

Waterfront Development

Catalyzing Revitalization through Partnership

Grand Trunk Renewal Committee
June 17, 2024



Waterfront Toronto is working to revitalize the lands by Lake Ontario, transforming past industrial sites into **thriving neighbourhoods** that support **economic vitality** and enhance **quality of life**.

Our mandate comes from the three orders of government; our resources come from both public and private sources.

As we work on behalf of Torontonians, Ontarians, and all Canadians, every decision we make is guided by our vision of **one vibrant waterfront that belongs to everyone**.

Waterfront Toronto's Roles



Catalyst and Steward

Creating enduring value through well-designed and vibrant cultural, recreational, civic and public spaces



Revitalization Lead / Landowner

Advancing Complete Communities that address the need for housing, mobility, accessibility, connectivity and inclusivity



Partner

Leveraging innovation and partnerships to deliver economic growth and jobs

Waterfront Toronto – A Unique Value Proposition



- Created by the Governments of Canada, Ontario and Toronto in 2001 - \$1.5 B in seed capital which has been paid back to governments.
- Largest urban redevelopment project currently underway in North America -one of the largest waterfront revitalization efforts ever undertaken globally.
- Trusted public steward of waterfront lands with a proven track record of excellence and award-winning innovation in: urban design, real estate development, technology infrastructure and public engagement.
- The waterfront now part of Toronto's brand and is a premier destination attracting visitors, investment and talent.
- Waterfront revitalization ultimately about fostering economic growth and to redefine how the city, province and country are perceived by the world – this is a project of national significance

Public Policy Objectives

Revitalization vs. Redevelopment

Designated Waterfront Area



Critical Challenges



Sustainability

Cutting-edge solutions to reduce carbon emissions, promote a high quality of life, and nurture healthy people



Neighbourhoods

Advancing Complete Communities that address the need for housing, mobility, accessibility, connectivity and inclusivity



Destinations

Creating enduring value through well-designed and vibrant cultural, recreational, civic and public spaces



Engagement

Cultivating a caring organization, promoting broad community outreach and consequential citizen feedback, and using robust data analysis and superior interactive web tools

Public Policy Objectives



Reducing urban sprawl



Building sustainable communities



Increasing affordable housing



Creating parks & public spaces



Expanding public transit



Driving economic competitiveness

Two Decades of Results

A decade of results

5.8 M

Square feet of development

3,797

Market residential units
completed/ under construction

\$1.3 B

Revenues to Government

\$3.38 B

Output to
Canadian economy

\$8.7 B

Development Value attracted by
WT (completed)

\$21 billion+

Construction value of waterfront projects



What we've delivered

- Affordable housing: over **570 units** completed
- **27 km** of accessible trails and waterfront promenades
- Parks and public spaces: **57.7 hectares**
- Privately-funded, fibre optic **gigabit network** across the waterfront
- **26,225** construction jobs created during the development of waterfront lands
- Approximately **\$1.3 B** in revenues to all orders of government in direct, indirect and induced taxation

