



**East Bayfront Precinct
Status Update
Board Meeting – October 28, 2009**

Then



Summer 2006

Now



Summer 2009

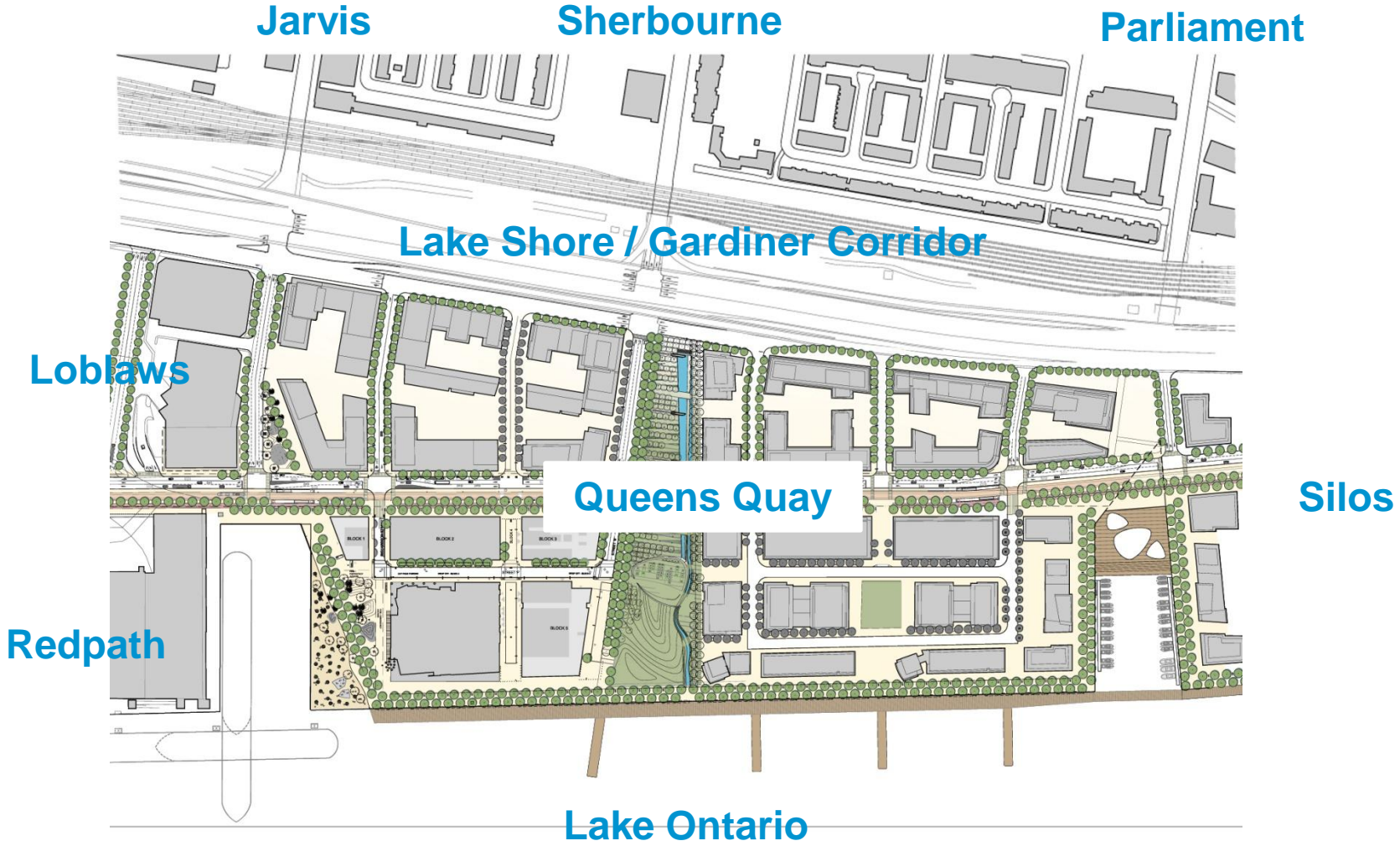
And soon



Waterfront Neighbourhoods



Context



Key Elements

- 55 acres
- public & private land ownership
- mixed use development
 - 6,000 residential units
 - 20% affordable rental
 - 2.5 million square feet of retail & commercial



- 25% public space
- continuous public water's edge
 - active water usage
- world class park designs through public competitions
- leading with public spaces

Key Elements (con't)

- sustainable new communities
- LEED gold requirement for all buildings
- LEED ND for neighbourhoods
- mandatory green roofs and comprehensive green building requirements
- district energy precinct wide

