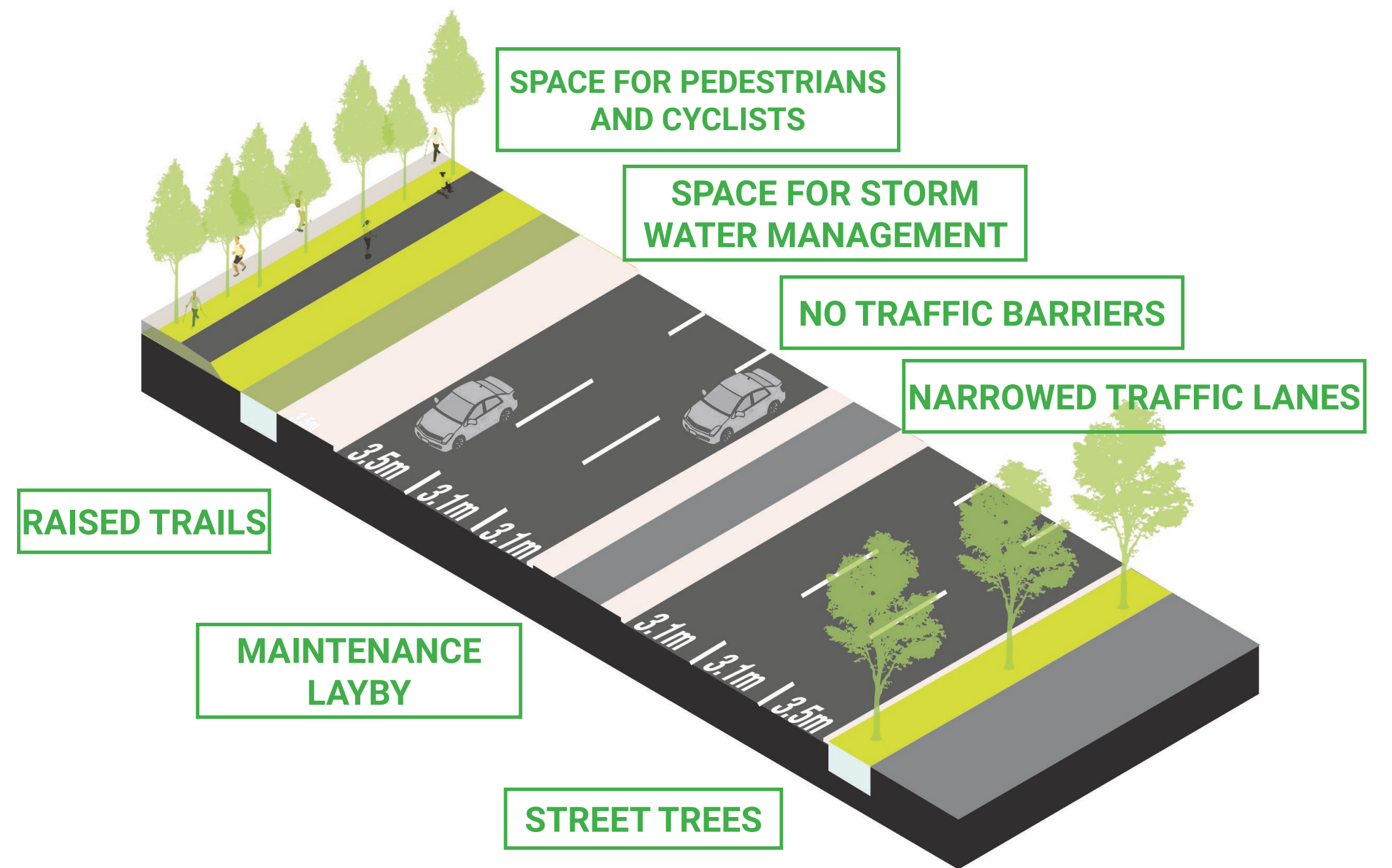
Rendered cross-section of future landscape along Lake Shore Boulevard East from Jarvis Street to Bonnycastle Street

LAKE SHORE EAST PUBLIC REALM PLAN

The public realm vision for Lake Shore Boulevard East will transform the character of the corridor from a highway to an urban boulevard by reducing the speed limit and narrowing the lanes. This will help reprioritize the space of the Right of Way to accommodate pedestrians, cyclists, planting and integrated stormwater management.