36.4 hectares of parks and public spaces



13.1 kilometres of new water's edge access created



Encouraging mobility and active transportation



28 kilometres of critical municipal infrastructure



East Bayfront



East Bayfront – Before



East Bayfront – Now



East Bayfront – After



Sugar Beach – Before



Sugar Beach – After



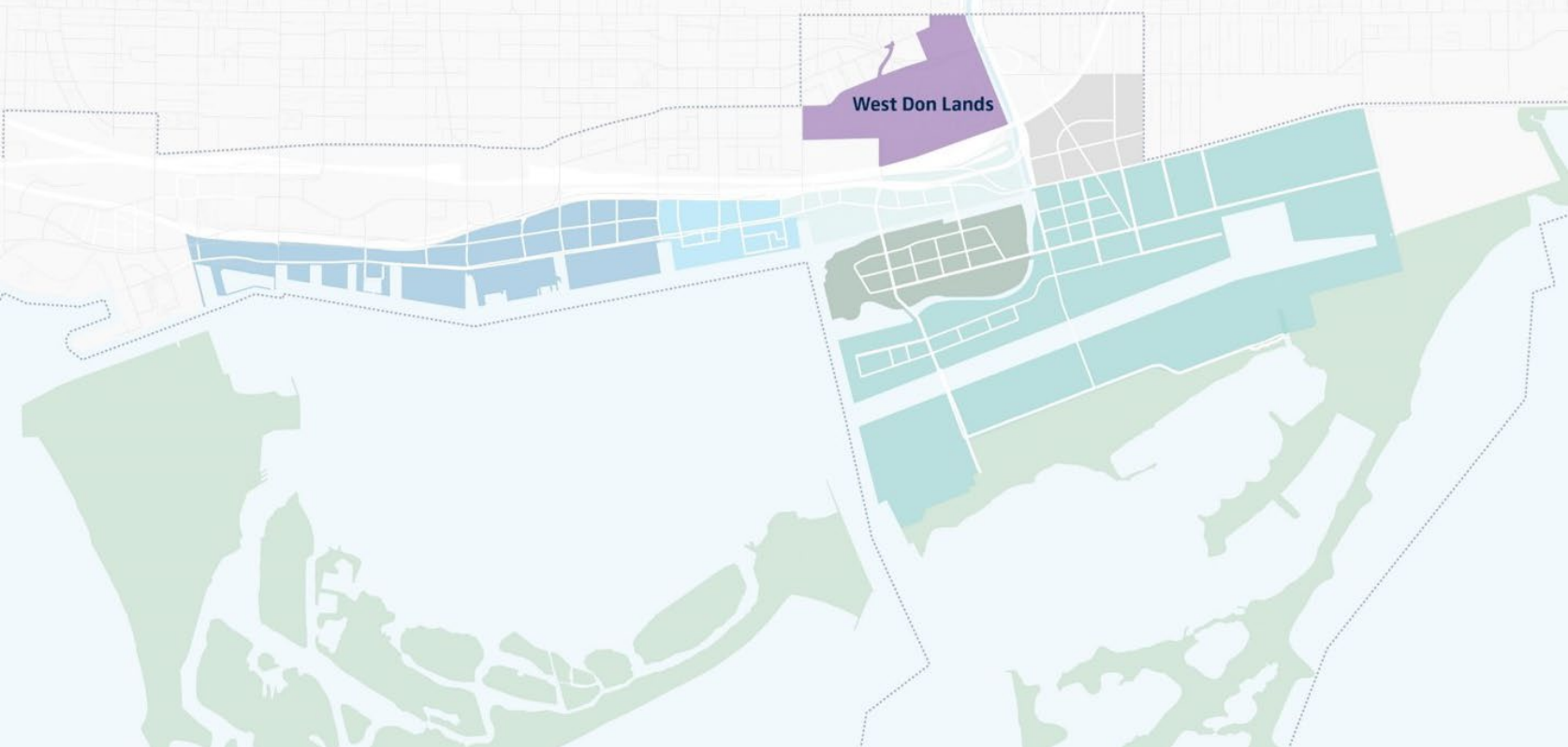
Sherbourne Common – Before



