

Welcome

Welcome to our Idea Fair – we want to hear from you!

This Idea Fair is our first community engagement event for the Mr. Christie's site. More engagement opportunities will take place throughout the planning process. Please take a moment to fill out a comment form. Let us know your thoughts.

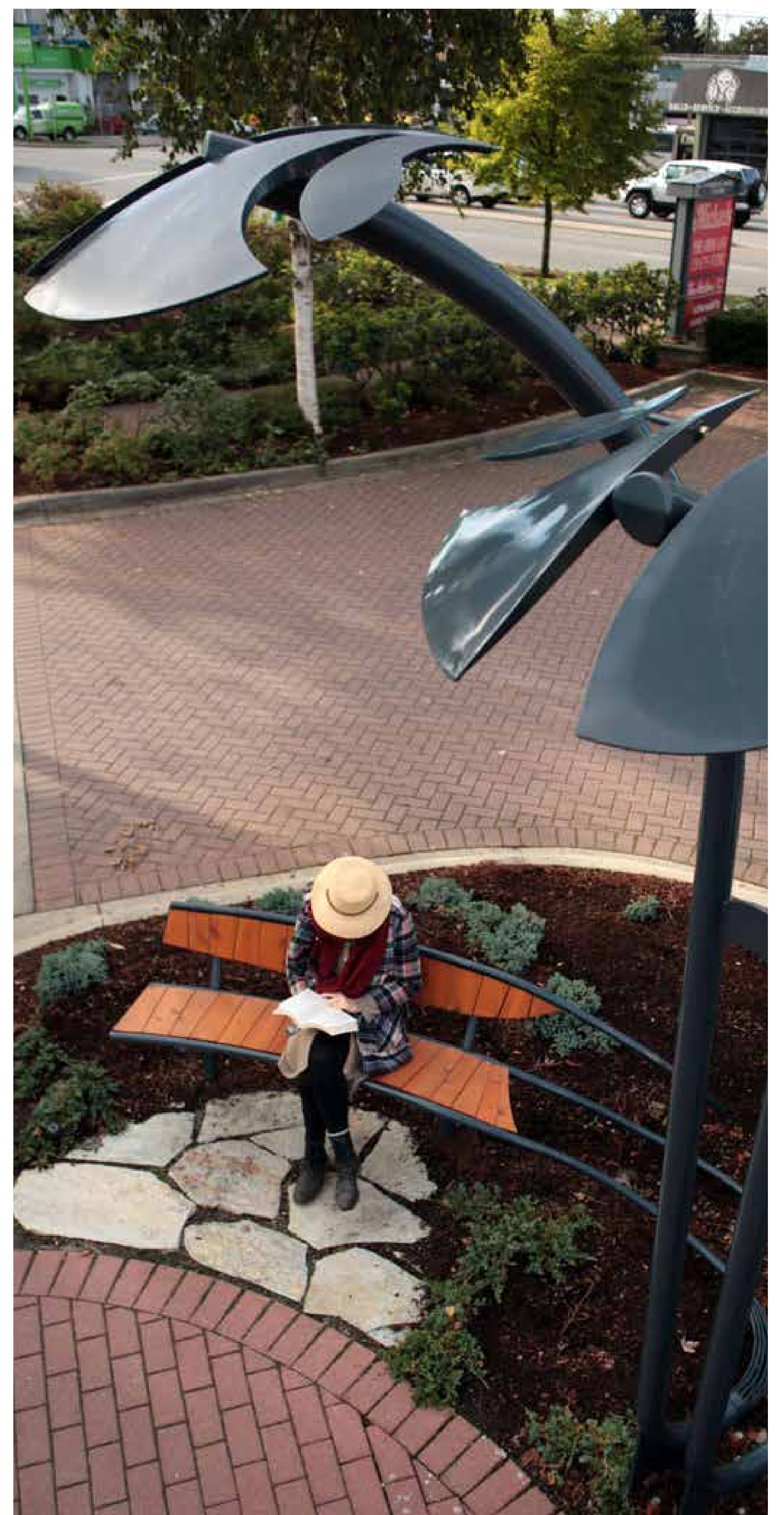
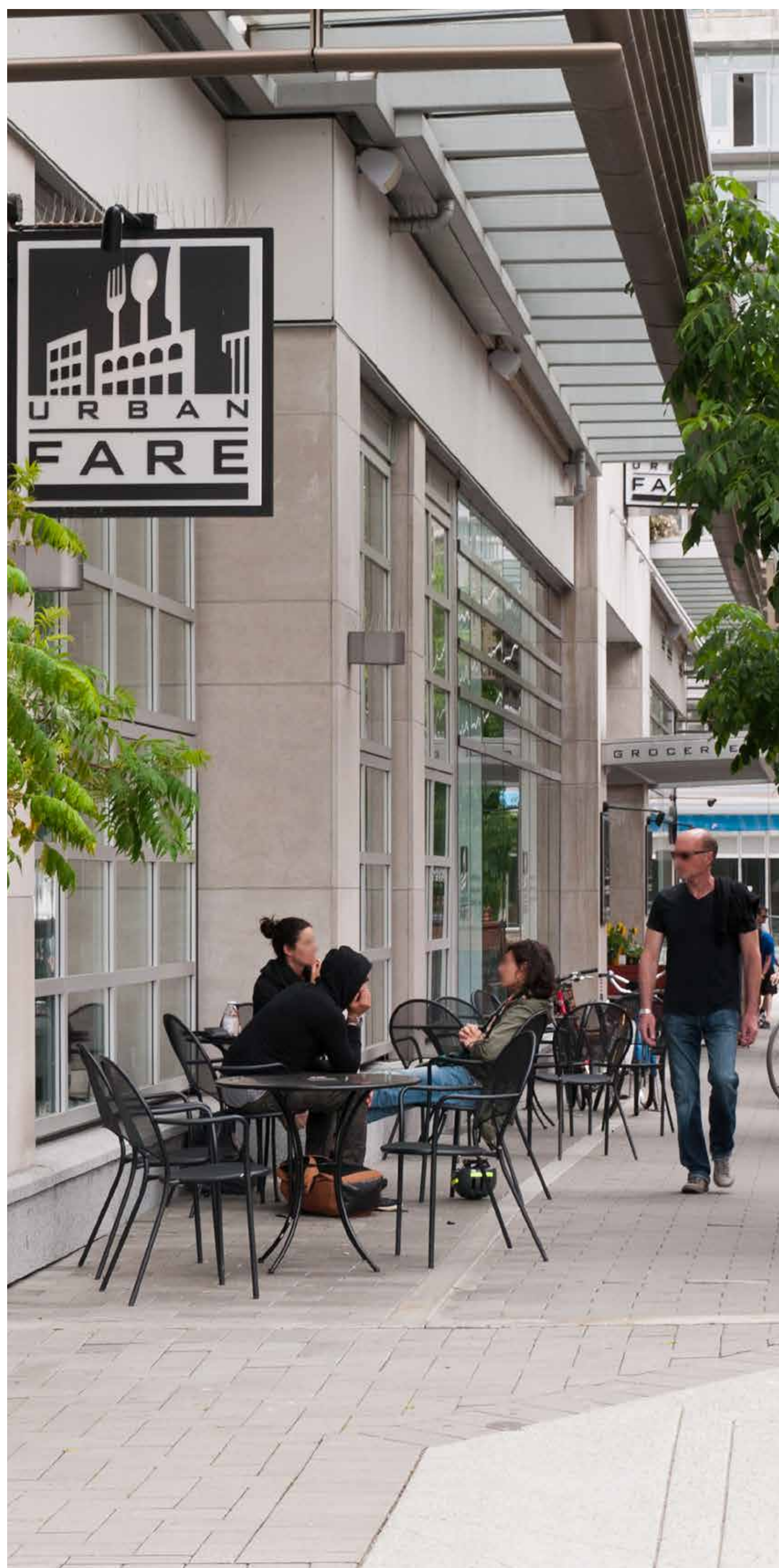
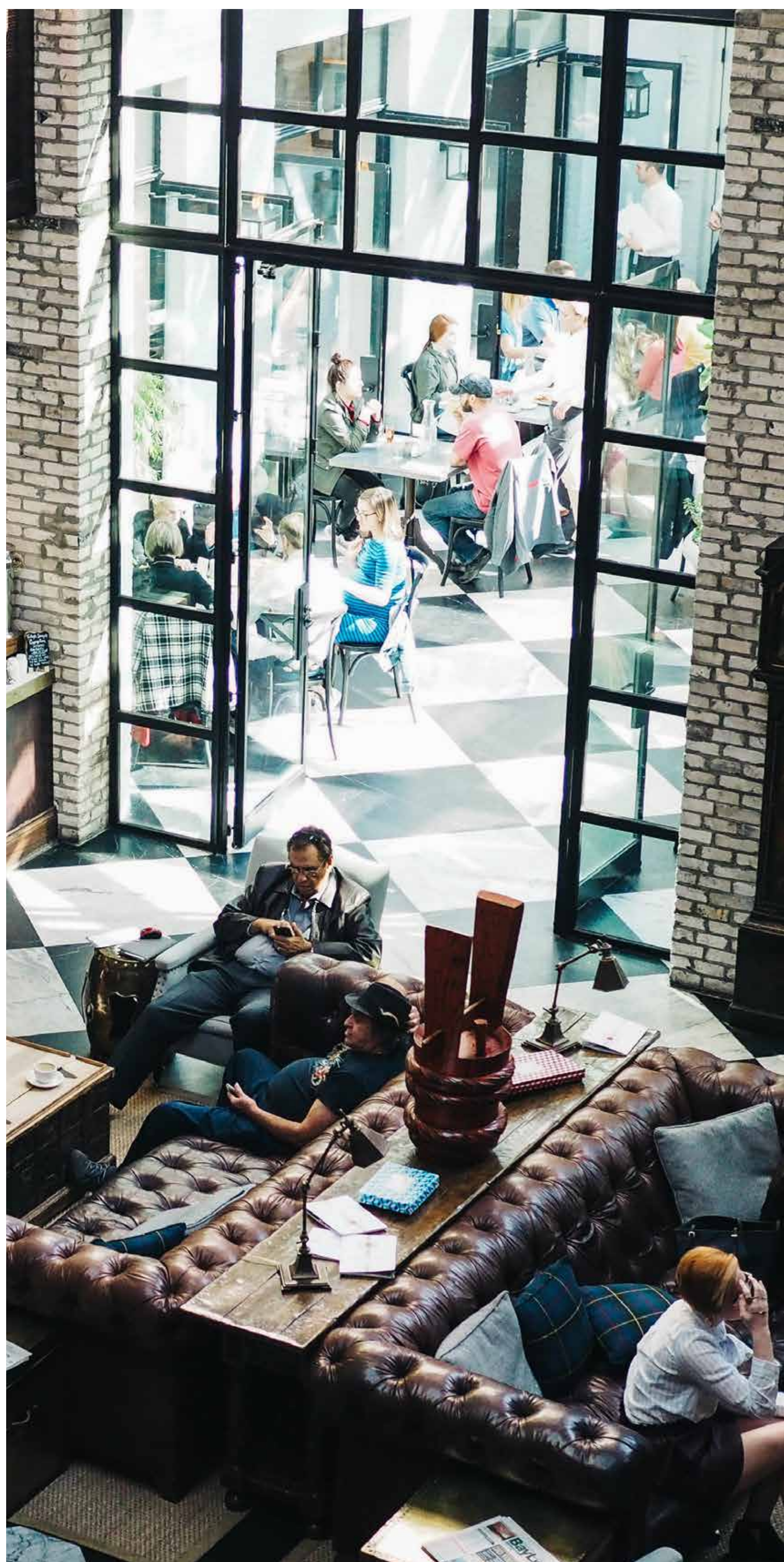
The purpose of today's Idea Fair is to:

