

EAST HARBOUR

TORONTO



PROJECT FACTS



60 ACRES, CANADA'S LARGEST PLANNED COMMERCIAL DEVELOPMENT



11 MILLION SF OF OFFICE & INSTITUTIONAL SPACE



2 MILLION SF OF RETAIL, FOOD, ENTERTAINMENT & CULTURE



MORE THAN **70,000 JOBS**



A NEW MULTI-MODAL **TRANSIT HUB**



ADAPTABLE & INNOVATIVE BUILDING SYSTEMS



EXTENSIVE **PARKS, PUBLIC SQUARES** AND **GREEN SPACES**

ECONOMIC NEED



EAST HARBOUR

GTA IS EXPECTED TO GROW TO **9.4 MILLION PEOPLE BY 2041**

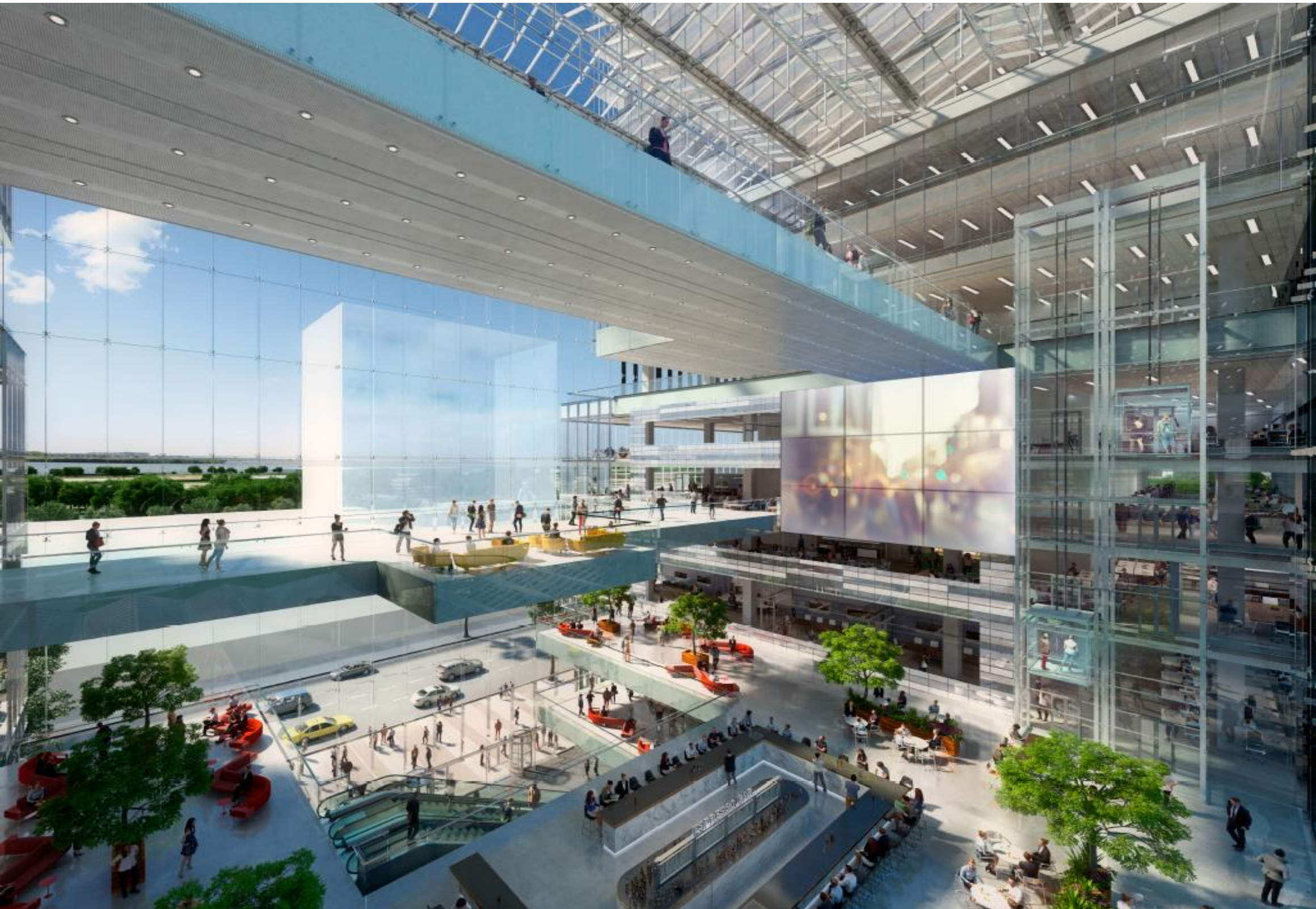
OVER 50% OF EMPLOYEES WANT TO BE **LOCATED DOWNTOWN**

LOWEST DOWNTOWN VACANCY RATE IN NORTH AMERICA

FOR TORONTO TO REMAIN GLOBALLY COMPETITIVE IT NEEDS **ROOM TO GROW**