Sherbourne Common – After



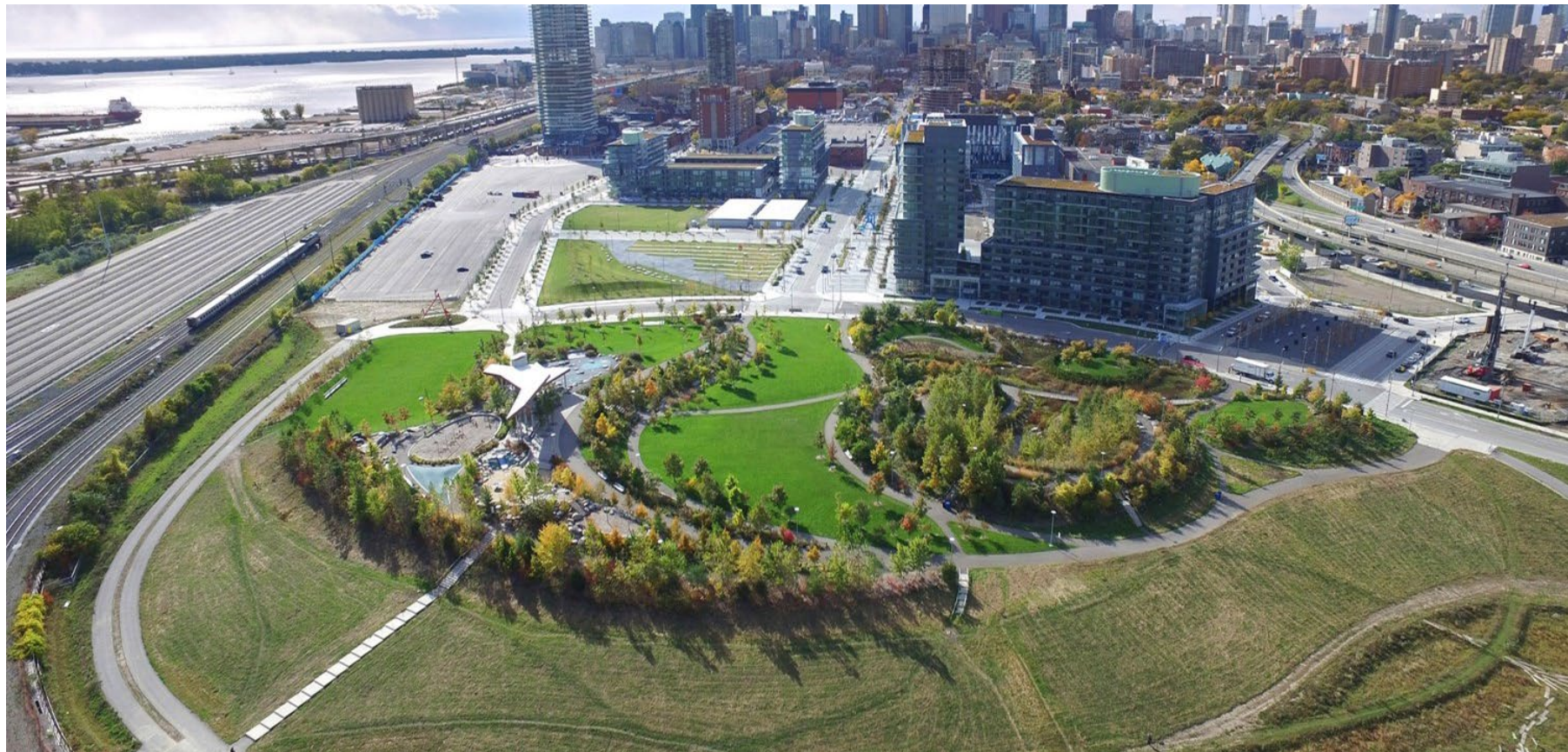
West Don Lands



Corktown Common – Before



Corktown Common – After



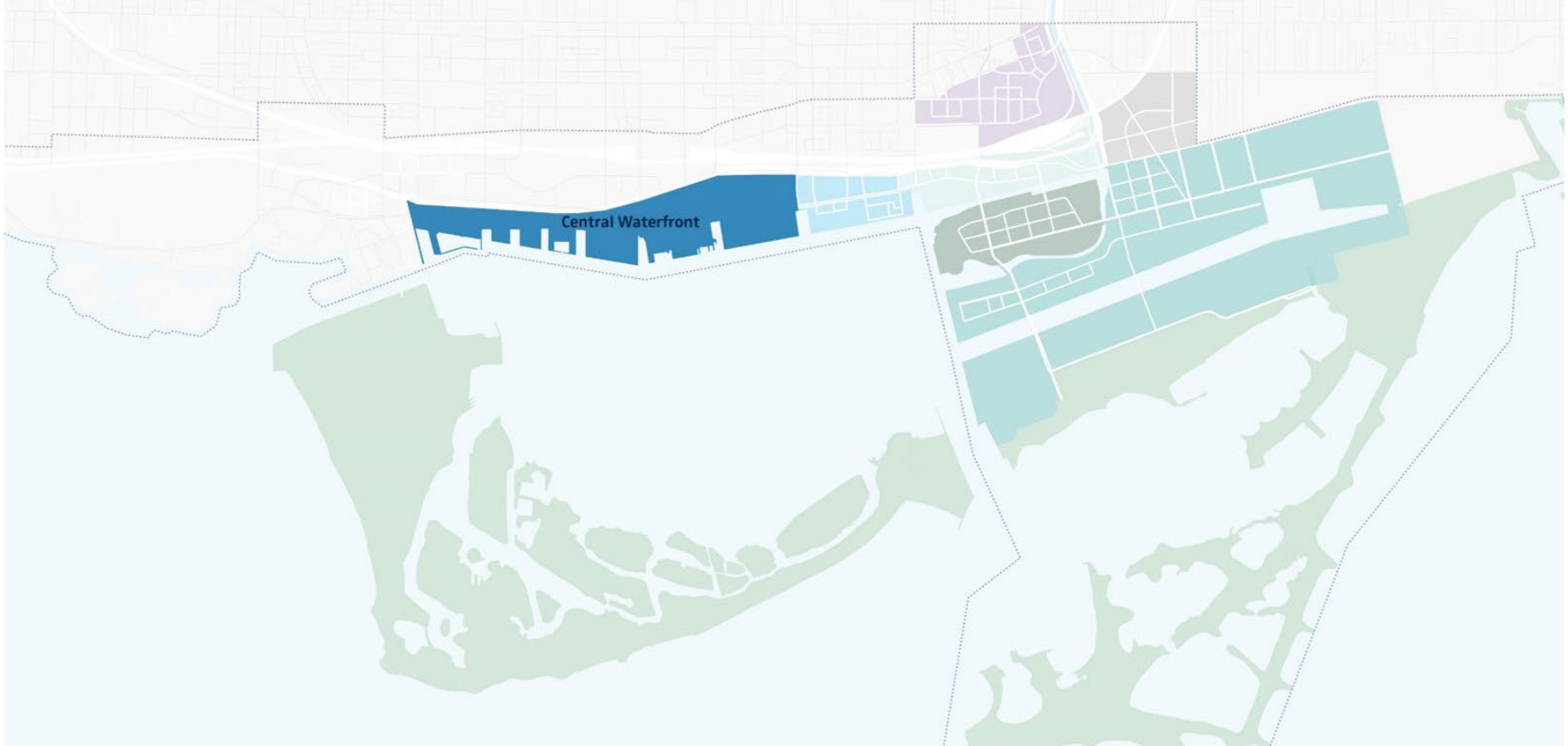
Underpass Park– Before



Underpass Park – After



Central Waterfront



Queens Quay – Before



Queens Quay – After



The Next Phase of Revitalization

Quayside





Quayside



Sustainability, Resiliency and Urban Innovation:

