

Hines

November 26, 2025

Waterfront Secretariat, City Planning  
City of Toronto  
100 Queen Street West, 19E City Hall  
Toronto, ON M5H 2N2

Attention: Mr. David Stonehouse, Director

**Re: Bayside Block C1 – Request to Extend Sunset Date**

---

Dear David,


We are writing to formally request an extension of the Sunset Date set out in the City Land Development Agreement dated June 28, 2012, between the City of Toronto (the “**City**”) and Hines Canada Management Company II ULC (“**Hines**”) for the development site designated as Block C1 (“**C1**”) within the Bayside community in the East Bayfront Lands in Toronto, Ontario. This request applies solely to C1 and does not extend to the remaining development site, R6, which is designated for affordable rental housing.

Hines respectfully requests a four (4) month extension of the Sunset Date to April 30, 2026. This extension will allow us to present a plan (the “**Proposal**”) to the City and Waterfront Toronto (“**WT**”) for the development of C1 as a commercial office project. The Proposal reflects the recent improvements in the Toronto office market, driven by increased demand from tenants formalizing return-to-office strategies and seeking to expand their office footprint.

In addition, the Proposal will include interim uses designed to activate the C1 site and enhance the broader Bayside community until construction of the C1 development commences. Hines remains committed to working collaboratively with the City and WT to finalize the Proposal in time to accommodate the City Council meeting scheduled for April 22, 2026.

We appreciate your consideration of this request and look forward to continuing our partnership to advance the vision for East Bayfront Lands. Please let us know if you require any additional information or would like to discuss this matter further.

Sincerely,

DocuSigned by:  
0CEEFC69BCD64B0...

Avi Tesciuba  
Country Head & Senior Managing Director  
Hines Canada

with a copy to: **City of Toronto:** Merrilees Willemse, Mercedeh Madani, Matt Hilder, Michael Backs, Christine Ono, Johanna Hashim, Deanna Chorney, Carly Bowman, Anthony Kittel

**Waterfront Toronto:** Meg Davis, Renee Gomes, Angela Li

**Hines:** Michael Gross, Myles Millard, Josh May