

FIRST GULF

October 11, 2017

Sent via email

Chair and Members,
Planning and Growth Management Committee
City of Toronto

Dear Mr. Chair and Members,

Re: Port Lands Planning Initiatives – Final Report (PG 23.6)

In May 2017, I submitted a letter to the Planning and Growth Management Committee (“the Committee”) on behalf of First Gulf Corporation, regarding our plans to establish a vibrant employment precinct on the lands known as East Harbour. At that time I indicated our desire to coordinate with the City and contribute to refinements of draft documents such as the Port Lands and South of Eastern Transportation and Servicing Master Plan, and the Port Lands Planning framework, both of which have now been advanced significantly, and which are intended to be implemented, in part, through Official Plan Amendments currently before the Committee. Since submission of my letter, the First Gulf team has continued to work closely with City Staff on applications we submitted in 2015 and 2016 for municipal development approvals, and to coordinate our work with City initiatives, to the extent possible.

First Gulf’s applications for Official Plan Amendment, Rezoning, and Plan of Subdivision Approval are premised on the projection of accommodating at least 50,000 employees and a range of complementary non-residential uses at East Harbour. The analysis and studies filed in support of these applications include employment growth projections and associated infrastructure-related assumptions that differ from some of the assumptions in the City’s Port Lands and South of Eastern planning work. These include road rights of way and cross sections, the streets and blocks plan, and the planned grading and flood protection approach, all as they pertain to East Harbour and its need to support a significant increase in employment growth and related activity in an efficient and sustainable manner. However, from our discussions with City Staff, it is our understanding that any outstanding material discrepancies between the recommendations emerging from our consultants’ analysis and the City’s planning work can be addressed in future phases of work on the Port Lands Transportation and Servicing Master Plan, the ongoing Broadview Flood Protection Municipal Class Environmental Assessment, and the City’s Unilever Precinct Planning project. We are keen to assist with the advancement of these initiatives to help support the coordinated and effective conclusion of infrastructure-related and other planning work, to ensure that anticipated long-term employment growth is ultimately supported by a sufficient framework of robust infrastructure, and to support the expedient delivery of a new employment precinct.

We look forward to continuing to work with the City on our East Harbour proposal and on the future phases of the aforementioned City-led initiatives, to ensure the timely and efficient implementation of the shared vision for a new employment precinct on the East Harbour lands.

Regards,



David Gerofsky
CEO, First Gulf Corporation

cc: (via email)
Carly Bowman
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