

May 12, 2015

His Worship John Tory and Members of Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Tory and Members of Toronto City Council:

We are writing to advise Council of our support for the detailed and comprehensive analysis set out in the May 6, 2015 staff report "Gardiner Expressway and Lake Shore Boulevard East Reconfiguration Environmental Assessment (EA) and Integrated Urban Design Study – Updated Evaluation of Alternatives" which notes there are public benefits associated with both the Hybrid and Remove options. We also concur with the staff's conclusion that both alternatives would facilitate the opportunity for a significant new office precinct centred on the former Lever site at 21 Don Roadway as well other developments proposed for the Portlands and South of Eastern area. **On this basis, we wish to advise Council that First Gulf is supportive of both options and is confident that Council will make the choice that best serves the public interest.**

We wish to make it clear that our support for both options is consistent with the position we advocated when this matter was considered by Council last year. At that time, we put forward the hybrid option as an alternative that would preserve the economic development opportunities at the Lever site while also minimizing the travel time delays associated with the Remove option.

The further review conducted over the last year by the Gardiner East Environmental Assessment team has led them to conclude that the Remove and Hybrid alternatives both yield greater net benefits than the base case "do nothing" and Maintain alternatives. While we are aware that some are suggesting the need for yet further review, we would urge Council to accept staff's advice that it is now imperative to make a final decision. The current condition of the eastern segment of the expressway, and the timelines to complete the EA process and initiate construction, all highlight the need to make a decision now.

In the event that Council does not make a final decision, the staff report indicates that Council should cancel the EA and proceed with the repair of the existing structure. The effect of this would be tantamount to approval of the Maintain option. First Gulf opposes this course of action. It would preclude the many public benefits associated with the Remove and Hybrid options, particularly the important opportunity to develop a new major office node centred on the former Lever site.

In summary, we are supportive of the process that has been carried out and accept staff's advice that the choice of either Hybrid or Remove would serve the public interest. The step that would not serve the public interest would be to delay in making a decision, as this would effectively endorse the Maintain option and deny the City the many important public benefits that would be conferred by either Hybrid or Remove.

Sincerely,



David Gerofsky
Chief Executive Officer
First Gulf