

**Waterfront Toronto**  
**Five-Year Business Plan/Ten-Year Forecast (2007 – 2016)**

**Project Descriptions and Deliverables**

The following provides a brief description of each project (including the deliverables) identified in the Preferred Scenario outlined in Chart 1 in the body of this report. Projects and initiatives are discussed in the same order that they appear in the Chart.

**(i) Waterfront Toronto Corporate Costs**

This funding will provide for the Waterfront Toronto's (WT) corporate costs over the next ten-year period, including such expenditures as staff salaries and rent that are not allocated to specific projects.

**(ii) Union Station Subway Platform**

Union Station is downtown Toronto's hub for public transit. It is currently at capacity. This project will see the construction of a second subway platform at Union Station to provide additional passenger capacity and improve safety, and to make the station more accessible and efficient. It also includes the construction of a connection at the platform level between the subway and the Harbourfront LRT, eliminating the need for passengers to travel up one level from the platform to the concourse in order to transfer between the two systems. A new corridor to the west of the station will also be built to allow GO Transit passengers a by-pass route when going to the PATH system, rather than cutting through the station as is currently the case.

The major deliverables for this project are:

- Completion of sewer relocation and conceptual design by 2007/08;
- Completion of station design, and the commencement of construction of the subway platform and by-pass corridor by 2009/10; and
- Completion of construction of the subway platform and by-pass corridor by 2012.

**(iii) Mouth of the Don EAs**

This project provides for the completion of two very important Environmental Assessments.

The Lower Don River West Class Environmental Assessment was undertaken to examine alternative flood protection systems for the West Don Lands precinct, which is located in the flood plain of the Don River. This EA process has been completed, and concluded that a landform/berm and a bridge over the Don River are the preferred approach.

An Individual Environmental Assessment is being undertaken as a first step to naturalizing the mouth of the Don River. Currently this area is inaccessible and has poor water quality,

contaminated soil and groundwater, and very little fish and wildlife. The naturalization process will reclaim coastal wetlands, recreate wildlife and fish habitats, provide flood protection for the Portlands, and provide the public with access to new open spaces accommodating a variety of recreational activities. This EA is expected to be completed in 2008.

**(iv) Front Street Extension**

This project will provide for an extension of Front Street from Bathurst Street west to Dufferin Street, adding new eastbound and westbound ramps for the Gardiner Expressway west of Strachan Avenue. The resulting urban street will ease congestion in the Waterfront area by providing a new route into the central core from the west, thereby off-loading traffic from the elevated eastbound Expressway. The extension will also improve north-south connections west of Bathurst Street.

The timing of the deliverables for this project will depend on Council's determining the future of the Gardiner/Lakeshore corridor.

**(v) Portlands Preparation**

This priority project is intended to provide for improvements to the Portlands and West Don Lands, including a soil remediation strategy, implementation of preliminary infrastructure, commencement of a public space and parks program, and implementation of general clean-up and upgrading of sites and corridors within the precincts.

The major components are discussed below.

**Cherry Beach**

Located at the foot of Cherry Street in the Portlands, Cherry Beach is being transformed into a high quality urban beach within easy access of many existing neighbourhoods. The improvements already completed include new landscaping and the construction of a trail to Cherry Point, an overall clean-up of the area, the installation of proper restroom facilities, the rebuilding of the change houses, the restoration of the lifesaving station, and the repair of the western parking lot. The beach is now currently accessible by transit as well. Over the long term, Cherry Beach will become the western arm of the large regional Lake Ontario Park.

**Park Design**

Parks and public spaces are the defining characteristic of the first phase of Waterfront Revitalization in the Portlands. The Parks Design project supports the design of Lake Ontario Park and other parks, and has already provided for the completion of a Parks Framework.

### Environmental Remediation

This component will provide for the completion of:

- a soil remediation investigation for the Mouth of the Don in 2007/08 to develop an initial assessment of the geo-environmental constraints that will affect options for naturalization the mouth of the Don River;
- a remediation plan for Commissioners Park;
- demolition and clean up of two major contaminated sites; and
- remediation of certain lands in the West Donlands Precinct .