- 1 Introduce First Capital Realty and the project team;
- 2 Provide you with preliminary site, neighbourhood and policy context;
- 3 Share our aspirations with you; and
- 4 Listen to your ideas for the future of this site.



Who We Are

First Capital Realty is one of Canada's largest owners, developers and managers of grocery anchored, retail-focused urban properties where people live and shop for everyday life.



First Capital Realty is a publicly traded company with 161 properties in Canada's major urban centres, totaling 25 million square feet of gross leasable area.

Our company is renowned for its highly selective and strategic locations, functional designs, thoughtfully assembled mix of tenants, and commitment to excellence in property operations.

We see each project as an opportunity to engage the community, deliver a variety of needs, and greatly enhance the quality of life for new residents.

Our Projects

First Capital Realty is committed to enhancing the quality of life of communities across the country.



Project Team

We are in the process of assembling an experienced project team.

Developing a complete master planned community will require the expertise of a number of specialized consultants. We have engaged the following industry experts and are in the process of building an even more comprehensive project team.



HATCH

Hatch
Engineering Consultant

Hatch has an exceptional, diverse team that combines vast engineering and business knowledge. Hatch works closely with the communities in which they serve to ensure that solutions optimize environmental protection, economic prosperity, social justice and cultural vibrancy. Hatch works to ensure that businesses, ecosystems and communities thrive, both now and into the future.



BA Group

BA Group
Transportation Consultant

BA Group collaborates with architects, planners, lawyers, developers, governments and other consultancies to help integrate transportation systems into the seamless operation of municipal infrastructure, office and residential complexes, shopping centres, hospitals and universities, industrial projects, arenas for sport and a host of other large-scale facilities.



**URBAN
STRATEGIES
INC .**

Urban Strategies Inc.
Planning and Urban Design

Urban Strategies has over 25 years of experience in land development, planning and urban design excellence and has taken on some of the most challenging and important re-urbanization projects across North America, the UK and Asia. Urban Strategies has won numerous awards of excellence, is leading the planning and urban design team and will ultimately manage the development approvals process.



**BROOK
POONI**

Brook Pooni Associates
Public Engagement

Brook Pooni Associates is a real estate and communications firm on the forefront of urban planning-related communications. Brook Pooni Associates are seasoned and trusted experts in public consultation and their services include community outreach, stakeholder engagement, facilitating public open houses and meeting with advisory groups and community leaders.

