



**WATERFRONT**Toronto

# leaping forward

**our new blue edge  
comes to life**



# our new blue edge takes shape

**from planning to building**  
**from abstract to tangible**  
**from uninviting to welcoming**  
**from industrial to magical**  
**from brown to green**  
**from imagined to real**

It was a year of leaps and bounds in the revitalization of Toronto's waterfront as our new blue edge took shape.

New parks and public spaces opened, welcoming Torontonians to a part of the waterfront that few had previously enjoyed. The new waterfront's first building opened. Construction of infrastructure and buildings kicked into high gear across the waterfront. And major new development projects were unveiled.

The initiative, the largest urban renewal project in North America and one of the most ambitious waterfront

redevelopments ever undertaken in the world, will ultimately deliver more than 40,000 residential units, one million square metres of commercial space and 300 hectares of public parks.

Construction is well underway in the waterfront's first two new communities – East Bayfront and West Don Lands. As well, great advances have been made in the planning, design and approvals work that enables construction.

Three new public spaces – Canada's Sugar Beach, Sherbourne Common South, and a new water's edge

promenade – opened in the past year bringing the number of new or improved public spaces that Waterfront Toronto has created since 2005 to 17.

In August, the waterfront's largest private sector development project to date was unveiled. The Bayside project by world leader Hines is an \$800 million initiative that will produce one of Toronto's next great neighbourhoods. The project brings Waterfront Toronto's total of investment attracted to date to approximately \$1.475 billion, far exceeding the \$900 million public investment to date.



# see the transformation

**Toronto's waterfront revitalization is transforming 800 hectares of under-utilized land into sustainable, vibrant communities. Due to the scale of the project, it is advancing in phases with construction currently underway in Central Waterfront, East Bayfront and West Don Lands, and initial planning complete for Lower Don Lands.**

**central waterfront**

Queens Quay Boulevard  
Portland water's edge promenade  
York Quay revitalization

**east bayfront**

Canada's Sugar Beach  
Water's edge promenade  
Sherbourne Common South  
Bayside development  
Corus Quay  
Parkside development  
George Brown College  
waterfront campus

**west don lands**

Underpass Park  
Don River Park  
Pan Am Games Athletes' Village  
Toronto Community Housing  
River City

**lower don lands**

Lower Don Lands Official Plan

**port lands**

Soil Recycling Pilot Project

west  
don lands

east  
bayfront

lower  
don lands

port lands

**video: 2010-2011 year-in-review**

It was an unprecedented year of transformation along Toronto's waterfront, marked by milestone openings, groundbreakings and development announcements.



## From abstract to tangible: Queens Quay Boulevard

# transforming the waterfront's main street



With the required government approval in hand, Queens Quay Boulevard is now set to be transformed into a more beautiful and functional lakefront street that supports the revitalization of the entire waterfront.

In April 2010, the Queens Quay Revitalization Environmental Assessment, undertaken by Waterfront Toronto and the City of Toronto, concluded successfully with formal approval from the Ontario Ministry of the Environment.

Since then, Waterfront Toronto and its designers have been working with community members, local businesses, other stakeholders and the City of Toronto on the design details. This work includes a comprehensive layout of the street from Spadina Avenue to Bay Street, plus strategies for traffic management and construction phasing.

While Queens Quay Boulevard is the waterfront's main street, today it is a dysfunctional and uninviting corridor for drivers, pedestrians, cyclists, visitors

and residents alike. The new Queens Quay Boulevard will link major destinations along the water's edge, provide stunning pedestrian and cycling-friendly promenades and help improve the economic vibrancy of the area.

In contrast to its current configuration, the revitalized Queens Quay Boulevard will feature two-way traffic on the north side of the street, which will run alongside a dedicated transit line in the middle. Dedicated turning lanes, lay-bys and some on-street parking will ensure an efficient running

street. A new linear park with a generous tree-lined granite pedestrian promenade as well as continuous off-street cycling on the south side of the street will create a waterfront attraction for visitors and an inviting local environment for residents. Businesses and condominiums on the north side of the street will front onto widened sidewalks with granite curbs and a row of mature trees. Together the improvements will provide an atmosphere conducive to economic vitality,

ground-floor retail activity and urban enjoyment.

Public consultation will continue to play a central role in the development of the project. As the construction launches this fall, Waterfront Toronto will establish a construction liaison committee to minimize the impact of construction and ensure the project meets the needs of residents, businesses and stakeholders.

image gallery loading...



# From planning to building: York Quay revitalization



Waterfront Toronto is working with Harbourfront Centre on a multi-phased project that will transform the center of

York Quay into a dynamic waterfront destination.

The first phase of the project is replacing the surface parking

lot on the site with an underground parking garage and thereby unlocking the prime waterfront site for future public space, plus cultural and retail uses. Construction started in late 2010 and will continue in 2011 with the new underground parking garage opening in 2012.

Harbourfront Centre expects to complete a permanent surface for the site and for the future development of a cultural village featuring low-scale, neighbourhood shops and cafes and open space for public activities.

