



# re: our new blue edge

revitalizing our waterfront for everyone

# our new blue edge

It's where the city meets the water. It's where previously under-used, unappreciated space is becoming a priceless public asset, accessible to everyone. Our new blue edge raises the bar on sustainability, technology and people-focused design. Around the globe, people will look to its vital communities not only as the new gold standard, but to be inspired.

It's time to revisit the waterfront. It's time to embrace our new blue edge.



# revitalization

## reconnect

**people first:** the transformation of Toronto's waterfront is first and foremost about reconnecting people with the waterfront. Our new blue edge inspires and exhilarates.

## revolutionize

**technology changes everything:** ultra-high-speed broadband infrastructure revolutionizes how our waterfront communities connect with those next door – and around the world.

## redefine

**parks and public spaces:** great cities are defined by their great public space. Our new blue edge redefines public space in Toronto and around the globe by building on three pillars: innovation, inspiration and design excellence.

## reinvest

**the creation of jobs:** beyond the immediate economic benefits from construction and development, our revitalization is a magnet for knowledge industries and the human capital of the future. It delivers enduring economic benefits.

## reimagine

**our future is green:** we reimagine waterfront neighbourhoods that complement the environment and benefit the economy, society and people. With expertise and technology, we establish Toronto as a leading global model for sustainability.

## reenergize

**the power to inspire:** innovation, bold new insights and the inspiration to deliver one of the world's most intelligent communities shape our waterfront revitalization. We have created a model for the city of the future that is recognized around the world.



The first stretch of a stunning tree-lined promenade is now open in the new East Bayfront community, providing a waterfront link between the area's first two parks. In the future, the promenade and a wooden boardwalk will stretch almost a kilometre along the water's edge.

# reconnect

**people first:** the transformation of Toronto's waterfront is first and foremost about reconnecting people with the waterfront. Our new blue edge inspires and exhilarates.

Our waterfront is a public treasure, and it will become a connected series of glorious natural blue vistas, evocative green spaces and communities that achieve a remarkable balance between architecture and nature.

The renewal of the waterfront focuses on people. The public is an integral and valued part of the planning and design process. Ongoing consultation with the public allows us to refine and harmonize our vision and design proposals with what the public wants.

At the heart of our plans to reconnect people with the waterfront are livable mixed-use neighbourhoods inspired by their unique locations. The waterfront is a one-of-a-kind

environment that should reflect both our city's global stature and the special virtues of life on the blue edge. These communities will be sought after as a place to live, work, learn and play.

Our beautiful new waterfront neighbourhoods will include affordable housing options to welcome individuals and families of all income levels. Child-care centres, schools and local amenities are carefully woven into the fabric of these neighbourhoods, allowing people of all ages to call the water's edge their home.

By utilizing the best in urban design and by planning streetscapes on a human scale, we give priority to

pedestrians, cyclists and transit vehicles while balancing the needs of those with cars. We have already linked trail connections long severed by roads and highways, opened up public areas on the water's edge that were previously inaccessible or unwelcoming, and created new places for the public to gather, play or just watch the sunshine dancing on the water.

We preserve and celebrate the striking blue vistas by strategically designing and constructing low-rise buildings near the shoreline. Taller structures will rise farther inland. Our public spaces are of paramount importance. The ground and lower floors of buildings adjacent to the waterfront

**“If Canada’s Sugar Beach is any indication, the future of Toronto and its waterfront have never looked sweeter.”**

Christopher Hume, *The Toronto Star*



public spaces are reserved for retail shops, restaurants, entertainment and cultural amenities, and commercial operations. Connecting the entire waterfront community are picturesque promenades and parks, elegant boardwalks and walkways, and beautiful boat piers along the water’s edge.

We give the lakefront back to the public, and ensure our waterfront neighbourhoods reconnect people to the natural attributes of this continuous, breathtaking and publicly accessible landscape.



Our vision centres on people enjoying the wonderful, one-of-a-kind environment. It allows people to be drawn to the water and brings to life both the tranquility and the excitement that comes with living on the blue edge.

#### **The Joys of Being by the Lake**

Who doesn’t dream of having a special place by the lake? Our new blue edge transforms that dream into reality. Along our waterfront, people experience a clean, beautiful environment that offers water activities and green space, aquatic and terrestrial habitats, year-round

recreational and cultural opportunities, and green public amenities.

Continuing our commitment to people-focused places, we create streetscapes on a human scale, giving priority to pedestrians, cyclists and transit vehicles.

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**We design with the best urban planners and architects to create streetscapes on a human scale, giving priority to pedestrians, cyclists and transit vehicles.**



Underpass Park in the West Don Lands is transforming derelict and unused space beneath a series of overpasses into a unique community park. It will be the most extensive park to ever be built under an overpass in Canada, and the first ever in Toronto.

# redefine

**parks and public spaces:** great cities are defined by their great public space. Our new blue edge redefines public space in Toronto and around the globe by building on three pillars: innovation, inspiration and design excellence.

To redefine the nature of great public space, we began with a blank sheet of paper, four of the 10 premier landscape architectural firms in the world and a commitment to redefine the nature of Toronto's waterfront by creating a public space that focuses on people. We transform the idea of parks from simple squares of grass and trees into dynamic urban destinations.

Often, parks and public spaces are an afterthought. They're too important for that. We see them as the starting-point. We see parks and public spaces as the inspiration for

all of our designs for the waterfront.

Trees play a central role in our new blue edge. Not only do they provide welcome shade, they help clean the air and improve our environment. Over the course of the waterfront revitalization, we will plant about 34,000 trees. Using the latest soil technology, we'll ensure that the trees mature and provide beauty for at least 100 years.

All along the waterfront, there will be endless representations of uncommon artistic elegance, unsurpassed beauty and meticulous, high-quality

artisanship. Granite maple-leaf mosaics will be etched into waterfront streets, surrounding sidewalks and the water's edge promenade. We select construction materials for their aesthetic value today, and how they'll look over time.

We dedicate 35% of the revitalized area to waterfront parks and public spaces. These 300 hectares (741 acres) will create a network of remarkable public spaces unified by their natural splendour and design excellence.

Success is measured not only by the amount of public space, but by its quality. In 2005, we established the Design



**“Toronto is not without its own triumphs. A reverence for the public realm, and how to design it so that people will flock there, is understood along its unfolding waterfront.”**

*Lisa Rochon, The Globe and Mail*

Review Panel to raise the standards for all involved – designers, architects and builders. A slate of national and international awards celebrates our commitment to design excellence.