Typical existing condition along Lake Shore Boulevard East



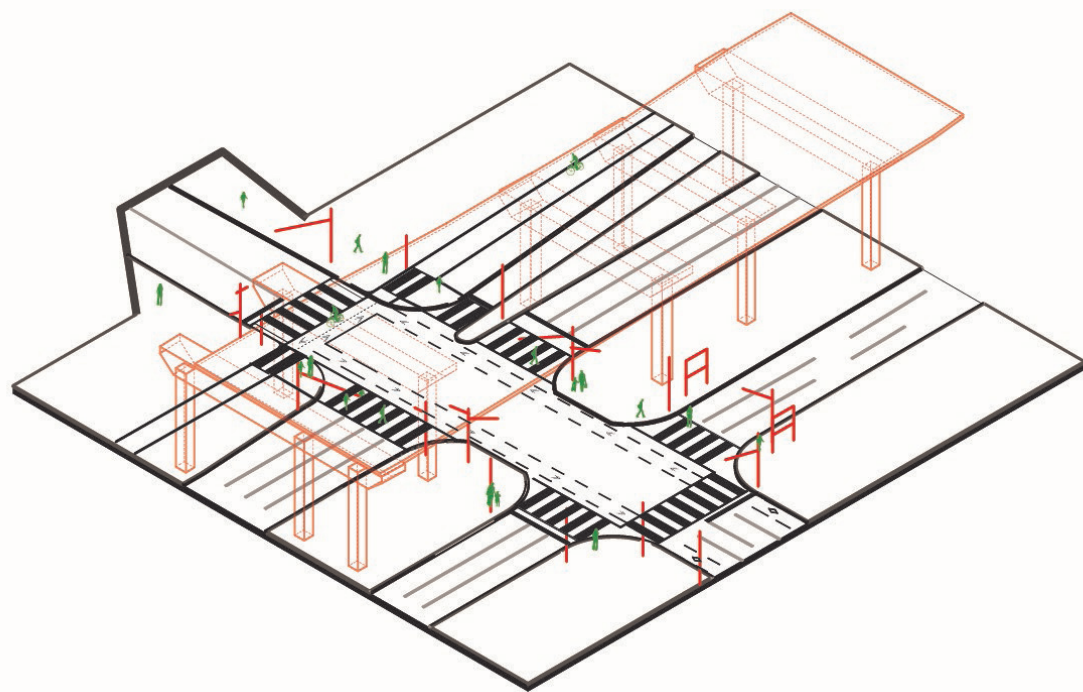
Future condition along Lake Shore Boulevard East