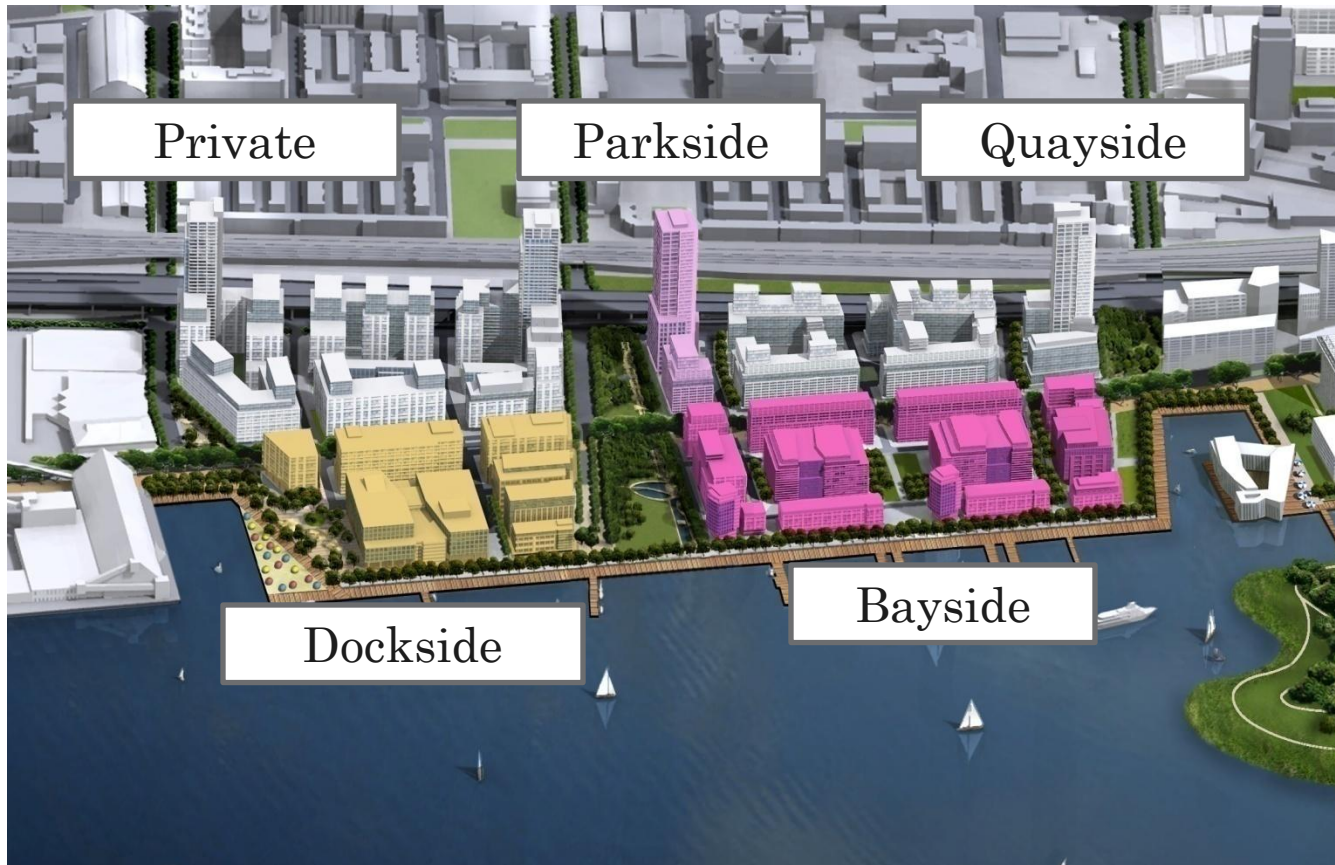


- new dedicated LRT line
- community facilities and daycares
- ground floor animation and cultural uses
- mix of housing types by size, price & tenure
- a strong employment sector focused on the ICT industry

Development Protocols

- Planning Framework
 - Official Plan Amendment, Zoning By-Law and Precinct Plan
 - Plans of Subdivision & Severances
 - Site Plan Control
 - Design Review Process
- Environmental Framework
 - Environmental Assessments
 - Brownfield Remediation / Soil & Groundwater Management
 - Risk Assessments / Risk Management
 - In-Water Works
- Servicing Framework
 - Municipal Infrastructure
 - Precinct-Wide Stormwater Management
 - Innovation Agenda / Broadband Strategy
 - District Energy