By boldly redefining the relationship between people, nature and architecture, we create a network of extraordinary public spaces that allow Torontonians and visitors to enjoy the waterfront.

Photograph: Craig James White



More than just a beautiful public space, Sherbourne Common is also the first park in Canada to integrate a stormwater treatment facility into its design. Stormwater is treated in a UV facility located in the basement of the park's pavilion, then released from three dramatic art features into the park's urban river and flows into Lake Ontario.

#### **An Innovative Approach to Bringing Art to Neighbourhoods**

Creativity and culture contribute to a vibrant urban life. That's why we developed a comprehensive community-based vision and framework that integrates art into public spaces along the waterfront. West Don Lands will be the first neighbourhood in Canada

to enhance the experience of the public realm by providing public spaces to enable temporary and permanent installations of art of various scales, forms and materials. This public art will provoke, delight and entertain.

## **300 hectares (741 acres)**

We are dedicating an astounding 35% of the revitalized area to a network of remarkable waterfront parks and public spaces.



To improve aquatic habitat in Toronto's inner harbour, Waterfront Toronto will construct diverse aquatic habitat alongside new stormwater management tanks which will stretch the length of the water's edge promenade and boardwalk in East Bayfront.

# reimagine

**our future is green:** we reimagine waterfront neighbourhoods that complement the environment and benefit the economy, society and people. With expertise and technology, we establish Toronto as a leading global model for sustainability.

Sustainability informs our planning from the ground up. When planning began for what is one of the largest brownfield remediation projects in the world, we committed to using the latest, best technologies to wherever possible treat and reuse the soil. We simply wouldn't settle for removing contaminated soil and burying it somewhere else.

Our buildings and neighbourhoods are among the greenest in the world. We've released a comprehensive series of mandatory green building requirements to

ensure they have a positive impact on the planet. Our waterfront buildings incorporate ecologically friendly features, such as green roofs. All of the buildings must meet LEED (Leadership in Energy and Environmental Design) Gold certification, a third-party verification that measures energy reduction and environmental targets.

The waterfront neighbourhoods now under development are among the first in the world to receive LEED ND Gold (Leadership in Energy and Environmental Design for Neighbourhood Development) Stage 1

certification. We achieved this high level of certification by integrating the principles of smart growth, urbanism and green buildings into community-wide design and development, rather than just on a building-by-building basis.

We are passionate about finding innovative ways to generate energy. We place a high priority on transit and green space, and work with readily available resources to reduce grid reliance as well as greenhouse gas emissions. To further secure a sustainable future for next generations,





**“Waterfront Toronto is a pioneer in this area and is ushering in a new era of development of smarter and healthier communities throughout Canada.”**

Rick Fedrizzi, President, Chief Executive Officer and Founding Chair, U.S. Green Building Council

our buildings use District Energy, which future proofs the neighbourhood and allows for increasingly new and efficient energy sources to be used as they become viable.

Waterfront Toronto employs a transit-first approach, which means public transit will always be within five minutes of where people live and work.

These and other initiatives allow us to reap environmental benefits now and for generations to come. Our new blue edge will be a world leader in creating extraordinary, environmentally friendly waterfront communities.



This beautiful Cherry Street bridge is planned for the Lower Don Lands. Our new blue edge will be fully serviced by transit, establishing new harmonies with other modes of transportation, including cyclists, cars and, naturally, pedestrians.

#### The Five-Minute Transit Commitment

As part of our commitment to sustainability, Waterfront Toronto has a transit-first approach. Each community will be fully served by transit. The plan focuses on streetcars with right-of-way and light rail. Virtually every residence will be within five minutes of a transit stop, minimizing the need for vehicular traffic. Given the importance of transit

to waterfront redevelopment, the construction and operation of transit facilities will be developed in advance of or in tandem with significant development.

In addition, we're developing bike paths and pedestrian linkages between waterfront neighbourhoods and the rest of the city.

## LEED ND Gold

The new waterfront neighbourhoods are among the first in the world to receive LEED ND Gold certification.



George Brown College's new state-of-the-art Waterfront Health Sciences Centre campus in East Bayfront will give 3,500 full-time students the opportunity to learn in a connected, intelligent wired environment with ultra-high-speed broadband.

# revolutionize

**technology changes everything:** ultra-high-speed broadband infrastructure revolutionizes how our waterfront communities connect with those next door – and around the world.

The vision is extraordinary: our new blue edge is not only the largest urban renewal project in North America, it's an intelligent community that empowers people to connect, communicate, innovate and live in new, exciting ways. We are creating the city of the future, today.

Facilitating this quantum leap forward in connectivity is affordable, open-access, ultra-high-speed broadband technology, enabling access for everyone, everywhere – at speeds that are up to 1,000 times faster than today's typical residential networks.

With state-of-the-art infrastructure forming the backbone of our intelligent communities, this open-access flexible community-based network enables innovation for businesses and residents alike.

This new information, communications and technology infrastructure will attract the world's leading organizations from knowledge and creative industries to the waterfront. Our model has already drawn cutting-edge organizations, including Corus Entertainment, one of Canada's largest media companies; Filmport, a major film studio; and

George Brown College, which has selected the waterfront for its leading-edge Health Sciences Centre campus.

The bold, new technology infrastructure that connects people will also revolutionize the applications people use. We are creating a city of intelligent buildings along the waterfront that will use broadband networks to remotely control and manage lighting, heating and cooling systems. People will be empowered with real-time management of their personal carbon footprint. The overarching result will be dramatically lower energy consumption,



**“Broadband is the enabling infrastructure of the Intelligent Community... The power of broadband lies in the enormous energy it can unleash within a community through economic growth, business innovation, social progress and citizen engagement.”**

Robert Bell, Co-Founder, Intelligent Community Forum

greenhouse gas emissions and costs, and an ability to achieve environmental sustainability on the new blue edge.

Just as our communities shape and transform how people reconnect with the waterfront, the infrastructure for residents, businesses and visitors will connect them with revolutionary applications and opportunities that we can only begin to imagine.

On the waterfront, and on the world stage, our new blue edge will be recognized as an extraordinary home that fosters innovation and creativity – a true living laboratory.



With 21st century infrastructure forming the backbone of our intelligent communities, this open-access, flexible, ultra-contemporary community-based network enables the next generation of innovation for businesses and residents alike.