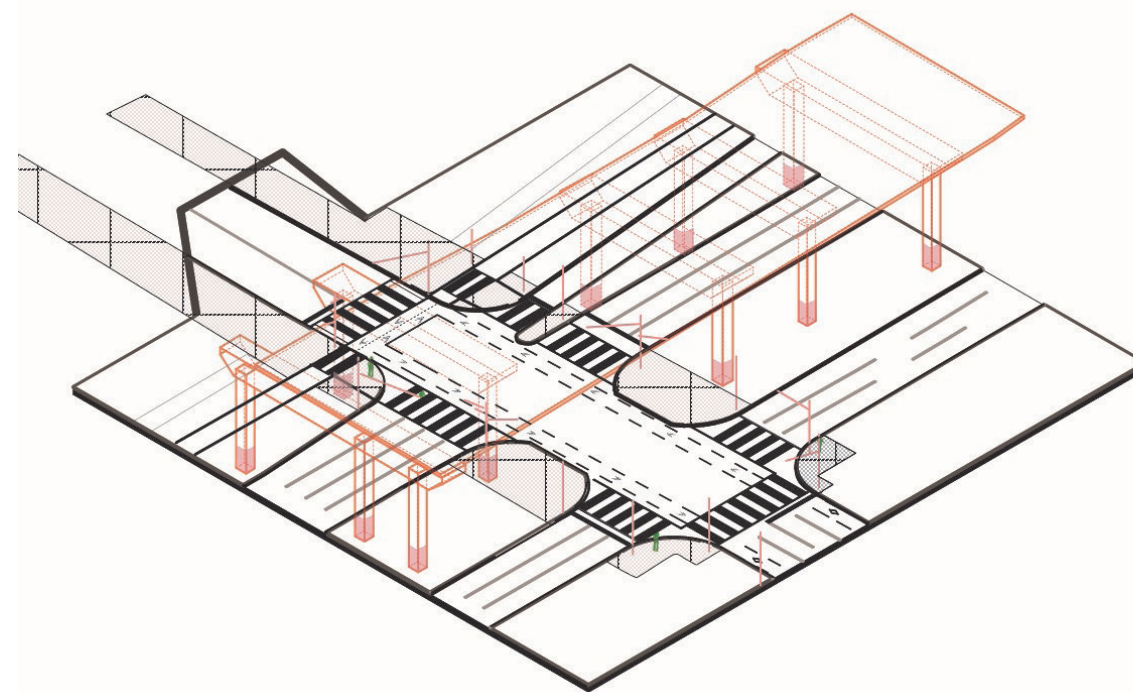
Rendering of the landscaped trails on the north side of Lake Shore Blvd. East

LAKE SHORE EAST PUBLIC REALM PLAN

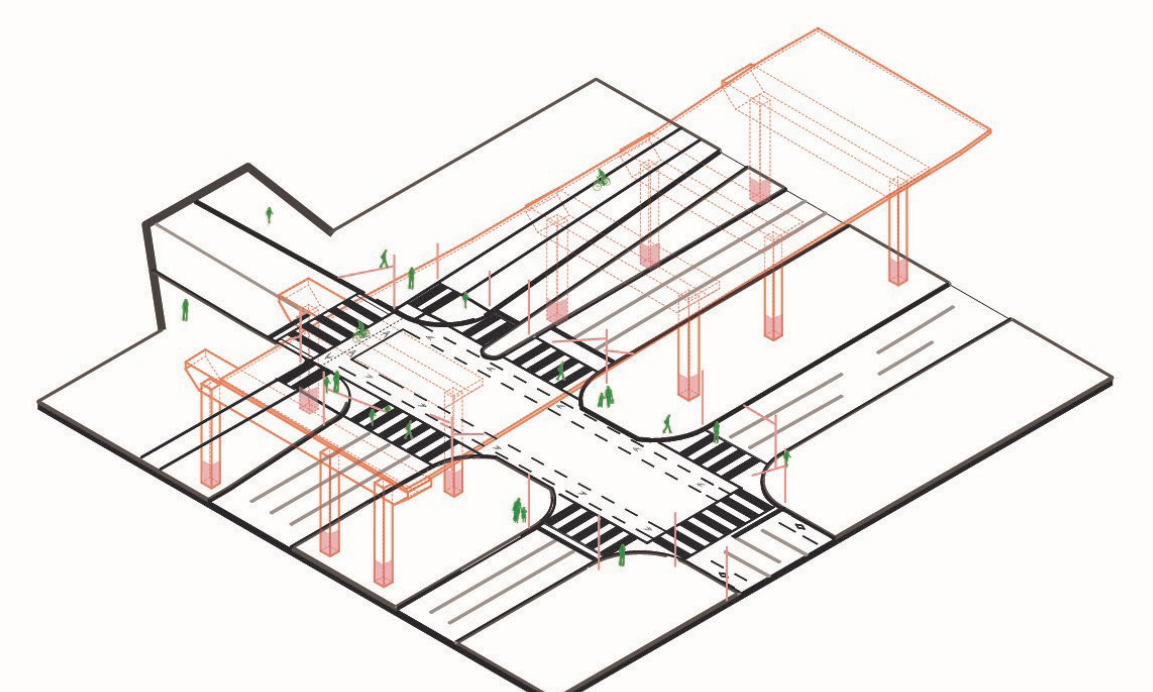
A series of intersection improvements will improve safety and enhance the experience of crossing Lake Shore Boulevard under the Gardiner to reconnect the City to the waterfront.



