



Artist rendering of East Bayfront

A New Waterfront District in Toronto

The revitalization of Toronto's waterfront is the largest urban renewal project underway in North America. Backed by a \$1.5 billion investment from three levels of governments, Waterfront Toronto is turning 800 hectares (2000 acres) of formerly industrial, underused land into new showcase mixed-use communities.

East Bayfront, a 23 hectare (55 acre) site located minutes from downtown Toronto, is one of the first new waterfront neighbourhoods under construction. The transformation of East Bayfront into a new sustainable, dynamic community is well underway.

East Bayfront At-A-Glance

East Bayfront is the most sought-after area along Toronto's revitalized waterfront. The award-winning plans for this new waterside community will provide a quality of place that will rival anywhere in the world.

This vibrant neighbourhood will be defined by its architectural design excellence, its direct access to Lake Ontario and signature parks and public spaces that will make up more than 25% of the community. East Bayfront's main street, Queens Quay, will become a grand waterfront boulevard designed to be pedestrian, transit and cyclist-friendly.

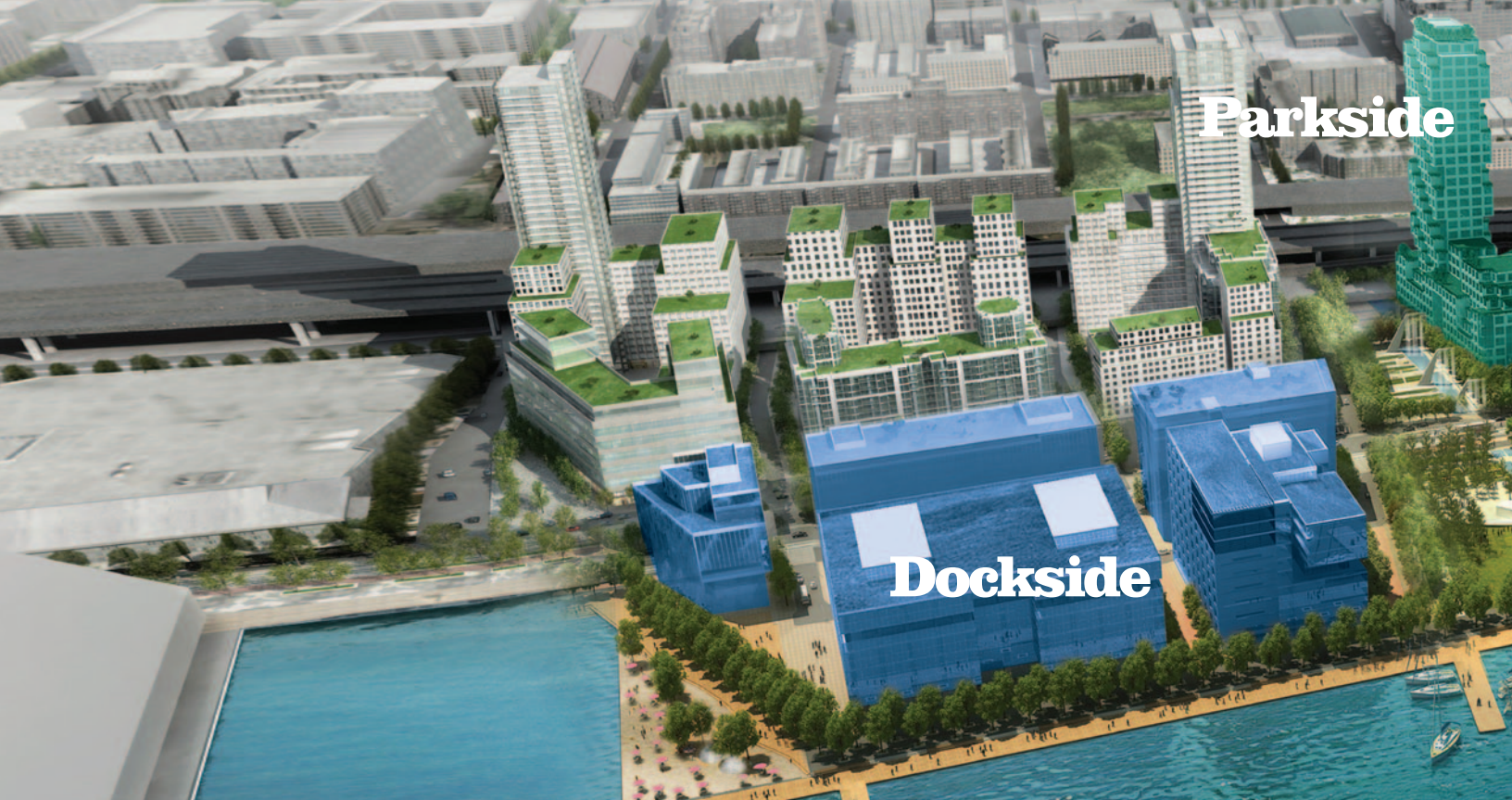
East Bayfront is being targeted as a significant new employment district attracting creative, knowledge-based companies and institutions. The community also offers quick access to many of Toronto's major highways, is a five minute drive to the Toronto City Centre Airport and is a 10 minute walk to Canada's largest transportation hub, Union Station.