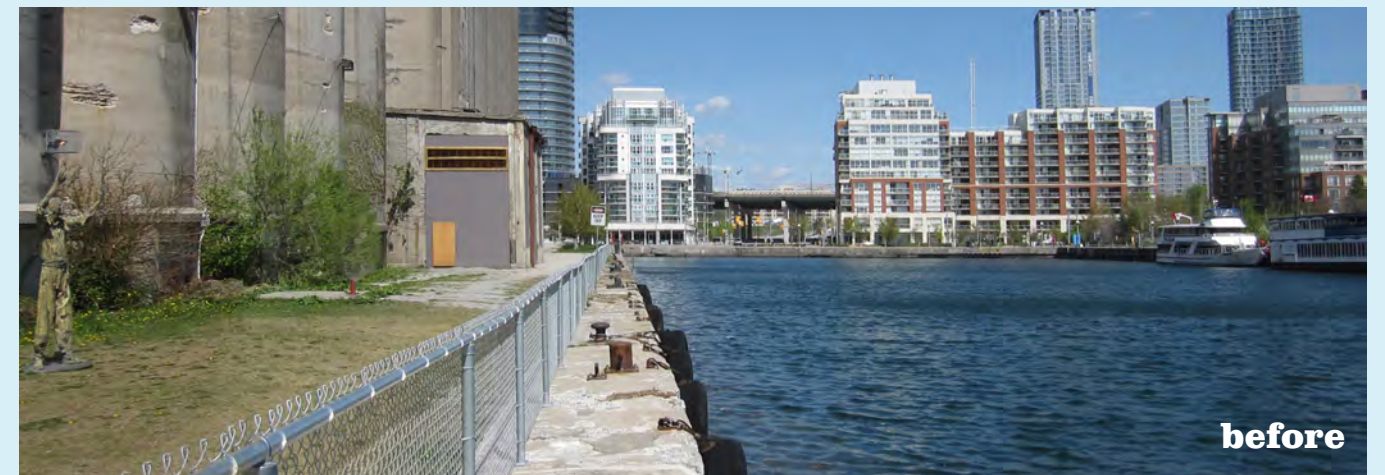


# From planning to building: Portland Slip water's edge promenade

Waterfront Toronto and the City of Toronto have begun transforming the crumbling slip and dock wall at the Canada Malting Silos site near the foot of Bathurst Street into a vibrant new waterfront walkway leading to Ireland Park.

The City began reconstruction of the dock wall in 2010. When that work is completed this summer, Waterfront Toronto will begin construction of the new walkway.

The project is being built as part of the water's edge promenade and boardwalk, one of the defining features of the revitalized waterfront. This phase of water's edge promenade will stretch 130 metres along the west side of the Portland Slip. The granite walkway will begin at the lake and connect with the existing sidewalk just east of the Harbourfront Community Centre. Construction is expected to be completed in 2012.





# From industrial to magical: Canada's Sugar Beach a whimsical urban oasis

Canada's Sugar Beach has been a hit since it opened in the summer of 2010. Built in only nine months, the park transformed a dreary parking lot in an old industrial site into a whimsical urban oasis.

Featuring sugary white sand and bright pink umbrellas, Canada's Sugar Beach allows Torontonians and visitors to enjoy the waterfront east of Lower Jarvis Street for the first time.

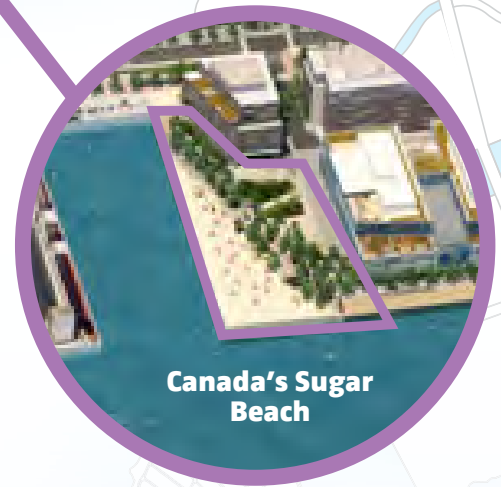
Comprised of a plaza, an urban beach and a tree-lined promenade, Canada's Sugar

Beach is like three parks in one. Overlooking 225 metres of shoreline, the beach's white Muskoka-style chairs and umbrellas offer visitors a stylish and comfortable place to relax and enjoy the lake. Its engaging plaza space features an oversized candy-striped granite rock outcropping and large grassy mounds that form a colourful amphitheatre-style space.

Lined with mature maple trees and made of granite and tumbled concrete cobblestones in a maple leaf mosaic pattern,

the promenade runs diagonally through the park and connects to the first section of a new water's edge promenade. It also leads to a granite maple-leaf-shaped splash pad where kids of all ages can cool off and play in jets of water soaring from the ground.

The park, designed by Claude Cormier Architectes Paysagistes in association with the Planning Partnership, was recognized with a 2011 Regional Award of Excellence from the Canadian Society of Landscape Architects.



