



TORONTO WATERFRONT
REVITALIZATION CORPORATION



Toronto Waterfront Revitalization

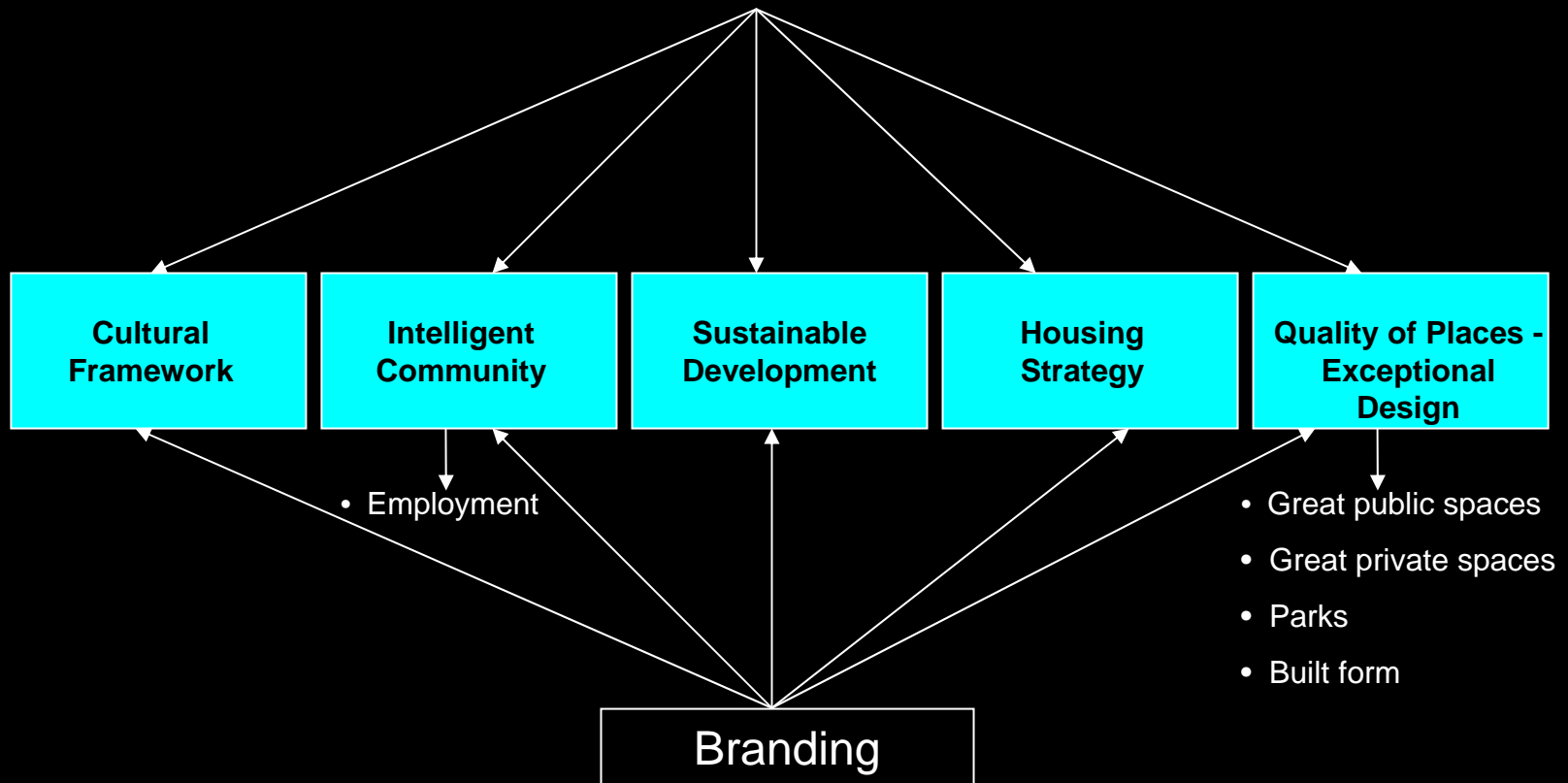
Toronto Waterfront Revitalization Corp.