Neighbourhoods



Dockside

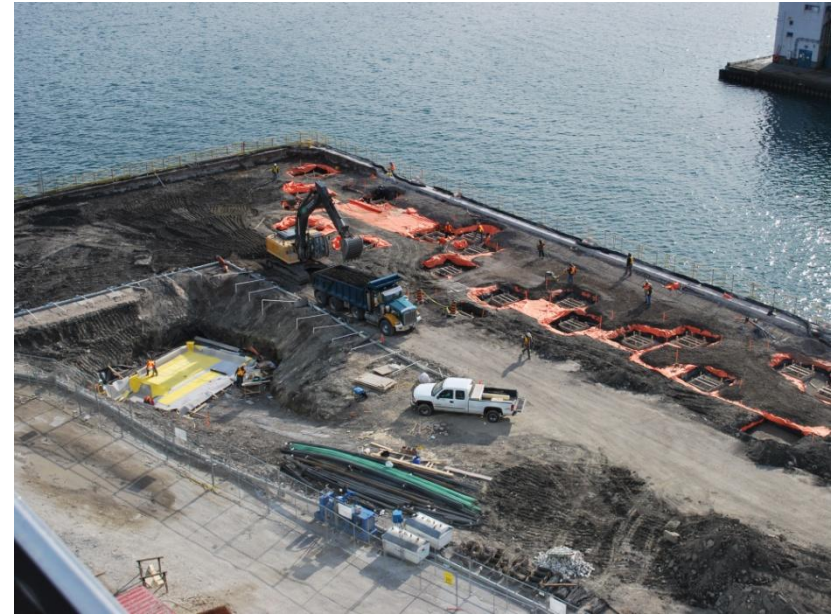
- City & TEDCO-owned land
- subdivided into 5 development blocks, 2 major public parks & the first phase of the water's edge promenade
- new public streets and future Queens Quay widening



- Canada's Sugar Beach, Sherbourne Park and Water's Edge Promenade
- Corus Entertainment
- George Brown College
- temporary district energy plant
- future commercial node – possible Community Innovative Initiative centred around the ICT sector

Canada's Sugar Beach

- awarded to Claude Cormier Architects Paysagistes Inc. through an invited design competition
- official groundbreaking – October 30, 2009
- substantial completion in June 2010

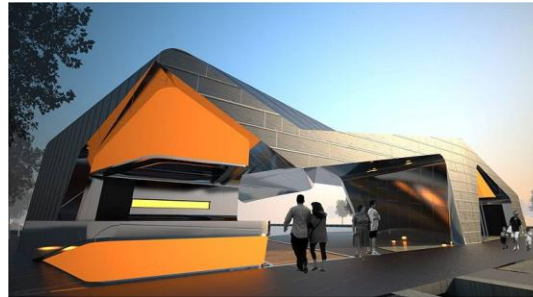


Sherbourne Park

- designed by Phillips Farevaag Smallerberg
- currently under construction
- substantial completion in June 2010
- LEED Gold pavillion
- successfully integrates stormwater management including VU treatment, and public art into the overall park design
- extensive use of recycled materials



Innovative Approach to Stormwater Management



Water's Edge Promenade

- awarded to West 8 & DTAH through an international design competition
- first phase (Canada's Sugar Beach to Sherbourne Park) currently being tendered for substantial completion next summer.



Site Servicing

- Dockside site servicing substantially complete, save for road across GBC garage
- interim stormwater management in place



Public Realm

- innovative designs focused on substantive tree growth and new, sustainable materials
- Dockside phase 1 tendered with construction tied to Corus



Queens Quay Boulevard

- designed by West 8 and DTAH
- focal point of EBF and connection to Central Waterfront
- includes dedicated LRT and new Martin Goodman Trail



- transit and road EAs recently approved by City Council
- concurrent designs of right-of-way and TTC portal and loop
- construction timing and phasing to be determined

Corus Entertainment

- First Waterfront Place
 - renamed Corus Quay
 - consolidated home of Corus Entertainment
- designed by Diamond Schmidt & constructed by TEDCO
- will include several radio and television stations and over 1,200 employees
- occupancy starting in April 2010