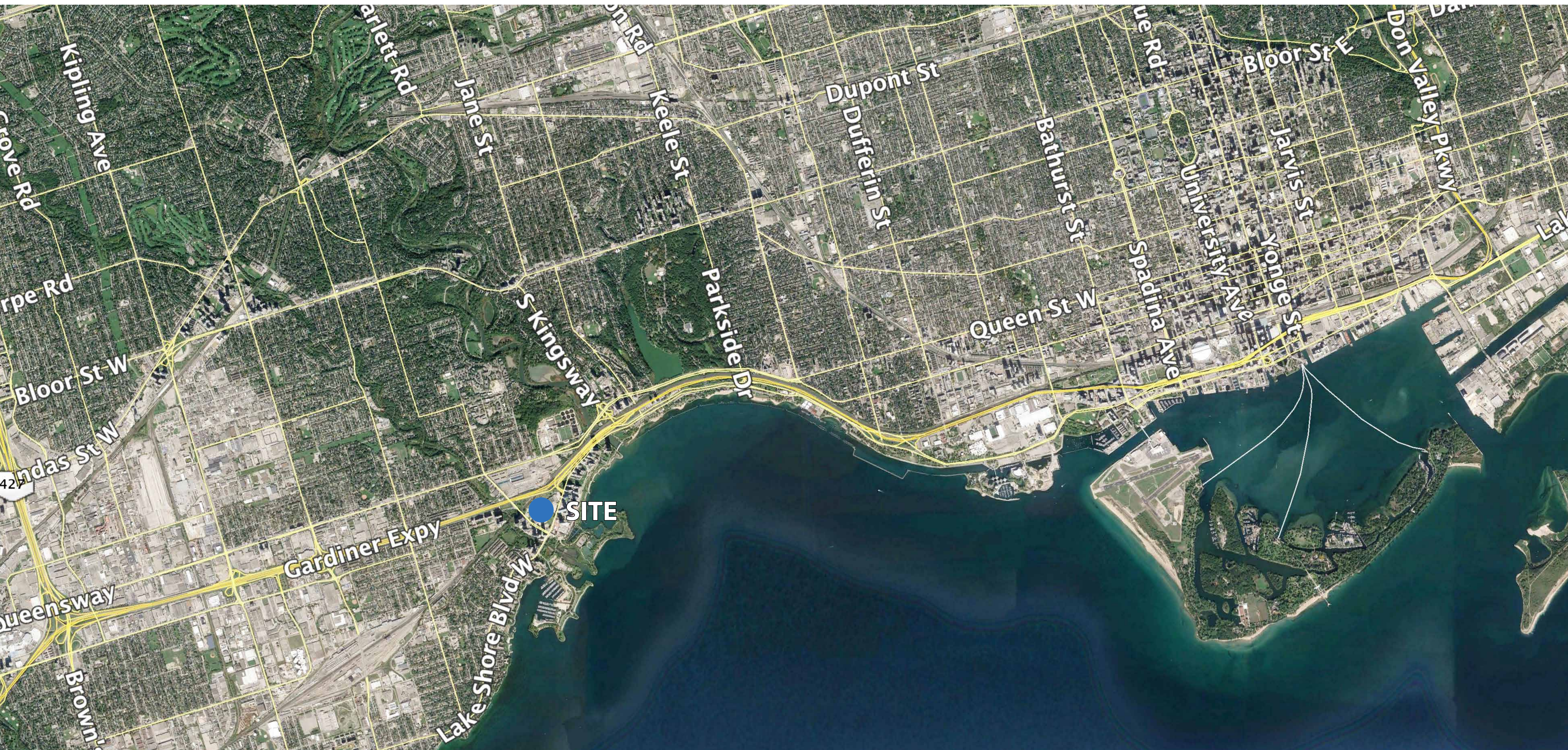
Where Do You Live?

Please place a red dot where you live.



Where Do You Work?

Please place a blue dot where you work.



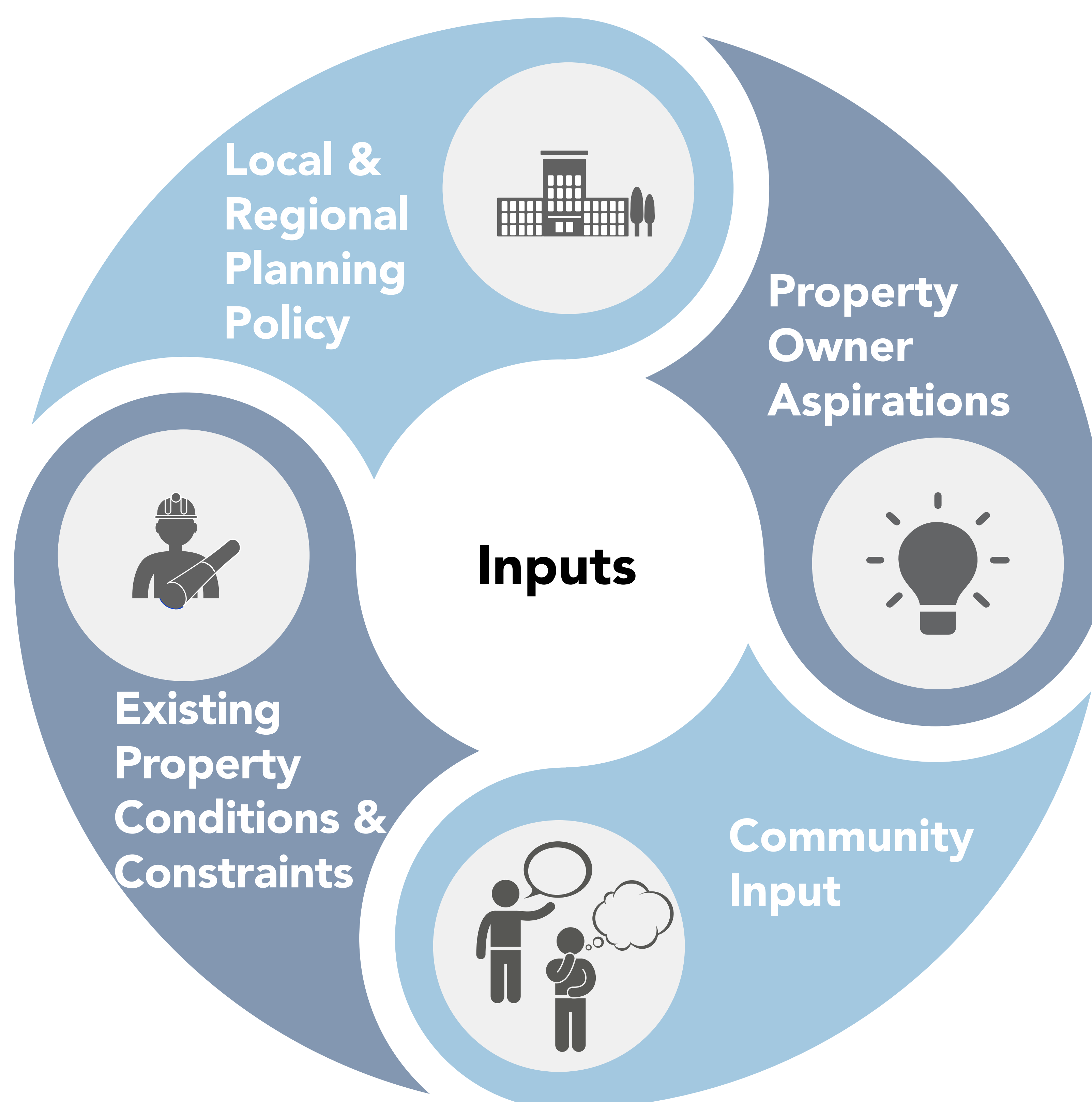
Community Input

How will public engagement inform the plans for this property?