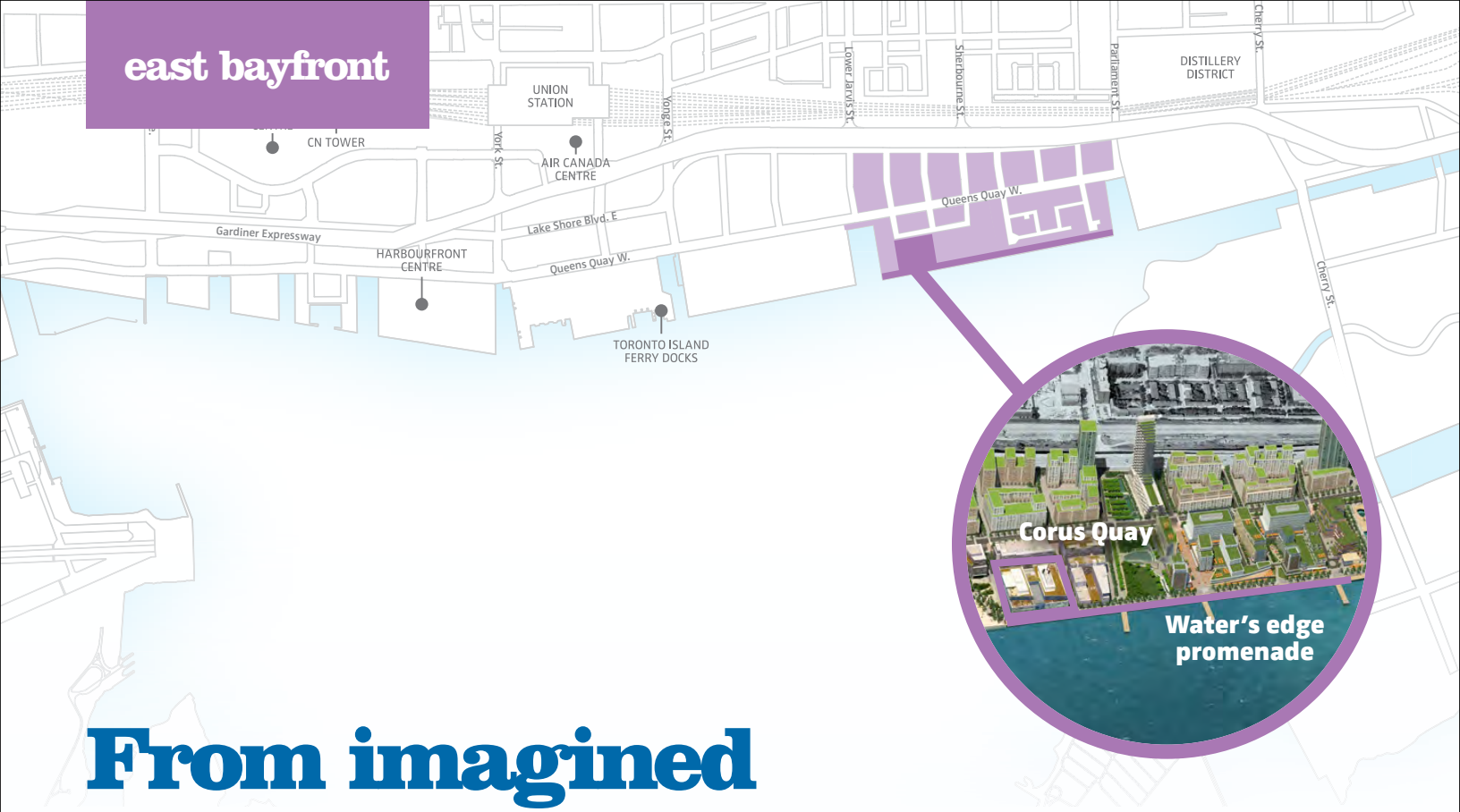
Canada's Sugar Beach



**video: watch the official opening**



image gallery loading...



# From imagined to real: Corus Quay



Corus Entertainment Inc., the first resident in the East Bayfront neighbourhood, moved into its office and broadcast centre located next

to Canada's Sugar Beach in the summer of 2010.

Corus Quay is a hub of activity with round-the-clock broadcasting and space for

public performances. More than 1,200 highly-skilled, creative-based employees work at Corus Quay helping to promote a thriving business and cultural community in the developing neighbourhood.

Designed by renowned Diamond and Schmitt Architects, Corus Quay, like all new buildings in East Bayfront, has targeted the Leadership in Energy and Environmental Design (LEED) Gold certification. The building was developed by the City of Toronto and the Toronto Port Lands Company formerly known as the Toronto Economic Development Corporation.

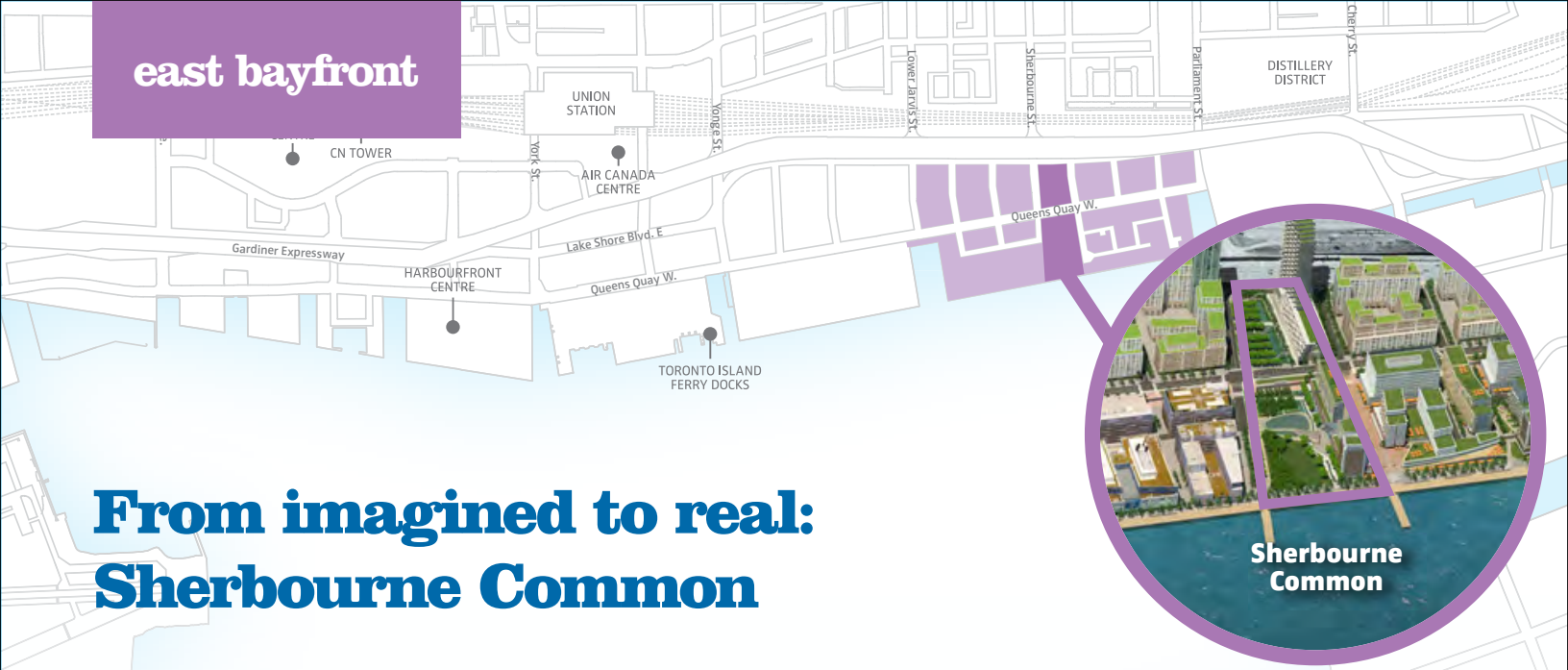
# From uninventing to welcoming: water's edge promenade

The first section of the water's edge promenade opened in August 2010, running from Canada's Sugar Beach to Sherbourne Common. The promenade features a granite walkway with a two-toned maple leaf mosaic that is lined by rows of mature trees and beautifully curved wooden benches.