- Established 2001
- Tripartite - Government of Canada, Province of Ontario, City of Toronto
- Master developer, comprehensive integrated approach

Creative City/Creative Waterfront

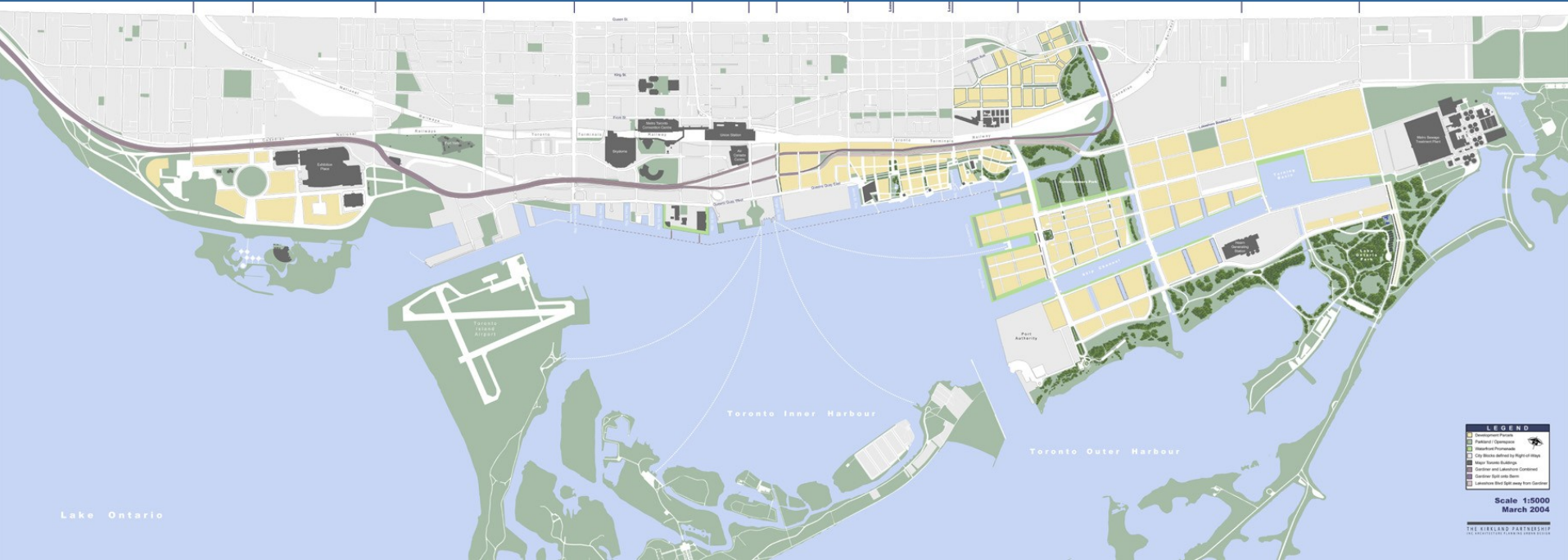
Creative City Framework



Our Waterfront Today

