

report to the community – 2010



WATERFRONToronto

our new blue edge

It's where the city meets the water, where under-used, unappreciated space is being transformed into a priceless public asset, accessible to all. It raises the bar on sustainability, technology and people-focused design. It's time to revisit the waterfront and embrace our new blue edge.



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Canada

Revitalizing a waterfront redefining our future

For decades, an enormous area along Toronto's lakefront and only steps from the downtown core stood idle as a fading reminder of the city's industrial past. Today, through an unprecedented revitalization initiative, these formerly neglected and underutilized lands represent the city's future.

In addition to significant growth and development, the long-overlooked waterfront offers the potential to redefine Toronto and help confirm its place among the world's great cities. Recognizing this, the Governments of Canada and Ontario and the City of Toronto together established Waterfront Toronto in 2001 to seize the opportunity. Since that time, the organization has served as lead developer and master planner, pursuing a bold vision that transcends the bricks and mortar of traditional real estate and infrastructure development. It strives to reconnect the city to the lake by designing and building a series of vibrant and sustainable communities, beautiful parks and accessible public spaces that together form our new blue edge.

This is the largest urban renewal project in North America and one of the most significant waterfront revitalization projects in the world. It totals more than 800 hectares, and includes the creation of 40,000 residential units, one million square metres of commercial space and 300 hectares of parks. Shovels are now in the ground across the lakefront for the construction of Toronto's first new waterfront communities.

Everything that is built on the waterfront, from the buildings to streets to parks and public art, will raise the bar for architecture and urban design in Toronto and beyond. Waterfront revitalization will deliver a

lasting environmental legacy through the promotion of energy conservation, reduced greenhouse gas emissions and improved air, land and water quality. In providing a broad mix of housing options and key amenities like childcare, schools, recreation and cultural facilities, the waterfront will be home for all and a tourism destination.

Understanding that the enduring economic success of any area depends largely on its ability to accommodate the industries of the future, Toronto's new waterfront communities are being developed to be among the most connected in the world. They will feature open-access, ultra-high-speed broadband infrastructure, the quality of which is currently only available within the world's most advanced research institutions and organizations. Knowledge-based workers and businesses will be attracted to Toronto's waterfront because of its unparalleled information and communications technology infrastructure, which will feature speeds up to 1,000 times faster than existing networks in North America.

Waterfront renewal is also stimulating the economy by nurturing new Canadian expertise in sustainable development. As one of the largest urban brownfield remediation projects in the world, renewal of Toronto's waterfront will help jumpstart Canada's growing green-technology sector through the creation of new green jobs and innovative green business practices. It provides a unique opportunity for Canadian companies across a number of sectors to develop home-grown expertise which can be exported around the world.

With numerous projects now complete and many more in various stages of development, Toronto's waterfront revitalization is pressing ahead to deliver on its remarkable promise for Toronto, Ontario and Canada. ■

Toronto's next economic engine

The revitalization of the waterfront is designed to deliver lasting economic benefits that not only support the long-term viability of new waterfront communities, but also enhance the competitiveness and prosperity of Toronto, Ontario and Canada.

Focused on next-generation employment, Toronto's renewed waterfront will be home to 40,000 new jobs. Ultimately, the revitalized area will help distinguish the city as a globally progressive and leading-edge location in which to do business and invest.

Already waterfront revitalization is delivering significant economic returns. From 2001 through March 31, 2009, Waterfront Toronto and its government partners invested \$642 million in a wide range of development projects. That investment in turn has generated: 8,400 full-time years of employment; \$1.6 billion of gross output for the Canadian economy; and government revenues of \$180 million to the federal government, \$124 million to the provincial government, and \$20 million to Toronto.

The largest portion of investments to date was invested in the construction of waterfront revitalization projects.

Approximately 95 per cent of all of Waterfront Toronto's expenditures were made in Ontario, and nearly 90 per cent were made within Toronto.