Public engagement is a key part of the planning process, which will help our team understand community values, concerns and aspirations for the future of the site.

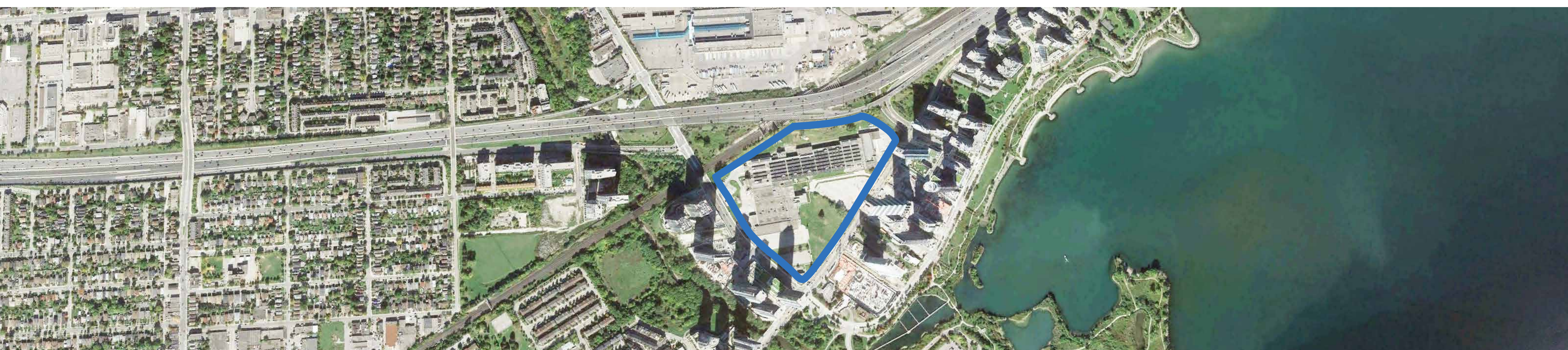
This community input will be considered along with existing property conditions and constraints, developer aspirations and applicable planning policies to inform the development of a master plan for the site.

Our goal is to maintain open communication with you throughout the planning process. Please provide us with your email address at the sign-in desk so we can keep you updated.



The Planning Process

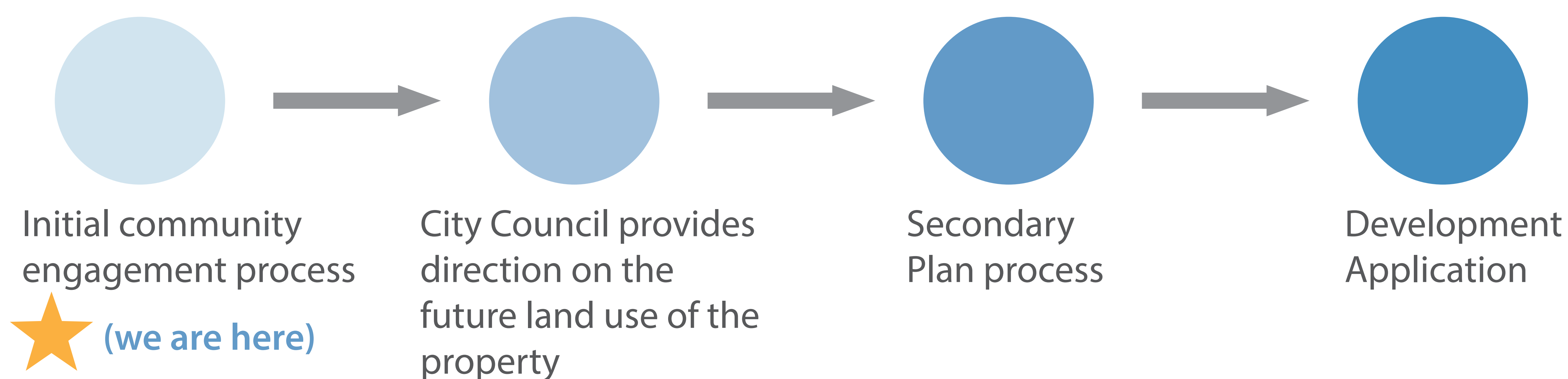
We are in the early stages of establishing a long-term planning process and are committed to engaging the community as the project evolves.



First Capital Realty purchased the 27-acre Mr. Christie property in 2016 from Mondelez (previous owner) and inherited an appeal to the Ontario Municipal Board around employment use of the site. Since then, First Capital Realty has been seeking resolution with the City of Toronto about opportunities for a mixed-use, transit-oriented community.

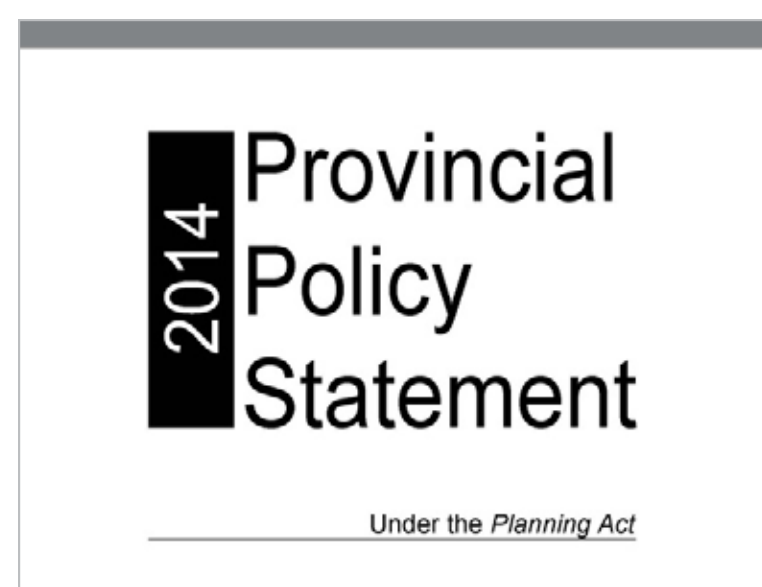
There are a number of steps that are anticipated to take place over the next 3-5 years as part of the overall planning process. As the project evolves, there will be many opportunities for the community to provide feedback around the future of the site.

The planning process:



Policy Context

Future planning of this property will be shaped by Provincial and City of Toronto policies.