#### **What Makes an Intelligent Community So Smart?**

When you have Internet connectivity that goes where no communications network has gone before, remarkable things are sure to follow. Consider the intelligent community of Västerås, Sweden, which built an open-access fibre-optic network in 2000. Within just two years, more than 600 new companies had set up shop in this lakeside city west of Stockholm. Today, Västerås has earned accolades for its work in innovation, economic development and telecommunications.

By building an intelligent community on its waterfront, Toronto will be

among only a handful of global cities well-acquainted with the value of an open-access ultra-advanced communications network.

The importance of this infrastructure cannot be overstated. It connects residences, workplaces and public institutions to each other and the world, literally in the blink of an eye. It enables complex projects to be completed faster, buildings to run more efficiently, and residents to access a range of services and opportunities for social interaction. The city of the future changes everything.



The Bayside development will create a dynamic new waterfront district in East Bayfront. Bonnycastle Street, its main street, will become a year-round hub for shops, restaurants and public amenities.

# reinvest

**the creation of jobs:** Beyond the immediate economic benefits from construction and development, our revitalization is a magnet for knowledge industries and the human capital of the future. It delivers enduring economic benefits.

Toronto's spectacular waterfront transformation will be home to 40,000 residents and support 40,000 new jobs. The reinvestment in our waterfront is an engine for economic growth.

Once the vision for the waterfront is fully realized, it will provide lasting economic benefits for our city, province and country by creating new employment opportunities, private investment and tourism dollars. Revitalization also redefines the waterfront and the city's global standing as a dynamic, green and innovative community – oriented to the future.

Our revitalized waterfront leverages Ontario's existing competitive advantages. The province already boasts the

G7's most educated workforce, and is the third-largest financial centre and fourth-largest media centre in North America. And Canada is a world model for diverse societies living in harmony. It all adds up to a cost-effective business environment that attracts the best and brightest companies and people.

Our growing leadership in the use of information communications technology advances sustainable development, enabling Ontario's emerging green sector to flourish. Waterfront Toronto's leveraging of the green-technology sector illustrates how reinvesting in the waterfront provides lasting benefits to the economy.

The waterfront is one of the largest urban brownfield remediation initiatives in the world. The extraordinary knowledge and expertise we are gaining will help us develop innovative green business practices. New green jobs go hand-in-hand with these innovative practices.

The dramatic scale of Toronto's waterfront transformation requires best-in-class infrastructure, including transit, District Energy, leading-edge ultra broadband and community amenities. The new private-sector partnerships and additional investment that are required will be the driving force for bringing thousands of new jobs, visitors and residents to the waterfront.



**“Toronto is ringed by this incredible lakefront that for a long time, to be quite frank, has been ignored. Now I think one of the great things that’s happened is we have a vision and a plan for that waterfront. That means it’s going to be a place where people want to be and where business should be.”**

Richard Florida, Director, Martin Prosperity Institute at the Rotman School of Management, U of T

The plan also draws together many individual visitor experiences, to create an unparalleled tourism cluster that enables Toronto to compete boldly for international travellers and increased tourism revenues.

The waterfront’s sustainable, well-designed communities and modern infrastructure will set our city apart and encourage workers to relocate to and then remain in Toronto. As people and companies migrate to our waterfront, they’ll form a hub of innovation, creativity and successful businesses that will benefit the economies of Toronto, Ontario and Canada.

#### Realizing ROI Now

Returns on investment are already being realized from the new waterfront revitalization. They take the form of job creation and the growth of our local, provincial and national economies. For example, between 2001 and March 2010, Waterfront Toronto invested more than \$750 million in revitalization projects, which resulted in approximately 9,700 full-time years of employment, 70% of which were in the Toronto region. The largest share of investment went to skilled workers involved in the construction

of waterfront revitalization projects. Another major share of expenditures was directed toward the professional, scientific and technical service industries related to planning and design, as well as other necessary preliminary work. This funding to date translates into \$1.9 billion in total economic output to the Canadian economy, generating government revenues of approximately \$373 million. There’s no question, this investment has already delivered significant economic returns.



The plan brings together many individual visitor experiences, to create an unparalleled tourism cluster that enables Toronto to boldly compete for increased tourism revenues.

**\$750m → \$1.9b**

\$750 million of investment has translated into \$1.9 billion in total economic output to the Canadian economy.



Our newly constructed section of the Martin Goodman Trail at Ontario Place provides a vital link in the 56-kilometre lakefront trail. It's a popular venue for both recreational cyclists and world-class athletes.

# reenergize

**the power to inspire:** innovation, bold new insights and the inspiration to deliver one of the world's most intelligent communities shape our waterfront revitalization. We have created a model for the city of the future that is recognized around the world.

The transformation of cities into vibrant, must-see destinations is due, in no small part, to the redevelopment of their waterfronts. The revitalization of Toronto's waterfront not only reenergizes our people, our economy and our city, it positions the city as a global innovator.

And no wonder. Through our commitment to design excellence, we have brought together some of the most highly regarded planners, architects, designers and landscape architects in the world to help us envision and elevate our waterfront communities. Together, we

have created the new gold standard by which all other communities will be judged.

The world is taking notice. A slate of international awards has already recognized our accomplishments. And delegations from around the world are coming to study and see first-hand our approach to creating intelligent communities, the new technologies we are implementing for brownfield remediation, and the innovative planning process we're implementing. They also come to experience our approach to integrated design, which places quality

of life and sustainable development at the centre of our revitalization work.

The extraordinary urban lifestyle on the waterfront will reenergize new thinking and creativity. With an open-access network that is light years faster than typical North American residential networks, our waterfront will deliver a competitive edge to Canadian and international businesses that need to attract and retain the best of the best.

As one of the few places in the world that will be home to open-access high-speed broadband, our waterfront

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**Toronto’s waterfront keeps getting better every year. It is clear the public wants to enjoy the water – if you build them an interesting and playful public space, they will come.”**

*Sean Marshall, Spacing Toronto*

will be an irresistible magnet for creative, knowledge-based businesses and industries that are so essential for a thriving economy and culture.

Toronto is already one of the most dynamic and cutting-edge cities on the globe. Reenergized by our revitalized waterfront, our city will be a world leader in sustainable, intelligent urban living.