EAST HARBOUR IS THE SOLUTION

ECONOMIC IMPACT



MORE THAN **70,000 JOBS** IN HIGHLY-SKILLED AND INNOVATIVE SECTORS

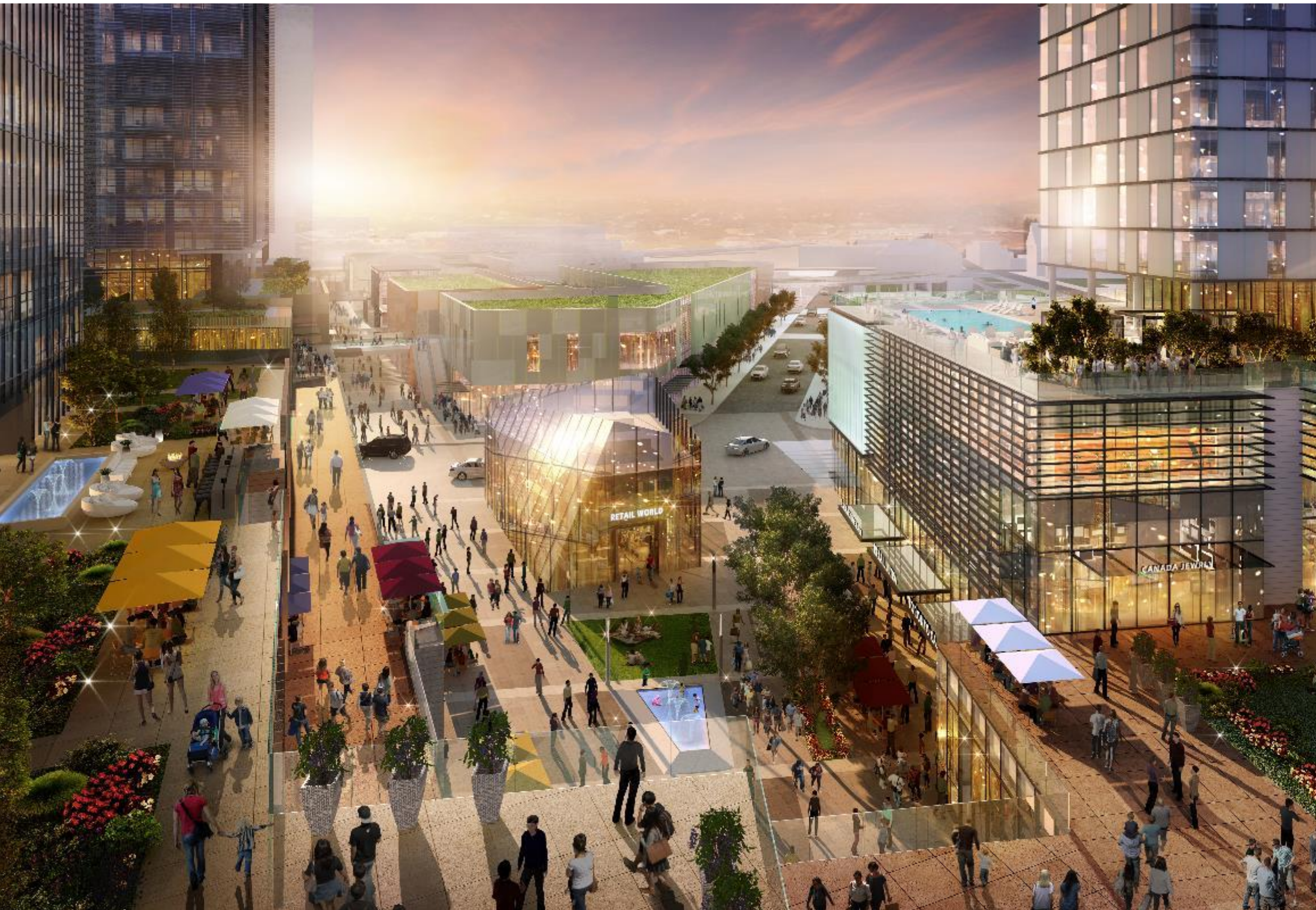
\$4 BILLION IN ANNUAL EMPLOYMENT INCOME GROWTH

~\$1.3B IN INCREMENTAL TAX REVENUES DURING CONSTRUCTION

~\$1.4B IN INCREMENTAL ANNUAL TAX REVENUES UPON FULL BUILD-OUT

CATALYST FOR FUTURE ECONOMIC GROWTH AND DEVELOPMENT OF THE TORONTO PORT LANDS AND EASTERN WATERFRONT

RETAIL/RESTAURANT AMENITIES



2 MILLION SF OF RETAIL, RESTAURANTS, ENTERTAINMENT, AND OTHER AMENITIES

PURPOSE-BUILT

DESIGNED TO RESPOND TO **CONTEMPORARY TRENDS**

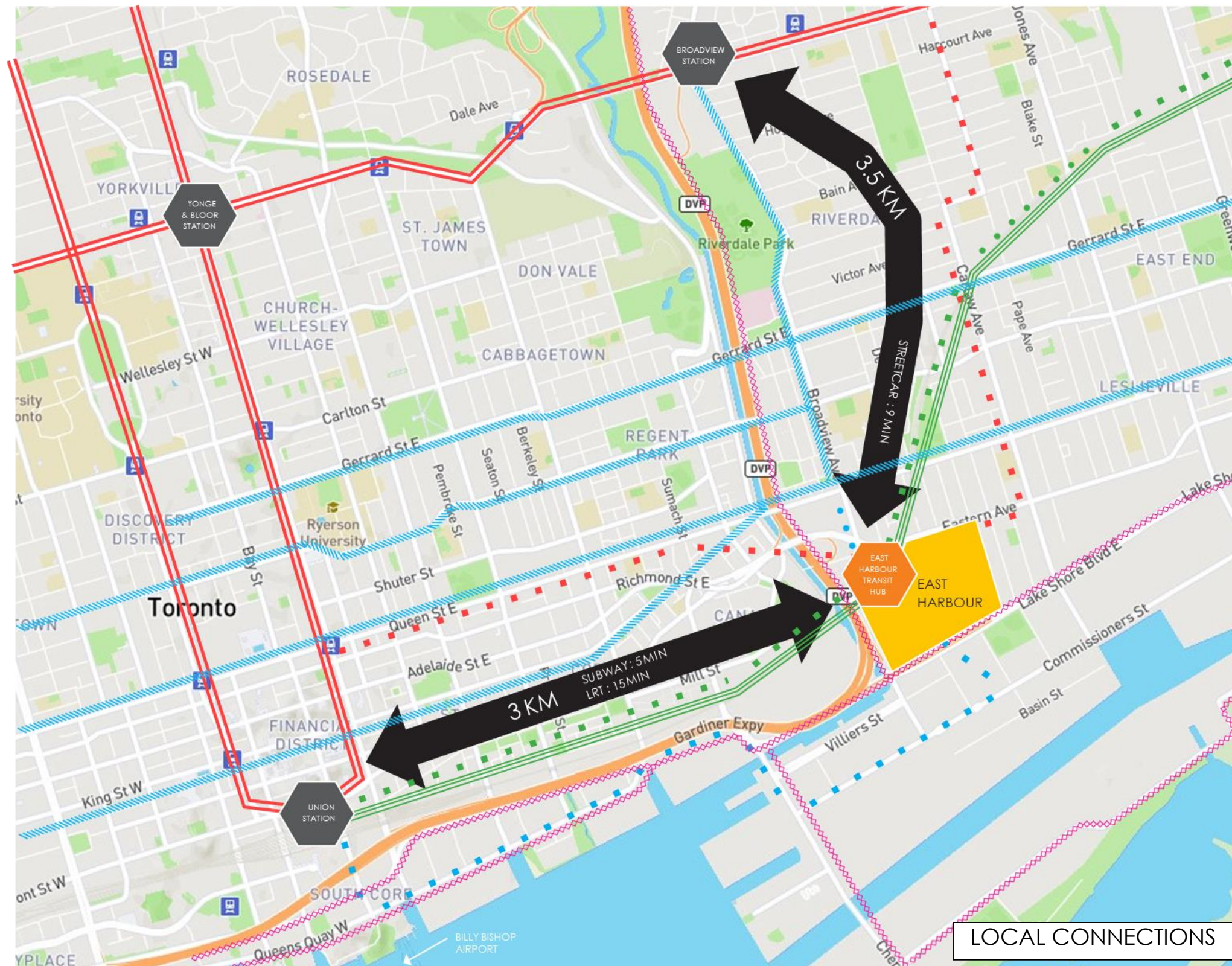