In the future, the promenade will extend almost a full kilometre, all the way to the Parliament Slip. When it is complete Torontonians will be able to walk the full length of East Bayfront's shoreline.

In total, Waterfront Toronto is building a 30-metre wide swath of inviting public space between buildings and Lake Ontario along the full length of the new community. It will be made up of two key parts: a 10-metre wide granite mosaic promenade and an 11-metre wide wooden boardwalk that will be slightly lower. There will also be an additional 9-metre pedestrian area between buildings and the promenade.





## From imagined to real: Sherbourne Common

# redefining what a park can be

How can a park be more than just a beautiful public space? Sherbourne Common, which serves double-duty as an eye-catching park and as a stormwater treatment plant answers that question.

One of the largest public spaces created to date by Waterfront Toronto, Sherbourne Common spans more than two city blocks on both sides of Queens Quay Boulevard just east of Lower Sherbourne Street. The south side of the park opened to the public in September 2010, and the north side will open later this year.

Sherbourne Common is the first park in Canada to

integrate a neighbourhood-wide storm water treatment facility into its design. Collected stormwater is treated in an ultraviolet (UV) purification facility located out of sight in the basement of the park's pavilion. The treated water is then released from three dramatic art sculptures into a 240-metre long water channel — or urban river — and back out to Lake Ontario.

The south side of Sherbourne Common also features a wide-open green space overlooking the lake that can be used for festivals and events, and the striking zinc-clad pavilion, which houses washrooms and other

amenities in addition to the UV facility. As well, there is a giant splash pad that becomes a skating rink in the winter. The rink opened to the public in February 2011.

The north side of the park is home to a children's play area, and a raised linear pool that is part of the urban river and the waterfall art sculpture design.

Chosen after an online public naming contest that received more than 500 submissions and thousands of votes from people across Canada, the name Sherbourne Common reflects the idea that parks and public spaces should belong to the people.

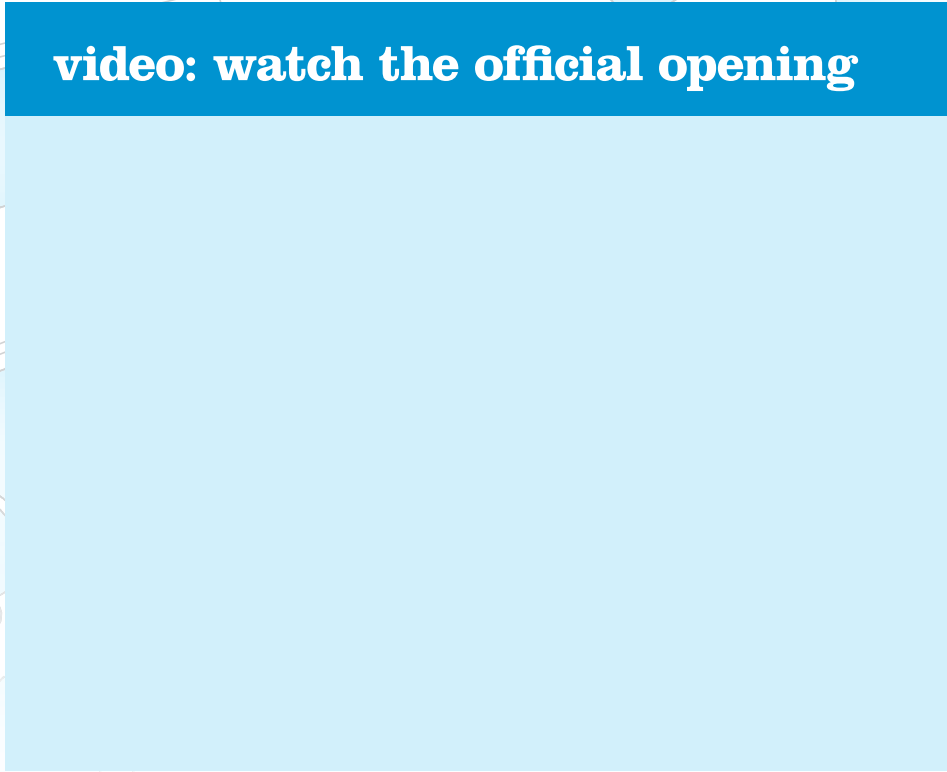
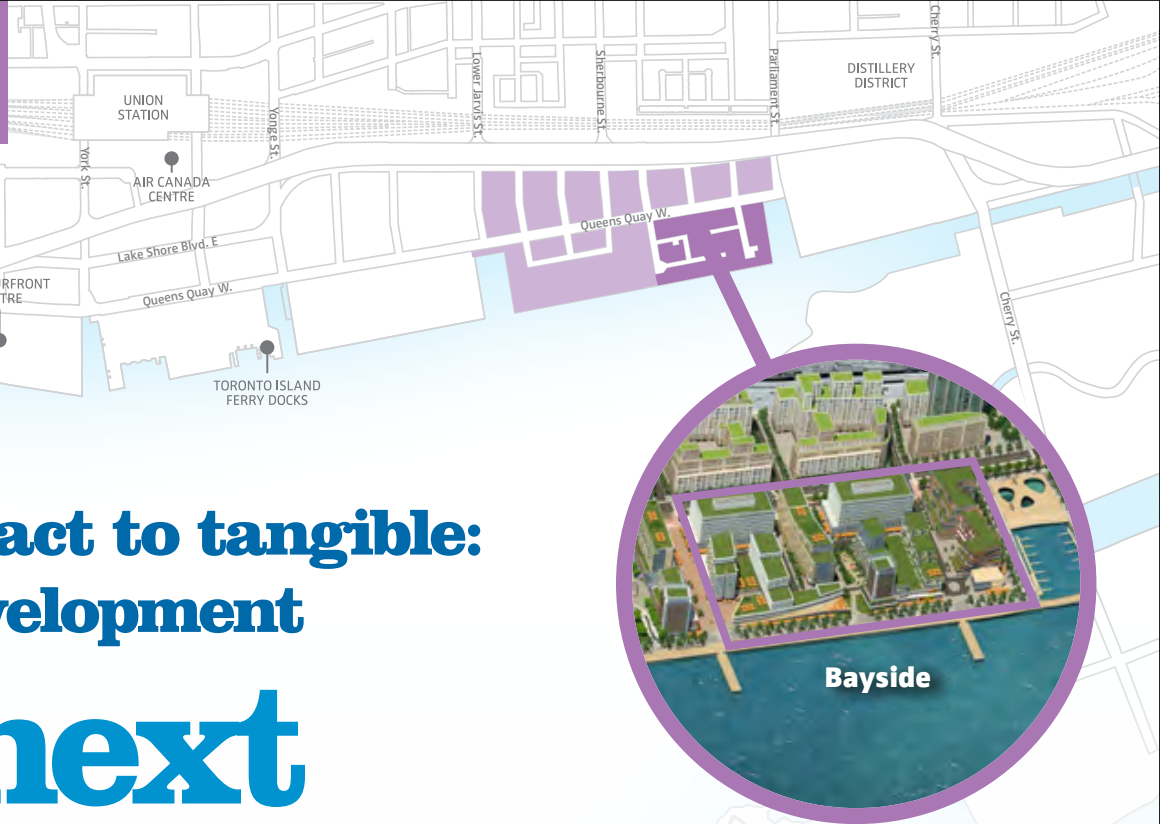