Create a globally significant demonstration project that advances a new market model for climate-positive urban developments



Complete Communities:

Establish a complete community that emphasizes quality of place, and provides a range of housing types for families of all sizes and income levels within a robust mix of uses, including public open space, culture, recreation, vibrant retail, education-related activities and offices



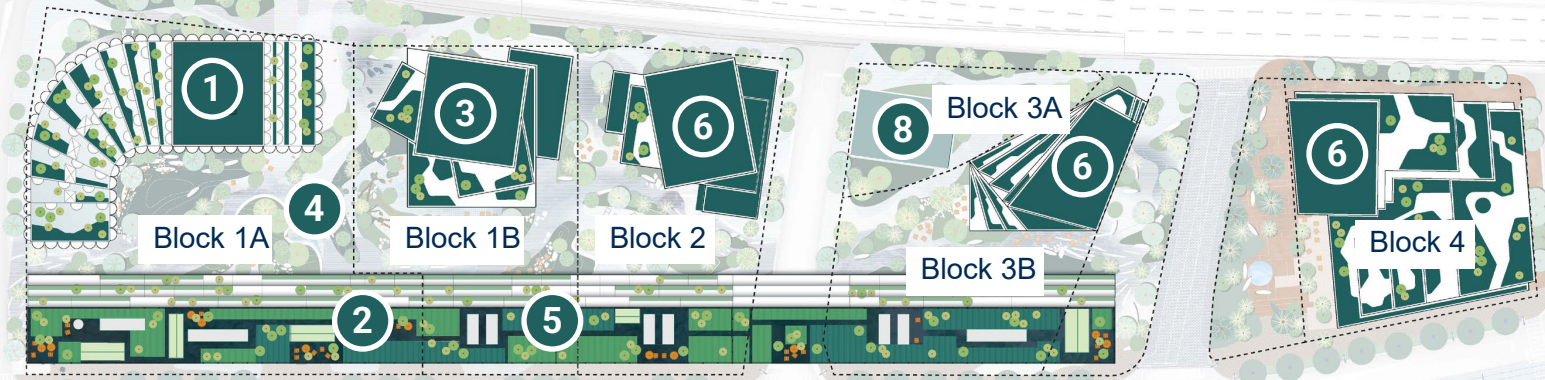
Economic Development and Prosperity:

Provide a testbed for Canada's cleantech, building materials and broader innovation-driven sectors to support their growth and competitiveness in global markets



Partnership and Investment:

Develop a new partnership model that ensures a solid financial foundation, manages financial risk and secures revenue that funds future phases of waterfront revitalization



Quayside Buildings:

1. The Western Curve, by Alison Brooks Architects
2. Timber House, by Adjaye Associates
3. The Overstory, by Henning Larsen Architects
4. Community Forest, by SLA Landscape Architects
5. Urban Farm (atop Timber House)
6. Future development blocks, subject to design competitions
7. Block 5 (cultural destination/potential school site)
8. Privately-owned development site (not part of the Quayside development)





Full view of proposed development. Building heights and densities are conceptual and subject to City approvals as well as review by the Design Review Panel and public consultation.

Timber House, designed by Adjaye Associates




Community Forest, designed by SLA Landscape Architects



Highlights

The proposal from the Dream and Great Gulf team was most strongly aligned with our requirements and what we heard from the SAC and the public in terms of priorities, including:



Inclusive, not exclusive: 800+ affordable housing units, aging-in-place strategy, barrier-free open space network 




Great place to live, work and play: Two-acre forested green space, rooftop urban farm, a multi-use arts, Indigenous-centered cultural celebrations



Vibrant economic activity supporting retail and economic activity: Strong social and workforce benefits + significant social procurement opportunities for MCFN