Although the economic impacts already achieved are significant, they will pale in comparison to the recurring benefits such as permanent jobs, property taxes and tourism spending that will be experienced as the vision for the waterfront is more fully realized. ■

800 hectares

(approximately 2,000 acres) is the size of the designated waterfront revitalization area. That is roughly the size of Toronto's major downtown core from Bathurst Street to Sherbourne Street and from Bloor Street to Front Street.

\$1.5 billion

of government investment. In 2001, the Governments of Canada and Ontario and the City of Toronto each committed \$500 million to initiate Toronto's waterfront revitalization.

40,000 jobs

will be created once Toronto's waterfront revitalization is complete, many of them in the knowledge-based and green technology sectors expected to fuel the 21st century economy.

Our new waterfront neighbourhoods will be vibrant and diverse

Several communities are under construction and being planned

East Bayfront and West Don Lands, the first of a series of new waterfront communities, are now beginning to take shape along our new blue edge. Built on former industrial sites, these mixed-use neighbourhoods will deliver an exciting new kind of downtown urban living.

Dynamic parks and public spaces will form the heart of these communities and they will feature an array of residential options and employment opportunities. A variety of housing types will be available to ensure the neighbourhoods are home to people of all income levels and stages of life. Approximately 20 per cent of all residential units will be affordable rental units.

The new waterfront communities are designed to be great neighbourhoods where people will live, work, play, and learn. The heights of buildings have been carefully planned to ensure that appropriate density levels are achieved, while maintaining views of the lake and the openness of public spaces. Low-rise buildings will be built along the water's edge and taller buildings will be built further inland. To allow the greatest access to public space, ground floors of buildings near the water and bordering parks will be reserved for shops, restaurants, cultural amenities and commercial uses.

East Bayfront

East Bayfront, the former industrial land in the prime waterfront location south of Lake Shore Boulevard from Lower Jarvis Street to Parliament Street, is being transformed into a thriving new destination with 6,000 new homes, jobs for 8,000 people and a continuous water's edge promenade and boardwalk.

Work is underway on the area's two signature parks, Sherbourne Park and

Canada's Sugar Beach, and the first section of the water's edge promenade which will span the lakefront between the two parks. All are expected to open later this year.

Corus Entertainment and George Brown College will soon be important new fixtures on the waterfront bringing both jobs and students to East Bayfront. Corus Quay, the new headquarters of Corus Entertainment is nearly complete, with occupancy planned for mid 2010. Construction is underway on George Brown College's new state-of-the-art health sciences campus expected to open in 2012.

The first private sector development in East Bayfront was announced in late 2009. Designed by world-renowned architect Moshe Safdie, the Parkside development by Great Gulf Group of Companies will create a premier residential and commercial address overlooking Sherbourne Park. Waterfront Toronto recently completed a competitive two-stage bidding process to select a development partner for the Bayside site, a premier four hectare waterfront area east of Sherbourne Park. Negotiations are underway and the project will be brought forward to Toronto City Council for approval this summer.

West Don Lands

The West Don Lands, a 32 hectare brownfield site between Parliament Street and the Don River and from King Street to the rail corridor, is on track to become a beautiful and sustainable riverside community. It will feature 6,000 new residential units, ample space for employment and commercial uses, at least one elementary school, and two child-care centres - all embraced by nine hectares of parks and public spaces.

Development of the area is being accelerated because it is the site of the 2015 Pan American Games athletes' village. Following the Games, the athletes' village will be converted into a range of housing options.

Work is already well underway and the construction of the main part of the area's massive flood protection landform is nearly complete. Several of the area's streets are under construction, and later this year, work will begin on two of the area's parks, Don River Park and Underpass Park. Construction has already started on a Toronto Community Housing Corporation complex, which will provide the area's first affordable rental housing when it is complete in early 2012.