#### **The Lower Don Lands – A Founding Project of The Clinton Climate Positive Development Program**

Waterfront Toronto’s Lower Don Lands is one of 18 global founding projects of the Clinton Climate Positive Development Program, a Clinton Climate Initiative that supports the development of large-scale urban projects that demonstrate that cities can grow in “climate positive” ways. Waterfront Toronto’s plans to revitalize the Lower Don Lands will see the mouth of the Don River naturalized and the surrounding area transformed into an array of green

spaces and mixed-use communities. Along with the other communities, the Lower Don Lands will seek to reduce greenhouse gas emissions to below zero by implementing economically viable innovations in the clean-energy generation. Initiatives include the generation of clean energy, waste management, water management, transportation and outdoor lighting systems.



The Lower Don Lands will see the mouth of the Don River naturalized, and the surrounding area transformed into new green spaces and mixed-use communities.



# how big is this?

On a world scale, it's unequalled. Beyond the sheer size of the revitalization of our waterfront is the impact it will have on our economy, our people, our city and our entire country.

Toronto's first two waterfront neighbourhoods to be brought to life, East Bayfront and West Don Lands, are the size of London's Canary Wharf and New York's Battery Park City combined.

Now, picture the entire waterfront revitalization initiative. It is actually larger than Lower Manhattan, south of Houston Street, and four times the size of Monaco. To get a sense of it on a more local scale, the total area being redeveloped is 800 hectares (1,977 acres), which translates into an area roughly the size of Toronto's

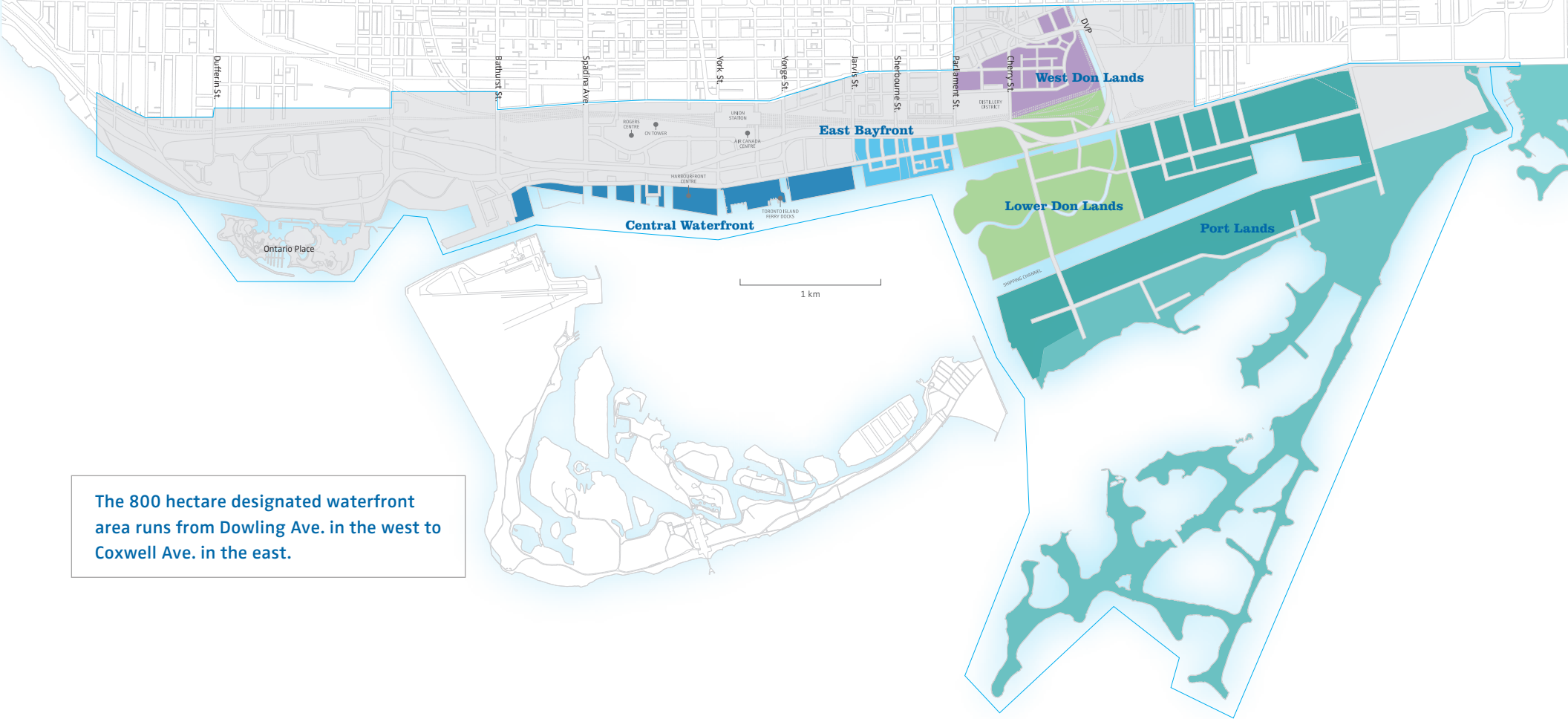
downtown core, from Bathurst to Sherbourne and Front to Bloor. This is a big project.

In fact, revitalizing Toronto's waterfront is quite simply the largest urban redevelopment project in North America and one of the largest waterfront revitalization initiatives in the world.

Beyond the sheer size and scale of the revitalization of our waterfront is the impact it will have on our economy, our people, our city and, yes, our entire country. Already, between 2001 and 2010, work on the waterfront generated

approximately 9,700 full-time years of employment and contributed \$1.9 billion to the Canadian economy. Expected to take 25 years to complete, our new blue edge will create approximately 40,000 new residences and 40,000 new jobs. This will complement and leverage the attributes of our great city. Revitalizing our new blue edge will do nothing less than change the face of our city. It is an exceptional citybuilding undertaking, the benefits of which will secure the future for generations to come.





The 800 hectare designated waterfront area runs from Dowling Ave. in the west to Coxwell Ave. in the east.

### Our New Blue Edge: Big and Bold

The scale of waterfront revitalization projects around the world:

• Toronto, Canada	<b>800 hectares (1,977 acres)</b>
• 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)
• Los Angeles, USA	400 hectares (988 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)
• New York City, USA	37 hectares (92 acres)

**The opportunity is immense – the largest urban revitalization project in North America and one of the world’s most ambitious waterfront redevelopment efforts. The vision is even bigger – to be a model of sustainable intelligent city building for the world.**



# central waterfront

Queens Quay Boulevard is being transformed into one of the world's most beautiful waterfront streets. We're linking major destinations along the water's edge and creating new public spaces to allow for more lakefront access.

