



BAYSIDE BACKGROUNDER

Location:

Bounded by Queens Quay East to the north, Parliament Slip to the east, Lake Ontario to the south, and Sherbourne Common to the west.

Developer:

Hines

Consultant Team:

- Architects: Pelli Clarke Pelli Architects, New Haven, CT
- Ehrenkrantz, Eckstut & Kuhn, New York, NY
- Local Architects: Adamson Associates, Toronto
- Sustainability Consultant: BVM Engineering, Atlanta
- Cultural Use Planning: Lord Cultural Resources, Toronto
- Transportation: BA Group, Toronto
- Retail Programming & Planning: JC Williams Group
- Retail Brokerage: DTZ Barnicke, Toronto

Data:

- Bayside land area: four hectares (10 acres)
- Total built area: Approximately 190,000m² (2 million square feet) of new construction
- Approximately 70% residential; 20% employment uses; and 10% retail and cultural uses
- Sustainability: All construction will be in accordance with Waterfront Toronto Mandatory Green Building Requirements and will achieve a minimum of a LEED® Gold rating in accordance with the Canadian Green Building Council certification program.

Schedule:

Estimated construction commencement for initial phase: January 2013

The Toronto office of Hines, the international real estate firm, will lead the development of Bayside, the first multi-site development initiative in the new waterfront neighbourhood of East Bayfront.

Comprising four hectares (10 acres), Bayside is 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 and future Parliament WaveDeck. Ultimately, Bayside will comprise over 190,000m² (2 million sq. ft.) of new residential, employment, cultural and commercial space.

The Hines team will set the standard for future growth elsewhere on the waterfront by creating an inviting, high-quality, sustainable, mixed-use waterfront district that optimizes the site's potential as a great place for all Torontonians. We see Bayside as Toronto's next great neighbourhood.

A place of variety

Bayside will consist 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 street 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. 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.

A place of diversity

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. At least 20 per cent of Bayside's residences will meet Waterfront Toronto's standards for affordable rental units, while at least 7.5 per cent will also be designated market rate rental units. Bayside's residential offerings will also aim to meet Waterfront Toronto's target of providing five per cent low-end-of-the-market for owned housing units. The development further includes targets for the provision of family residential units.

A place for all Torontonians

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 new headquarters of Corus Entertainment.

A place for all seasons

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.

A sustainable place

With a 53-year track record for energy efficiency and innovation, sustainable development and operation practices are an integral part of the "Hines way." Our firm's culture has naturally driven our leadership in the growth of the LEED program since its inception and in such other sustainability initiatives as the ENERGY STAR® program. Our approach to the built environment is thus naturally consistent with Waterfront Toronto's Mandatory Green Building Requirements and its general view that important cultural, environmental and economic benefits are to be gained from sustainable practices. Over 102 million square feet of LEED Certified, Pre-certified and Registered properties developed or under management (192 in all) in six countries demonstrates that Hines has been extraordinarily successful in delivering on its sustainability objectives. While Hines' culture of sustainability is universal, our specific approach to each project is unique and realistic, in response to its particular market, cost and stakeholder criteria. Bayside will provide the particularly unique and exciting opportunity to apply sustainable measures at the neighbourhood scale. While adhering to Waterfront Toronto's Mandatory Green Building Requirements and LEED Gold certification requirements, Hines' project team will explore such building-specific opportunities as state-of-the-art HVAC systems that reduce ozone depletion and maximize indoor climate control, low-emitting and recycled-content building materials, green roofs to

reduce heat island effect, and high-performance building envelopes that maximize natural lighting while minimizing heating and cooling loads, as well as such neighbourhood-wide opportunities as stormwater tactics that minimize pollution from run-off and lighting tactics that reduce sky-glow and improve nighttime visibility. Hines believes that environmentally responsible practices create desirable places. We have adopted this position because we believe it to be responsible as well as smart business.