River City, the first private sector development in the West Don Lands, recently opened its sales centre. Developed by Urban Capital and designed by Saucier + Perrotte Architects and ZAS Architects, two of Canada's most respected and award-winning design firms, the project includes more than 900 loft-styled condos and townhomes. Construction of River City is expected to start later this year and the first phase of occupancy is slated for 2012.

Lower Don Lands

Waterfront Toronto is also working to develop detailed plans for additional communities in the Lower Don Lands, a 125 hectare industrial area located south of the rail corridor in the east end of Toronto's harbour.

As the construction and design of these communities evolves, Waterfront Toronto and the City of Toronto are also working to determine the future of the easternmost section of the Gardiner Expressway, which borders these areas. A comprehensive environmental assessment with full public consultation, has been launched to explore alternatives, including removing, replacing and improving the elevated roadway. ■

welcome to our new blue edge

This is the largest urban renewal project in North America and one of the most significant waterfront revitalization projects in the world.



East Bayfront



Central Waterfront

New and improved public spaces on our new blue edge

- 1 Western Beaches Watercourse**
A 'flat water' training and competition venue opened in 2006.
- 2 Marilyn Bell Park**
A green space in the heart of Toronto's western beaches, opened in 2006.
- 3 Martin Goodman Trail at Ontario Place**
The new 1.3 kilometre, tree-lined section of the trail opened in September 2009.
- 4 Spadina WaveDeck**
Opened in September 2008, the first in a series of new public spaces in the central waterfront.
- 5 Rees WaveDeck**
A unique new public space providing lakeside access was completed in August 2009.
- 6 Simcoe WaveDeck**
The second and most dramatic urban dock opened in June 2009.
- 7 York and John Quay Promenade**
A tree-lined water's edge promenade and boardwalk, opened in 2005 and 2006.
- 8 Cherry Beach**
Landscape improvements and restoration of the popular beach were completed in 2004.
- 9 Cherry Beach Sports Fields**
Two premier regulation-sized soccer and lacrosse fields opened in 2008.
- Port Lands Beautification**
Intersection Improvements at Cherry and Commissioners streets were completed in 2009, and phase one of a generous green corridor along Leslie Street opened in 2006.
- Port Union Waterfront Park**
A new lakeside park in Scarborough, Phase One opened in 2006 (not shown).
- Mimico Waterfront Park**
A new lakefront park in Etobicoke, Phase One opened in 2008 (not shown).

Spadina WaveDeck



Queens Quay revitalization



Simcoe WaveDeck





West Don Lands

West Don Lands



Lower Don Lands

Lower Don Lands



East Bayfront

Parkside



and Associates

Sherbourne Park



1km

George Brown



Image courtesy of Stantec Architecture and Kuwabara Payne Blumberg Architects

River City



Image courtesy of Urban Capital

Don River Park



Iconic waterfront public spaces promise to transform Toronto

Truly great cities are known for the distinctive beauty and character of their public places. With 35 per cent of Toronto's massive waterfront revitalization area reserved for the development of parks and open spaces, the city will be transformed by an array of new and extraordinary venues for recreation, public gatherings, or simply enjoying the lake.

While the amount of new public space is impressive in itself, Waterfront Toronto is dedicated to achieving a level of quality that is second to none, and is working with many of the best designers, architects and builders in the world. In 2005, the organization established a Design Review Panel to help ensure that projects reflect the highest standards of design and construction. Waterfront Toronto's approach and commitment to design excellence and innovation have been validated by a long list of Canadian and international accolades and awards.

Among the most celebrated projects to date are the wooden wavedecks in the central part of the waterfront. Inspired by the shorelines of Ontario's Great Lakes, the wavedecks provide unique access to the water's edge where previously none existed. The Spadina WaveDeck, opened in 2008, created a new waterside gathering place in an area that was formerly a narrow sidewalk. In June 2009, the Simcoe WaveDeck was unveiled and instantly captured the public's imagination with its dramatic curves that soar more than two-and-a-half metres above the lake. The Rees WaveDeck, which opened in August 2009, dips gracefully towards the lake and a portion of its toe rail is removable to accommodate boarding of canoes, kayaks and other small boats.