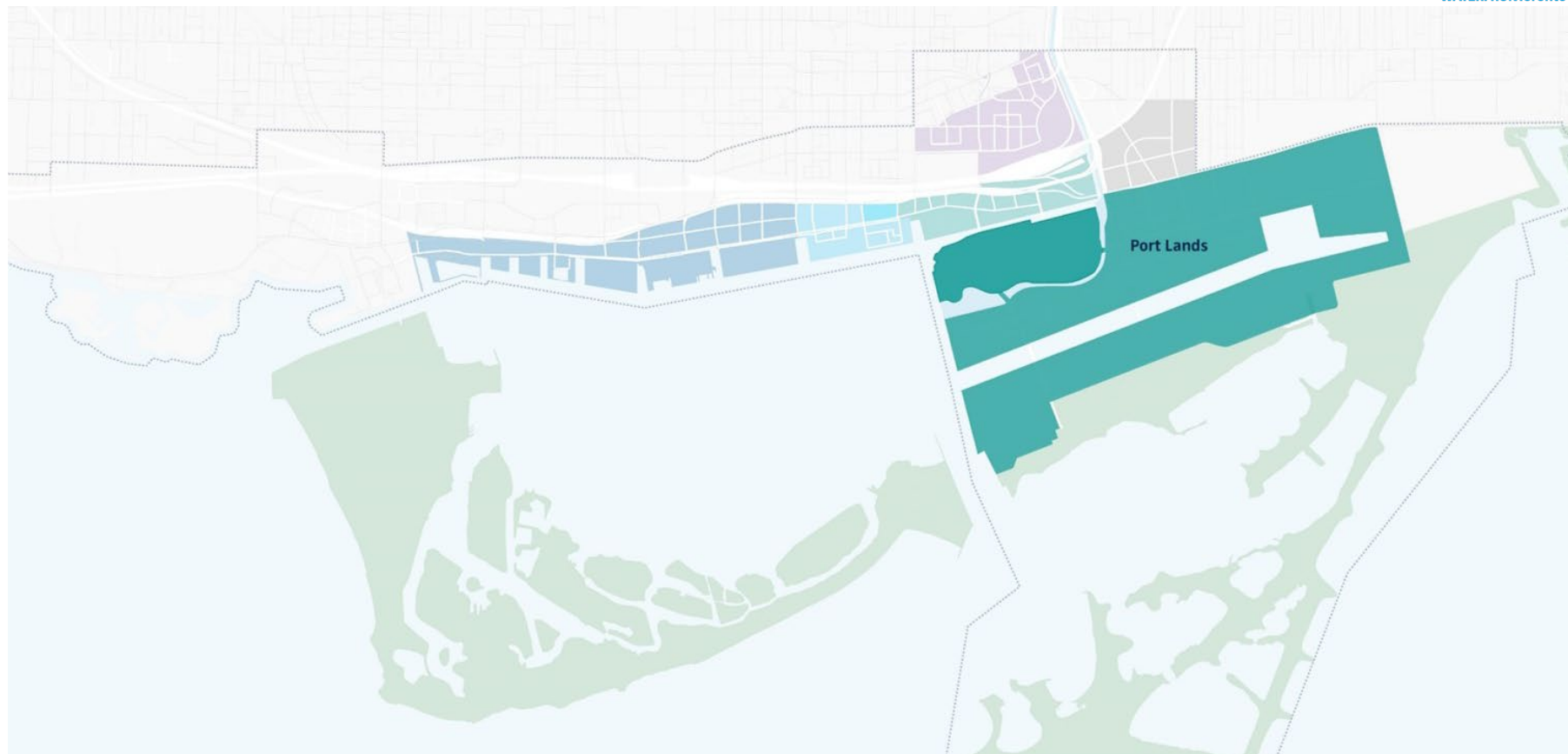


Environmental leadership: Canada's first all-electric, zero-carbon community at this scale, one of Canada's largest residential mass timber buildings 