While the Central Waterfront is currently the most heavily used area along Toronto's waterfront, it has lacked a sense of cohesion. Historically, the true potential to both connect and be the heart of a magnificent waterfront has been ignored.

World-renowned landscape architects West 8 + DTAH have created a design for a new central waterfront that, finally, allows the area to live up to its remarkable potential. The vision is breathtaking, and it's coming to life now, as we connect and build on existing public spaces, such as the Music Garden. We're also creating a distinct, recognizable identity for all public spaces

## facts and figures

**BOUNDARIES:** From Bathurst St. to Lower Jarvis St., South of Lake Shore Blvd. to Lake Ontario

**SIZE:**

- 2.5 km along the water's edge
- Water's edge promenade: 1.8 km connected by five timber footbridges
- Martin Goodman Trail: 2.2 km off-street Martin Goodman Trail bike and pedestrian trail

- Each WaveDeck can accommodate up to 1,500 people and hold the weight of a fire truck

**PROXIMITY:** most heavily used section of Toronto's downtown waterfront

**DESIGN TEAMS:** Central Waterfront Master Plan, WaveDecks, footbridges and Queens Quay: West 8 and du Toit Allsopp Hillier

along Toronto's revitalized waterfront.

Queens Quay Boulevard is Toronto's main waterfront street, but presently it acts as a barrier rather than a gateway to the waterfront. We are transforming the street into a grand pedestrian-friendly boulevard by reducing traffic to two lanes and shifting it to the north side of the streetcar tracks. The south side of the streetcar tracks will be remade into a beautiful tree-lined park featuring a generous pedestrian promenade and the continuation of the Martin Goodman Trail.

At the Simcoe, Rees and Spadina slips along Queens Quay, unique wooden WaveDecks have replaced narrow



sidewalks, and are bringing people close to the lake in dynamic, intriguing ways. Inspired by the majestic, winding shorelines of the Great Lakes, each WaveDeck has its own intrinsic character.

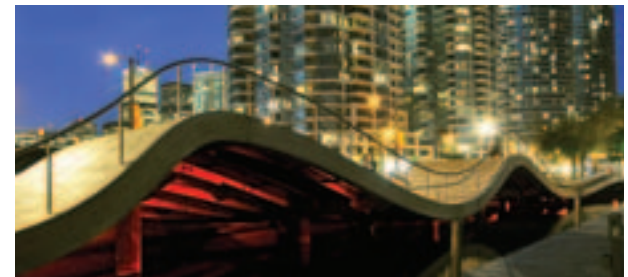
Toronto and the world are already getting a taste of this area's extraordinary potential, exploring the water's edge promenade, boardwalk and finger piers around Harbourfront Centre between York and John Quays. To further enhance the area, a surface parking lot will move underground and free up prime waterfront land for a new public square and urban plaza. Completing the picture for a continuous water's edge public promenade will be five

pedestrian timber footbridges that will bridge the slips and allow people to walk from one end of the waterfront to the other.

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## award-winning WaveDecks

The new WaveDecks are a hit with the public and the design community, and have already won a number of international design awards. In fact, the Spadina WaveDeck was the first Canadian project to be shortlisted for a prestigious Brit Insurance Award, commonly referred to as the design world's Oscars.



**Above:** Simcoe WaveDeck features curves that soar as high as 2.6 metres above the lake, and it is a popular attraction at all times of day.

**Large Image:** Queens Quay looking east at the Simcoe WaveDeck.



# east bayfront

On the lakefront just steps from Toronto's downtown core, East Bayfront is the jewel in the waterfront crown. It will be a magnet for business and human capital and a destination for residents and visitors alike.

The transformation of East Bayfront from an underutilized industrial area into one of the world's most significant waterfront communities is well underway. Steps from Canada's largest financial and cultural centre, East Bayfront is where residents and visitors will live, work, learn and play in a beautifully designed community that is as sustainable as it is technologically advanced. The community is enriched and nourished by beautiful parks and inviting public spaces, which make up a quarter of the new neighbourhood.

A must-see East Bayfront destination, Canada's Sugar Beach is a stylish, urban beach with white sand and bright pink umbrellas that spreads out over 0.85 hectares

## facts and figures

**BOUNDARIES:** From Lower Jarvis St. to Parliament St., Lake Shore Blvd. to Lake Ontario

**SIZE:**

- 23 hectares (55 acres)
- 6,000 new residential units
- 3 million square feet of commercial space
- 1 km continuous water's edge promenade

**PROXIMITY:** 10 minute walk to Union Station

**DESIGN TEAMS:**

- Precinct Plan: Koetter Kim & Associates, Phillips Farevaag Smallenberg and Urban Strategies Inc.
- Sherbourne Common: Phillips Farevaag Smallenberg, The Planning Partnership, Teeple Architects (Pavilion) and Jill Anholt (Public Art)
- Canada's Sugar Beach: Claude Cormier Architectes Paysagistes Inc. and The Planning Partnership

(2.1 acres). At the heart of the community is Sherbourne Common, an innovative 1.5 hectare (3.7 acre) waterfront oasis that is as functional as it is beautiful. The first park in Canada to incorporate neighbourhood-wide stormwater management infrastructure into its design, Sherbourne Common is a model for smart city-building. Connecting the parks is the first phase of water's edge promenade, a grand tree-lined granite walkway that in the future will stretch from one end of East Bayfront to the other and incorporate a wooden boardwalk.

The community's residential and commercial space is being created to beautifully intertwine with the inviting



public spaces. East Bayfront will include 6,000 homes, including 1,200 affordable residences, and millions of square feet of employment space able to accommodate 8,000 jobs. The area will also be a hub for retail, entertainment and cultural amenities.

Leading-edge companies such as Corus Entertainment already call it home. One of the most advanced broadcast facilities in North America, Corus Quay is home to 1,100 creative-based employees. Construction of George Brown College's state-of-the-art Health Sciences Centre campus, which is bringing 3,500 students to study at the waterfront, is also underway.

#### Gardens in the Sky

Parkside, a \$200-million project, is the first private-sector development in East Bayfront. Bordering the north side of Sherbourne Common, the largely residential building will offer spectacular views of the park and Lake Ontario. Developed by Great Gulf Group of Companies and designed by famed architect Moshe Safdie, Parkside is centered on the design idea of "Gardens in the Sky" with plant-covered roofs, stepped gardens and stunning greenspace in its six-storey atrium. The ground level will feature highly sought after retail space for shops and restaurants.