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**From abstract to tangible:  
Bayside development**

# our next great downtown neighbourhood

Premier global real estate development firm, Hines, is helping create Toronto's next great waterfront neighbourhood in East Bayfront.

Hines is working with Waterfront Toronto to transform the Bayside development site into a vibrant and diverse mixed-use neighbourhood complete with 1,700 homes, a bustling retail and entertainment corridor, and office and employment space for 2,400 jobs.

The \$800 million project,

the waterfront's largest revitalization initiative to date, was announced in August 2010.

Waterfront Toronto selected Hines as the development partner following a competitive

**video: get an overview of the plans**



two-stage bidding process. Toronto City Council approved the sale and lease agreements for the four hectares of city-owned land south of Queens Quay Boulevard between Lower Sherbourne and Parliament Streets to Hines in late August 2010.

An international leader in innovative design and sustainable development, Hines has developed more than 23 million square meters in more than 760 properties around the world.

Hines' plans for Bayside, created by a design team led by luminary architect Cesar Pelli and waterfront pioneer Stanton Eckstut, will showcase Toronto to the world. It will reconnect the city to the waterfront and will create a world-class destination featuring vibrant public spaces, excellence in urban design and a variety of year-round experiences and amenities.

The project will result in approximately \$1.6 billion in total economic activity and

\$20 million in development charges for the City of Toronto. To promote lasting economic development, Bayside is being designed to support an employment hub on the waterfront, particularly for knowledge-based industries such as information and communication technology companies and the creative sector.

The new neighbourhood will be constructed in phases starting in 2013. The entire project is expected to be completed by 2021.

# From abstract to tangible: Parkside development



Great Gulf Group of Companies and world-renowned architect Moshe Safdie completed detailed planning and design work for the Parkside development project, which is now referred to as Mondial. The \$200 million project (the first

private sector development in East Bayfront) was approved by Toronto City Council in December 2009. The mixed-use development features residential, retail and institutional uses and will be built next to Sherbourne

Common on the north side of Queens Quay Boulevard.

The preliminary design for the project was altered to allow for more residential units which have also been reconfigured to increase the amount of sunlight in the space. The building's child-care centre was moved to the second floor of the building and office space was also removed from the podium portion of the building. The new design features a narrower building with greater windows on the south facade, which will allow more light into the residential units.

Great Gulf will open the sales office for the project later this year.



# From planning to building: George Brown College's waterfront campus



George Brown College's new waterfront campus, designed by Kuwabara Payne McKenna Blumberg Architects has begun to take shape in East Bayfront.

Construction of the College's new state-of-the-art waterfront health sciences centre,

located on the south side of Queens Quay Boulevard between Richardson and Lower Sherbourne Streets, started in late 2009 and has been moving at a rapid pace. Over the past year, construction crews excavated the impacted soils from the site and dug the four-storey deep hole necessary for the building's foundation and for its three-level parking garage. Due to the high water table, the below-grade structure was built and waterproofed with draining and a seal that fits around the entire structure.

In the past few months, construction began above grade on the eight-storey building. Construction of the new campus will be completed for fall 2012 classes.



# From planning to building: Don River Park a dynamic destination



In September 2010, ground was officially broken on Don River Park in the West Don Lands. The massive 7.3-hectare park will be a beautiful focal point of the new neighbourhood as well as a recreational attraction for the entire city.

Don River Park is transforming an abandoned post-industrial site into a dynamic, year-round, re-naturalized public park. When it opens in 2012, the park, which stretches from King Street south to the rail corridor west of the Don River, will offer Torontonians a wide variety of experiences.

