

## FIRST GULF

November 14, 2017

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

### ***SUBMITTED VIA EMAIL***

Dear Mr. Chair and Members,

### **Re: PG24.1 Unilever Precinct Planning Study and East Harbour Application Review - Update**

First Gulf is a proven market leader in the development of office, retail, and industrial projects, with a track record of over 25 years. We have most recently demonstrated our commitment to commercial developments that retain and attract employment in Toronto's east downtown, with both the Coca Cola head office and Globe and Mail Centre. We are excited to continue investing in Toronto and to build a new, transit-focused employment node at East Harbour.

As noted in the Staff Report for the abovementioned item, First Gulf has been working closely with City Staff to advance the East Harbour master plan and our municipal approvals applications. Our current plan reflects extensive revisions that were developed in close coordination with City Staff, in response to comments received from City divisions, other agencies, and the public. We have continued to focus on the establishment of a master plan that supports major employment growth as part of a transit-oriented development.

Consistent with the City's and the Province's policies, we are committed to the establishment of East Harbour as an employment precinct. Information filed in support of our municipal approvals applications affirms our intent to develop 10 million square feet of employment space, including offices, as well as institutional, retail, cultural, and entertainment uses. As reinforced in our recent planning submissions, completion of the planned East Harbour SmartTrack/Regional Express Rail ("RER") station is critical to the success of this employment node, and to Toronto's ability to attract employers to the city. We continue to target 2023 for commercial occupancy of the first significant phase of new development, and it is essential that the SmartTrack/RER station is completed by that time. We are keen to advance implementation of our project and the planned East Harbour transit hub, and we look forward to continuing discussions with the City and Metrolinx on these matters.

Regards,



David Gerofsky  
CEO, First Gulf Corporation