

BACKGROUND: QUAYSIDE REQUEST FOR QUALIFICATIONS



The Quayside Development Opportunity is a rare opportunity to design, finance, and deliver a phased, master-planned development on one of the last remaining expanses of waterfront land within walking distance of Toronto's vibrant downtown core.

OUR VISION FOR QUAYSIDE

Reorienting the city of Toronto towards the lake

Quayside is the cornerstone in Waterfront Toronto's vision for the waterfront, the connector between communities to the north and west, and the future Villiers Island to the south. Quayside will be a **dynamic, inclusive** and **resilient** community that plays a pivotal role in reorienting the city towards Lake Ontario.

- Housing a vibrant and diverse neighbourhood that welcomes the world to the water's edge.
- Offering all residents and visitors new possibilities for healthy recreation and entertainment on land and water.
- Nurturing an environment that fosters and inspires diversely owned businesses, entrepreneurial companies and their innovations.
- Most of all, creating a point of pride that's inspired by and inspirational to all Torontonians.



Artistic rendering of what the fully developed Quayside could look like. This massing is one possible vision for Quayside and has not been approved and would be subject to a rezoning process. Rendering by Standard Practice.



Quayside development area is highlighted in red. The Keating Channel Precinct continues to the east and the future Villiers Island and Port Land Flood Protection project area is in the foreground.

Situated in a community renowned for its award-winning public spaces, such as Canada's Sugar Beach, Sherbourne Common and the Water's Edge Promenade, Quayside comprises approximately 4.9 hectares (12 acres), including 3.2 hectares (8 acres) of development sites offering approximately 306,580 m² (3.3 million ft²) of pre-zoned mixed-use development potential.

Waterfront Toronto is inviting submissions from development teams that have the experience, capacity and passion to deliver a distinctive neighbourhood that gives expression to our vision and meets or exceeds our standards for design excellence and our Green Building Requirements.

Quayside is an extraordinary opportunity to create an inclusive mixed-use, mixed income neighbourhood that offers a range of housing options and amenities, and provides a high standard of living for individuals and families alike at any stage of their lives. Through Quayside, enduring and inclusive economic vitality and workforce development opportunities will be created for equity seeking groups. Building on our successes in advancing green building requirements and healthy spaces, the selected development team can participate in raising the bar yet again demonstrating climate leadership as one of Canada's most sustainable low-carbon communities. Finally, as part of a dynamic waterfront, Quayside is an opportunity to deliver a ground floor experience that is cohesive, exciting, vibrant, and anchored by a cultural destination.

Objectives for a Complete Community

Quayside builds on the momentum already underway on Toronto's waterfront and takes into consideration the experiences of 2020, including the COVID-19 pandemic, growing social inequality, economic insecurity and mounting climate crisis. Now more than ever we see the importance of housing for good health outcomes, both affordable housing and housing for seniors, and the importance of parks and green spaces to our well-being. Quayside will respond to the urgent needs of today's context, including:



DYNAMIC: To have a successful, liveable waterfront, we need a dynamic place that is inviting, interesting and lively year-round and that enhances the lives of those who live in the community. Strategies to achieve dynamism include:

- Providing a unique and engaging sense of place through world-class design and thoughtful ground floor spaces for retail, cultural and community-based amenities.
- Creating connections with the rest of the city and providing safer and greener options for active transportation, such as walking, cycling and skateboarding.
- Generating economic benefits through large-scale local job creation and private investment, particularly for Canada's cleantech, new media and creative digital sectors.



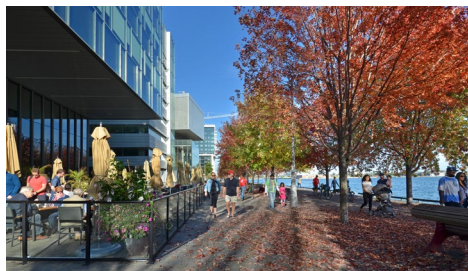
INCLUSIVE: We believe it is essential for waterfront communities to be equally inviting to people along all dimensions of diversity, and across intersections of demography, identity and ability. Strategies to achieve an inclusive community include:

- Providing market and affordable housing options for individuals and families.
- Creating opportunities for aging in place, including the supports and amenities that will allow seniors to live independently for longer.
- Addressing barriers and creating opportunities for entrepreneurs and equity seeking groups through employment opportunities, workforce development and subsidized spaces for diversely owned businesses.



RESILIENT: We seek to build sustainable communities that are well equipped to respond to and thrive under new and ongoing challenges – environmental, social and economic. Strategies to achieve a resilient community include:

- Raising the bar on high-performance buildings that dramatically reduce greenhouse gas emissions and provide for future climate change mitigation.
- Focusing on ecology, biodiversity and greenspaces, including managing stormwater naturally.
- Creating new parks, streets and public spaces that are accessible for all and comfortable year-round.



Left to right: Skating at Harbourfront Centre, Patio on Water's Edge Promenade, Rees WaveDeck.

The Process

Waterfront Toronto has issued a Request for Qualifications (RFQ) seeking development teams (Proponents) to shortlist for the subsequent Request for Proposal (RFP) stage. Each Proponent will bring a multi-disciplinary team with the vision and qualifications to deliver the Quayside objectives. Waterfront Toronto intends to shortlist about three (3) Proponents, who will subsequently be invited to submit proposals for the development of Quayside through an RFP process.

The RFQ provides the expectations, intentions and guidelines for the Quayside opportunity, and a framework for how roles and responsibilities will be allocated between Waterfront Toronto and the Development Partner.

Following is the timetable:

- Issue RFQ: March 10, 2021
- Submission Deadline: May 12, 2021
- Shortlist Selection: June 2021
- RFP Issuance to Shortlisted Proponents: June 2021
- Preferred Proponent Selection: Fall 2021

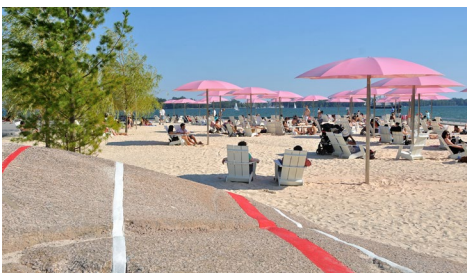
Note: timetable may be changed by Waterfront Toronto at any time.

To download the RFQ, visit Waterfront Toronto's procurement portal [here](#).

About Waterfront Toronto

Waterfront Toronto was established by the Government of Canada, the Province of Ontario and the City of Toronto to oversee and lead the renewal of the city's waterfront. It is mandated to deliver a revitalized waterfront that brings together the most innovative approaches to sustainable urban development, excellence in urban design, real estate development, and leading technology infrastructure.

Working with the community, and with public and private-sector partners, Waterfront Toronto creates complete neighbourhoods anchored by parks and public spaces, and diverse, sustainable, mixed-use communities that offer a high quality of life for residents, employees, and visitors alike. We are transforming the waterfront for the use and enjoyment of the people of Toronto, Ontario and Canada, to foster economic growth and to redefine how the city, province and country are perceived by the world.



Left to right: Canada's Sugar Beach, Water's Edge Promenade, Sherbourne Common.

Learn more about Waterfront Toronto here:
www.waterfronttoronto.ca

Learn more about Quayside here:
www.QuaysideTO.ca