

November 12, 2018

Mr. Ed Hore  
Chair, Waterfront for All  
Toronto, Ontario

*Sent via email*

Dear Mr. Hore:

Thank you for your letter dated November 5, 2018, regarding the lease of Marine Terminal 51 and the Cruise Ship Terminal to Cinespace Film Studios. As you indicate in your letter, this lease was signed and announced in March 2018. The lease agreement for Marine Terminal 51 came about as a result of the City of Toronto's request of all Toronto land owners, including PortsToronto, to look at holdings that could be utilized by the local film industry.

At the time, Cinespace was moving out of its studio on Eastern Avenue and was in need of studio space in order to continue its successful operations in Toronto. PortsToronto was pleased to sign the lease agreement with Cinespace and be in a position to support a successful Canadian company, a burgeoning local film industry, and the City of Toronto's vision for the Port Lands as an important economic district.

From a process perspective, confirmation of the Cruise Ship Terminal lease came after a public process to determine interest in the space. In May 2017 PortsToronto issued a Request For Proposal (RFP) regarding, among other properties, the Cruise Ship Terminal on MERX (Canada's leading electronic tendering service). Cinespace Film Studios was the successful proponent for the Cruise Ship Terminal.

Since March 2018, when the lease to Cinespace was announced, considerable work has been done on the interior of both buildings. Work on the Cruise Ship Terminal is now complete with the space completely renovated and reconfigured to accommodate the needs of a production office. Construction on Marine Terminal 51 is also well underway with significant structural work already completed and additional upgrades underway to ensure the space is appropriate for film production.

It is important to note that the 8 Unwin Avenue property which houses Marine Terminal 51 and the Cruise Ship Terminal is not federal property, but is rather classified as "Schedule C" property in PortsToronto's Letters Patent. That means that this land, and the buildings upon this land, are owned by PortsToronto directly and not by the federal government.

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PortsToronto is a government business enterprise that is governed by the *Canada Marine Act* which stipulates that all port authorities, including PortsToronto, must remain financially self-sufficient and cannot receive public funding from any level of government. Therefore, each port authority has business and land assets that they own and with which to generate revenue to fund operations. The 52-acre property upon which Marine Terminal 51 and the Cruise Ship Terminal reside is one such property.

Further, this area is zoned for industrial uses only. It cannot be used for recreational purposes as a result of both the municipal zoning and the industrial port operations that take place in the immediate vicinity of the two buildings. Importantly, Cinespace's film and television production activities do not affect or displace industrial port operations and cruise ship activities that continue unabated on PortsToronto's property.

We are proud to confirm that the marine Port of Toronto is coming off its most successful year in more than a decade with sugar, salt, aggregate and construction materials accounting for some 2.2 million metric tonnes of bulk cargo through the Port. Additionally, marine cargo handled at the Port of Toronto generated \$377.7 million in economic activity and 1,566 jobs in Ontario in 2017. Of these 1,566 jobs, 482 jobs are directly generated by the marine cargo and vessel activity at the marine terminals at the Port of Toronto.

We have also established a growing passenger cruise ship business in recent years that uses the Cruise Ship Terminal alongside Cinespace. The Port of Toronto welcomed 16 passenger ships to the Cruise Ship Terminal this summer and fall bringing more than 5,600 passengers to Toronto. Next year, 35 passenger ships are expected to make Toronto a port of call, bringing approximately 11,000 visitors to Toronto from May to October 2019.

As such, the Port of Toronto is a strong contributor to the City of Toronto and is provided for in the Official Plan. The decision to alter the configuration of our operations slightly to accommodate Cinespace is a permitted activity pursuant to our Letters Patent and is the right thing to do for the City and this industry.

That said, we agree that recreational access to the lake and harbour is important. That's why there are several projects that PortsToronto is currently working on that will bring increased access and public realm to the waterfront. PortsToronto has requested a briefing with Councillor Fletcher to brief her on the projects and we would also welcome the opportunity to brief you on our plans. This involves increased public realm space and recreational access to the lake at the Outer Harbour Marina which is just south of the Port. This includes a new rowing facility which will provide infrastructure and access for small, non-motorized watercraft.

This is in addition to the landmark public realm project currently in development to the area north of the Port of Toronto. The Villiers Island Precinct project underway by Waterfront Toronto is being fully supported by PortsToronto and will unlock acres of property for public and recreational use in addition to providing access to the water's edge.

I would be pleased to meet with you to discuss the projects we would like to execute in the east harbour and would encourage you to contact my office at your convenience so we can meet in person. Although there is no ability to build public access within the 52-acres of PortsToronto port property for the reasons cited above, there are many other areas in the harbour where PortsToronto owns property and where we would like to invest in the development of public realm space and water's edge access.

Sincerely



Geoffrey Wilson  
Chief Executive Officer  
PortsToronto

Cc: Marc Garneau, Minister of Transport  
Julie Dabrusin, Member of Parliament, Toronto-Danforth  
Adam Vaughan, Member of Parliament, Trinity-Spadina  
John Tory, Mayor of Toronto  
Paula Fletcher, Councillor Ward 14, Toronto -Danforth  
Joe Cressy, Councillor, Ward 10, Spadina-Fort York  
Marisa Piatelli, Waterfront Toronto