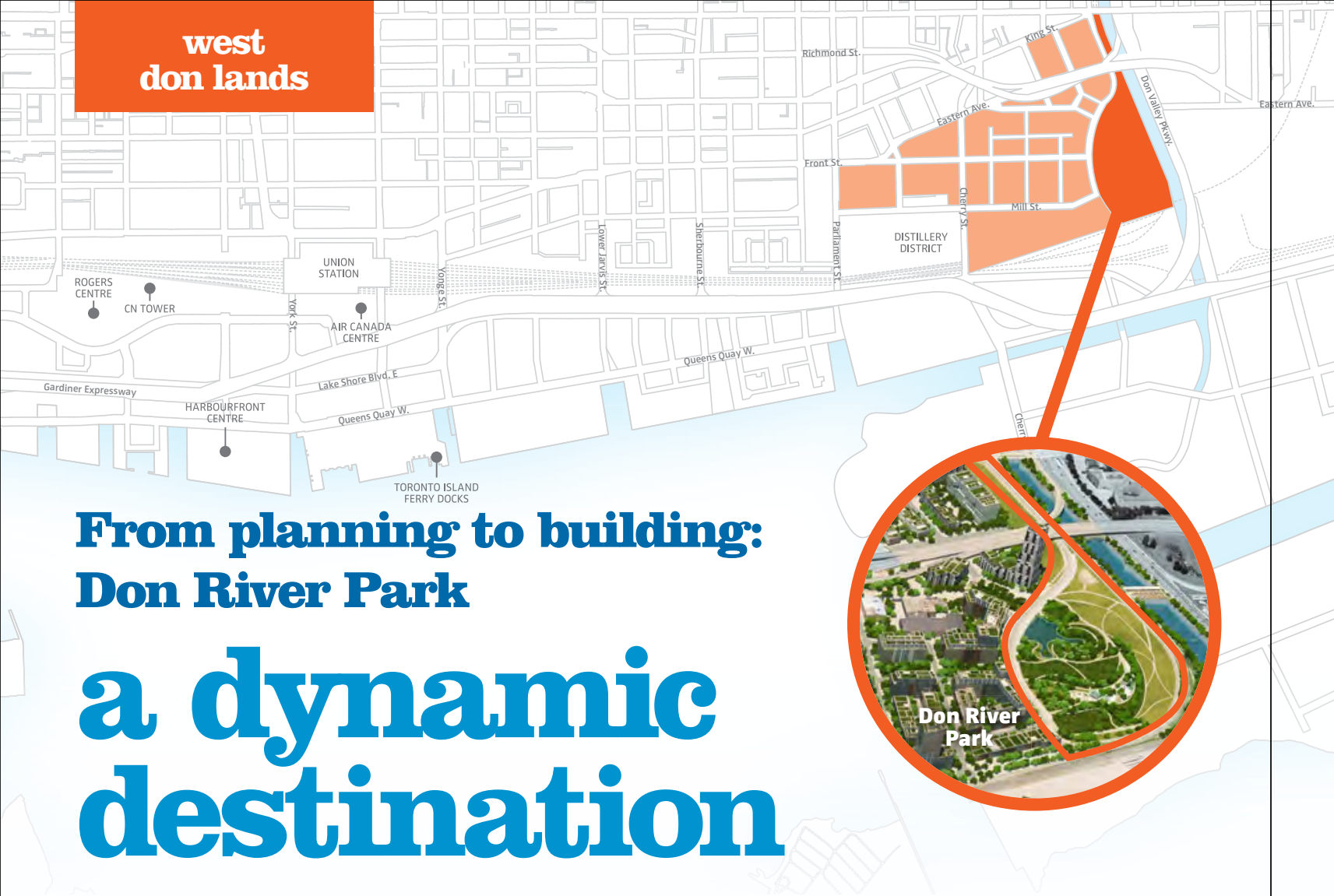
Innovatively positioned on top of the enormous engineered landform built to protect the West Don Lands and surrounding area from flooding, the park leverages essential public infrastructure to deliver a magnificent public space.

Its design by renowned landscape architectural firm Michael Van Valkenburgh Associates maximizes the exceptional topography provided by the landform. The park's features are integrated into the contours and elevations provided by the landform and capitalize on the unique landscape to open sightlines to the Toronto skyline, the Don River and Lake Ontario.

Given its vast scale, the park will offer a variety of areas and elements to enable a range of active and passive recreational pursuits. Included in the park

are a multi-use athletic field, a playground and water play area, an off-leash dog area, meandering walking trails, multi-use bike paths, and a boardwalk. Washrooms and indoor amenities are housed in a striking solar-powered pavilion. An outdoor fireplace and toboggan hill will help ensure winter use.

The park will also have an expansive and diverse array of ecological features including an urban prairie, a wooded upland meadow, a lowland marsh and a series of green spacious lawns.



# From planning to building: Toronto Community Housing development



Construction of the waterfront's first affordable housing initiative, a development by Toronto Community Housing, got underway in spring 2010.

Over the year, design plans for the development, located

at King and St. Lawrence Streets in the West Don Lands, were refined and approved by the Waterfront Design Review Panel.

The courtyard style development is comprised of 243 rental units in three

buildings. An eight-storey, 128-unit building fronting on King Street is designed for seniors, while two four-storey buildings to the south will provide 115 units for families. The complex is designed to encourage socializing and interaction between neighbours and generations both indoors and out.

The LEED® Gold development is designed by CORE Architects of Toronto, whose portfolio includes a wide array of award winning building and public space designs. Occupancy is slated for 2013.



# From imagined to real: Pan Am Athletes' Village

Major strides were made in the planning and development process for the section of the West Don Lands that will be used for the Athletes' Village for the Toronto 2015 Pan/Parapan American Games.

Unlike many athletes' village projects that are purpose built to house competitors during major athletic events and then converted to other uses following the games, in Toronto the athletes' village project is accelerating the building of a community that was already planned and under development.

Waterfront Toronto originally planned to develop the West Don Lands over 10 to 12 years in three phases. Now more than half of the community will be in place for the Games in June 2015. The corporation is developing the project with Infrastructure Ontario, the province's project manager for Games venues. The project is being delivered using Infrastructure Ontario's Alternative



Financing and Procurement model whereby risks associated with designing, constructing and financing the facilities are transferred to the private sector.

The process of selecting a team to design, build and finance the Village achieved many milestones in 2010. In October, a request for qualifications was issued and in January a short-list of qualified teams was selected and selected teams were asked to submit a response to a request for proposals. Waterfront Toronto and Infrastructure Ontario will select and announce the successful team this summer.

Also in October 2010, HOK|Montgomery Sisam|DTAH|QuadrangleArchitects|Populous was named as the planning, design and compliance team for the project. The team is responsible for developing the output specifications and preliminary design documents that the successful development team must work within.



# From abstract to tangible: River City



Sales of residential units in River City, the first private sector development on our new blue edge, have been brisk since its sales center opened in early 2010.

