



WATERFRONToronto

## December 2009 Newsletter

### Toronto City Council Approves Sale of Waterfront Land for First Private Development in East Bayfront

The sale of the Parkside development site — located on the north side of Queens Quay East adjacent to the new Sherbourne Park — was approved overwhelmingly by Toronto City Council on December 7.

After a rigorous review process, Waterfront Toronto has selected award-winning Toronto real estate developer Great Gulf Group of Companies to lead the first private sector development in East Bayfront.

Great Gulf's proposal for the Parkside development site assembled a world-class design team led by famed architect, Moshe Safdie. The proposal perfectly captured the spirit of East Bayfront laid out in the precinct plan Waterfront Toronto developed for the area.

The Parkside development will be an innovative, mixed-use residential complex offering stunning views of Lake Ontario and ground floor access to the neighbouring Sherbourne Park. Based on Safdie's "Gardens in the Sky" design vision, Parkside will feature green, plant-covered roofs, lush, stepped gardens and a dramatic six-storey atrium with a living plant wall.



Parkside will be Safdie's first residential project built in Canada since his landmark Habitat '67 in Montreal. When describing the project to the media, Mr. Safdie expressed excitement about designing a building in East Bayfront, an area he called "the future of the city, the next big surge of development."

In addition to residential units, the development will include ground floor retail, a daycare centre and potential office and cultural space. Ultimately, the project is expected to deliver a \$200 million private sector investment in the development of East Bayfront.

Learn more about architect Moshe Safdie's vision for Parkside on Waterfront Toronto's YouTube channel <http://www.youtube.com/WaterfrontToronto>

### Construction Begins on the Water's Edge Promenade in East Bayfront

Construction on the western section of the water's edge promenade in East Bayfront is now underway. Over the next few weeks, construction crews will begin excavating the 270-metre stretch which runs from the eastern edge of Canada's Sugar Beach to the eastern edge of Sherbourne Park.

The water's edge promenade will ultimately span the entire length of East Bayfront from Jarvis to Parliament Streets. Featuring granite pavers in a maple leaf mosaic pattern, the promenade will be 19 metres wide. An 11-metre wide wooden boardwalk is also planned alongside the promenade and will be built over the stormwater management facility for the area.

The new western section of the water's edge promenade is expected to open late summer 2010. The other sections of the promenade and water's edge boardwalk will roll out in phases as the area is developed.



### Design Team Selected for York Quay Revitalization Project

Michael Van Valkenburgh Associates (MVA) has been selected to lead the

Michael van Valkenburg Associates (MVVA) has been selected to lead the transformation of a key waterfront site. Their innovative proposal will design the underground parking garage as an inviting part of the urban experience rather than the traditional grim, utilitarian infrastructure.

Selected from among 15 submissions during a competitive Request for Proposal (RFP) process, MVVA was chosen to lead the design of the York Quay Revitalization Project (phase two) for Waterfront Toronto and Harbourfront Centre.

Plans for this prime location within Harbourfront Centre include replacing the 1.4 hectare surface parking lot currently on the site with an underground parking garage that introduces sunlight, air, water and plantings into its design. This important piece of parking infrastructure will free up the surface area for future public space and a thriving cultural/retail village.



In its proposal, the MVVA team imagined a parking garage where sunlight and air are directed from above grade, down into the structure through openings and innovative uses of glass and lighting. There may also be opportunities in the garage for integrated sustainable technologies such as the reuse of collected rain water for a summer fountain or winter ice display.

With the RFP process for the design team now complete, phase two work will move forward quickly beginning with conceptual/preliminary design work, followed by schematic/detailed design in the early new year. An accelerated project timeline will ensure that the parking garage is completed by spring 2011.

The public will have an opportunity to meet the team and provide input on the design at a public meeting in early 2010.

### George Brown College Construction Begins

Construction has begun on George Brown College's new waterfront campus in East Bayfront. Workers are preparing the site for construction by drilling caissons — concrete columns that are part of the deep foundations work for the building. When caisson drilling is complete, crews will begin to dig the four-storey deep hole necessary for the building's foundation.



The Health Sciences Campus scheduled to open September 2012 is expected to bring 3,500 full-time and 1,500 part-time students to the waterfront adding vitality to the area year-round. The new campus spans two city blocks from Lake Ontario in the south to Queens Quay in the north, between Richardson and Lower Sherbourne streets.

### Queens Quay Revitalization Update

Waterfront Toronto is preparing to submit the Environmental Study Report (ESR) for the Queens Quay Revitalization Environmental Assessment to the Ministry of the Environment (MOE) by the end of the year. This is slightly later than originally planned due to additional work required to address amendments made by City Council when it approved the plan in October. The amendments included the addition of a signalized intersection at Robertson Crescent and Queens Quay.



After the ESR is submitted, the public will have a 30-day comment period during which they can review the report and provide feedback. Following the comment period, the MOE may request additional information from the project team to resolve outstanding issues. If there are no outstanding issues the project may move to schematic design.

Waterfront Toronto will issue a formal notice when the ESR is submitted to the MOE. Given the holiday season, the 30-day review period will likely be extended to provide ample opportunity for public review and feedback.

### East Bayfront Construction Update

Unseasonably warm weather and little snow has allowed construction crews to make good progress across East Bayfront this fall.