#### Our Next Great Neighbourhood

A four hectare site in the southeast quadrant of East Bayfront, Bayside is Waterfront Toronto's largest private sector development to date. The \$800 million project is led by premier global real estate firm Hines which assembled an internationally renowned team headed by Cesar Pelli to develop its design. Hines' plans for Bayside will deliver an active and diverse mixed-use neighbourhood and thriving year-round waterfront destination that features employment, residential, cultural and retail uses. Bayside will unfold in phases from Sherbourne Common east to the Parliament Slip.



Image courtesy of Hines

**Above:** Bayside Hall, a major public indoor space, will help connect the Bayside development to Sherbourne Common and offer a year-round weather-protected space.

**Large Image:** East Bayfront from Lake Ontario.



# west don lands

This will be one of Toronto’s next great neighbourhoods, a community that is people focused, family friendly, environmentally sustainable and beautifully designed for living.

West Don Lands perhaps best demonstrates the challenges and unparalleled opportunities of waterfront revitalization, and of transforming derelict lands into thriving, green and vibrant communities.

The area requires significant brownfield remediation, and because the area is in a flood plain, it also necessitates the construction of a massive 3.4-hectare (8.4-acre) berm – designed to protect a 99-hectare (245-acre) area (part of which includes Toronto’s financial district) from flooding.

More than 400,000 cubic metres of clean soil are being used to construct the berm and related earthworks. The berm is also laying the foundation for Don River Park,

## facts and figures

**BOUNDARIES:** From Parliament St. to the Don River, King St. to the Rail corridor

**SIZE:**

- 32 hectares (80 acres)
- 6,000 new residential units
- 9.3 hectares (23 acres) of parks and public space, including the 7-hectare (18-acre) Don River Park

**PROXIMITY:** 15 minute walk to downtown, next to the Distillery District

**DESIGN TEAMS:**

- **Precinct Plan and Block Plans:** Urban Design Associates and DTAH
- **Public Realm and Urban Design Teams:** The Planning Partnership, Phillips Farevaag Smallerberg and Co.
- **Heritage consultants:** ERA Architects
- **Don River Park:** Michael Van Valkenburgh Associates and DTAH

a landmark green environment that will be the cornerstone for this community as well as a wonderful new destination for the entire city.

Once completed, the inviting urban fabric of West Don Lands will include 6,000 new residential units, 1,200 of which will be affordable housing, at least one elementary school, and two child-care centres, all embraced by 9.3 hectares (23 acres) of parks and delightful public spaces. The community will also feature a number of striking design elements including woonerfs or “livable streets”. A first for Canada, woonerfs erase the boundary between sidewalk and street to provide a common public space shared by pedestrians, cyclists and low-speed motor vehicles.



As with all of our new blue edge waterfront communities, our priority is to reduce our environmental impact by providing transit. A transit line will be within a five-minute walk of virtually every residence in the West Don Lands. The new Cherry Street streetcar line will run on its own right-of-way between King Street and Lakeshore Boulevard, and will ultimately connect to the new streetcar line on Queens Quay Boulevard.

West Don Lands will be a waterfront neighbourhood with a blend of residential, commercial, retail and cultural opportunities, and unified by design excellence, sustainability and 21st century technology.



**Above:** An overview of West Don Lands looking west.  
**Large Image:** West Don Lands from Don River Park looking west along Front Street.

#### Home to the Pan Am Games

West Don Lands will be the site of the Athletes' Village for the 2015 ParaPan Am Games in Toronto. The village will accommodate up to 10,000 athletes and team officials in a single, centrally located area. There will be sports and recreation facilities; an accreditation centre to process athletes, team officials and visitors; retail space; restaurants; a medical centre; banks; entertainment areas and other conveniences. After the Games, the village will become part of the West Don Lands residential community, further enriching this lively, vibrant neighbourhood.

#### River City is Rising

River City is the first private-sector development in our new blue edge. The \$250- to \$300-million project will unfold in phases in the north-eastern corner of West Don Lands. Developed by Urban Capital and designed by Saucier + Perrotte Architects, River City will include more than 900 loft-styled condos and townhouses. Buildings will have green roofs and be LEED Gold carbon-neutral. The development will also feature a hybrid car- and bike-share program, and parking garages will be wired for electric-car charging stations.



# lower don lands

Innovative mixed-use communities will be created around the Keating Channel and the newly naturalized and flood-protected mouth of the Don River.

The remarkable transformation of this 125-hectare (308-acre) industrial area, located south of the rail corridor in the east end of Toronto's harbour, will be globally unique by virtue of its size, scope and complexity.

The centrepiece of the plans for the Lower Don Lands will see the naturalization and shifting of the Don River's mouth. It will be rerouted through the middle of the Lower Don Lands between the Ship Channel and the Keating Channel to provide the flood protection necessary to enable development of the Port Land area.

This revitalization will create a new destination for Toronto where the city, lake and river interact in a dynamic and balanced relationship – an urban estuary.

## facts and figures

**BOUNDARIES:** From Parliament St. to the Don Roadway, the Rail corridor to the Ship Channel

**SIZE:**

- 125 hectares (308 acres)
- 12,500 new residential units
- 500,000 sq. ft. of commercial and retail space
- 53 hectares (130 acres) of parks/public spaces including 24 hectares (58 acres) of park land with two event spaces

**PROXIMITY:** 20 minute walk to downtown, next to West Don Lands

**DESIGN TEAMS:** Lower Don Lands Framework, Keating Channel Precinct, Landscape Architect and Team Lead: Michael Van Valkenburgh Associates Inc.

The habitat corridor between Lake Ontario and the Upper Don Watershed will become a natural wonderland, with a diversity of new and complementary ecosystems, including additional open water, floodplain wetlands, wet prairies and native forests.

Naturally, extensive multi-use trails in the area will continue to act as major connecting links with the Don Valley Trail system, the Don Greenway and the Martin Goodman Trail.

Lower Don Lands is a unique example of environmental technology at work: for example, rainwater from the roofs of area buildings will be harvested to feed the trees, wetlands and the naturalized river mouth during dry seasons.





Innovative mixed-use communities will be created around the newly naturalized and flood-protected mouth of the Don River. They'll be further enriched by a large riverfront park at the heart of the new neighbourhoods.

The Lower Don Lands is dramatically transforming the Keating Channel into an upbeat, unique canal destination. In the parks and promenades along its edge, people can enjoy boating, strolling through shops and dining in canal-side cafés.

This vibrant, vital new community, marked by an urban estuary, represents a new model for sustainable city building and will be an extraordinary addition to the fabric of life on the waterfront.



