

Waterfront Shores Corporation

The Waterfront Shores Corporation (“WSC”) is a single purpose entity established by a consortium of four experienced partners for the purpose of acquiring Pier 8, Hamilton. WSC combines the vast residential and mixed-use development experience of Cityzen Development Corporation (“Cityzen”) and Fernbrook Homes Group (“Fernbrook”), the specialized soil remediation and construction skills of GFL Environmental Inc. (“GFL”) and the real estate investment expertise of Greybrook Realty Partners Inc. (“Greybrook”).

Cityzen Development Corporation

Founded in 2003, Head Office at Suite 308, 56 The Esplanade, Toronto, ON, M5E 1A7

Cityzen is a multi-faceted real estate developer, founded by Sam Crignano, and it will lead the development of the Pier 8 site. Its unique comprehensive approach encompasses real estate experience that spans the entire spectrum of real estate sectors. With a passion for visionary urban design, Cityzen, is committed to excellence, dedicated to creating beautiful and iconic design-driven developments that enhance the quality of life and place while remaining sensitive to community and environmental concerns.

Cityzen has developed a well-earned reputation by working with award-winning architects and designers to further push the boundaries of creating innovative urban communities that are designed to enhance urban neighbourhoods. Through a network of strategic alliances and partnerships, Cityzen has, in a relatively short period of time, adopted a leadership role in the industry. The company’s outstanding management team, with extensive backgrounds in construction and development management, are focused on delivering complex and challenging masterpiece projects on-time and on budget.

Cityzen has developed, or is in the process of constructing, in partnership and/or alone, numerous landmarks across the GTA, including:

- Aria Condominiums, North York,
- Absolute City Centre Condominiums in Mississauga, including the “Marilyn Monroe Towers” (Absolute World)
- Pier 27 Condominiums, Queens Quay at Yonge, Toronto,
- L Tower, atop the Sony Centre at Front St. and Yonge, Toronto,
- London, Scott St. at The Esplanade, Toronto,
- Backstage, The Esplanade at Yonge, Toronto,
- The Shores, Oakville,
- The City of Brampton SW Quadrant Renewal Plan (extension to Civic Centre),
- 154 Front Street East, Toronto, and
- 3C Waterfront, Cherry St and Lake Shore Blvd East, Toronto.

Fernbrook Homes Group

Founded in 1981, Head Office at 2220 Hwy 7 West, Unit 5, Concord, ON, L4K 1W7

Fernbrook is one of the largest low-rise and high-rise builders and developers in the Greater Toronto Area, widely acclaimed for its impressive collection of distinguished communities. With a keen understanding of homebuyers’ preferences, Fernbrook has

garnered an exceptional reputation for architectural integrity, classic design and custom-style luxury in a host of Southern Ontario locations extending across Metro and beyond.

Led by industry visionary Danny Salvatore, and his son Joe, Fernbrook has an eye for design that transcends the typical. This is proudly on display both in the company's distinguished low-rise communities, and in its more recent involvement in the condominium market. Fernbrook's landmark high-rises are iconic symbols that epitomize Toronto's soaring new cityscape.

Fernbrooks' low-rise/mid-rise portfolio is extensive and includes Altona Woods, Pickering; Seven Oaks, Oakville; Belfountain, Aurora; Bronte Creek, Oakville; Anthem, Caledon; Castlemore, Brampton; Centretown Village, Barrie; Coral Sunrise, Wasaga Beach; Cornerstone, Alton Village; Estate Lots, Barrie; Fountainbleu, Richmond Hill; Grandriver Woods, Cambridge; Joshua Creek, Oakville; Millstone on the Park, Oakville; Royal Oakville Club, Oakville; The Chateaus at Four Corners, Georgetown; The Pinery, Oakville; The Shores, Bradford West Gwillimbury – mid-rise, **with Cityzen**; Waterlilies, Oakville – **with Cityzen**; and W&E, Toronto – **with Cityzen**.