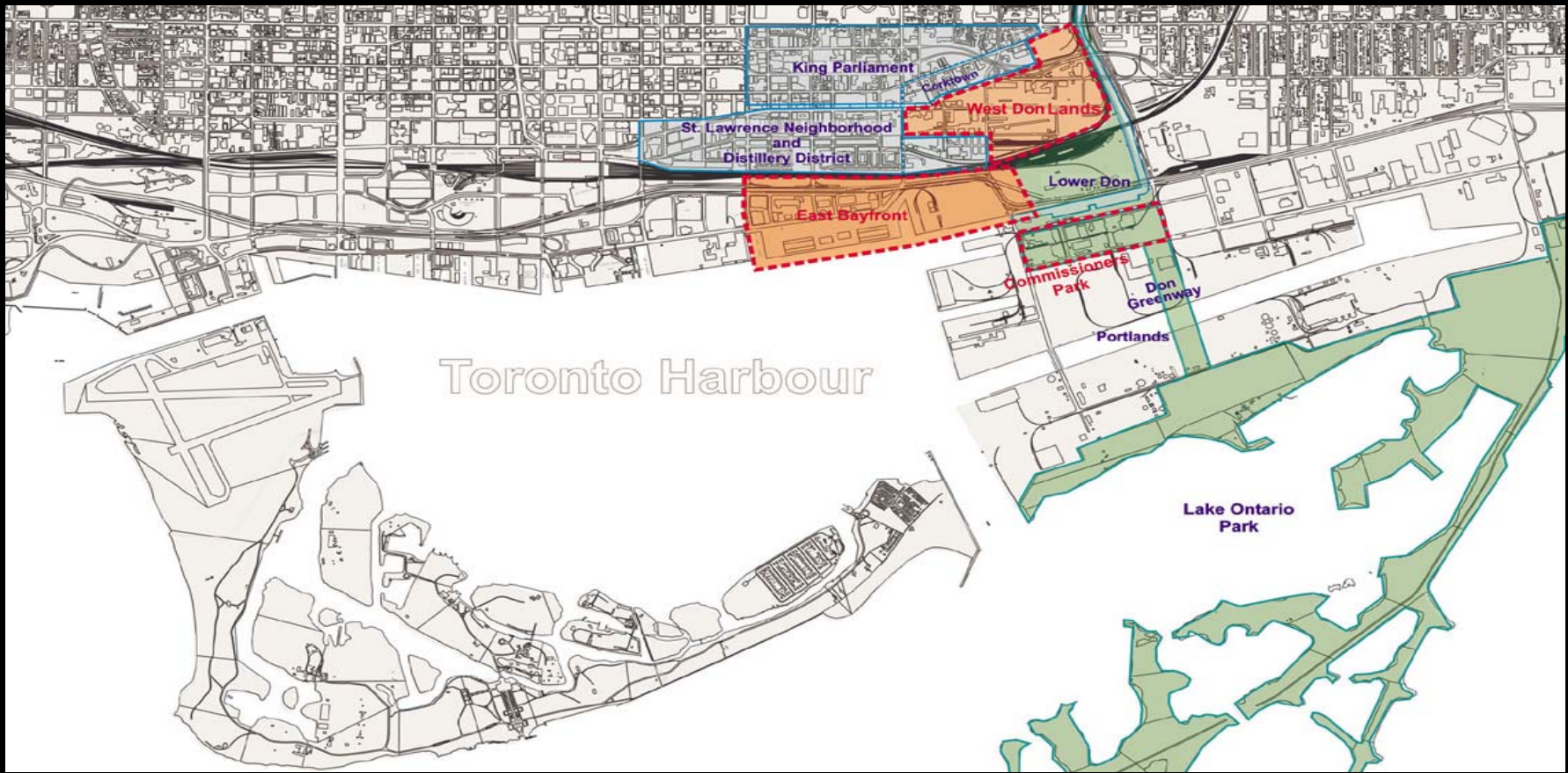


Vision - Overall Scope



- 750 acres of parks & public spaces
- 40,000 new homes in mixed-use neighbourhoods
- 1 million m² employment space
- Major cultural & recreational attractions
- Expanded public transit