Provincial Policy Statement

The Provincial Policy Statement provides province-wide direction on land use planning to promote resilient communities, a strong economy and a clean and healthy environment. It includes policies that promote the efficient use of land, infrastructure and resources; encourage development patterns that include a mix of land uses integrated with transportation choice; support the use of active and public transportation; and create strong, livable and healthy communities.



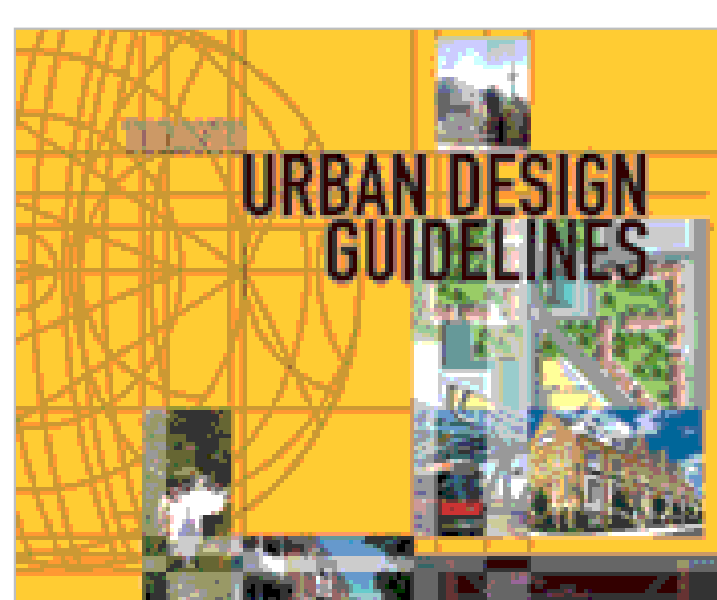
Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region. The Growth Plan aims to reduce traffic gridlock by improving access to a greater range of transportation options, support the achievement of complete communities that offer more options for living, working, learning, shopping and playing and provide housing options to meet the needs of people at any age.



City of Toronto Official Plan

The Official Plan provides the policy framework to shape our city and is a statement of objectives and policies that guide city planning decisions. The current Official Plan is intended to ensure that the City of Toronto evolves, improves and realizes its full potential in areas such as transit, land use development and the environment.



Urban Design Guidelines

The Toronto Official Plan states that good urban design is an important part of its implementation strategy. Urban design guidelines, such as the Avenues and Mid-Rise and Tall Buildings Design Guidelines, are adopted to advance the policies, goals and objectives of the Plan and help translate these directions into desired outcomes for the design of streets, parks, open spaces and buildings.



Toronto Green Standard

The Toronto Green Standard is an important performance management tool for new development aimed at lessening future infrastructure demands and environmental impacts.

Current Site Zoning

The site is currently zoned as an Employment Industrial Zone under the City's zoning by-law 569-2013.



Source: Kirill Cheiko

As part of the City's most recent comprehensive review of its Employment Areas, the site was designated as a "Core Employment Area", which is consistent with its current zoning as an "Employment Industrial Zone". First Capital Realty has inherited the previous land-owner's appeal of this 'Core Employment Area' designation.

The current land use designation and zoning permits low-density, traditional employment uses such as manufacturing, warehousing and distribution, offices, research and development facilities and a variety of other employment uses that are typically focused in industrial zones and buffered from residential areas to ensure land use compatibility.

Current land use permissions are not consistent with First Capital's aspirations and do not permit a diverse mix of transit-supportive uses and densities that would help support the integration of public transit on the site, consistent with the City's stated interest in pursuing a Park Lawn GO station.



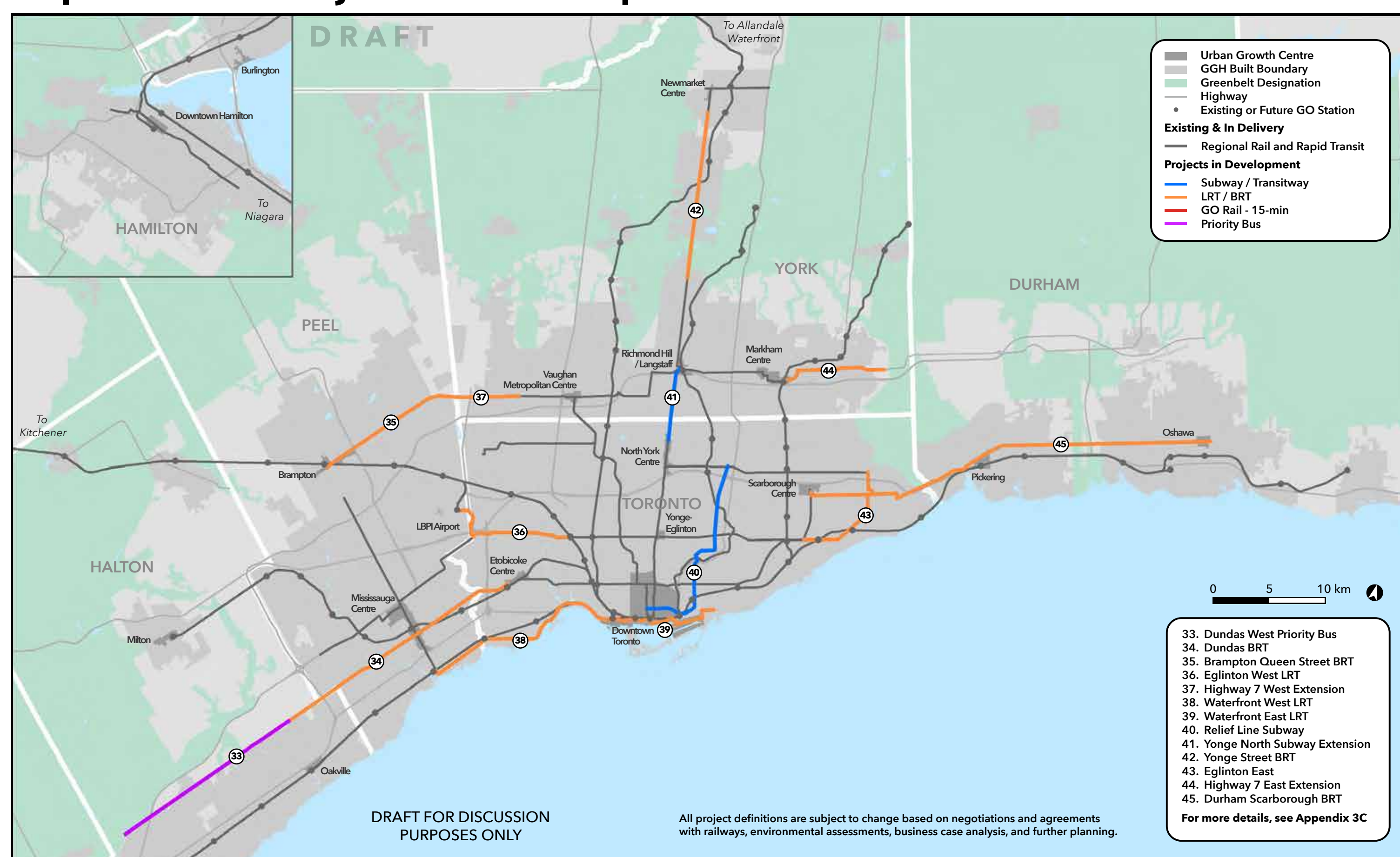
The adjacent Ontario Food Terminal is within the same zoning and land use categories as the current permissions on the site and represents the types of uses traditionally located in this zoning category. The current zoning is reflective of the site's former manufacturing use.