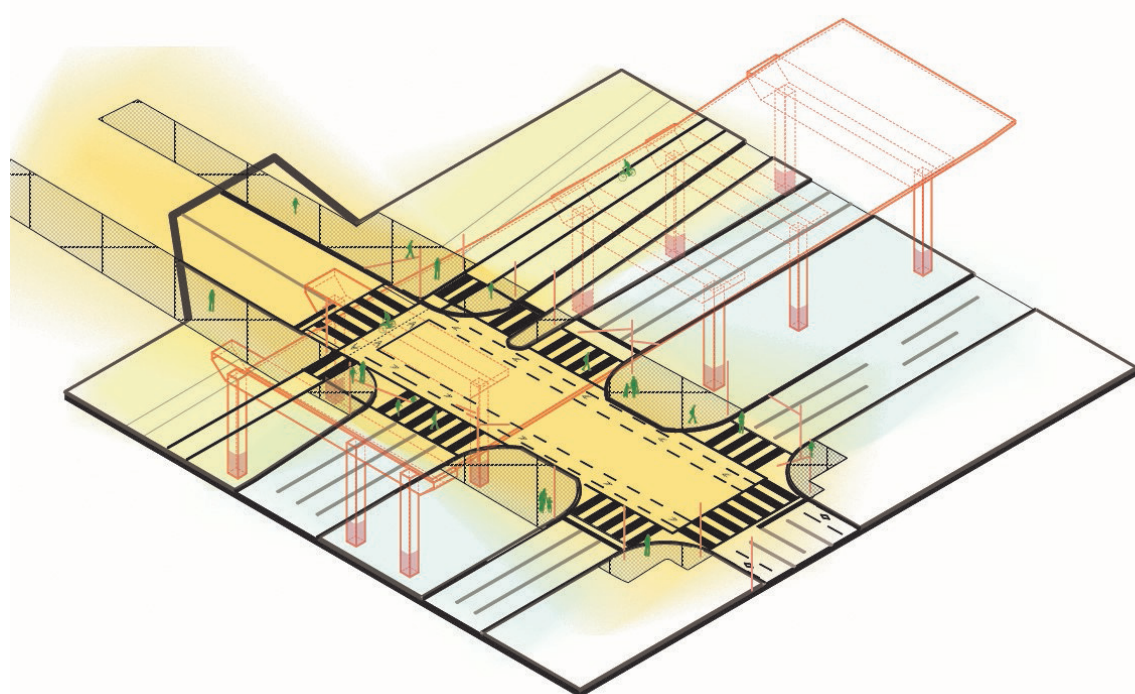
1. ALIGN AND BOLD CROSSWALK MARKINGS



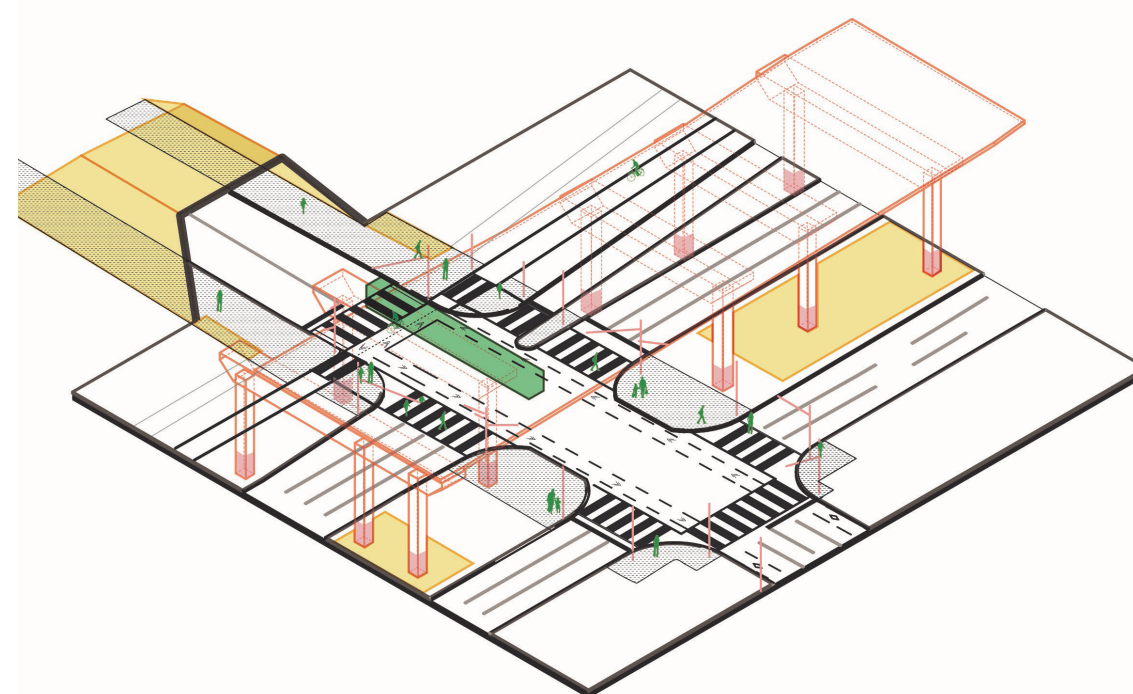