### Portlands Phase I Improvements

This component consists of initiatives designed to improve the attractiveness of the Portlands, including commencement of the Portlands Core Infrastructure EA in 2008.

### West Don Lands and Queens Quay LRT EAs

This project will see the completion of the EAs for the transit lines that will be constructed to service the West Don Lands and East Bayfront precincts. The West Don Lands and East Bayfront studies will be finished by the end of 2007/08. The construction of the LRTs is funded under “Transportation Initiatives” discussed below. Construction of these projects is expected to start in 2009.

### Concept Design Studies

In 2006, Waterfront Toronto held an international design competition for the Central Waterfront to ensure that a consistent standard of design for the water’s edge is implemented throughout the entire Waterfront. Waterfront Toronto’s design competition covered the three-kilometre area between Bathurst Street and Parliament Street and focused on the water’s edge and Queens Quay Boulevard. The key objectives of the competition were to create continuous public access from Bathurst to Parliament, establish gateways at the heads of slips and complete the Martin Goodman Trail through the central area. Construction for the first phase of this project is scheduled to commence in the fall of 2007, starting with the Spadina Head of Slip and includes the transformation of Queens Quay between Spadina and York Street and the completion of the Martin Goodman Trail.

Other studies completed by Waterfront Toronto under this category include:

- a Sustainability Strategy in 2005/06 to ensure that sustainability principles are integrated into all facets of the development, management, and operations of the proposed new facilities and communities;

- a Green Buildings Performance Study in 2005 to develop green performance standards for residential and commercial buildings that will be included in developer proposal calls for future developments. The Corporation is targeting LEED Gold as a standard for Waterfront Revitalization; and
- a Marine Strategy in 2005/06 to ensure that diverse marine uses and users of the Toronto Waterfront are provided with adequate facilities in appropriate locations.

**(vi) Port Union Linear Park**

This project will provide the construction of a 3.6 km trail system between Highland Creek and the Rouge River, and will involve land acquisition and design work as well. The project includes construction of lakefilled areas behind a new rubble shoreline, and a series of headland structures which will project into the lake, providing shoreline stability. A new bridge to carry the trail across Highland Creek will be constructed, and new wetlands and fisheries habitats will be created. Phase one, which consists of Highland Creek to the Pedestrian Node, was completed in the Fall of 2006.

**(vii) Mimico Linear Park**

Mimico Linear Park will be a 1 km waterside park from Humber Bay Park West to the Norris Crescent Parkette. The Park will include a trail for walking cycling and rollerblading along the waterfront, from the Superior Avenue Parkette to the Norris Crescent Parkette.

Construction started in the Summer of 2006, and the park will be completed by the end of 2007/08.

**(viii) Precinct Planning Studies**

This project has already provided for the completion of the West Don Lands Precinct Plan and the East Bayfront Precinct Plan. The Portlands Implementation Plan was also completed in summer 2006. In addition, Waterfront Toronto has established an Intelligent Community Strategy and created an Intelligent Community Advisory Committee and developed a business model for broadband infrastructure.

**(ix) Harbourfront Water's Edge**

This project has already provided for the completion of water's edge promenade and pier improvements at York Quay. Similar improvements were completed at John Quay in the summer of 2006.

**(x) Precinct Implementation Projects**

This project consists of the development of the West Don Lands and East Bayfront Precincts.

### West Don Lands Precinct Implementation

The West Don Lands is an 80-acre site that runs from Parliament Street in the west to the Don River in the east, and from King Street south to the rail corridor. It is within walking distance of downtown, is located next to the Distillery District, and has good connections to the existing St. Lawrence and Corktown neighbourhoods. Currently, the land is almost entirely owned by the Provincial government.

The West Don Lands Precinct Plan was approved by Council in May, 2005, and is the recipient of the City's Award of Excellence in Urban Design.