**Above:** The plans for the Lower Don Lands reshape the Keating Channel into a vibrant, urban destination.

**Large Image:** An overview of the Lower Don Lands with the re-naturalized mouth of the Don River running through it. This will be the dynamic centre of the new surrounding communities.

#### Recipient of the Best Futuristic Design Award

An international sustainability development industry design competition awarded the Lower Don Lands the Best Futuristic Design Award.

A panel of leading experts with the Building Exchange (BEX) Conference in Hamburg, Germany, has recognized the Keating Channel Precinct, the Lower Don Lands' first planned community.

The fifth annual BEX International Awards, held in partnership with the World Green Building Council, promote global standards for environmentally

sound buildings, large-scale developments and infrastructure. The awards celebrate sustainability, innovation, efficiency and collaboration in the built environment and demonstrate consideration of the issues surrounding climate change, sustainable communities and future legacies.

Previous winners include WS Atkins (Bahrain World Trade Centre), Birmingham City Council (Big City Plan) and Aldar Properties (Aldar HQ).

## sun and wind

To create an energy-efficient indoor building climate in the Lower Don Lands, sun and wind movement studies have shaped the orientation of the buildings and street blocks.



**Mimico Waterfront Park** – Restoration and shoreline enhancements to terrestrial and aquatic habitats form key elements of the park. It features a new section of the multi-use waterfront trail, a breakwater island to protect the new aquatic plantings, and new sand dunes and cobblestone beaches.



**Port Union Waterfront Park** – The project includes improved recreational access to the waterfront, cobblestone beaches, shoreline protection, 3.6 kilometres of waterfront trail, pedestrian lookouts and connections, and improvements to aquatic and terrestrial habitats.



**Cherry Beach Sports Fields** – These premium level playing facilities in Toronto's Port Lands are available for intensive use through an extended playing season. Created by reclaiming contaminated land, the fields will serve existing and future waterfront communities.

# the wider waterfront

In addition to the many, wonderful new waterfront communities under construction and being planned, there is a wealth of other initiatives – from Mimico to Port Union.

We're not just revitalizing the central waterfront, East Bayfront and West Don Lands, our plans span Toronto's entire lakefront. In the wider 40 kilometres of our lakefront, we have already completed many projects that help reconnect people to the lake, and redefine parks and public space.

We created new linear waterfront parks in Mimico in Toronto's west end and at Port Union in the east to provide local residents with lakefront access where none previously existed. Just west of Toronto's downtown, Waterfront Toronto has enhanced waterfront parks and public space, and completed new sections of the waterfront trail system and an on-water training course.

There is much more to come. Given the scale of Toronto's waterfront revitalization, the project will roll out

in phases over 25 years. Future plans will see development of the Port Lands and Lake Ontario Park.

Decades of infilling of what was once the largest wetland on the Great Lakes has created the 400-hectare (988-acre) Port Lands. Much of this largely publicly owned land has been home to industry, and much of the area lacks servicing for other uses. Since the area is a flood plain, flood protection must be created before the area can be fully developed.

The first area of the Port Lands to be developed is the northwest corner, the largest portion of the Lower Don Lands. Plans for the Lower Don Lands include reconfiguring the mouth of the Don River, which will provide the necessary flood control for the Port Lands and enable the entire area to be developed.

To make the Port Lands more people friendly and to ensure they're utilized prior to full-scale development, Waterfront Toronto has landscaped, enhanced streets and intersections, added cycling trails, restored Cherry Beach, and built Cherry Beach Sports Fields – two premier regulation-sized soccer and lacrosse fields.

An exciting future initiative on our new blue edge will be the development of Lake Ontario Park. It will transform the southern portion of the Port Lands into part of a massive new park. Encompassing 375 hectares (927 acres) and 37 kilometres of shoreline, Lake Ontario Park will be Canada's next great urban park. It will encompass numerous ecologically unique and distinctive landscapes, from the spectacular wetlands that define Tommy



Thompson Park, to the cathedral stand of cottonwoods that frames Cherry Beach. Lake Ontario Park will be a world renowned urban wilderness and recreational park that will truly define our relationship with the water's edge.

#### Other Revitalization Projects

- **Improvements to Marilyn Bell Park** A green space in the heart of Toronto's western beaches opened in 2006.
- **Exhibition Place Trail Along Lake Shore Boulevard** The construction of this 370-metre-long trail was completed in 2007.
- **Western Beaches Watercourse** A 'flat water' training and competition venue opened in 2006.
- **Martin Goodman Trail** This newly revitalized portion of the trail at Ontario Place was completed in 2009.



**Above:** The planned 375-hectare (927-acre) Lake Ontario Park includes a new east-west bridge connection between the Port Lands and Toronto's eastern beaches, a protected watercourse and new wetlands.

**Large Image:** Lake Ontario Park will incorporate a series of lakeshore sites into an urban wilderness park. With 374 hectares (924 acres) of contiguous public park and 37 kilometres of shoreline, Lake Ontario Park will be a collection of vast, distinctive landscapes of ecological, cultural and scenic importance.

#### Port Union Waterfront Park

In the east end of Toronto, Port Union Waterfront Park is on the Lake Ontario waterfront between the mouth of Highland Creek and the Rouge River. The park includes improved recreational access to the waterfront, shoreline protection, cobblestone beaches, 3.6 kilometres of waterfront trail, pedestrian lookouts and connections, and newly created terrestrial and aquatic habitat.

#### Mimico Waterfront Park

Mimico Waterfront Park is helping re-establish the Mimico community as a recreational destination and is expected to invigorate the local economy. The park includes a continuation of the popular multi-use waterfront trail, a breakwater island to protect the new aquatic plantings, new sand dunes and cobblestone beaches for recreational enjoyment, and optimal views of Lake Ontario and the city skyline.



**Canada's Sugar Beach Opening** – From left to right: Toronto Centre MPP Glen Murray, Toronto City Councillor Pam McConnell, Federal Finance Minister Jim Flaherty, Waterfront Toronto Chair Mark Wilson, then Mayor of Toronto David Miller, and then Ontario Minister of Energy and Infrastructure Brad Duguid officially open Canada's Sugar Beach.



**Don River Park Groundbreaking** – From left to right: Ontario Minister of Infrastructure Bob Chiarelli, then Toronto Mayor David Miller, Waterfront Toronto Chair Mark Wilson, and Federal Finance Minister Jim Flaherty break ground on Don River Park, a massive new park that will be the cornerstone of the new West Don Lands community.