2. SPECIAL PAVING PEDESTRIAN CORNERS



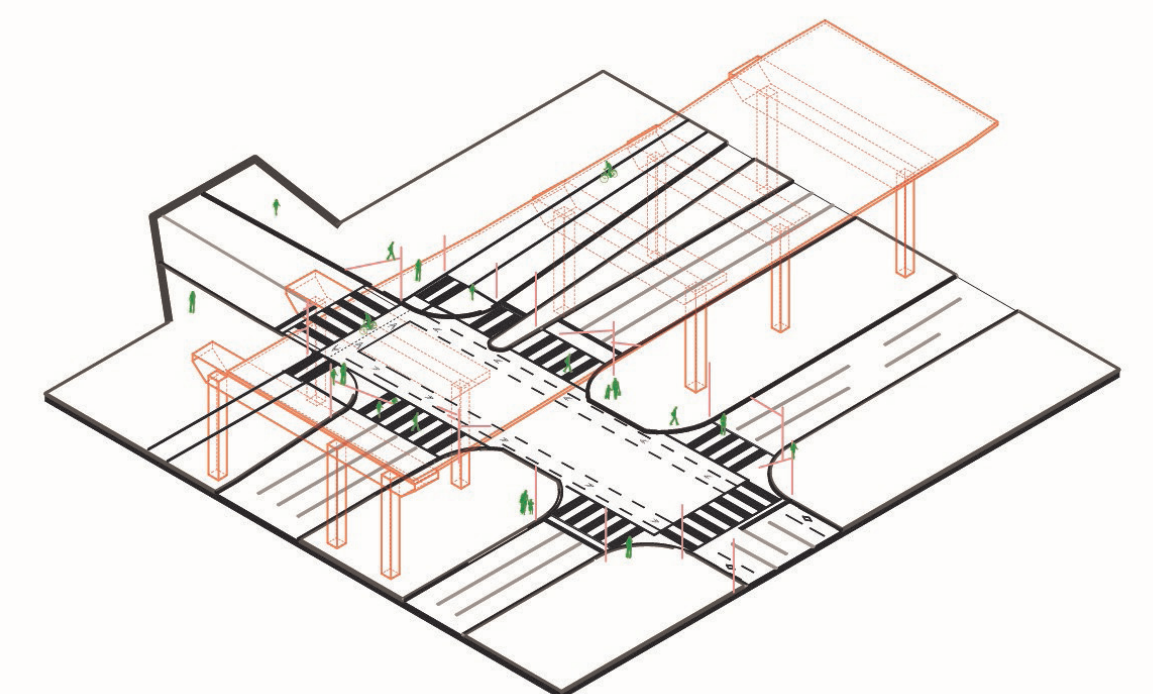
3. HUMANIZE GARDINER WITH REFLECTIVE PAINT "SOCKS"