Complementing the form and function of the wavedecks, a family of five planned timber footbridges will enable Torontonians to walk the full length of the lakefront from the Portland Slip to the York Slip. The designs of these bridges are dramatic and

will provide users with new views of the lake and city skyline.

Queens Quay

Queens Quay Boulevard is Toronto's main waterfront street, but presently it acts more as a barrier than a gateway to the waterfront. It will be transformed into one of the world's most beautiful waterfront streets. The street will be reconfigured into a grand pedestrian-friendly boulevard with street car lanes in the middle and two-way traffic on the north side of the tracks only. The south side will be remade into a generous tree-lined promenade and expanded Martin Goodman Trail.

Throughout the waterfront, a number of new, iconic public parks are being created. Each park has been designed to offer unique visitor experiences that enhance the quality of the communities that surround them.

The 1.5 hectare Sherbourne Park, scheduled for completion in the summer of 2010, will be a stunning green space in the centre of the new East Bayfront neighbourhood. With a children's playground and an open lawn for city-wide events, the park will also include a spectacular central water feature with three dramatic art sculptures that rise almost nine metres from the ground.

Canada's Sugar Beach

When it opens this summer, Canada's Sugar Beach will be a stylish, urban beach on the waterfront, welcoming visitors with a whimsical mix of brightly coloured umbrellas, rock outcroppings and a plaza for public performances. The park's name pays homage to the neighbouring Redpath Sugar factory at the foot of Lower Jarvis Street. Don River Park in the West Don Lands will be the cornerstone of the new neighbourhood as well as a destination for the entire city. Innovatively positioned atop the area's flood protection landform, the seven hectare park will feature a rich and diverse mixture of landscape experiences when it opens in 2011.

One of the first undertakings of its kind in Canada, Underpass Park in the West Don Lands will convert the inhospitable space beneath a series of road overpasses into an inviting and dynamic recreational space. Construction of the park, located beneath the Eastern Avenue and Richmond/Adelaide overpasses, will commence in 2010 and the park will open in 2011.

With these and other remarkable public spaces as its anchors, the revitalized waterfront will become a premier destination for Toronto residents and international travellers alike. ■

Our new blue edge: big and bold

The scale of waterfront revitalization projects around the world:

• Toronto, Canada	800 hectares (1,977 acres)
• Ho Chi Minh, Vietnam	657 hectares (1,624 acres)
• Abu Dhabi, UAE	640 hectares (1,582 acres)
• Dublin, Ireland	520 hectares (1,285 acres)
• St. Petersburg, Russia	477 hectares (1,179 acres)
• Belgrade, Serbia	450 hectares (1,112 acres)
• Los Angeles, USA	304 hectares (751 acres)
• Oslo, Norway	225 hectares (556 acres)
• Hamburg, Germany	157 hectares (388 acres)
• Cape Town, South Africa	123 hectares (304 acres)
• London, England	110 hectares (272 acres)
• Singapore	101 hectares (250 acres)

A conversation with Waterfront Toronto

Waterfront Toronto's Chair Mark Wilson and President and CEO John Campbell share their perspectives on the past year and the future of Toronto's lakefront transformation.

Q: How was 2009 different from previous years?

JC: Without a doubt, 2009 was a tipping point. Until then it was difficult for the public to see the tremendous amount of work being done to transform the waterfront. While we made great strides in planning, public consultation and design, it was much like going full speed in a submarine out of plain view. In 2009 our submarine broke through the surface with a surge of physical activity along the waterfront. From the construction of the massive berm in the West Don Lands and the Corus Entertainment building in East Bayfront to the new wavedecks in the central waterfront, the public can now see that waterfront revitalization is happening.