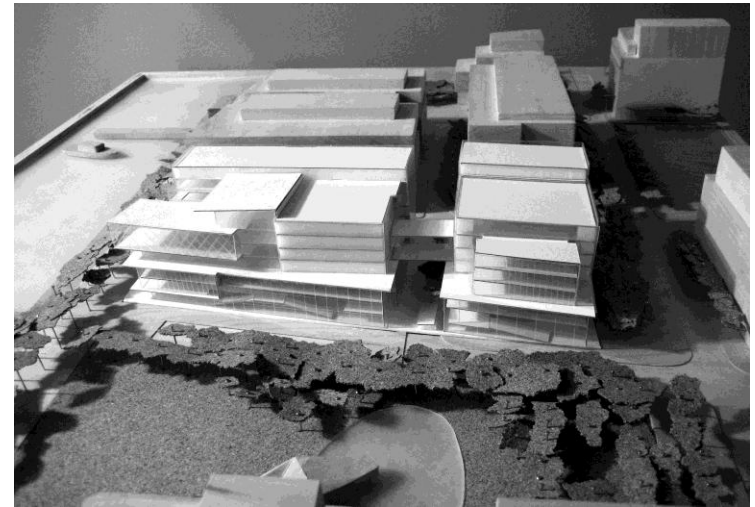
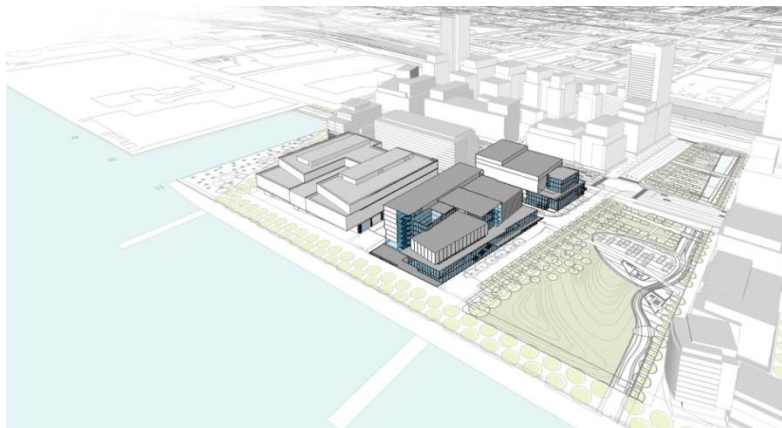
District Energy

- temporary plant operational for Corus
- first permanent plant to be included in GBC complex garage



George Brown College

- waterfront campus will include:
 - health based teaching facility
 - clinical client services
 - full student services
 - community recreation centre
 - student residences
 - parking for Corus



- phased approach due to timing of infrastructure funding
- concurrent design and excavation process
- anticipate breaking ground next month

Privately-Held Blocks

- 3.0 million square feet of density
- multiple ownerships
- zoning under appeal based on affordable housing and Section 37 requirements



- issue of compatibility with Redpath
- concern regarding potential market residential concentration
- ongoing negotiations with all parties

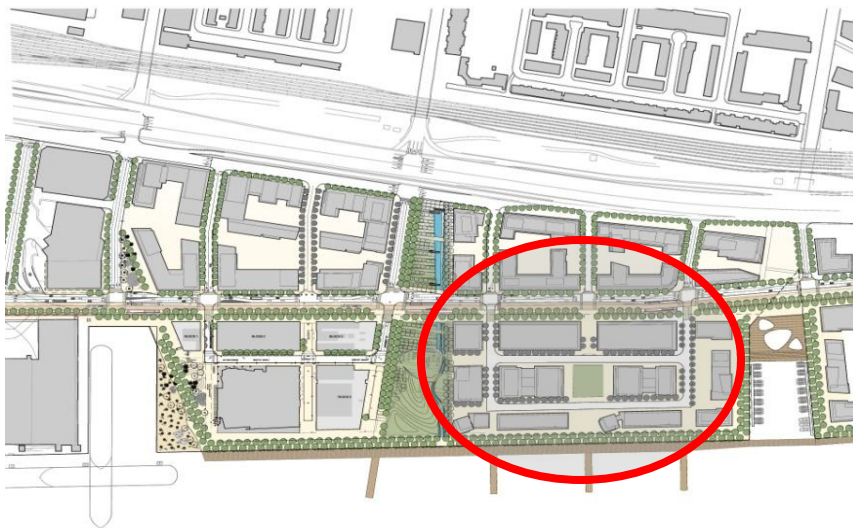
Parkside

- 500,000 sq.ft. mixed use project
- successful proponent identified through a competitive RFP process
- RFP selection criteria includes financial and non-financial terms
- transaction goes before City's Executive Committee November 2, 2009



Bayside

- 10 acre parcel with over 1.5 million square feet of potential development
- bundled to create an opportunity for introducing true mixed use with a concentration of employment uses
- subject to an ongoing RFP, with submissions from 4 short-listed firms due in mid-November



- submission evaluation based on core values including design, sustainability, community use, employment, culture, etc.
- anticipated to be phased over a 10-year period

Quayside

- former privately-held lands assembled by WT
- over 1.5 million square feet of potential development rights
- allows for flexibility in the roll-out of the EBF over time, including opportunities for employment uses



EBF Challenges

- Site Conditions & Cost Implications
 - Environmental, geotechnical & groundwater issues
 - Proximity to lake and dockwall
- Phasing & Timing Implications
 - Co-ordination of concurrent infrastructure & developments
 - Lack of options to phase infrastructure
 - Scale
- Innovation & Sustainability Agendas
 - Implementing change
 - Need for long-term commitment
- Market conditions
 - Market acceptance
 - Private ownership
 - Financing requirements & cash flow

EBF Successes

- Community Involvement & Support
- Award-Winning Design
- Sustainability Agenda
- Public Accessibility
- Confidence Going Forward