Iconic architecture: a visually striking focal point on Toronto's waterfront

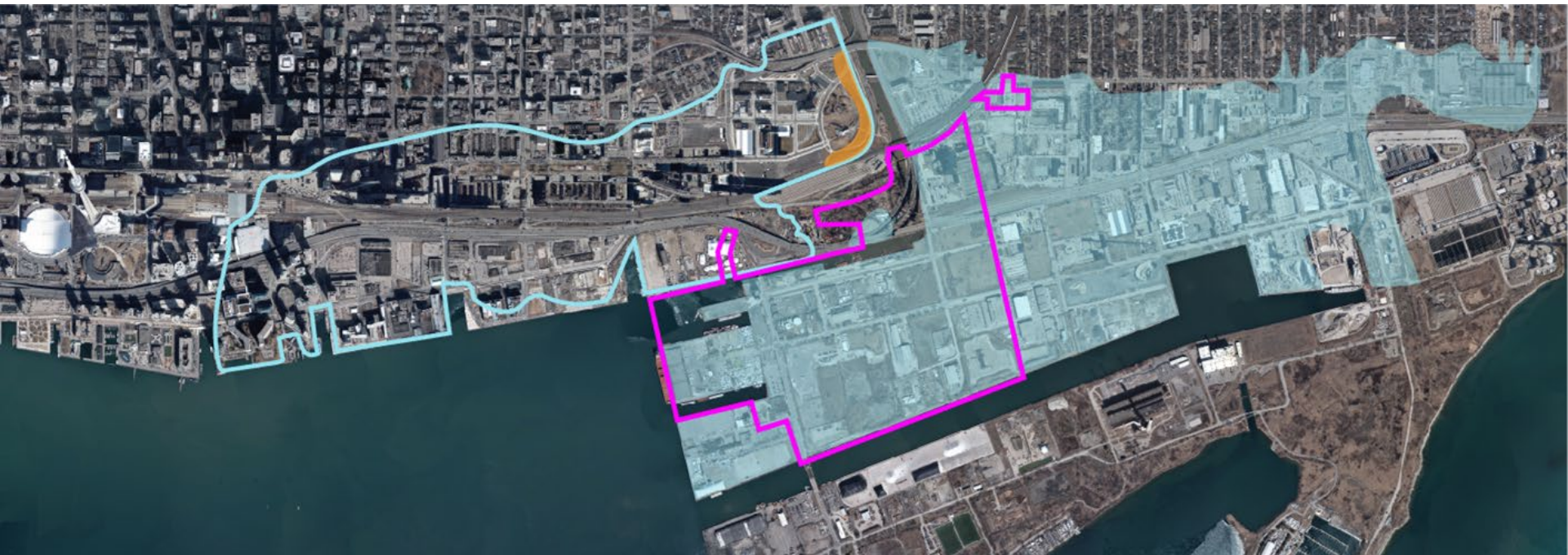
Port Lands



Port Lands



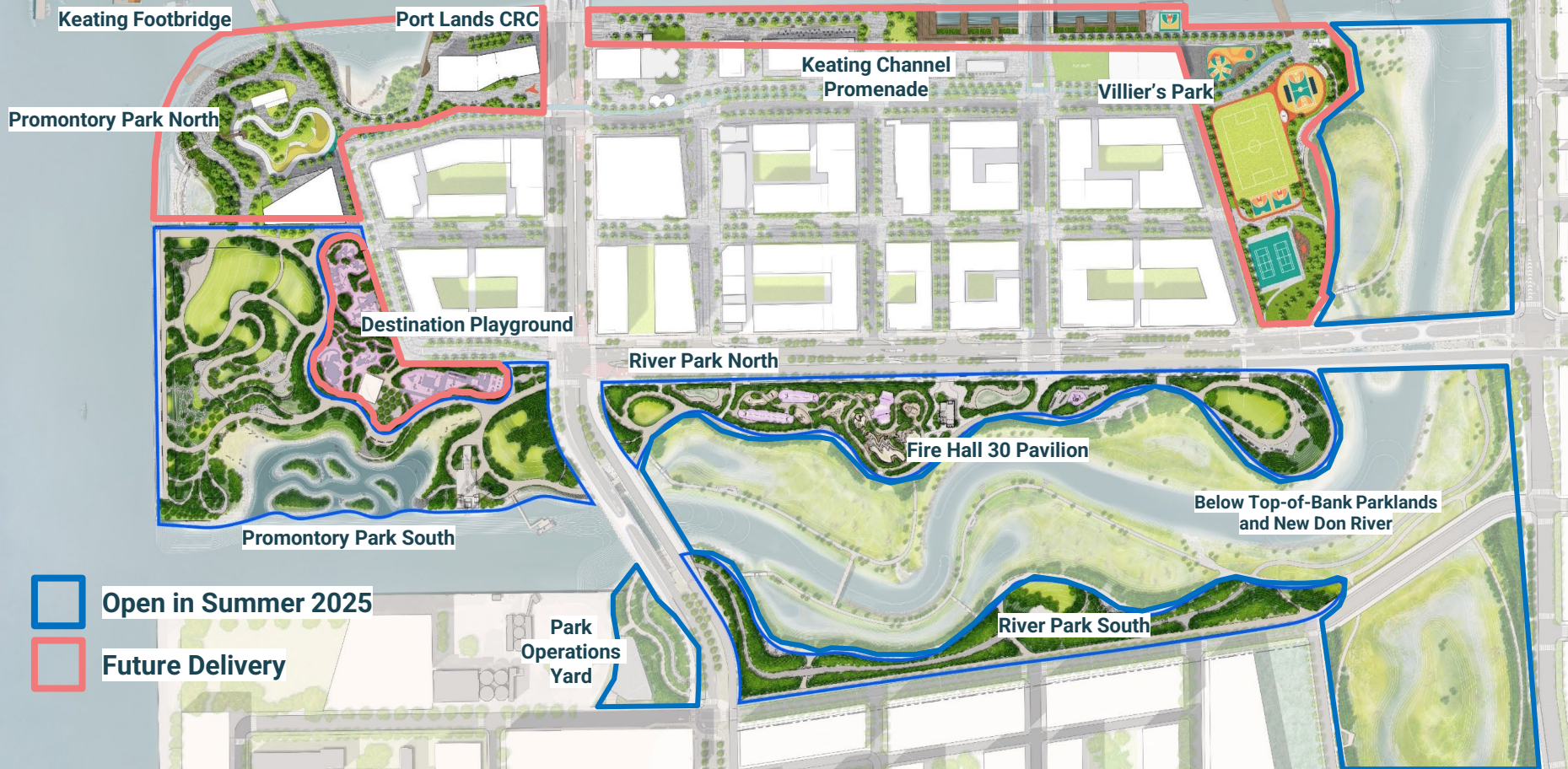
Port Lands Flood Protection



Don Mouth Naturalization & Villiers Island



Parks



Villiers Island: 2017



4,865
units



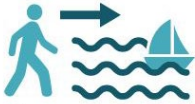
8,200-
10,700
people



2,900
jobs



11.2 ha
of parkland



3km
of waterfront access