Regional Transportation Plan

Growing Toronto around transit.

We want to connect this site and the Mimico community with the Greater Toronto Area. The creation of a Transit Hub on the site, including a new GO Station, would benefit the local community for generations to come.

Rapid Transit Projects In Development

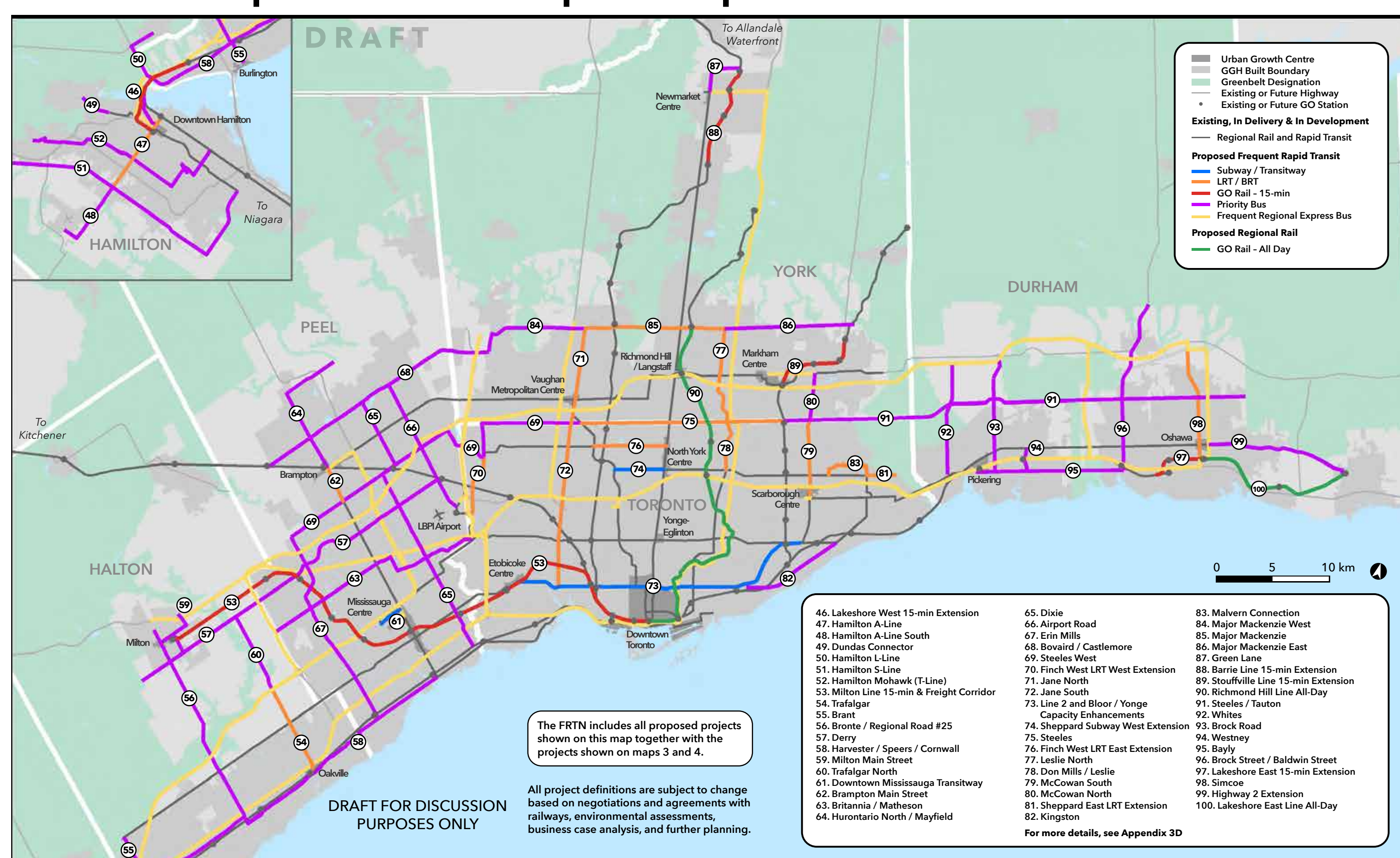


Source: Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area

Toronto is growing and there are important decisions to make about where and how this growth occurs. Ensuring that the city's existing, emerging and future communities are sustainable, vibrant, accessible and successful is critical for planners working in different capacities as they envision and plan for Toronto and the wider region's growth.

To achieve this, there is consensus that it is necessary to focus on the integration of transportation and land use. This is reflected in key plans, including: the Province of Ontario's Growth Plan for the Greater Golden Horseshoe, the City of Toronto's Official Plan and Metrolinx's Draft Regional Transportation Plan (RTP).

Detailed Proposed 2041 Frequent Rapid Transit Network



Source: Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area

Metrolinx's Draft Regional Transportation Plan (RTP) sets the direction for transportation investment in the Greater Toronto Hamilton Area, looking long-term until 2041.

Achieving frequent rapid transit throughout the region is a key objective of the plan, as is land use and transportation integration – particularly around transit stations and transit hubs.