Waterfront Toronto is working with the government partners to implement Phase One, which encompasses District 3 (the McCord site in the north), District 1 (the Mill Street Area adjacent to the Distillery District), and the flood protection landform which will ultimately become the 16-acre Don River Park.

The following deliverables will be achieved by the end of 2010/11:

- Occupancy of 130 affordable rental housing units and 30 market ownership units developed by Toronto Community Housing Corporation (TCHC).
- Initial occupancy of the first market residential buildings in District 3.
- Completion of infrastructure, including:
  - the flood protection landform and expansion of the rail bridge over the Don River,
  - Don River Park and River Square,
  - major roads, water, sewer and stormwater infrastructure for Districts 3,
  - remediation and site preparation for Districts 3, and
  - the West Don Lands LRT, which is funded under "Transportation Initiatives" discussed below.

The deliverables which will be achieved between 2010/11 and 2015/16 are:

- Occupancy of approximately 3,000 residential units, including 2,500 market housing units and 500 affordable housing units.
- Completion of environmental remediation.
- Recreation centre and one daycare centre.
- Completion of Park space in District 1.
- Completion of a pedestrian bridge crossing from Don River Park.

### East Bayfront Precinct Implementation

East Bayfront is a 55-acre site that runs south of the rail corridor between Jarvis and Parliament Streets. The vision for East Bayfront precinct is for a new urban waterfront community, a place of design excellence, high levels of sustainability and strong relationships to the water's edge.

The objective is for East Bayfront to be a new community, attractive to many different types of households with a wide range of incomes. In addition to a new school and community services, a mix of affordable and market housing will be provided throughout East Bayfront. It is also assumed that a viable and sustainable urban district is not simply a residential quarter of the city, but must be a full time mixed use place of living, employment, recreation, entertainment and public/cultural activities.

Council approved the East Bayfront Precinct Plan in the Fall of 2005, and the East Bayfront Business and Implementation Plan in July 2006. Implementation is under way, focusing on the construction of Sherbourne Park, parts of the Water's Edge promenade and development west of Sherbourne Park.

Overall deliverables are as follows:

- The development of the Queen Elizabeth Docks (south of Queens Quay including TEDCO's First Waterfront Place) which includes:
  - approximately 1.4 million square feet of residential housing including affordable housing for a total of approximately 1,700 units;
  - approximately 1,4 million square feet of employment space and an employment strategy targeted at attracting approximately 7,000 knowledge-based jobs to that space;
  - approximately 200,000 square feet of ground floor animation space and a high impact animation strategy to attract local, regional and international visitors;
  - approximately 100,000 square feet of community facilities including a new school;
  - completion of Sherbourne Park in 2010;
  - completion of the East Bayfront LRT in 2011, to be funded under "Transportation Initiatives" discussed below; and
  - initial release of East Bayfront RFP of development lands in 2007/08.

### **(xi) Strategic Land Acquisition**

Funds have been earmarked for strategic properties at various locations across the waterfront that may be required for parks or public space purposes.

**(xii) Transportation Initiatives**

This item consists of the Front Street Pedestrian Bridge, the Gardiner EA (pending Council's decision on the future of the Gardiner/Lakeshore corridor), the West Don Lands LRT, and the East Bayfront LRT.

**Front Street Pedestrian Bridge**

This project is linked to the Front Street Extension, and will provide for an EA to study the construction of a pedestrian bridge over the road to connect the Liberty Village area to Fort York.

The timing of completion will depend on Council's determining the future of the Gardiner/Lakeshore corridor.

**West Don Lands LRT**

Public transit as the primary mode of transportation is an underlying assumption for the development of all new waterfront communities. To that end, the West Don Lands Precinct Plan calls for an LRT route to be constructed to ensure that all residences will be within a five-minute walking distance to transit. The line will be built in the early stages of development and completed by 2010, so that the service is available to new residents as soon as possible.

