



FACT SHEET – BAYSIDE

LOCATION

- 1.5 km from Toronto’s downtown
- Bounded in the north by Queens Quay East, in the west by Sherbourne Common, in the south by the future promenade, and in the east by Parliament Slip

DEVELOPMENT SIZE

- 5.3 hectares (13 acres)
- 90,000 square metres (approximately 2 million square feet) of residential, cultural and commercial space

DEVELOPMENT TEAM

- Master Developer: [Hines](#)
- Residential Development Partner: [Tridel](#)
- Master Plan Design Team: [Pelli Clarke Pelli](#); [Ehrenkrantz Eckstut & Kuhn Architects](#); and [Adamson Associates](#)
- Landscape Architect: [West 8](#) + [DTAH](#)

AQUALINA

Aqualina Design Team: [Arquitectonica](#); [II BY IV Design Associates](#)

Hines has selected Tridel, one of Canada’s leading condominium developers, as its exclusive residential partner for Bayside. Aqualina is the first residential development at Bayside. Located on the east side of Sherbourne Common, and designed by world renowned architects, [Arquitectonica](#), the building will be defined by a series of distinctive cubes made of glass and steel with angled windows and balconies to maximize views of the skyline and lake. The 13-storey, 363 unit condominium will also target a LEED® Platinum designation. Landscape design for Bayside, including Aqualina, will be led by West 8 + DTAH, the award-winning team responsible for East Bayfront’s water’s edge promenade and the design for the revitalization of Queens Quay.

BAYSIDE COMMUNITY FEATURES

A sustainable downtown community

Mixed-use – a complete community

Bayside will feature an active mix of retail, entertainment and cultural uses, including a concentration of double-sided restaurants, entertainment and retail activities along Bonnycastle Street, from Queens Quay East to the water's edge. It will be made up of a variety of small, connected districts that vary in character, scale and program. These spaces and places, highlighted by Aitken Place Park and public plazas at the foot of Bonnycastle and Small Streets near the water's edge, will be designed to suit the differing needs of the community and foster use at various times of the day.

Sustainable development

- In addition to meeting or exceeding Waterfront Toronto's Mandatory Green Building Requirements, Hines is planning a number of strategic green programs for Bayside, including the implementation of the Hines Green Office Tenant Program, which enhances the sustainable features and operations of employer spaces in commercial buildings.
- Currently the only high-rise office building in Canada to achieve LEED Platinum is Hines' Eight Avenue Place.
- Aquavista at Bayside won BILD's 2015 Places to Grow Community of the Year Award. The P2G award honours builders for innovation in sustainable development, urban design and technology.
- Aqualina and Aquavista are targeting LEED Platinum certification.
- All buildings at Bayside will be LEED Gold.
- Bayside aims to be Toronto's first LEED-ND Gold neighborhood.

Connecting the city to the waterfront

Bayside will promote new life on Toronto's Inner Harbour by emphasizing connections to, and activity along, the water's edge for all Toronto residents and visitors.

- Access from Queens Quay via the Bonnycastle and Small street corridor will lead visitors toward the Water's Edge Promenade and the cultural and public uses that will define Bayside's waterfront.
- A winter garden connection between Bonnycastle and Sherbourne Common will foster connections between Bayside and other East Bayfront projects to the west, including Parkside, George Brown College and Corus Quay, the headquarters of Corus Entertainment.
- Bayside has been designed with the reality of the Toronto waterfront's brisk winter conditions in mind. The meandering street pattern connects neighbourhoods while creating nonlinear spaces that block winds and capture sun to create places that work in all seasons. Cultural activities along the waterfront will promote its year-round use.

Supporting Toronto's economic growth and competitiveness

- When development is complete, there will be two new office buildings on this site which will yield 400,000 square feet of space and generate more than 3,000 jobs.
- All the East Bayfront – including Bayside – will have access to the waterfront-wide ultra-high speed broadband network that is attracting jobs and investment to the waterfront. Residents of Artscape's Bayside Lofts will have affordable access to the network.
- Waterfront Toronto is currently building new infrastructure to support the Bayside development:
 - Water's Edge Promenade
 - Dockwall Reinforcement
 - Municipal Services, including Public Streets and Stormwater Management
 - Flood Protection
 - Broadband Network

An inclusive community

As the master developer of the waterfront, Waterfront Toronto reserves land for affordable rental housing until the funding is in place for construction. Incorporating affordable housing into a market condominium building (Aquavista) in the Bayside Toronto development has helped accelerate the development of affordable housing in East Bayfront.

- Artscape will operate 80 affordable rental units within a larger market condominium, Tridel's Aquavista.
- A mix of market and affordable residences at Bayside, both rental and owner-occupied, will appeal to a wider demographic, sustain its long-term viability, speed its completion and create a variety of neighbourhood experiences.
- Family-friendly: This development complies with Waterfront Toronto's design details which stipulate a minimum number of three-bedroom units.

