



## **EAST BAYFRONT BACKGROUNDER**

East Bayfront is one of the first new neighbourhoods to be developed on Toronto's waterfront. Its proximity to downtown and location directly on Lake Ontario make East Bayfront an important new residential community, a hub for information and creative sector jobs and a significant waterfront destination.

East Bayfront is a 23 hectare (55 acre) site extending from Lower Jarvis Street east to Parliament Street and from Lake Shore Boulevard south to the water's edge. For years, East Bayfront was a reminder of Toronto's industrial past. Today, it is a busy construction site that is transforming a brownfield site into a lively downtown neighbourhood that will include 6,000 homes (1,200 of which are affordable), a variety of parks and public spaces, 230,000 m<sup>2</sup> (2.5 million sq. ft.) of commercial and employment space and jobs for 8,000 people.

East Bayfront will become a model for sustainable city building and is already one of the first neighbourhoods 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. It will also be an intelligent community that offers residents and workers access to ultra-high-speed broadband capabilities that are now only available in the world's most advanced research institutions and organizations.

### **East Bayfront Development**

East Bayfront revitalization includes four publicly-owned development land parcels known as Dockside, Parkside, Bayside and Quayside. These parcels represent approximately 70 per cent or 15.5 hectares (38 acres) of the total area of East Bayfront. The remaining 7.5 hectares (17 acres) are privately owned.

#### *Dockside*

Located in the south-west corner of East Bayfront, Dockside, features five development blocks bookended by Canada's Sugar Beach and Sherbourne Common. In total, Dockside includes about 130,000m<sup>2</sup> (1.4 million sq. ft.) of office and institutional space, including 15,000m<sup>2</sup> (161,500 sq. ft.) of cultural, retail and recreational uses.

Dockside construction is well underway with much of the public realm complete and the first development — Corus Quay, a City of Toronto project — now open. Corus Quay, a 42,000m<sup>2</sup> (450,000 sq. ft.) office and broadcast centre, is the corporate headquarters for more than 1,200 employees of Corus Entertainment one of Canada's largest integrated media and entertainment companies.

Dockside will also be home to the George Brown College Waterfront Campus. The new 31,581m<sup>2</sup> (330,000 sq. ft.) campus will bring 3,500 full-time students to the waterfront and add vitality to the area year-round. Spread over two development blocks, the new campus will span from Lake Ontario in the south to Queens Quay in the north between Richardson and Lower Sherbourne streets. The project is currently on track for substantial completion in 2011 with students starting their first semester in fall 2012.

The remaining development blocks, one north of Canada's Sugar Beach and a parcel north of Corus Quay have yet to be developed.

### *Parkside*

The Parkside development is located north of Queens Quay, just east of Sherbourne Common. Developed by Great Gulf Group of Companies and designed by world-renowned architect Moshe Safdie, Parkside is a mixed-use development featuring residential, retail, office/employment and institutional uses with impressive views of Lake Ontario.

Comprising 0.38 hectares (0.94 acres), Parkside is a 50,000m<sup>2</sup> (540,000 sq. ft.) development comprised of a point tower (approximately 36-storeys) along Lake Shore Boulevard with a south-facing podium along Queens Quay. Centred on the design idea of "Gardens in the Sky," Parkside will set new standards for design excellence and sustainability on the waterfront. The development will include plant-covered roofs and stepped gardens that create green space on virtually every floor and in the building's dramatic six-storey atrium.

Parkside is expected to result in approximately \$200 million of private sector investment in East Bayfront. Marketing and preliminary design work is now underway.

### *Bayside*

The Bayside development site, located south of Queens Quay between Sherbourne Common in the west and the Parliament Slip in the east, is the largest parcel of land developed to date by Waterfront Toronto. Led by Hines, one of the world's premier real estate firms, Bayside will transform an underutilized, industrial area into an active and diverse mixed-use community and thriving waterfront destination.

Hines assembled an internationally renowned design team for Bayside led by architects Cesar Pelli, Fred Clarke and Stanton Eckstut, that will transform Bayside into an active and diverse mixed-use community connected by major parks and public spaces. The community will include 1,700 homes, a bustling main street and office and employment space for 2,400 jobs.

The design team has created an overall master plan for Bayside that is in keeping with the approved precinct plan for East Bayfront. Architecture for each building and detailed designs that are in line with the master plan, will be completed as the project moves forward.

### *Quayside*

Quayside, a two hectare (five acre) site along Queens Quay, East Bayfront's grand waterfront boulevard, is an ideal location for commercial, residential and community-based amenities. Quayside has 140,000m<sup>2</sup> (1.5 million sq. ft.) of residential and commercial development space.

## **Parks and Public Spaces**

In addition to Sherbourne Common, a variety of unique parks and public spaces will make up 25 per cent of East Bayfront (5.5 hectares).

### *Canada's Sugar Beach*

Canada's Sugar Beach is a whimsical new addition to Toronto's waterfront. Its design draws upon the industrial heritage of the area and its relationship to the Redpath Sugar factory.

Located just east of Lower Jarvis Street, Canada's Sugar Beach is like three parks in one with: an urban beach with bright pink umbrellas and white Muskoka-style beach chairs, a granite promenade that connects to the water's edge, and a multi-functional plaza space for performances and festivals. Designed by Montréal's Claude Cormier Architectes Paysagistes, in association with The Planning Partnership, this 0.40 hectare (two acre) park is the second urban beach on Toronto's waterfront following the very successful HtO Park.

### *Water's Edge Promenade and Boardwalk*

East Bayfront features a continuous water's edge promenade and boardwalk spanning the entire length of the new community. Stretching almost a kilometre long, from Canada's Sugar Beach to the Parliament Slip, the promenade is 19 metres wide, with another 11 metre-wide wooden boardwalk built over the stormwater management system for the area.

A row of mature trees lining each side of the promenade creates a French-style allée by the lake sheltering pedestrians from sun and wind. The boardwalk, which will be open to the elements, will provide pedestrians with the opportunity to walk along the water's edge. A first phase of water's edge promenade — approximately 270 metres from just east of Canada's Sugar Beach to Sherbourne Common — opened in 2010. Construction of the wooden boardwalk will be built over the stormwater management facility for East Bayfront as the area develops.

Rotterdam's West 8 and Toronto's du Toit Allsopp Hillier are the design team behind the waterfront promenade and the Queens Quay public realm.

### *Parliament WaveDeck*

At the eastern end of the promenade, Waterfront Toronto's fourth wavedeck is planned for the Parliament Slip. This impressive 3000m<sup>2</sup> wavedeck, just a five minute walk from the Distillery District, will be both a public gathering space and treatment area for East Bayfront's stormwater management system. Several dramatic openings in the wavedeck allow the community's stormwater to undergo UV treatment as part of the water purification process.