Humber Bay Shores is Growing

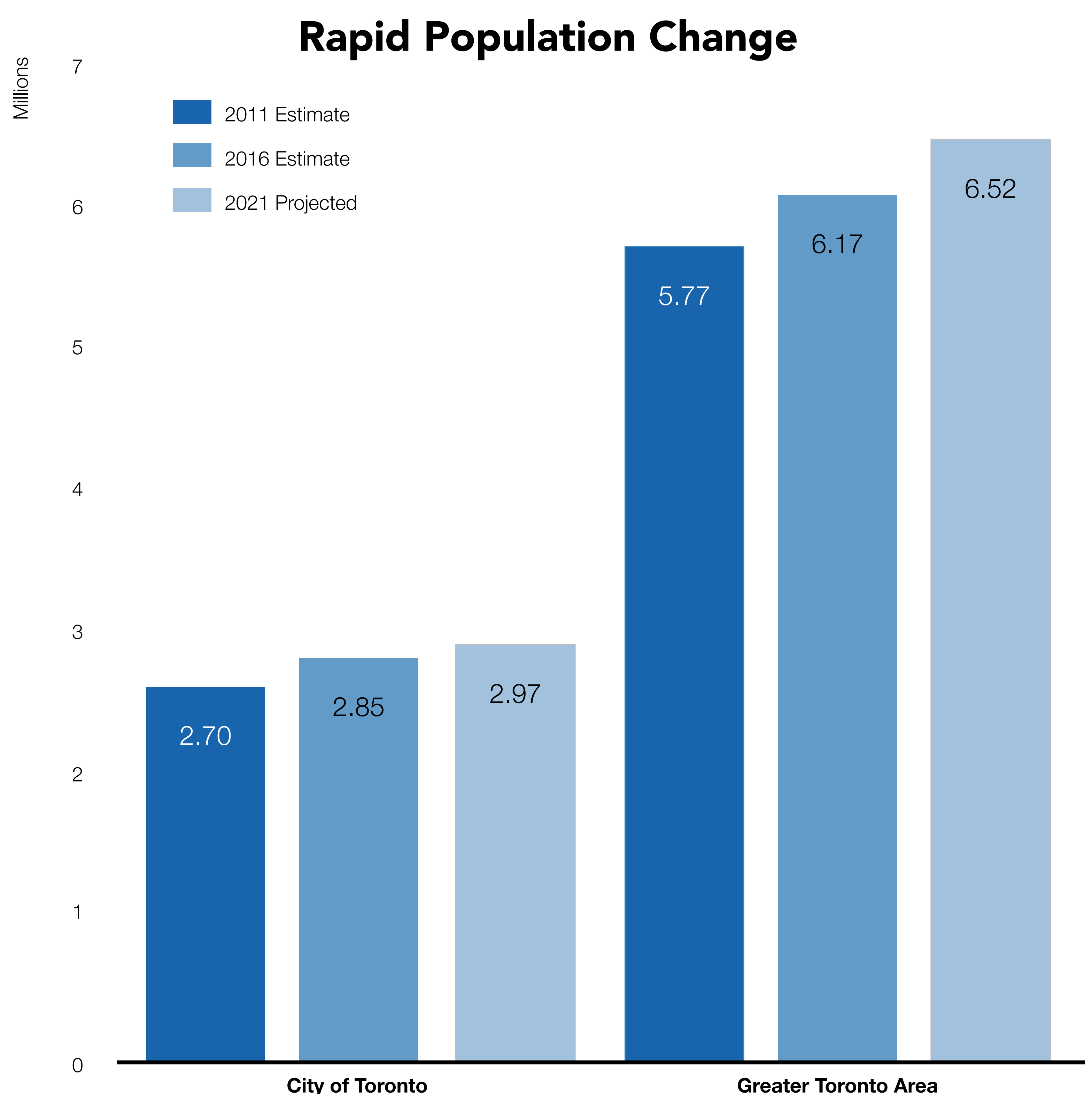
Humber Bay Shores is one of Toronto's fastest growing neighbourhoods.



Canada's population is growing and Toronto is absorbing a lot of this growth. The city's livability, diversity, vibrancy, employment opportunities and unique neighbourhoods are attracting people from all over the world. Among Canada's 33 census metropolitan areas, Toronto is ranked No. 1 in population growth.

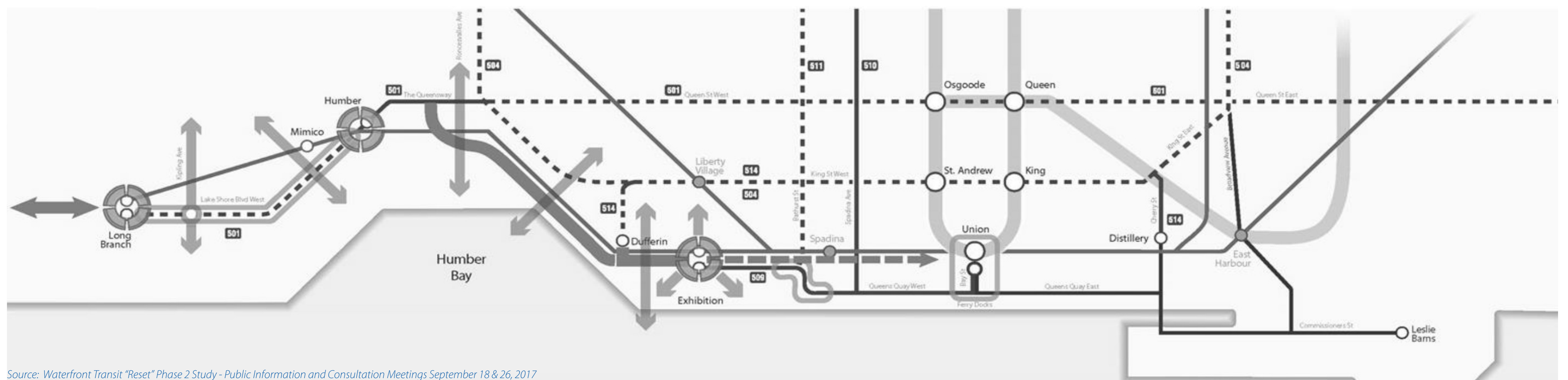
Humber Bay shores has undergone significant growth over the last several decades, with its attractive waterfront location and access to the downtown core.

The Mr. Christie's site is the last remaining undeveloped parcel of land at Humber Bay Shores.



A Transit-Oriented Community

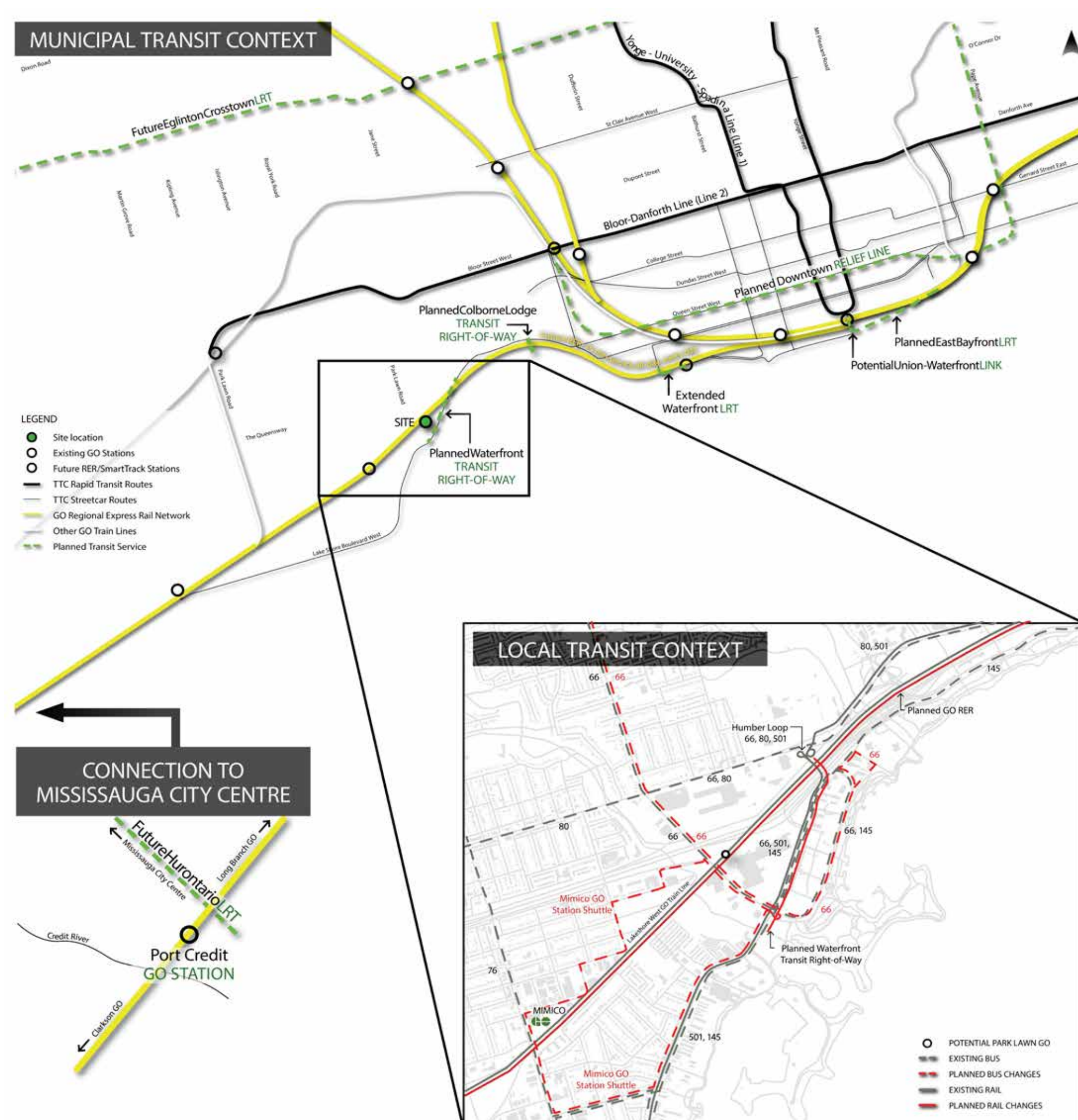
Supporting communities with transit.