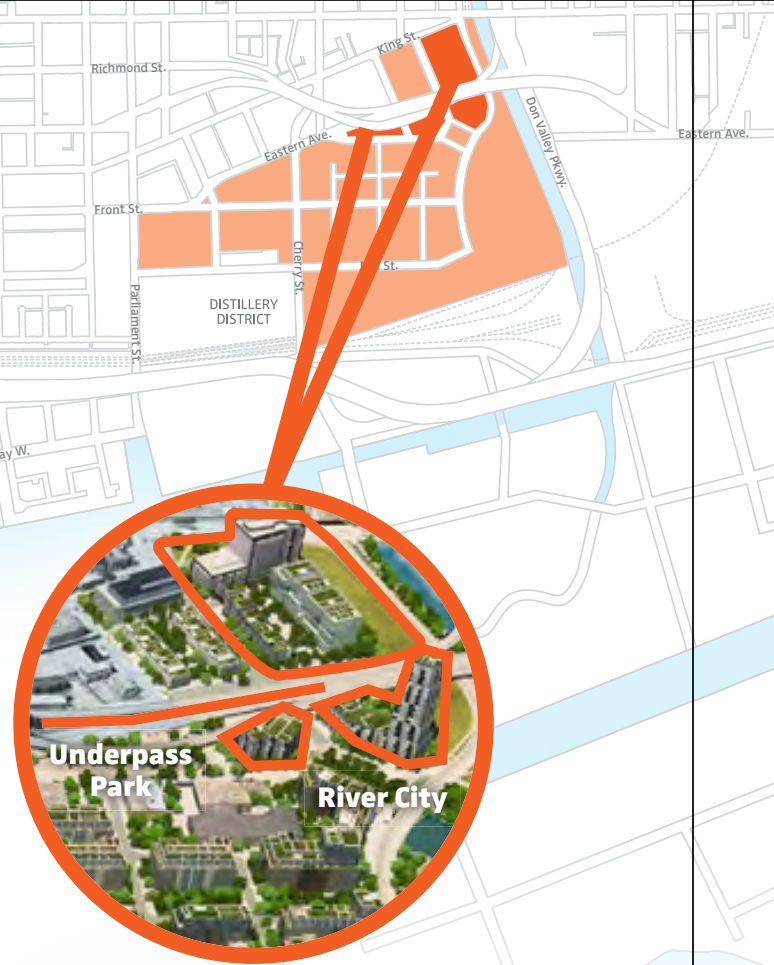
The first phase of the 900-unit development by Urban Capital is nearly sold out; the

second phase of the project will go on sale later this year. Construction of the first phase of the \$300 million dollar project is set to begin this summer with occupancy anticipated for early 2013.

Located south of King Street between River Street and the

future Don River Park, the River City development will be comprised of five buildings of loft-styled condominiums and townhomes plus street-level restaurants and boutiques. Designed by Saucier + Perrotte Architects and ZAS Architects, two of Canada's most respected and award-winning design firms, River City was named the 2010 Best Hi-rise Building Design by BILD, the Building Industry and Land Development Association.

In keeping with Waterfront Toronto's sustainable development objectives, River City will be Toronto's first residential LEED® Gold, carbon-neutral development.



# From brown to green: Underpass Park



Construction has started on Underpass Park, a unique urban park that is transforming the derelict area beneath a series of overpasses in the West Don Lands into an interesting and inviting community asset.

The most extensive park to ever be built under an overpass in Canada and the first ever in Toronto, Underpass Park, is

reengineering the wasted space underneath and around the Eastern Avenue, Richmond and Adelaide Streets overpasses between Cherry Street and Bayview Avenue into a vibrant multi-functional public place.

The park will feature innovative public art, recreational spaces, climbing structures and play areas for children, flexible community space, community gardens, and public gathering places. It will also become a key link in the West Don Lands, connecting the north and south parts of the community.

Waterfront Toronto unveiled the innovative design to critical acclaim in March 2010. The park is being built in phases and the first phase east of St. Lawrence Street is expected to open in late 2011.



## lower don lands

# From brown to green: the Lower Don Lands Council approves plans

In August 2010, Toronto City Council voted unanimously to amend the City's Official Plan to incorporate Waterfront Toronto's plans for the Lower Don Lands and the renaturalizing of the mouth of the Don River. The Official Plan Amendment paves the way for future revitalization of the area including rerouting the river, building flood protection and ultimately building new communities. City Council also approved a new zoning by-law for the Lower Don Lands first precinct, Keating Channel.

Until now, regeneration and development of the Lower Don Lands has been hindered by a number of factors including flood risk, isolation from the rest of the city, soil and groundwater contamination and insufficient infrastructure. The Lower Don Lands plans address and overcome all of these factors, and will transform this post-industrial area into a sought-after destination to live, work and play within a framework of design excellence, ecology and economic sustainability.

The plans renaturalize the mouth of the Don River by rerouting it through the Lower Don Lands and at the same time protect more than 230 hectares of land currently at risk due to flooding. They also allow the current channelization of the river mouth to be reimagined as a dynamic urban canal neighbourhood. The flood mitigation measures in the plan eliminate a potential half-billion dollar flood risk, while simultaneously unlocking the economic development potential for the area.



In addition to being the recipient of several prestigious international design awards, the Lower Don Lands project is one of 17 international projects participating in the Climate Positive Development Program, a joint venture of the Clinton Climate Initiative and the U.S. Green Building Council. The goal of all participating projects is to reduce the amount of development site CO<sub>2</sub> emissions to below zero.





## From brown to green: Pilot soil recycling facility

# new solutions for brownfield remediation



In an effort to raise the bar on brownfield remediation, Waterfront Toronto established a pilot soil recycling facility in 2010.

The pilot facility, located in the Port Lands, was designed to assess the feasibility of treating and reusing brownfield soil as

an alternative to the traditional “dig and dump” remedy. Soil treatment and reuse close to the source prevents contaminated soil from being disposed of in landfills and reduces greenhouse gas emissions by minimizing transport. The practice would also lower development costs by decreasing the quantity of clean soil required for use in waterfront revitalization projects.

Waterfront revitalization



## video: discover the project



hinges on addressing the impacts of past decades of industrial use and infilling of the land in the area, when environmental standards were not as stringent as they are today. Waterfront Toronto anticipates that it will need to manage approximately two million cubic metres of contaminated soil over the next 10 to 20 years, making Toronto’s waterfront renewal one of the largest brownfield remediation projects in the world.