EVER-CHANGING ENVIRONMENT USING TEMPORARY EXHIBITS, POPUP SHOPS AND EVENTS

WIDE, OPEN AND **WALKABLE** RETAIL STREETS

A **COMMUNITY** WITHIN THE CITY THAT IS **ACTIVE 24/7**

EXTERIOR FACING RETAIL SEAMLESSLY BLENDING WITH THE COMMUNITY

MULTI-MODAL TRANSIT HUB



A MULTI-MODAL TRANSIT HUB

HIGHEST LEVEL OF PUBLIC TRANSIT SERVICE

2 COMMUTER LINES (GO/ REGIONAL EXPRESS RAIL/SMARTTRACK) WITH SUBWAY TYPE FREQUENCY

1 SUBWAY (RELIEF LINE)

2 LRT'S (BROADVIEW AND QUEENS QUAY)

MULTIPLE BUS LINES

SHUTTLE-LIKE FREQUENCY TO UNION STATION IN LESS THAN 5 MINUTES

- Existing Subway Line
- Future Subway Line
- Existing LRT/Streetcar
- Future LRT / Streetcar
- Future GO Train / SmartTrack
- Bike Trails
- Major Transit Hub / Station
- Future Major Transit Hub / Station

PUBLIC SECTOR SUPPORT



WORKING DIRECTLY WITH ALL
THREE LEVELS OF GOVERNMENT

KEY INFRASTRUCTURE REQUIRED TO
UNLOCK THE SITE HAS BEEN
COMMITTED TO BY THE
GOVERNMENTS

- **ROAD:** RECONFIGURATION OF
THE GARDINER EXPRESSWAY
- **RIVER:** DON MOUTH
NATURALIZATION FLOOD
PROTECTION
- **RAIL:** A NEW MULTI-MODAL
TRANSIT HUB

EAST HARBOUR IS
COLLABORATING WITH THE CITY
OF TORONTO TO ESTABLISH A
MASTER PLAN FOR THE SITE AND TO
ACHIEVE **REZONING IN 2018**

FIRST GULF

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