**East Bayfront LRT**

The East Bayfront Precinct Plan calls for an LRT route to be constructed on Queen's Quay to ensure that all residences will be within a five-minute walking distance to transit. The line will be in the early stages of development and completed in 2011, so that the service is available to new residents and businesses as soon as possible.

**(xiii) Naturalization of the Don River**

The area around the mouth of the Don River is inaccessible and has poor water quality, contaminated soil and groundwater, and very little fish and wildlife. The naturalization process will reclaim coastal wetlands, recreate wildlife and fish habitats, provide flood protection for the Portlands, and provide the public with access to new open spaces accommodating a variety of recreational activities. An EA for this process is expected to be completed in 2008 under the Mouth of the Don EAs Project. Planning and design work will be completed and construction initiated by 2009/10, with construction being completed by 2014/15.

**(xiv) Dockwall Repairs**

This project has provided for the completion of repairs to the City-owned portion of the Dockwall at Bathurst Street in 2006 by the City's Parks division.

**(xv) District Energy**

The District Energy project will see the implementation of a district energy system in the West Don Lands and East Bayfront. A district energy system provides heating and cooling to a community of buildings from one central plant. Such an efficient thermal energy alternative reduces the development and operational costs of new buildings, and lowers overall air emissions. It may use natural gas, oil, or renewable energy as fuel.

A permanent plant will be required to service the needs for West Don Lands and East Bayfront. The main plant is expected to be completed in 2010 to service the first phase in West Don Lands District 3. District energy supply to service the needs of the first phase of East Bayfront, TEDCO's First Waterfront Place, is expected in 2009.

**(xvi) Pier 4 Rehabilitation**

The Pier 4 Rehabilitation project will provide for the retrofit of a historic City-owned building for a public Pet Education Centre, and represents the integration of the building with the recently-completed Harbourfront Water's Edge Promenade work at John Quay.

**(xvii) Sports Fields & Facilities & Parks Development**

**Transitional Sports Fields**

This project will provide for the design and construction necessary to implement transitional sports fields in the Portlands, so that the existing demand for playing fields can be quickly addressed while new parks are being planned and developed. Located south of the Ship Channel, these fields will be suitable for a number of sports including soccer, field hockey and lacrosse. They will open in September 2007.

**Regional Sports Complex**

This project will provide a multi-use, year-round sports and recreation facility that will serve community-based and regional sports needs. Expected to be completed in 2010, it will include 4 hockey pads, one of which can be used as a dry surface for other sports.

**Western Beaches Watercourse**

This project has provided for the completion in April 2006 of a 600-metre rowing and paddling facility located just west of Ontario Place and fronting on Marilyn Bell Park.

**Portlands Permanent Beautification (Leslie Street Greening, Martin Goodman Trail – Phase 1, Other Portlands Beautification Improvements)**

This initiative consists of clean-up and site preparation projects along the major corridors in the Portlands area (Leslie, Cherry, and Commissioners Streets, and Unwin Avenue) that is expected to be completed in 2008. These corridors are of particular importance to Waterfront renewal as

they connect the City with the Portlands, and are the primary routes that lead to the future 500-acre Lake Ontario Park.

The project includes improvements to the Martin Goodman Trail along from Marilyn Bell Park, through Ontario Place to Coronation Park.

#### Central Waterfront Public Realm

Improvements and expansion to the Martin Goodman Trail are of critical importance to providing a continuously accessible waterfront. The completion of Phase 1 is included under the Portlands Beautification Project discussed above.

The scope of this second phase of work will see the completion of the Central Waterfront Promenade, focusing on the Spadina Head of Slip and Queens Quay Boulevard, which is expected to be constructed by 2008 and 2010 respectively. The portion of the Promenade through East Bayfront is included in the East Bayfront Precinct Implementation Project.

#### Commissioners Park

With the Lower Don Lands Design competition, an integrated Commissioners Park will be designed to incorporate a waterfront park and an active recreation space. It will help meet existing demand for playing fields and park space, and will address future needs of the new communities planned in the West Don Lands, East Bayfront, Lower Don Lands and Portlands districts.