East Bayfront will feature:

- 6,000 new residences
- 8,000 new jobs
- 280,000 m² (3 million sq. ft.) of commercial space
- 5.5 hectares of parks and public open spaces including the 1.5 hectare Sherbourne Common and a 1 kilometre long public water's edge promenade
- Light rail transit that connects to the downtown core within a five minute walk of all residences
- Ultra broadband network community wide
- A high standard of sustainability through innovations such as district energy and a LEED® Gold standard for the community

Waterfront Toronto

The Government of Canada, the Province of Ontario and the City of Toronto created Waterfront Toronto to oversee and lead the renewal of Toronto's waterfront.



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East Bayfront Opportunities

The revitalization of East Bayfront includes four publicly-owned development land parcels known as Dockside, Bayside, Parkside and Quayside. Within these development parcels there are a variety of investment, real estate development and business relocation opportunities.

Sherbourne Common



Sherbourne Common is a stunning waterfront park that will transform a former industrial area into much needed public green space on the lake.

Dockside – The Technology and Education Hub

Located directly on the water, Dockside is a five hectare (13 acre) commercial development site. It is already home to the new headquarters of Corus Entertainment, one of Canada’s largest entertainment companies as well as Canada’s Sugar Beach, a popular new urban beach. Dockside is also the future home of the new state-of-the-art George Brown College Health Sciences Centre Campus (currently under construction).

There are currently two development opportunities in Dockside exclusively for office/institutional/retail uses:

Block 1:

Site Area: 1191m² (12,830 sq. ft.);
Total GFA: 8721m² (93,879 sq. ft.)

Block 2:

Site Area: 3313m² (35,661 sq. ft.);
Total GFA: 29734m² (320,058 sq. ft.)