Current Work



- West Don Lands
- East Bayfront
- Port Lands
- Parks & Public Realm

West Don Lands



King

Don River

Eastern

Parliament

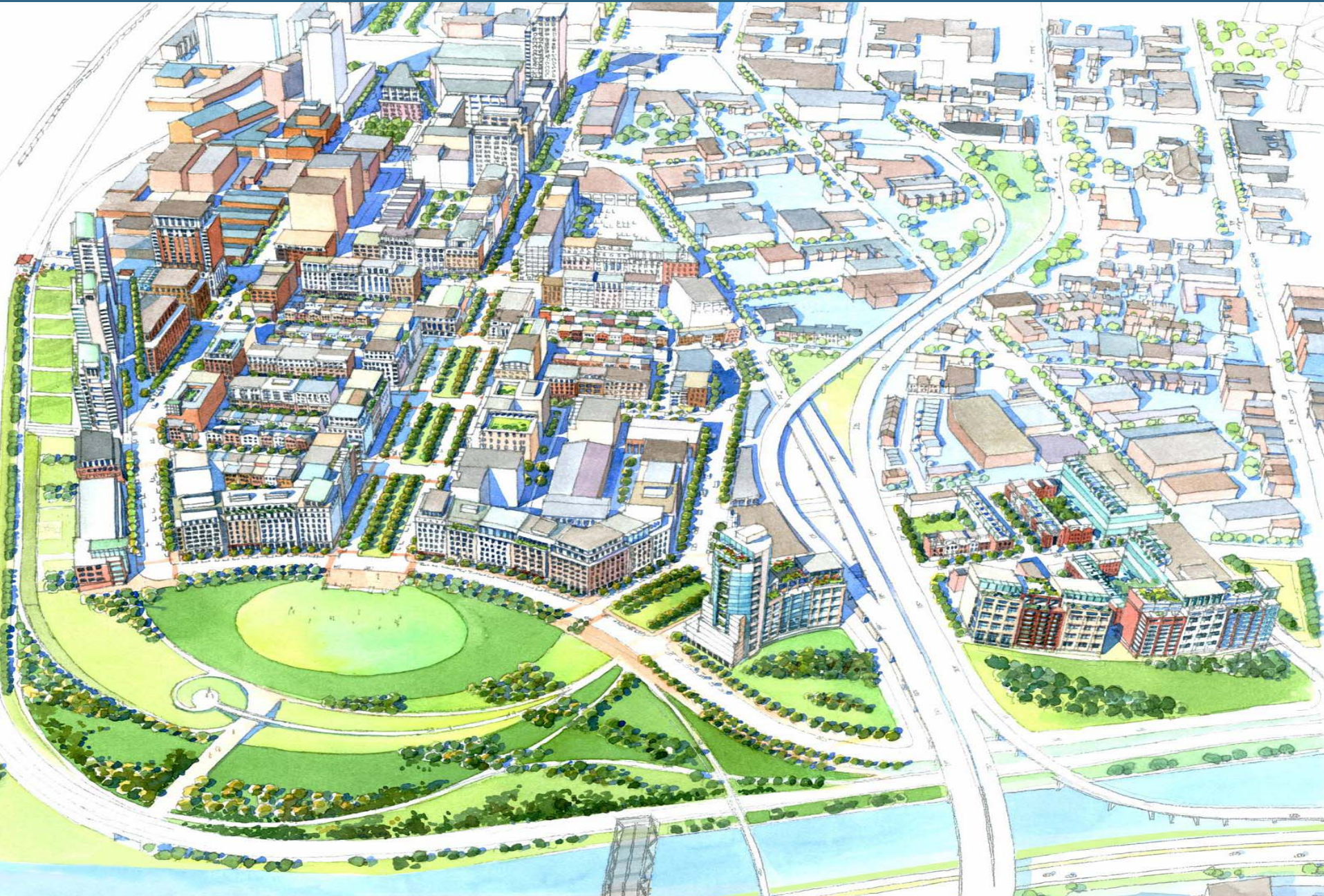
Rail Corridor

Mill

West Don Lands - Existing



West Don Lands - Opportunity



West Don Lands – Key Elements

- 23 acres of parks and public spaces - 25% of precinct
- 6,000 residential housing units, 1,200 affordable
- One million sq ft commercial
- School
- Recreation and childcare centres
- Public transit < five minute walk
- Bikeways, pedestrian connections
- Flood protection



Don River Park



- New 19 acre park
- Cornerstone of the West Don Lands and linkage to Don Corridor
- Trail connections, play space, respite, lifelong recreation, public art, integrated with land form
- Park design team on board; three phases of work
- Community involvement throughout design process

Environmental Stewardship - District Energy

- District Energy system in the West Don Lands
- District Energy provides heating and cooling to a community of buildings from one central plant
- Reduces costs of new buildings, lowers air emissions, improves air quality, consistent with TWRC's sustainability goals



West Don Lands Developer Proposal Call

- Two-stage proposal call, RFQ to be released Fall 2006
- Composition of development and architectural team will be crucial
- Key considerations:
 - Sustainability and green buildings
 - Urban design
 - Great architecture
 - Timely construction