- **Sherbourne Park:** The park's pavilion is beginning to take shape. Crews will be pouring the concrete foundation for the basement in early December. The structural concrete slab for the skating rink/splash pad north of the pavilion is also now complete. On the north side of the park, crews are installing the formwork for the concrete footings for the park's 8.9 metre high art pieces.



- **Canada's Sugar Beach:** Crews have begun installing an innovative new tree planting system along the park's promenade. This new tree planting method involves the installation of a two-tier web of PVC boxes – called soil cells – designed to house an average of 30 cubic metres of nutrient soil per tree. These reinforced PVC cells provide support for the soil so it won't compact under the weight of the pavement above. The system allows tree roots to spread and thrive resulting in healthier mature trees.

Crews have poured the long concrete curb separating the park's beach from the promenade as well as the footings for the large beach umbrellas. The mechanics are also in place for the promenade's water feature — a dynamic water fountain that will have 27 cascading jets programmed for various heights.

- **Municipal Services:** This month, crews will finish making the necessary connections to tie the new main line storm sewer for Queens Quay to existing sewers in the area. Two new roadways are also being constructed south of Queens Quay in and around the new headquarters of Corus Entertainment. Asphalt and concrete are being poured in the next couple of weeks to ensure the new streets are operational early in 2010.



## West Don Lands Construction Update

Construction has reached a significant milestone in the West Don Lands this month. The majority of soil needed to complete the Flood Protection Landform - an extensive, engineered berm that will provide flood protection to not only the West Don Lands but also to a larger 99 hectare area including Toronto's financial district, is now on site.

The soil is being used to complete the large southern portion of the flood protection landform, which will also serve as the platform for the future Don River Park.

The soil is being placed on top of the berm to aid with compression and accelerate the settlement process from years to weeks. This excess weight of the soil helps forced out low lying water from beneath the berm. Once the six to eight week settlement period has concluded, excess soil will be used to create the northern component of the berm.



In October, the City of Toronto accepted the subsurface designs for sewers and water mains for the new Bayview Avenue and River Street in the West Don Lands. Construction on River Street is commencing with construction on Bayview Avenue anticipated to start in the spring. Work on new Mill Street continues to run on schedule, with the excavation of old Mill Street complete and groundwater extraction ongoing. Storm sewer installation is scheduled to occur later this month. Construction of new Mill Street, Bayview Avenue and River Street is slated for completion summer 2011.

## Gardiner Expressway and Lake Shore Boulevard Reconfiguration Terms of Reference Approved

On November 30, the Minister of the Environment issued a [Notice of Approval](#) for the Future of the Gardiner East: Environmental Assessment and Integrated Urban Design Study. With the Terms of Reference - the first step in the Environmental Assessment (EA) process approved, Waterfront Toronto is now in a position to move forward with the two-year EA process as set out in the [Terms of Reference](#).

The project includes an Individual Environmental Assessment (under Ontario's *Environmental Assessment Act*) as well as an urban design study. This unique, fully integrated study process is intended to ensure that strong city building objectives remain at the centre of the technical analysis and that a successful urban environment characterized by design excellence results from this effort.

An essential part of the study process is effective communication and consultation with members of the public and stakeholders. One of the planned activities in meeting this goal is the establishment of a Stakeholder Advisory Committee (SAC). The SAC will provide an ongoing forum for advice, feedback and guidance to the project team at key points during the EA and urban design process. Membership will be comprised of representatives from interested and affected stakeholder organizations.

We invite you to apply to be a member of this committee. If you are interested in the project and would like to be considered for membership, please review the [Draft SAC Terms of Reference](#) and submit your [SAC Application Form](#) by January 15, 2010. For more information please visit [www.gardinerconsultation.ca](http://www.gardinerconsultation.ca).

## REMINDER: Please take our Communications Satisfaction Survey - We want to hear from you

Thank you to those who have already participated in the communications satisfaction survey launched last month. Waterfront Toronto is continuously working to improve our communications with stakeholders and the public. If you have not already done so, please help us in our efforts to improve our monthly email newsletter and website by taking a few minutes to complete a short online satisfaction survey. Your anonymous feedback will help inform the development of changes and enhancements. Thanks in advance for your help. Please note the survey will close Tuesday, December 22. Click [here](#) to participate in our online survey now - <http://tinyurl.com/yjnsusb>

## WATERFRONT TORONTO FLICKR GROUP

### Share your waterfront photos

In this new regular feature we'll be highlighting some of the great photographs submitted to the Waterfront Toronto



4/7/2010

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Flickr group. You can contribute to the group by visiting <http://www.flickr.com/groups/waterfrontoronto> and clicking on the "Join this Group" link. Photos added to the group are automatically included in a slide show that appears on Waterfront Toronto's new sroom at <http://news.waterfrontoronto.ca/>. We look forw ard to seeing w hat you've captured.



### Upcoming Board of Directors Meeting

Wednesday, December 16, 2009

Wednesday, February 17, 2009

Please check our w ebsite for meeting agenda w ith time and location.

### Upcoming Design Review Panel Meetings

Wednesday, January 13, 2010

Wednesday, February 10, 2010

Design Review Panel meetings are held at Waterfront Toronto Offices – 20 Bay Street, Suite 1310 from 9:00 a.m. – 1:30 p.m. For more information, please check our w ebsite for the meeting agenda.

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