4. HIGHLIGHT INTERSECTIONS WITH LIGHT COLOUR



5. DEFINE GATEWAYS WITH PUBLIC ART



6. DECLUTTER TRAFFIC SIGNAGE & GUARD RAILS

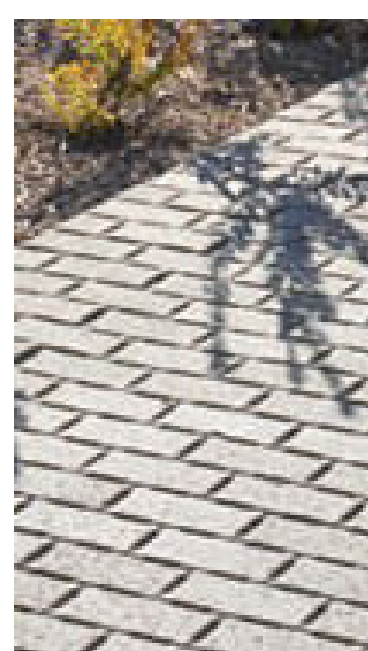
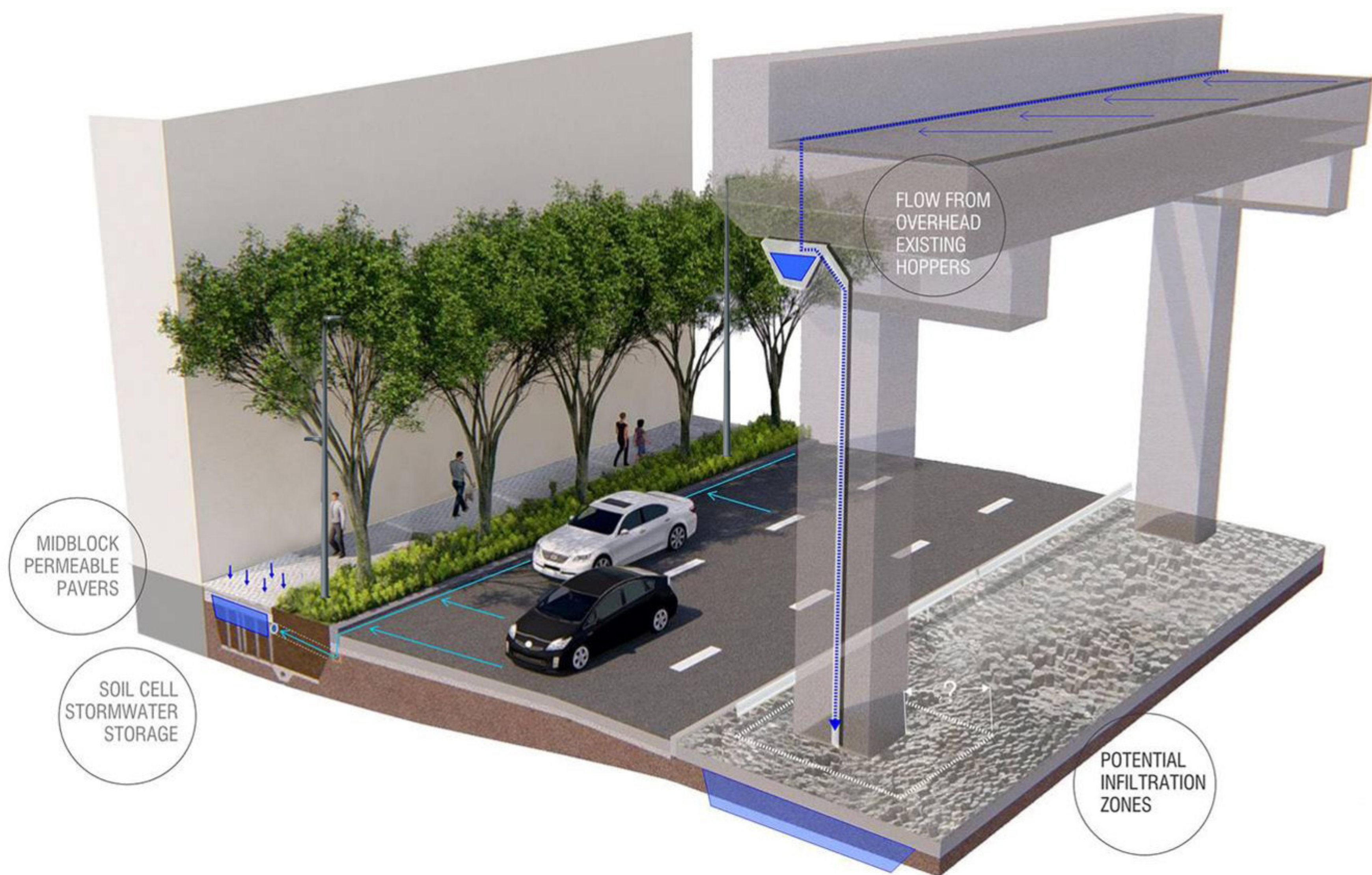