Fernbrook is co-developer **with Cityzen** in the following high-rise projects:

- Absolute World, Mississauga
- Backstage on the Esplanade
- Garrison Point South and North
- St. Lawrence Condominiums
- Ion Condos
- Pier 27 Condominiums
- L-Tower Condominiums

Fernbrook has also completed the Vero Condos, in Vaughan.



Absolute World (Towers 4 & 5) – Cityzen and Fernbrook as developer

GFL Environmental Inc.

Founded in 2007, Head Office at 125 Villarboit Crescent, Suite B, Vaughan, ON, L4K 4K2

GFL is a diversified environmental services company providing a comprehensive line of solid waste, soil remediation, and liquid waste services through its platform of facilities across Canada and in Southeastern Michigan. GFL has a workforce of approximately 4,500 employees and provides its broad range of environmental services to more than 80,000 commercial and industrial customers and its solid waste collection services to more than 2.5 million households.

Through GFL's wholly-owned subsidiary, GFL Infrastructure Group Inc., our core competencies include soil/site excavation and remediation services, shoring and caissons construction, heavy civil construction and a full suite of demolition services. Our Infrastructure Group specializes in providing our services to high-rise, residential, industrial, commercial, municipal and institutional clients. GFL Infrastructure is fully bonded and insured, fully unionized, is a member of the associated earthmovers of Ontario, The Ontario Sewer and Watermain Construction Association, Toronto Construction Association, Heavy Civil Construction Association, Ontario Association of Demolition Contractors and is a MOE licensed carrier.

GFL has provided remediation and/or construction services at the following sites:

- Pan Am Athlete's Village (Don River waterfront)
- 81 Bay Street Bay Park Center
- Eglinton Crosstown Subway Project
- Goldring Centre University of Toronto
- Westlake Village, Etobicoke (Lake Ontario waterfront)
- Brampton City Hall
- Ashbridge's Bay (TTC LRV Fleet Maintenance)
- Backstage on the Esplanade (Condominiums) – with **Cityzen/Fernbrook**
- Garrison Point - Phase 1 – with **Cityzen/Fernbrook**
- Garrison Point - Phase II – with **Cityzen/Fernbrook**
- Pier 27 Condominiums – with **Cityzen/Fernbrook**
- L-Tower Condominiums – with **Cityzen/Fernbrook**



Pier 27 - Cityzen and Fernbrook as developer, GFL site remediation

Greybrook Realty Partners Inc.

Operating since 2000, Head Office at 890 Yonge Street, 7th Floor, Toronto, ON M4W 3P4

Greybrook is the real estate investment and asset management division of Greybrook Capital, a Toronto-based private equity firm targeting investments in the real estate and the healthcare sectors. Greybrook offers investors the opportunity to partner on an equity-basis with leading real estate developers to jointly acquire properties well-situated in growing urban and suburban markets and develop them into new mixed-use and residential communities that generate compelling returns for investors.

The firm's experienced team works diligently in collaboration with our network of exceptional partners to identify, acquire and execute large-scale development projects. Greybrook and its affiliates have invested in over 50 real estate projects in the Greater Toronto Area, Greater Golden Horseshoe region, and South Florida markets. In aggregate, these assets represent over 17 million square feet of projected residential and commercial density with an estimated completion value of \$8 billion.

Greybrook's developer partners are of the highest calibre and have successfully built large communities, landmark residential, commercial and mixed-use developments across major markets in North America. Greybrook has worked with 20 real estate developers including, but not limited to: Cityzen Development Group, Fernbrook Homes, Tribute Communities, Treasure Hill, Fieldgate Homes, Sorbara Group of Companies, Property Markets Group, First Capital Realty, Empire Communities, Plazacorp, Castlepoint Development Group, Lakeview Homes, Marlin Spring, Metropia, Andrin Homes, Tiffany Park Homes, Diamond Corp, and Stafford Homes.