**Sherbourne Common Opening** – From left to right: Federal Finance Minister Jim Flaherty, Toronto City Councillor Pam McConnell, Waterfront Toronto Chair Mark Wilson and Ontario Minister of Research and Innovation Glen Murray officially open Sherbourne Common, a beautiful new park that also houses a neighbourhood stormwater treatment facility.

# realize

**our working method:** for the final product to be inclusive and accommodating, the process must be inclusive and accommodating, too.

For decades now, plans to develop Toronto's waterfront have been subject to numerous starts and stops. As a result, Toronto is one of the last major waterfront cities to redevelop its waterfront.

In 1999, the three orders of government established a task force to examine redeveloping Toronto's waterfront. Through its recommendations, Waterfront Toronto was established in 2001 to oversee and lead redevelopment, and to be the master planner for revitalizing Toronto's waterfront. The three orders of government each committed \$500 million in seed money and gave Waterfront Toronto development control over the lands they own.

In 2001, it was estimated that the overall public infrastructure required for revitalization would cost \$4.3 billion.

To facilitate our revitalization program, Waterfront Toronto works with public and private partners who buy the land for development. The revenue from land sales is then reinvested into funding and building public infrastructure.

Waterfront Toronto is guided by a strong board of directors, made up of appointees from each level of government. The board helps ensure that the revitalization mandate is delivered in an accountable and transparent manner.

Reimagining urban living on Toronto's waterfront must be precisely planned and carefully executed. We have refined a process for delivering revitalization.

- A master plan is developed and designed that includes planning the necessary infrastructure to support sustainable communities: transit, parks and public spaces, District Energy, and the ultra broadband network

- Rezoning and all other required approvals, including environmental approvals, are obtained
- Land is tendered competitively; development partners are chosen based on their ability to meet and deliver on a comprehensive list of criteria
- Proceeds from land sales are reinvested into waterfront revitalization.

This revitalization process connects people to the waterfront, which is why regular dialogue with the community is a cornerstone of our approach. Public consultation and collaboration ensure that the vision for waterfront transformation is shaped by public input.



“This project expressed a clear and powerful idea that seems effortless in doing something very big – extending the public’s imagination of what Toronto’s waterfront can become in future.”

2009 Toronto Urban Design Award jury citation for the winning Spadina WaveDeck

## our accolades

Over the years, Waterfront Toronto has received many prestigious awards for its work in transforming the water’s edge. Here are some of the honours we’re most proud of.

### 2010

- Conde Nast Traveller Innovation and Design Award nomination for Rees and Simcoe WaveDecks
- Royal Architectural Institute of Canada National Urban Design Awards Certificate of Merit for Spadina WaveDeck
- Transportation Achievement Award by the Institute of Transportation Engineers for the Lower Don Lands

### 2009

- Canadian Architect Award of Merit for the Sherbourne Common Pavilion
- Canadian Society of Landscape Architecture National Honour Award for Lake Ontario Park Master Plan
- Canadian Society of Landscape Architecture National Merit Award for Spadina WaveDeck
- American Institute of Architects Merit Award for Lower Don Lands
- American Society of Landscape Architects Honor Award for General Design, Spadina WaveDeck

- BEX International Award for Best Futuristic Design for Lower Don Lands Plan
- Spadina WaveDeck nominated for Brit’s Insurance Design Award 2009 (first Canadian project to be shortlisted for the award)
- Summit Creative Award, Waterfront Toronto Annual Report 2007-2008
- Toronto Urban Design Award in the Small Open Space Category – Spadina WaveDeck (Award of Excellence)
- Toronto Urban Design Award in the Vision and Master Plan Category – Master Plan for Lake Ontario Park (Honourable Mention)
- Ontario Builders Award in the Industrial Category – Simcoe and Rees WaveDecks (Award of Excellence)
- WoodWorks! Canadian Wood Council – Simcoe, Rees and Spadina WaveDecks (Jury’s Choice Award)

### 2008

- Royal Architectural Institute of Canada’s Sustainable Development Award for MVVA’s Lower Don Lands design

- American Society of Landscape Architects Honor in Analysis and Planning, for Port Lands Estuary: Reinventing the Don River as an Agent of Urbanism, Toronto, ON
- Public Sector Service Gold Award for Toronto Waterfront’s Aquatic Habitat Restoration Strategy

### 2007

- Toronto Urban Design Award for Port Lands Estuary Master Plan
- Toronto Urban Design Award for Central Waterfront Master Plan
- Toronto Urban Design Award for Harbourfront Water’s Edge Revitalization
- Toronto Urban Design Award Honourable Mention for Quay to the City
- Canadian Society of Landscape Architects Certificate of Excellence for Toronto Waterfront’s Aquatic Habitat Restoration Strategy
- Canadian Society of Landscape Architects National Merit for Central Waterfront’s Innovative Design Competition

- Canadian Society of Landscape Architects National Merit for Quay to the City
- Public Sector Service Silver Award for Toronto Waterfront’s Aquatic Habitat Restoration Strategy

### 2006

- Canadian Society of Landscape Architects Regional Honour for East Bayfront Precinct Plan, Public Realm and Streetscape Plan

### 2005

- Boston Society of Architects’ Millo Von Moltke Award for Urban Design for East Bayfront Precinct Plan
- Congress for the New Urbanism Charter Award for East Bayfront Precinct Plan

### 2004

- Public Sector Quality Fair Certificate of Excellence for Precinct Planning Consultation Process in Toronto’s Waterfront

# revitalize

**“The easy cynicism of earlier years no longer applies. The possibilities of waterfront revitalization will now be obvious to even the least imaginative among us. It is exactly this kind of design excellence and boldness that will bring the waterfront back to life.”**

*Christopher Hume, The Toronto Star*

# our new blue edge

revitalizing our waterfront for everyone



WATERFRONToronto





## our new blue edge

We're building the largest urban revitalization project in North America. We're rethinking, reimagining and redefining what the waterfront can be, and working to create a world model for urban space. Our priorities are simple. We put people first and reconnect them to the waterfront. We emphasize parks and public spaces, and we design in a way that's environmentally and economically sustainable. We make you part of the most advanced revitalization project in the world.

### Waterfront Toronto

20 Bay Street, Suite 1310 Toronto, ON M5J 2N8  
Tel: 416-214-1344 • Fax: 416-214-4591

[www.waterfrontoronto.ca](http://www.waterfrontoronto.ca)