Q: What major changes should Toronto and area residents expect to see along the waterfront in 2010?

JC: Two spectacular parks – Sherbourne Park and Canada's Sugar Beach – and the first section of the water's edge promenade will open in East Bayfront in the summer. This former industrial area will be dramatically transformed into a new part of our waterfront for people to enjoy. When they walk through the parks, the public will also see the completed Corus Entertainment building, animated by 1200 employees and the new state-of-the-art George Brown College Health Sciences campus under construction.

Q: What sets Toronto's initiative apart from other waterfront development projects around the world?

JC: What makes the project truly unique is what motivates us. This is about much more than real estate development. It's about building a new kind of city for the

21st century and advancing an ambitious public policy agenda that curtails urban sprawl, promotes transit and environmental sustainability, and creates communities that are home to people of all incomes and ages.

Q: How does Waterfront Toronto work together with its government partners?

MW: Collectively, the Governments of Canada and Ontario and the City of Toronto are our shareholders, funders and regulators. Each government has its respective jurisdiction, areas of interest and priorities. What we've been able to do is work with each of the governments and blend their policy objectives together to develop a coherent vision and implementation plan that ensures we are using public lands and money responsibly and in a manner that will deliver the greatest value.

Q: Ultimately, what benefits will Toronto and area residents enjoy as a result of waterfront revitalization?

MW: First and foremost, Torontonians will regain their waterfront and access to the

water's edge. The pleasure of enjoying a beautiful waterfront has been missing for over a hundred years, and now we're bringing it back to life. They'll be able to live, work and play in wonderfully-designed new communities.

JC: The revitalized waterfront will help the city draw the best and brightest people from around the globe, and in doing so, it will promote economic growth and attract new businesses to invest and locate in Toronto.

Q: How can members of the public provide their input and ideas for renewing the waterfront?

MW: Engaging the community is one of our core values. In-depth public consultation is woven into all of our planning and environmental assessment processes, and we hold numerous public and stakeholder meetings every year to ensure what we design, deliver and build has the support of the community. We're also starting to tap into online and social media to reach a wider demographic. ■



Mark Wilson and John Campbell overlooking the construction of Sherbourne Park and George Brown College's new waterfront campus in East Bayfront.

Our new blue edge will be green

Waterfront Toronto's Chair Mark Wilson and President and CEO John Campbell share their perspectives on the past year and the future of Toronto's lakefront transformation.

Waterfront Toronto's sustainable development approach is guided by a comprehensive Sustainability Framework, which serves as a roadmap to make certain that consistent principles are woven into every facet of operations and decision making.

The organization's commitment to sustainability includes everything from the ground up. The revitalization of Toronto's waterfront is one of the largest urban brownfield remediation projects anywhere in the world. Rather than "digging and dumping" contaminated soils, the traditional approach to brownfield remediation, Waterfront Toronto is planning wherever possible to clean and process soil for reuse on the waterfront. By limiting the volume of contaminated soils transported to dump sites, vehicle emissions can be reduced and the environmental impacts caused by land filling can be mitigated.

Waterfront Toronto has also established a comprehensive series of mandatory green building requirements to ensure that all new buildings along the waterfront are efficient in their use of resources and take advantage of new approaches and technologies to deliver a positive impact on the surrounding air, land and water. These requirements include that all buildings must be at minimum LEED Gold certified and have green roofs. LEED, short for Leadership in Energy and Environmental Design, is an internationally-recognized standard for measuring building sustainability.

All new waterfront neighbourhoods are being designed and built to promote green and healthy living and the conservation of the environment and natural resources. The neighbourhoods currently under development, East Bayfront, West Don Lands and North Keating in the Lower Don Lands, are among the first in the world to achieve Stage 1 Gold certification under the LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) pilot program established by the U.S. Green Building Council.