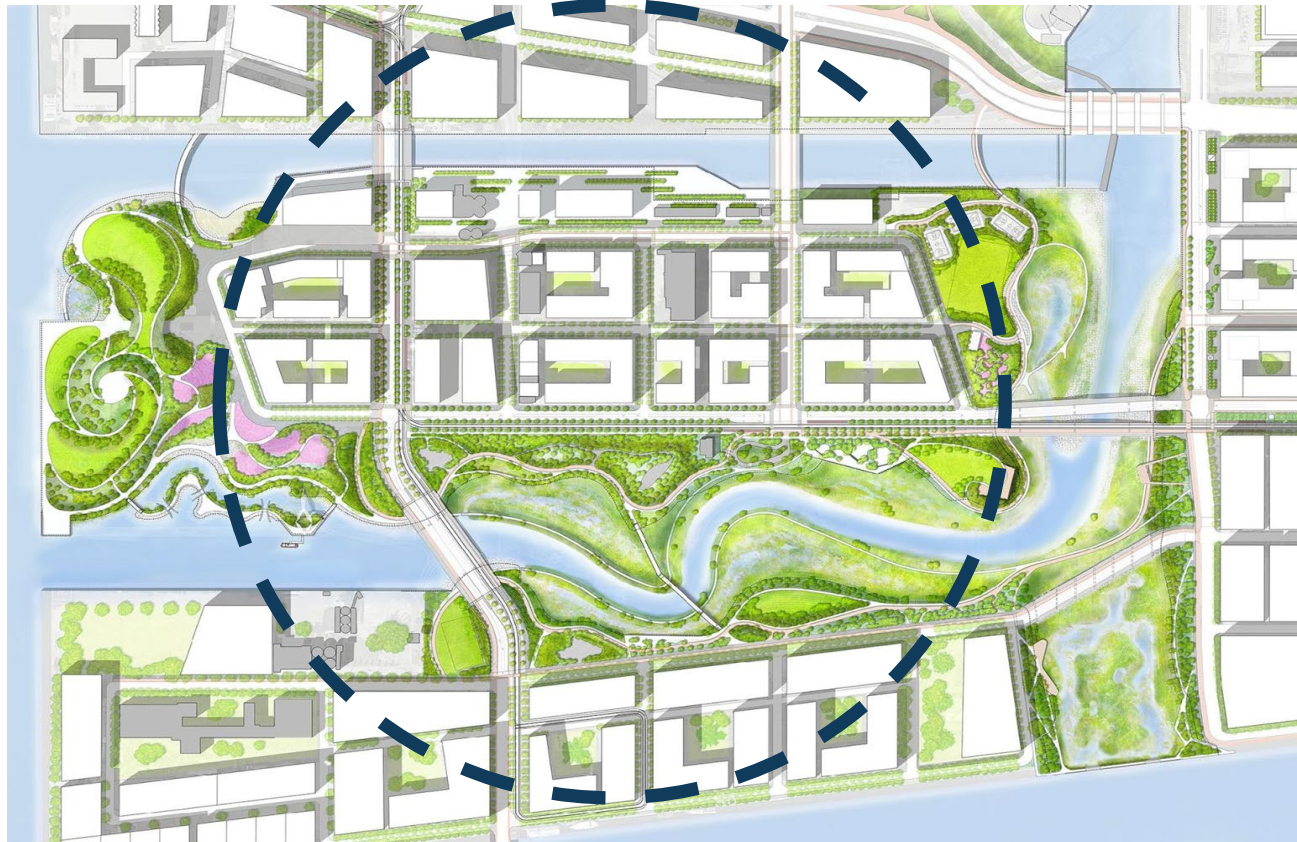




2017
Approx 5,000 units
~500,000 m² GFA
5.0 FSI

Villiers Island: 2024

- Proposed 60% increase in density over 2017 Plan
- 20+ ha regionally-important parkland
- Building heights: 14-46 storeys
- Population: Minimum 15,000 residents
- Density: 7.7 Island-wide
- 9,000 units, 2,900 employees
- 2,200 to 2,700 affordable housing units





2024
Approx 9,000 units
~800,000 m² GFA
7.7 FSI

Thank you.