West Don Lands – District 3



West Don Lands – District 1



West Don Lands – Don River Park



East Bayfront – Existing Conditions



East Bayfront - Opportunity

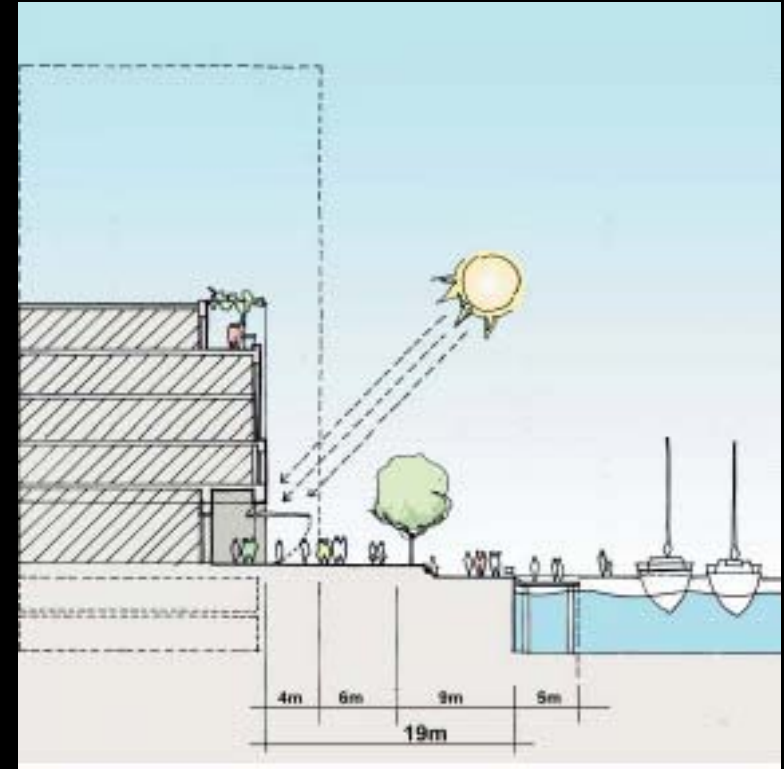


East Bayfront Precinct Plan Summary

- 55 acres
- Continuous water's edge promenade
- Well defined public realm - 20% of precinct
- Year-round destinations
- Low-scale development at water's edge
- Non-residential uses at grade
- 4,040 market units
- 1,260 affordable rental units
- Strong commercial/cultural sector - 2-million sq ft



Water's Edge Promenade



- Continuous and publicly accessible
- 1.5 km
- 19 metres + 5 metre boardwalk
- Two levels to accommodate a variety of uses
- No cars on water's edge

East Bayfront



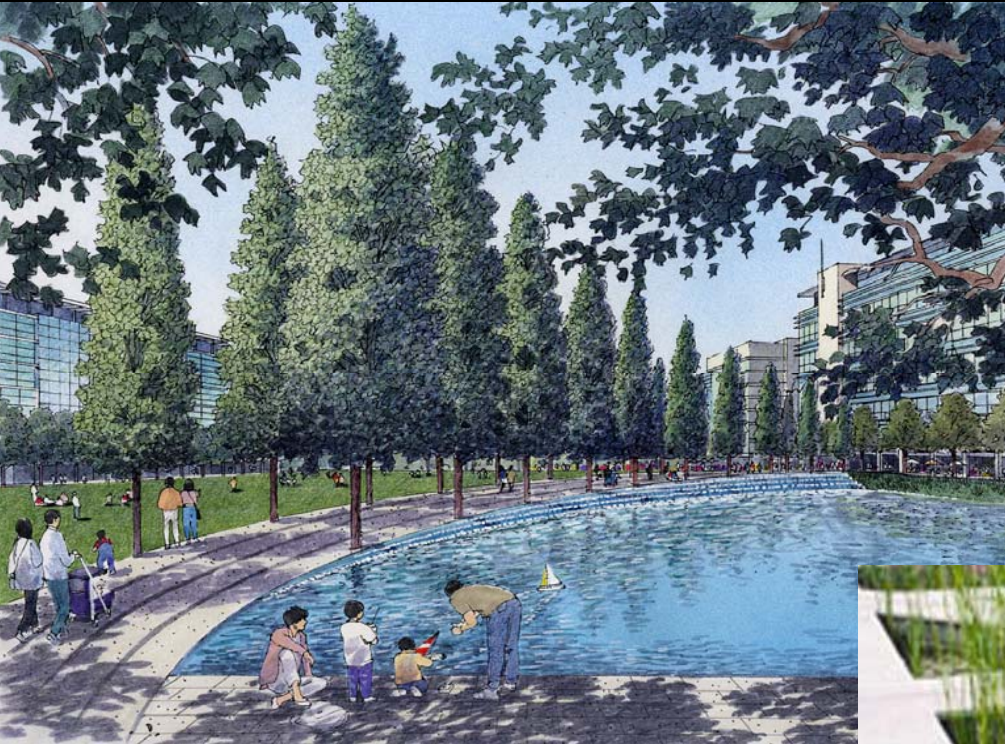
Municipal Approvals & Developers Proposal Call