Rendering of the future vision for Lake Shore Boulevard East at Lower Jarvis intersection

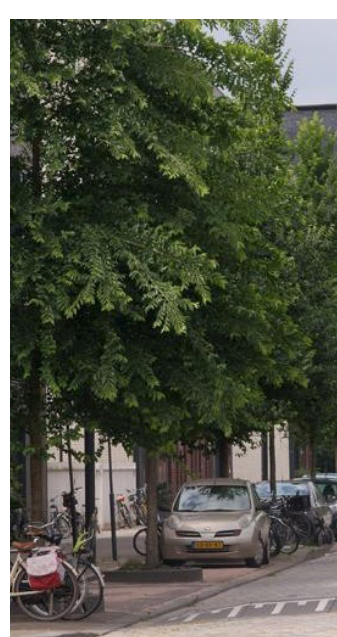
LAKE SHORE EAST PUBLIC REALM PLAN

SOUTH SIDEWALK VISION

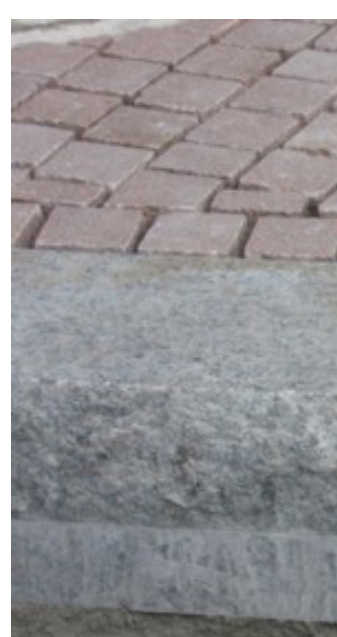
The vision for the south side public realm includes a palette of durable high-quality materials and resilient planting and trees that will provide a landscape buffer between the roadway and sidewalk. Stormwater from the sidewalk and roadway will be collected and used for passive irrigation of the landscape (as depicted below). As residential and commercial development continues to be built along Lake Shore Boulevard East, the respective building frontages will be guided by this public realm vision.