Neighbourhoods will feature abundant transportation options that allow residents and visitors to minimize their carbon

All neighbourhoods are being designed and built to promote green and healthy living and the conservation of the environment and natural resources.

footprints. Waterfront Toronto is employing a transit-first approach to development, meaning that from the time residents move into their new communities, they will be served by public transit that is within five minutes of their front doors. Waterfront communities will also be among the most pedestrian and cyclist friendly in the city, with 85 per cent of homes located within 500 metres of a lakefront trail system.

To reduce the cost of energy, lower

greenhouse gas emissions and improve air quality, Waterfront Toronto is planning to develop district energy systems to meet the heating and cooling needs of its new communities. This will ensure that community-wide renewable energy solutions can be implemented in the future to reduce our reliance on fossil-fuels, fight climate change and create a healthier environment for Toronto. Waterfront Toronto is also exploring opportunities to reduce grid reliance in every one of its projects; for example, much of the energy used in Don River Park will be powered by a series of solar panels on the roof of the park pavilion.

It is only fitting that on the waterfront our most precious resource - water - will be carefully managed. Waterfront Toronto is employing grey water recycling practices on several project sites to conserve clean, drinkable water and reduce the energy needed to produce and transport the water required by residents. In the West Don Lands, 50 per cent of stormwater will be recycled for irrigation, and 100 per cent of rainwater will be captured in Don River Park and Sherbourne Park for irrigation and other non-potable uses.

Ultimately, waterfront revitalization will deliver an enduring legacy by not only protecting our natural environment, but by enhancing it. From re-naturalizing the mouth of the Don River, creating new urban wilderness and wildlife habitats to planting more than 34,000 trees, Toronto's lakefront will be greener than ever. ■

Measuring sustainability

Later this year, Waterfront Toronto will report on a number of sustainable development measures. This report card is a snapshot of some of the key components.

Performance Measure	Achieved	Performance to Date
<i>LEED NC Gold certification for 100% of new buildings</i>	✓	The Sherbourne Park Pavilion, River City Phase 1 and Corus Quay have been registered with the Canadian Green Building Council. The Toronto Community Housing Corporation project and new George Brown College campus are undergoing Waterfront Toronto's LEED NC progress tracking process.
<i>LEED ND Gold certification for 100% of new communities</i>	✓	The communities of East Bayfront, West Don Lands and North Keating (Lower Don Lands) all received LEED ND GOLD Stage 1 certification in September 2009.
<i>25% of lands reserved for parks and open space</i>	✓	Upwards of 35% of waterfront project lands have been designed as parks and open spaces, representing approximately 300 hectares of the total 800 hectares of land to be revitalized.
<i>Bike lanes with right of way on 100% of arterial roads</i>	✓	4,064 linear metres of bike lanes are planned for the expanded Martin Goodman Trail – of those 2,876 linear metres have already been completed. Another 3,000 linear metres of bike lanes are included in the West Don Lands plan.
<i>Protection of 100% of heritage buildings</i>	✓	Heritage buildings to be preserved include: 409 Front St., former Dominion Wheel & Foundries Ltd.; gas station at 345 Front St. East; office/warehouse building at 373 Front St. East; former Canadian National Railway office building at 425 Cherry St.; and former General Distilling Company building at No. 52 Mill St.
<i>Aquatic habitat plan improvements</i>	✓	2,250 square metres of aquatic habitat has been completed, which includes habitats beneath the Spadina WaveDeck, Rees WaveDeck, and Simcoe WaveDeck.
<i>35% tree coverage</i>	✓	3.6 hectares of tree coverage has been planted for the Cherry Beach Sports Fields. 1,029 square metres of trees and 33 square metres of shrubs have also been planted on and off-site in compensation for trees removed for the Sports Fields. Nearly one hectare of tree coverage will be planted in Sherbourne Park and Canada's Sugar Beach.

Learn more: www.waterfronttoronto.ca