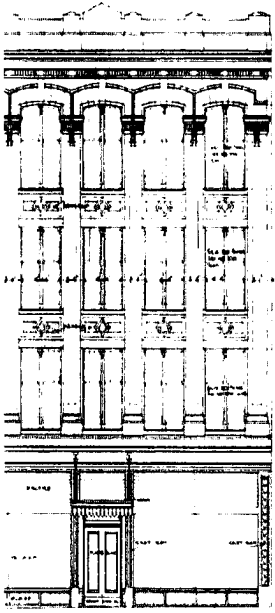


Bay Adelaide Centre



Brookfield
KPMB Architects
ERA Architects

Bay Adelaide Centre West and proposed East Tower in the Toronto skyline



Facade circa 1909
to be restored

The Bay Adelaide East project will house thousands of jobs, animate Temperance Street, create a heritage promenade, and provide programmable space open to the public.

View along Yonge Street facing Temperance Street, showing the restored heritage promenade and newly animated street



3500

Deloitte employees

\$730M

total investment

\$14.6M

higher property tax revenue

The Bay Adelaide East project is policy supportive office development in the Financial District. The project is good for Toronto, and represents good planning. The public realm, and the economy of the city of Toronto will benefit from the completion of the project, by offering many new jobs and the efficient use of existing infrastructure, as well as an improved public realm. Temperance Street is strategically located within the Financial District between two open spaces, and the proposal will enliven the street by offering an outdoor

gathering place that the District currently lacks. The development is within a built-up area with existing infrastructure, including all possible transportation choices located nearby.

The project conforms to the intent and spirit of Provincial policies, including the Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe. Additionally, it is supportive of the goals and intent of Toronto's Official Plan. Yet, the proposal goes

beyond this by conforming to a set of guidelines and Performance Standards set out in Toronto's Tall Building Guidelines, including a 'step down' to lower scale heritage resources adjacent to the podium.

The proposal is in the right location, is the right size and scale, and supports applicable policy. The use of land is appropriate, and the proposal respects and responds to the complex and varied character of downtown Toronto.