ABOUT EAST BAYFRONT

Bayside is part of the larger [East Bayfront neighbourhood](#). Located lakeside between Lower Jarvis and Parliament streets, East Bayfront includes a mix of public and private lands that are being redeveloped according to an award-winning precinct plan.

Public Consultation

- The development of the [East Bayfront Precinct Plan](#) and the [Class EA Master Plan](#) was a collaborative effort with the City of Toronto (and its agencies), community stakeholder groups, the general public, private landowners and the school boards. Approved by Toronto City Council in 2006, after many hours of public discussion and consultation, the precinct plan sets out the vision for East Bayfront including the location of its parks and public spaces.
- Aitken Place Park – East Bayfront's third park – [Public Consultation \(April 2015\)](#)

Live Here

The 23 hectare (55 acre) area will be home to millions of square feet of employment space and 6,000 new residences, including Aqualina condominiums. East Bayfront is a new urban waterfront community where stunning architecture is interspersed with unique parks and promenades; where lively shops and restaurants dot tree-lined streets.

Work Here

Its close proximity to Toronto's downtown core makes East Bayfront an ideal location for business. It's just a short transit ride from Union Station and minutes from highways and Billy Bishop Airport. Plus the community's shops, restaurants, daycares, parks and recreational amenities will make working in East Bayfront as enjoyable as it is convenient. The area is also an intelligent community and home to Canada's first open access ultra-broadband network which is helping to promote innovation and economic growth. Major players in the knowledge and creative-based industries are already calling East Bayfront home. Corus Entertainment, one of Canada's largest media and entertainment companies, has been headquartered here since 2011. In 2012 George Brown College opened its Health Sciences Campus – a new centre of excellence for health education and community wellness. And that's just the beginning. With thousands of square feet of commercial and office space planned for Queens Quays Place at Bayside Toronto and at future commercial development sites throughout the neighbourhood, East Bayfront is poised to become a business innovation hub at the water's edge.

Play Here

East Bayfront will be the kind of neighbourhood where you can put your toes in the sand during your lunch hour, admire the area's unique public art installations or stroll along the kilometre-long tree-lined water's edge promenade. From skating at Sherbourne Common, to cooling off in one of the neighbourhood splash pads or dining at the water's edge, there will be plenty of ways to play all year-round. Green spaces define East Bayfront and one quarter of the community will be exceptional public spaces and iconic parks. Already the neighbourhood's two main parks are welcoming people to the area. The playful urban oasis, Canada's Sugar Beach, opened in 2010 on what had previously been a parking lot. It was followed by the exceptional Sherbourne Common, which is both East Bayfront's central green space and the first park in Canada to incorporate a neighbourhood-wide stormwater treatment facility. The two parks, which have won more than a dozen design awards between them, are connected by the first portion of the granite water's edge promenade. To come are the completion of that promenade and adjacent waterfront wooden boardwalk, and another tree-lined promenade that will be built as part of the remake of Queens Quay.

Aitken Place Park

Over the last few years, Waterfront Toronto has made great progress on implementing the vision outlined in the East Bayfront Precinct Plan. Two major award-winning parks – Canada's Sugar Beach and Sherbourne Common – have been built and are helping to set the tone for this new waterfront community. And the beautiful Water's Edge Promenade, which connects these two parks at the lake, is being extended east as construction moves into high-gear on Bayside. Aitken Place Park – East Bayfront's third park – will also be connected at the water by the promenade. It will serve as a local neighbourhood amenity for those living in the area. Located in the middle of the new Bayside development, the park will offer play and recreational opportunities as well as quiet places to relax and enjoy nature and waterfront views.

- Aitken Place Park is .75 acres
- The park will be designed by Scott Torrance Landscape Architect Inc. and Thomas Balsley Associates
- The park's preliminary programming study has been presented to the Waterfront Design Review Panel for input and feedback to help ensure the park meets the high-standards set out for the waterfront
- This video provides an overview of the site and area, wind and sun analysis, best practices, the goals and design principles, the park program and the concept plan:
<https://www.youtube.com/watch?v=29gOzwbToxo>
- Programming for the park is now being considered in consultation with stakeholders and the public. In April 2015, Waterfront Toronto circulated the preliminary design concepts for the park, seeking public feedback and input on the programming for the park. All public comments will be summarized in a report that will be submitted to the design team to help them move forward in creating the final design concept for the park. Waterfront Toronto will present the design development in summer 2015 and will then seek additional public input.
- Construction of the park is expected to begin in 2017, opening to the public in 2018. Once complete, Aitken Place Park will be owned and operated by The City of Toronto.