Land acquisition, business relocation, design and working drawings are anticipated to be completed and construction initiated by 2011.

#### **(xviii) Investments Supported by the Federal Government**

Other Federal investments in the Waterfront include a study to determine the feasibility of establishing a Discovery Centre in Lake Ontario Park, installation of a seasonal theatre at Ashbridge's Bay for the company "Shakespeare Works", support of design work associated with the Union Pearson Link required to connect Union Station and Pearson International Airport, construction of Harbourfront Canada Square, and establishment of a campus of the United Nations Peace University.

All of these initiatives, except for Harbourfront Canada Square, will be completed by March 31, 2008.

#### **(xix) GO Transit Expansion**

GO Transit is currently undertaking a \$1B capital expansion with a view to attracting more riders onto its system. The GO Transit Expansion project represents a component of the overall work, and includes modernizing the 70-year-old track and signal infrastructure. This in turn will

increase the core capacity of the track network to accommodate additional GO and VIA trains as currently required, as well as any potential service expansion.

Enhancements will also be made to the storage yard close to Union Station to allow improved staging of trains and better use of the track capacity into and out of the Station to alleviate congestion in the area. The reliability of the existing operation will be improved, and the track network will be better able to accommodate additional GO trains in peak periods.

By enhancing the efficiency, reliability, and capacity of public transit, this project will help to reduce the amount of traffic travelling into the Central Waterfront, and will support improvements to the Gardiner/Lakeshore corridor. The work and flow of funds will be administered by Transport Canada and the Provincial Ministry of Transportation. The initiative will be completed by 2014/15.

**(xx) Lake Ontario Park – Planning and Scoping and Phase 1 Development**

Lake Ontario Park is one of Waterfront Toronto's signature projects, and will be located along the Outer Harbour between Cherry Beach and Ashbridge's Bay, including Tommy Thompson Park.

The Portlands Preparation Project has already provided for the completion of a strategic plan for the Park.

This project provides for a concept design to be started and the public consultation process was launched in the Spring of 2006, and for the design process to be completed in 2007.

The Phase 1 Development component will see the completion of park design and working drawings and Phase 1 construction by 2009.

**(xxi) Tommy Thompson Park**

This project will see the conversion of the current Leslie Street Spit into an urban wilderness park as part of the larger Lake Ontario Park. Key initiatives to be completed by 2008/09 include development of extensive cycling and walking trails, habitat restoration, shoreline protection, and construction of infrastructure including park washroom facilities and a bird banding research station.

**(xxii) Intelligent Communities**

Waterfront Toronto intends that its residents and tenants have access to one of the world's most advanced broadband communications infrastructures and related services. The infrastructure will:

- act as a catalyst for the City's employment strategy for the Waterfront.
- encourage community development through innovative use of communication technology.
- provide excellent price / performance to residents, businesses and institutions.

Broadband infrastructure (in ground work) for West Don Lands and East Bayfront will be done as part of early overall infrastructure servicing required for these precincts.

**(xxiii) Urban Planning Resources**

This item will provide for two dedicated City Planning staff in response to the expedited time frames and additional workloads generated by the Waterfront Revitalization Initiative.

**(xxiv) Financial Securities**

This item will provide the City security from Waterfront Toronto and/or third parties constructing Municipal infrastructure.

**(xxv) Ireland Park Project**

This project is intended to contribute to the site development and preparation at the foot of the Bathurst Street Quay into a new designed and landscaped public park by the Ireland Park Foundation. Ireland Park is expected to be open in 2007.

**(xxvi) Funds for Water's Edge Promenade, Transit and Transportation Initiatives**

This funding has been included as a lump sum beyond 2011 to provide the completion of the Water's Edge Promenade, and transit initiatives. The specific scope of the project and allocation of money will be determined by the three governments in future years as the implementation of Revitalization proceeds to a more advanced phase.