Status of Site

- Zoning By-Law in place
- Plan of Subdivision in place
- Servicing in place

Dockside Timing

- Block 1: From 2010
- Block 2: From 2012

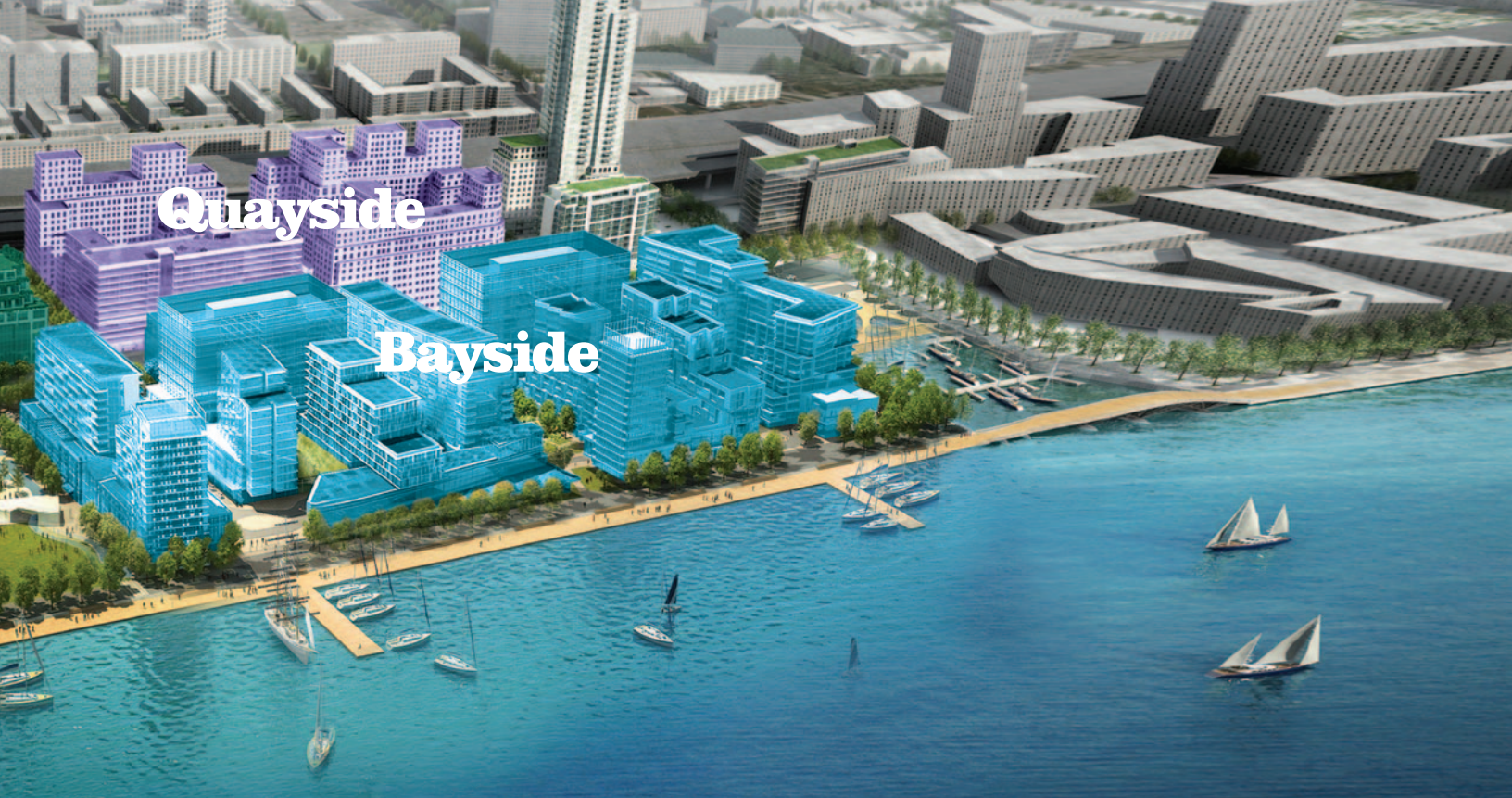
Deal Structure

- Ground Lease (99 years)

Canada’s Sugar Beach



Canada’s Sugar Beach located in Dockside, is a playful park with bright pink beach umbrellas, candy-striped rocks and a granite mosaic promenade that leads visitors to the new Water’s Edge Promenade along Lake Ontario.



Quayside

Bayside

Bayside – Toronto’s Next Great Neighbourhood

Bayside is a four hectare (10 acre) lakeside site that is being transformed into a mixed-use waterfront community that will feature employment, residential, cultural and retail uses, vibrant public spaces and exceptional architecture. Hines, one of the world’s premier real estate firms, is partnering with Waterfront Toronto to develop the site. Led by a world-renowned design team including Pelli Clarke Pelli Architects and Ehrenkrantz Eckstut & Kuhn Architects, Bayside will become Toronto’s next great neighbourhood.

Hines has earmarked two prime sites along Queens Quay East for commercial development (office/institutional):

Site 1:

Site Area: 2814m² (30,294 sq. ft.);
Total GFA: 20 500m² (221,000 sq. ft.)

Site 2:

Site Area: 2833m² (31,498 sq. ft.);
Total GFA: 20 600m² (222,000 sq. ft.)

There are also various sites, totaling 9200m² (100,000 sq. ft.) of retail/cultural space for rent throughout the community.

Status of Site

- Zoning By-Law in place
- Plan of Subdivision needed
- Servicing in place by end of 2012

Bayside Timing

Estimated construction start for phase one January 2013; development is expected to be complete by 2021.

Deal Structure

Ground Lease for office (99 years); lease terms to be negotiated with Hines.

Bonnycastle Street



A significant retail and entertainment destination on Bonnycastle Street will draw visitors from across the city and will provide connections to neighbouring public spaces, including Sherbourne Common, Queens Quay linear park, and the Water’s Edge Promenade.

Quayside – Future Opportunity

Quayside is a two hectare (5 acre) mixed-use site with approximately 140 000m² (1.5 million sq. ft.) of buildable GFA. Aside from residential development opportunities, Quayside provides the chance to design and build new campus-style commercial space on spectacular waterfront real estate.

Status of Site

- Zoning By-Law in place
- Plan of Subdivision needed
- Lands not serviced

Quayside Timing

Development planned for 2015+ however desirable commercial tenants could move timelines forward.

8,000 jobs

East Bayfront is being targeted as a significant new employment district attracting creative, knowledge-based companies and institutions.



Artist renderings of Parkside

Parkside – Gardens in the Sky

Developed by The Great Gulf Group of Companies and designed by world-renowned architect Moshe Safdie, Parkside is a primarily residential development featuring a tower above an approximately 28 000 m² (300,000 sq. ft.) podium, bordering Toronto’s newest waterfront park, Sherbourne Common.

The ground floor has been designed to accommodate approximately 1400 m² (15,000 sq. ft.) of what will be highly sought after retail space. Although the current building design anticipates residential use above the ground floor, the podium levels are capable of being revised to accommodate commercial, institutional and retail uses should a prospective buyer be interested in acquiring best-in-class waterfront real estate.

Podium floor plate sizes range from approximately 1900 to 3250 m² (20,000 to 35,000 sq. ft.) per floor. The maximum achievable commercial and/or institutional density on the site is approximately 28 000 m² (300,000 sq. ft.). Podium space is easily divisible for a combination of uses. For example, as little as 12 000 m² (125,000 sq. ft.) of commercial or institutional space could be accommodated in the podium with the remainder allocated to residential uses. Lesser amounts may also be considered for smaller users.

Parkside Timing

Marketing of residential units is expected to begin in Spring 2011 with construction anticipated to begin one year later. First occupancy is targeted for early 2015.

Parkside Development



Developed by The 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 bordering Sherbourne Common.

10 minute walk

East Bayfront is a 10 minute walk to Union Station and Toronto’s central business district.

6,000 new homes

This vibrant neighbourhood will include 6000 new residences, ample space for employment and commercial uses and public transit within a five minute walk of all homes and businesses.

23 hectares

23 hectares of formerly industrial underused lands transformed into a new showcase mixed-use community.