Garrison Point - Cityzen and Fernbrook as developers, with Fernbrook Corp, GFL (site remediation), Greybrook as equity partner

The Waterfront Shores Corporation team has experience dealing with brownfield and waterfront development challenges, multi-phased development and building in proximity to neighbours with noise, vibration and odour issues.

Architectural Design Team

Our design team is comprised of four architectural firms chosen carefully to work together yet bring diversity of thought and approach to Pier 8. The design team is led by Bruce Kuwabara of KPMB. Bruce is proud to be a Hamilton native.

Lead Architect - KPMB Architects

KPMB Architects is an award winning, internationally recognized Canadian practice. It is notable for its unique hybrid form of architecture and practice, developed to respond to our multi-cultural, dynamically changing world. This is manifested in the diversity of the portfolio for culture, education, healthcare and paradigm shifting climate responsive design. Every project is conceived to support an essential belief in the power of architecture to influence civil and moral conditions. The firm comprises a deep pool of highly talented women and men who together form dynamic integrated design teams to ensure every design solution balances vision and pragmatism, environmentally responsible design and architectural excellence. KPMB has over 250 awards. The founding partners, **Bruce Kuwabara**, **Marianne McKenna**, and **Shirley Blumberg** are each recipients of the Order of Canada for their contribution to Canadian culture and society.

KPMB's approach prioritizes integrated design thinking, and the making of architecture of the highest quality in a manner that supports everything its clients wish to achieve – socially, functionally, financially, aesthetically, and environmentally.

The diversification of the practice is also demonstrated by projects in healthcare, urban development, and high-performance sustainability design. Recently, **Bridgepoint Active Healthcare**, a new model for preventative care, received the 2016 Governor General's Medals in Architecture and **Manitoba Hydro Place** in Winnipeg continues to reign as one of the world's ten most sustainable buildings. Select KPMB projects include:

Mixed-Use Project Experience

- Canadian Embassy Berlin, Berlin, 2005
- SugarCube, Denver, Colorado, 2008
- Manitoba Hydro Place, Winnipeg, Manitoba, 2009
- NEO & Montage, Toronto Railway Lands West, 2009
- One Bedford Residential Development, Toronto, 2010
- Maple Leaf Square, Toronto, 2011
- 150 Dan Leckie Way, Toronto Community Housing, Toronto, 2013
- Library District Condominiums, Toronto Railway Lands West, 2014
- Ponderosa Commons, University of British Columbia, 2015
- Pan/Parapan American Games Athletes' Village (Canary Village), Toronto, 2015
- Bay Adelaide Centre East, Toronto, 2016
- Block 26, Regent Park, Toronto, 2018
- Lawrence Heights Revitalization, Toronto Community Housing, 2018
- 11 Wellesley, Toronto, 2018

Institutional and Civic Project Experience.

- National Ballet School of Canada, Toronto, Ontario, 2005
- Art Gallery of Hamilton, Hamilton, Ontario, 2005
- Gardiner Museum, Toronto, Ontario, 2006^[6]
- Young Centre for the Performing Arts, Toronto, Ontario, 2006
- Royal Conservatory TELUS Centre for Performance and Learning, Toronto, Ontario, 2009

- John Molson School of Business (Concordia University), Montreal, Quebec, 2009
- Canadian Museum of Nature, Ottawa, Ontario, 2010
- TIFF Bell Lightbox, Toronto, Ontario, 2010
- Centre for International Governance Innovation Campus, Waterloo, Ontario, 2011
- Mike and Ophelia Lazaridis Quantum-Nano Centre, University of Waterloo, Waterloo, Ontario, 2011
- Vaughan City Hall, Vaughan, Ontario, 2011
- George Brown College Waterfront Campus, Toronto, 2012
- Rotman School of Management, University of Toronto, Toronto, Ontario, 2012
- Orchestra Hall renovation, Minneapolis, Minnesota, 2013
- Fort York Branch Library, Toronto, 2015
- Kellogg Centre for Management, Northwestern University, 2017
- Massey Hall Renovation, Toronto, 2020
- Jack Layton Ferry Terminal, Toronto, TBD