- Municipal Approvals
 - Business Plan submission to City Council – approved September 2006
 - Zoning Plan submission to City Council – approved September 2006

- Developer Proposal Call
 - Redevelopment of private lands undertaken by private landowners
 - Developer selection process to begin Spring 2007 for public lands



Parks and Open Spaces



- 20% of precinct
- Dedicated public realm
- Publicly accessible/privately owned
- Open space for private residences

Port Lands - The Opportunity



- Vast area of generally unoccupied land
- Proximity to the centre of Toronto
- Excellent water access

Port Lands - Implementation Plan

- Develop a comprehensive implementation strategy
- Transform Central Waterfront Secondary Plan & studies, into "roadmap" for revitalization
- Provide guidance on key decision points





Commissioner's Park



Commissioner's Park



Commissioner's Park

Watercourse



Marilyn Bell Park & Martin Goodman Trail



- Creates a high quality multi-use space and trail accessible for most of the year
- Provides viewing of the dragon boat course and air show, etc.
- Creates opportunities for enhanced waterfront greening
- Construction has started; complete July 2006

Lake Ontario Park



Central Waterfront



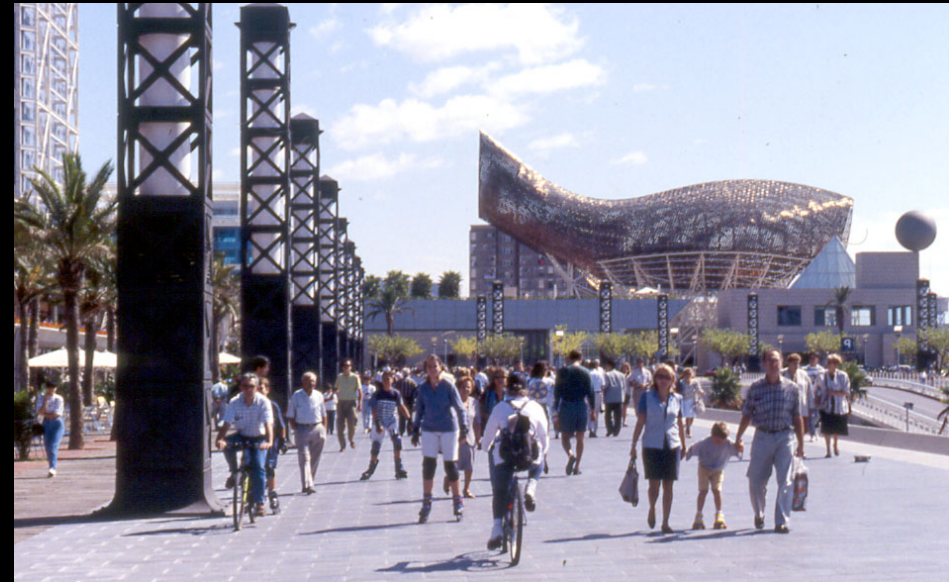
Design Competition Process

- TWRC issued RFQ for design competition
- Competition won by West 8, in partnership with du Toit Allsopp Hillier



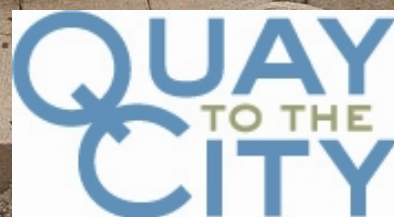
Next Steps:

- Detailed design and construction





Sand Sculpting



Muskoka Chairs by the Water's Edge





Bicycle Archway





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