For the pilot, the latest and best technologies available were used to treat contaminated soils including soil washing, complemented by field trials of a number of other cutting-edge technologies. If the pilot confirms the technological, environmental and economic viability of the process for treating and reusing impacted soils, Waterfront Toronto will consider developing a larger-scale facility within the next two to five years.

The pilot soil recycling facility and Waterfront Toronto’s innovative approach to soil remediation were acknowledged with a 2010 Canadian Urban Institute Brownie Award. The prestigious Brownie Awards are considered the Canadian industry standard for recognizing excellence in leadership and innovation in brownfield redevelopment, and commitment to the remediation of brownfield projects.



# who we are what we do

**Waterfront Toronto is the public advocate and steward of waterfront revitalization. The city, provincial and federal governments created Waterfront Toronto to oversee, lead and implement the revitalization of our waterfront.**

Consultation and collaboration with the community and public and private sector partners play a central role in transforming our waterfront into an extraordinary public asset. Waterfront Toronto and its government partners are committed to creating a dynamic waterfront that puts people first, and prioritizes parks and public spaces, sustainable development, and jobs and economic growth.

#### **Accountability**

As a tri-government organization, Waterfront Toronto is fully accountable to the governments and people of Canada,

Ontario and the City of Toronto.

The corporation is overseen by a board of directors that is appointed by its government partners. Each order of government appoints four board members to the board. Waterfront Toronto's priorities are set jointly with its government partners and numerous checks and balances are in place to oversee the corporation.

#### **Funding**

When Waterfront Toronto was established, the three governments each committed \$500 million in seed capital to enable the organization to begin the revitalization process.

The vast majority of the waterfront land is owned by the governments and they also gave the organization control over their waterfront land. Waterfront Toronto's funding model leverages the public capital by working with private sector development partners who buy the land for development, and the money earned is used to further fund public infrastructure.

#### **Approvals**

Each government approves all its funding to Waterfront Toronto through detailed and binding contribution agreements. Funding for each

project and, in many cases, phases of projects is administered through contribution agreements, as is corporate annual spending. Contribution agreements are based on an annual tri-government negotiated long-term funding plan, which is approved by Toronto City Council, the Ontario Minister of Infrastructure and the Federal Minister of Finance.

The federal government audits Waterfront Toronto regularly on behalf of the three governments. Since 2005, Waterfront Toronto has been audited 12 times.





# revitalization investments



## Investment in waterfront revitalization

From 2001 through 2010, Waterfront Toronto and its three government partners invested \$711.4 million directly into waterfront revitalization projects such as new public spaces, municipal infrastructure and tourism amenities. Investments to date include:

- \$211.1 million in municipal infrastructure, utilities and flood protection primarily in East Bayfront and West Don Lands. By building this infrastructure, 26 hectares of land is serviced and unlocked for development.

- \$113.6 million in land acquisition to assemble development blocks for future private sector investment.
- \$155 million to create and/or improve 17 parks or public spaces including building Canada's Sugar Beach, Sherbourne Common, the water's edge promenade, wavedecks, sports fields, revitalized trails and waterfront parks in Scarborough and Etobicoke.
- \$186.9 million for development approvals, master planning, and environmental approvals, which has unlocked \$10 billion in potential private sector investment.
- \$44.8 million in corporate overhead during the past 10 years, which includes \$4 million in consulting services.
- An additional \$190.6 million of waterfront revitalization funding has been utilized for government-directed investments including \$130 million for GO Transit expansion, \$25 million for the Union-Pearson Rail Link, and \$8.7 million for waterfront secretariat staff salary costs (Federal and City) and other City staff resources.

Toronto taxpayers have benefited greatly from the tri-government Waterfront Toronto initiative. As of December 31, 2010, overall Waterfront Toronto has invested approximately \$902 million dollars of which \$439,024,000 (49 percent) of the money invested was contributed by the federal government, \$294,655,000 (33 percent) was contributed by the provincial government and \$168,318,000 (18 percent) was from the City of Toronto.

**This is more than just real estate. Waterfront Toronto is using public funds to unlock lands for development drawing the best local and international partners to revitalize Toronto's waterfront and create a premier destination where people want to live, work and play.**



Mimico Waterfront Park



Marilyn Bell Park



Spadina Wavedeck



Cherry Beach Sports Fields

# The next leap

video: discover what's next

with the build-out of the Toronto 2015 Athletes' Village. Construction on phase 1 of Urban Capital's River City project will begin this year, and occupancy of the first affordable housing development is slated for 2013. New public amenities like Underpass Park and Don River Park will be opening in 2012.

The transformation of the central waterfront will also continue with construction beginning on Queens Quay Boulevard this fall.

We are also working on projects that go beyond the downtown core, including construction beginning this summer on phase 2 of Mimico Waterfront Park and improvements to Tommy Thompson Park.

We look forward to sharing many more milestones with you over the coming years.

The next few years promise to be very exciting as we continue leaping forward towards the transformation of our waterfront. People will see continued momentum including increased construction activity, development of residential and commercial buildings and more new parks and public spaces opening.

East Bayfront will be a bustle

of activity with Sherbourne Common North opening this summer and George Brown College's new waterfront campus ready for the 2012 fall semester. The sales will also be launched for the Parkside and Bayside projects with construction starting in 2012 and 2013.

Development in the West Don Lands has been accelerated

## Return on Investment

To date, Waterfront Toronto has concluded public and private sector development deals valued at \$1.475 billion, exceeding the \$900 million of public funding spent to date.

Waterfront revitalization has already delivered significant economic returns. Investments as of March 31, 2010, have generated: 9,700 full-time years

of employment; \$1.9 billion of gross output for the Canadian economy; and government revenues of \$207 million to the federal government, \$143 million to the provincial government and \$23 million to Toronto.

The returns on the investment in waterfront revitalization will dramatically increase over time. In addition

to the long-term economic benefits from business development and tourism, upon full build out the City will receive approximately \$136 million in annual property taxes from East Bayfront, West Don Lands and the Lower Don Lands.

Learn more at [waterfronttoronto.ca](http://waterfronttoronto.ca)

Sign-up for our monthly newsletter here