Permeable concrete pavers



Climate resilient plantings



Granite curbs



Stabilizing stone as median edge



Rough natural stone aggregate

LAKE SHORE EAST PUBLIC REALM PLAN

PILOT PROJECT

A section of the southeast sidewalk of Lake Shore Boulevard East and Bonnycastle Street, in front of the recently completed Monde residential building, is the first part of the Lake Shore Public Realm Vision to be implemented in 2019-2020.

The planned work includes installing permeable paving and resilient plantings that will take advantage of stormwater for passive irrigation, as well as distinctive concrete paving at the intersection corner. Trees will not be included in the pilot project due to utility conflicts. These landscape improvements will provide an enhanced public realm and also serve as a pilot project to inform detailed design for the whole corridor. It will be monitored as part of the City's Green Streets Program to inform City standards and maintenance operations for Green Infrastructure in the Right of Way.



Rendering of the future vision for Lake Shore Boulevard East south sidewalk

QUAYSIDE

Quayside is Waterfront Toronto's most recent exploration of what an innovative community by the lake can be. Located at the confluence of emerging neighbourhoods in East Bayfront, the West Don Lands and the Port Lands, Quayside is a 4.9-hectare (12-acre) parcel of land that has the potential to create precedent-setting standards for building affordable, sustainable, inclusive, and prosperous communities.

In 2017, we launched an international Request for Proposals (RFP) seeking an Innovation and Funding partner for Quayside to help advance ambitious, high-level objectives for the neighbourhood including:



1. Sustainability, Resiliency and Urban Innovation:

Creating a globally significant demonstration project for climate-positive urban development.



2. Complete Communities:

Establishing a complete community that emphasizes quality of place, and provides a range of housing types for families of all sizes and income levels within a robust mix of uses, including public open space, culture, recreation, vibrant retail, education-related activities and offices.



3. Economic Development and Prosperity:

Providing a testbed for Canada's cleantech, building materials and broader innovation sectors to support their growth and competitiveness in global markets.



4. Partnership and Investment:

Developing a new partnership model that ensures a solid financial foundation, manages financial risk and secures revenue that funds future phases of waterfront revitalization.

Following this process, Waterfront Toronto selected Sidewalk Labs as its Innovation and Funding Partner, an Alphabet company that uses existing and emerging technology to address big urban challenges in cities.

QUAYSIDE

WHAT'S NEXT

Waterfront Toronto will receive a Master Innovation and Development Plan (MIDP) from Sidewalk Labs, proposing an approach to the revitalization of Quayside. The MIDP will be a vision document, concept plan, and business case—not a formal planning application.

When the Master Innovation and Development Plan (MIDP) is submitted, that is not the end of this process but still near the beginning.

This proposed plan will be evaluated against the goals and objectives set out in Waterfront Toronto's mandate and in the RFP, our evaluation criteria, and in consultation with government stakeholders and the public.

Should the Waterfront Toronto Board of Directors decide to pursue some or all of the elements of the proposed MIDP, the next step would involve discussions with all three orders of government to determine their level of interest and support for implementation. Public engagement will be ongoing through Waterfront Toronto-led discussions as well as existing regulatory consultation requirements associated with government approvals.

PUBLIC ENGAGEMENT

A critical element of our evaluation process will be to continue seeking feedback from the public, which will help guide our assessment of the proposal. Ensuring that the public has a say in what is proposed for the neighbourhoods—and the city—in which they live, work and play has always been foundational to our work.

We have committed to releasing the MIDP within one week of receiving it from Sidewalk Labs, and carrying out public consultations before our formal evaluation even begins.

HOW TO GET INVOLVED

The next public consultation will be announced following the submission of the MIDP to Waterfront Toronto. Get notifications about this and other events by signing up to our newsletter, connecting with us on social media, or visiting www.quaysideto.ca.



QUAYSIDE CONTEXT