For a full list of awards earned by KPMB, please refer to its website:

http://www.kpmb.com/profile_awards/

superkül (www.superkul.ca) – design of Blocks 2 and 6

superkül is the Toronto-based practice of Principals Andre D’Elia and Meg Graham. The studio’s projects are each a specific response to their individual programs and sites; this conceptual pragmatism, rather than a particular style, defines the work of the practice. Our projects range from interior renovations and urban infill through to new construction, adaptive reuse and master planning exercises. No matter what the scale, we believe that the routine and ordinary can -- through design -- become extraordinary. Our approach prioritizes long term sustainability, the strategic use of advanced building technologies, cost and schedule control, and the fundamental elements of great design - proportions, massing, and materiality.

We have been recognized as a leading Canadian design practice with over 35 local and international awards, and with our work published in local, national and international contexts.

Omar Gandhi (www.omargandhi.com) – design of Blocks 4 and 7

As a burgeoning studio building an identity, Omar Gandhi continually reflects on the clarity and continuity of its work. The studio pursues the development of the discourse through its values and experience in building, collaborating, and teaching. Formed by the character of its clients, the building context, and a vigilant employment of materials and construction methods, it seeks to create spaces that enhance the lives of those who engage with them.

Omar Gandhi started the practice at the age of 30 and, over the course of eight years, the studio has been a part of strong collaborations and has grown from a one-person practice to a diverse group of dedicated architects and designers - based out of two studios located in Halifax, Nova Scotia and Toronto, Ontario. By pursuing an authentic architecture that aims to unify both people and their contexts, the studio has seen both the trials and successes of a critical, steadfast approach. However, a deep respect for precedence, context, and amazing client relationships has allowed for the completion of a growing collection of buildings that proudly display the firm’s fundamental values.

The range of collaborations, budgets and sites it takes on is broad, but remains focused on particular ideals with regards to craftsmanship, landscape, and materials. This approach is

based firmly in a formal methodology that includes choosing materials and forms that express and respond to the specific qualities of a site. Beginning with a simple local typology, the forms are extruded, bent or flattened. Roof planes are folded or pleated and details are sculpted by conditions and use. The reconstituted adaptation is receptive and responsive, keeps to a modest, formal lineage and makes for architecture that is accessible to all types of people.

[gh3 designs \(www.gh3.ca\)](http://www.gh3.ca) – design of Blocks 1 and 16 and the Greenway

gh3* designs in the increasingly complex realm where architecture, urbanism and landscape overlap. With a modernist's eye to order and beauty, and an environmentalist's awareness of sustainability and long-term thinking, the studio-based practice brings specialized expertise in architecture, landscape, urban design and ecology to the design team.

gh3* thinking is grounded in science, and our design in creative excellence. Creating instructive, engaging environments is at the centre of our work, whether for a civic precinct, a bus garage, or a research centre. Every design problem is considered with a site- and context-specific approach that uses site and architecture to make inspiring and beautiful places to live, work and play.

The firm believes that the full spectrum of the built environment should benefit from thoughtful design. A firm of 20 architects and landscape architects, gh3 offers a complete range of architecture, urban design and landscape architecture services to academic, institutional, and public and private sector clients in Canada.

Founded in 2006, gh3* has been recognized as one of Canada's most innovative integrated practices; having been awarded numerous major design awards (including a Governor General's Award) and 14 national design awards.

A belief in an integrated, holistic approach to design and sustainability is central to the gh3* philosophy. Concerns for the environment stand at the centre of our approach—as we believe it is imperative that sustainability is not dealt with separately, but as part of the concert of architectural design. Design solutions prioritize life quality, health, safety and an inclusive environment for all as the firm work to promote innovation and new technological advances that aide and propel the local community forward.

gh3* believes in a close collaboration with stakeholders as well as in knowledge and practice sharing. Similarly, the firm believes that efficient asset management, effective programming and planning and reliable project delivery are fundamental and inseparable parts of design.