*Urban Strategies
Planning Rationale Report, 2012*



\$2.4M

Municipal fees paid to City

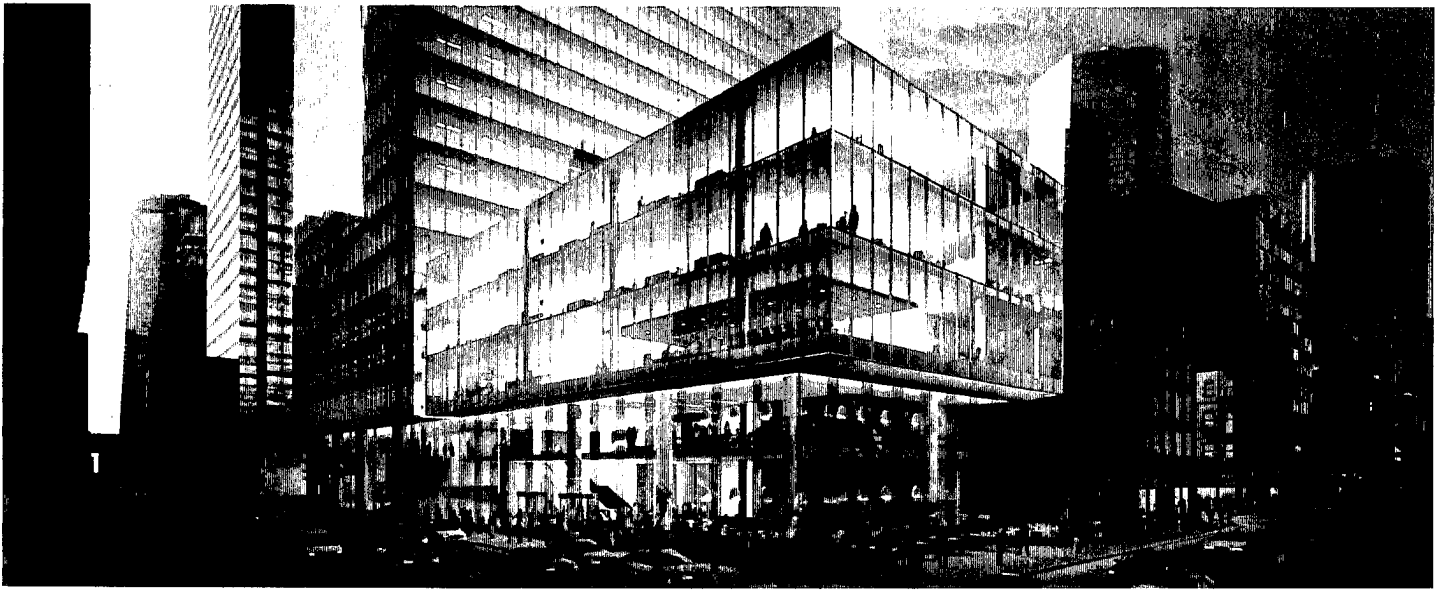
500

construction jobs

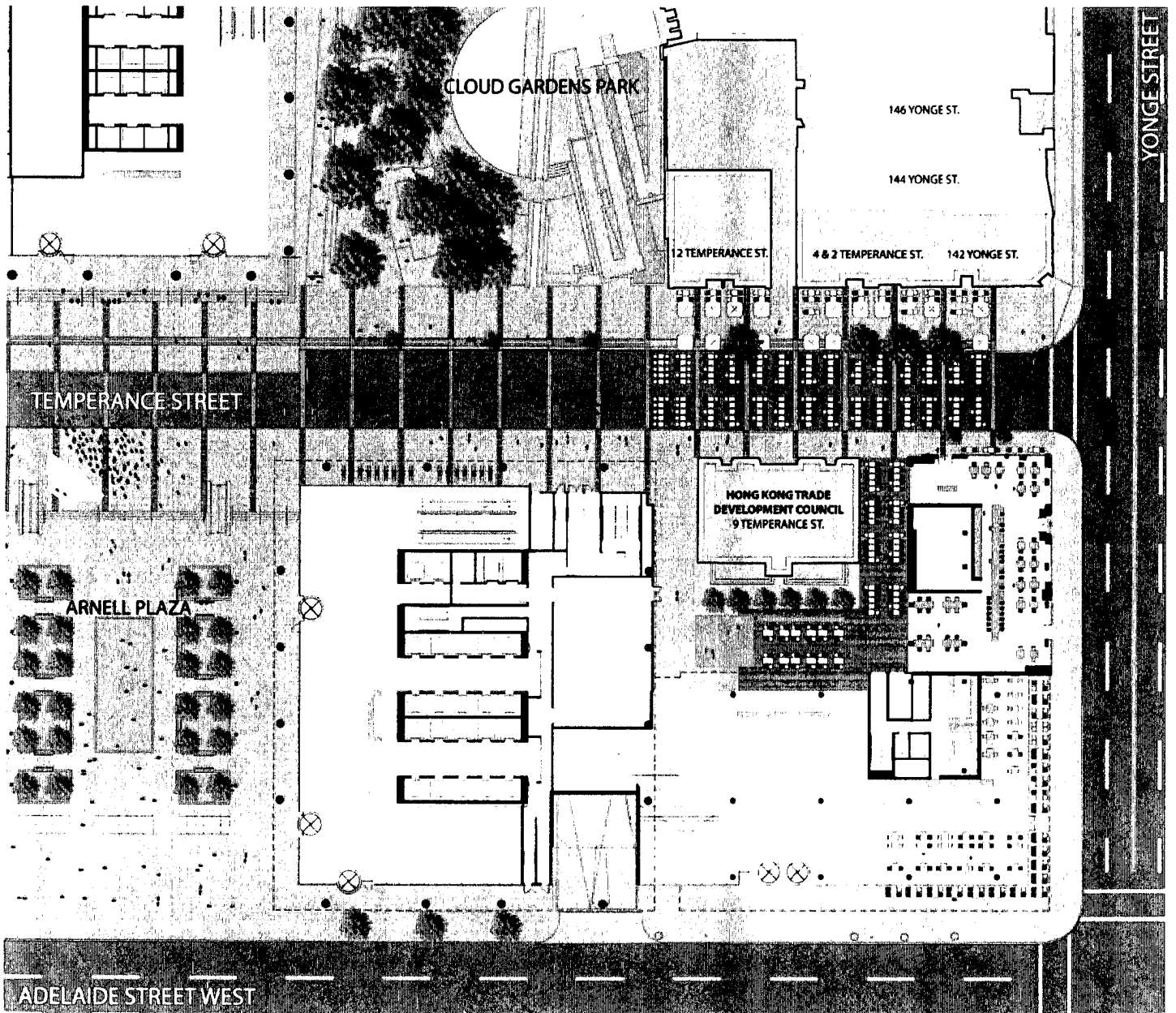
3 million

employee hours

to construct



View of the Bay Adelaide East podium at Yonge and Adelaide facing west



Plan view of the proposed Bay Adelaide Centre East project