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Join Waterfront Toronto on social media



a waterfront for everyone



Appendix: Leveraging Partnerships

Precinct Planning

Step 1

Identify a precinct within the Central Waterfront Secondary Plan Area (the waterfront)

Step 2

In consultation with the City of Toronto, establish the parameters of the precinct plan

Step 3

Engage Consultant for precinct plan development

- ❖ Draft RFP and circulate to City of Toronto
- ❖ RFP released to the market
- ❖ Evaluate RFP submissions with select City of Toronto staff

Step 4

Engage consultant and develop precinct plan and undertake any necessary studies **with regular public engagement, stakeholder advisory, interdivisional workshops, etc.**

Step 5

Bring completed precinct plan and any supporting material to City Council for adoption

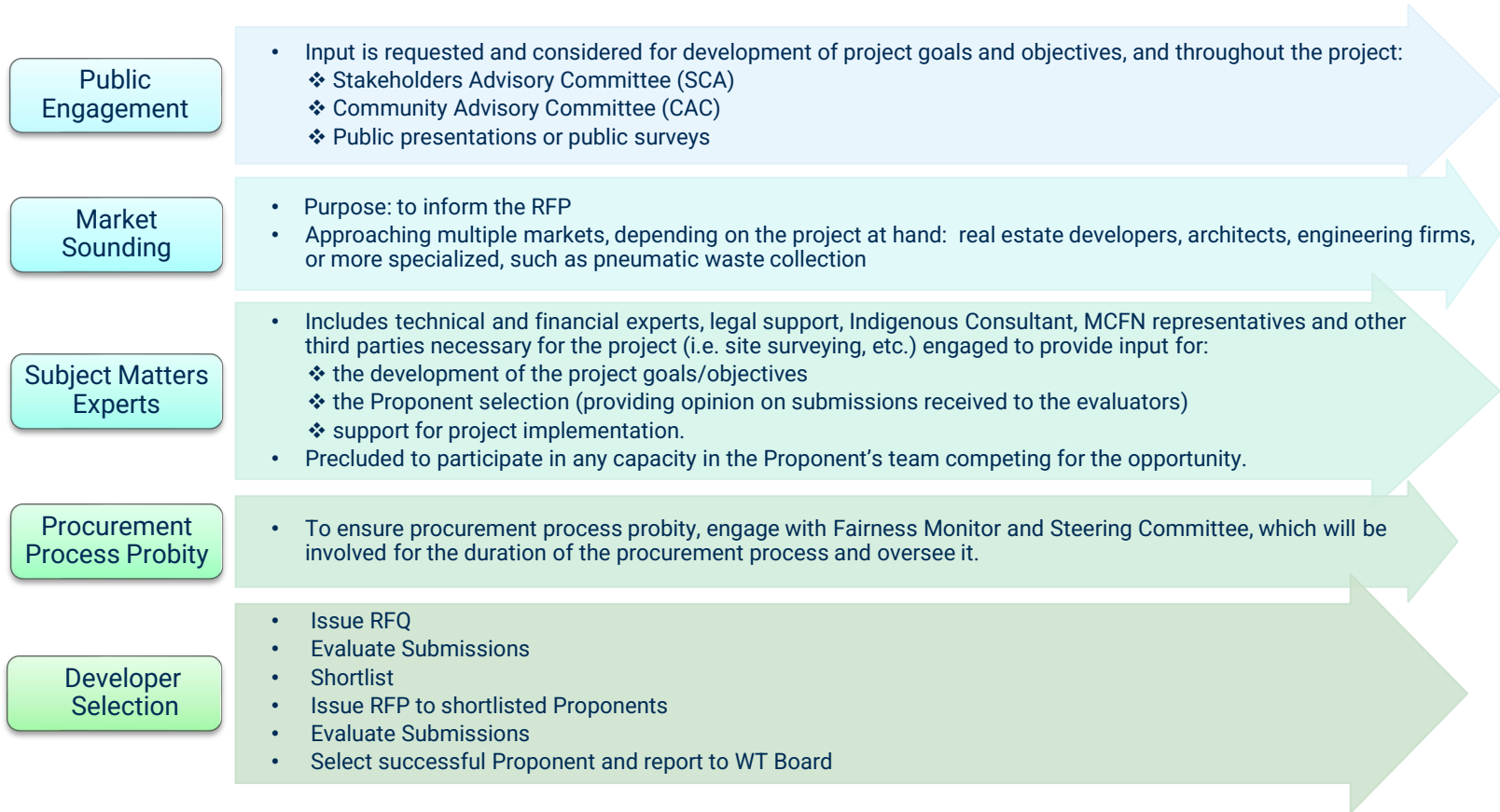
Step 6

Implement any required planning instruments (typically Zoning Bylaw Amendment, Plan of Subdivision)

Step 7

Begin developer procurement process – see following slides

Developer Procurement Process



Key Lessons

- Clear objectives
- Identify subject matter experts
- Understand what your objectives cost: proforma
- Gather as much information as possible:
 - ✓ Engage with local communities and champions
 - ✓ Engage with the private sector – undertake market sounding
- This is a long process – stay excited!