Source: Waterfront Transit "Reset" Phase 2 Study - Public Information and Consultation Meetings September 18 & 26, 2017

Significant growth and density has already occurred in many parts of Toronto, often anchored by transit hubs which integrated higher-order transit such as rail (GO), subway or light rail with buses and streetcars. Integrating development with investment in transit infrastructure offers opportunities to create neighbourhoods which are pedestrian, cycle and transit-friendly from day one in addition to providing infrastructure for cars. This enhances transportation choice and manages traffic, as well as encourages the development of complete communities with strong local and regional connectivity.

Recognizing this growth and a corresponding under-provision in transit infrastructure, the City of Toronto in collaboration with Waterfront Toronto and the Toronto Transit Commission (TTC) have been working together on a Waterfront Transit Network Plan. In January 2018, they released a staff report which made recommendations for improving local transit infrastructure, including a dedicated right-of-way for the planned Waterfront West LRT, connecting Humber Bay Shores with downtown Toronto - as well as referencing the potential Park Lawn GO Station.



Source: Haroon Khan

Park Lawn GO Station

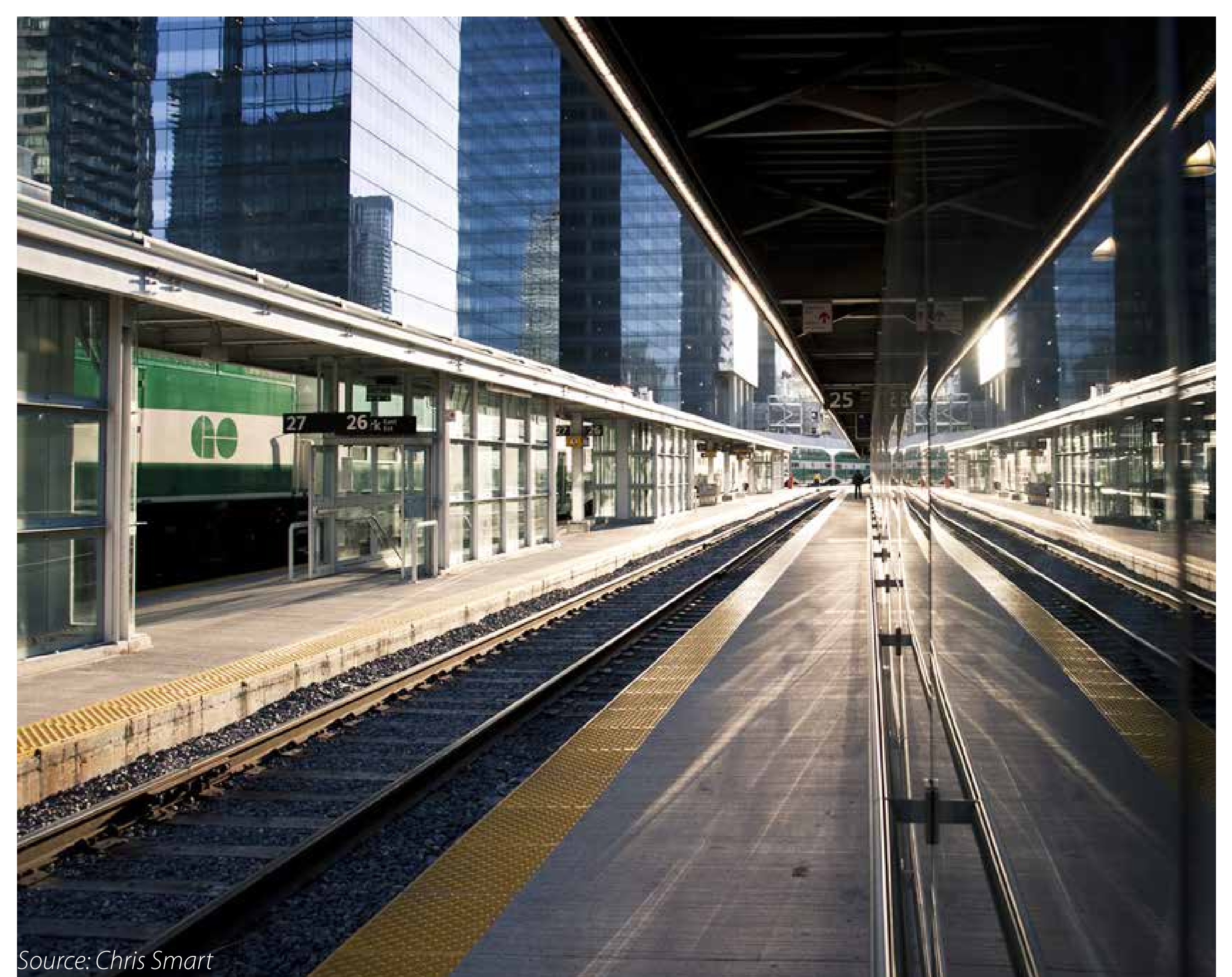
For several years, there has been an idea to build and operate a GO Station in Humber Bay Shores.

The redevelopment of the Mr. Christie's site is an opportunity to help turn this idea into reality with a Park Lawn GO Station. A new transit hub within a vibrant mixed-use community node in the heart of Humber Bay Shores would provide residents and businesses with faster, more frequent, sustainable transit connections to Toronto and the wider region.



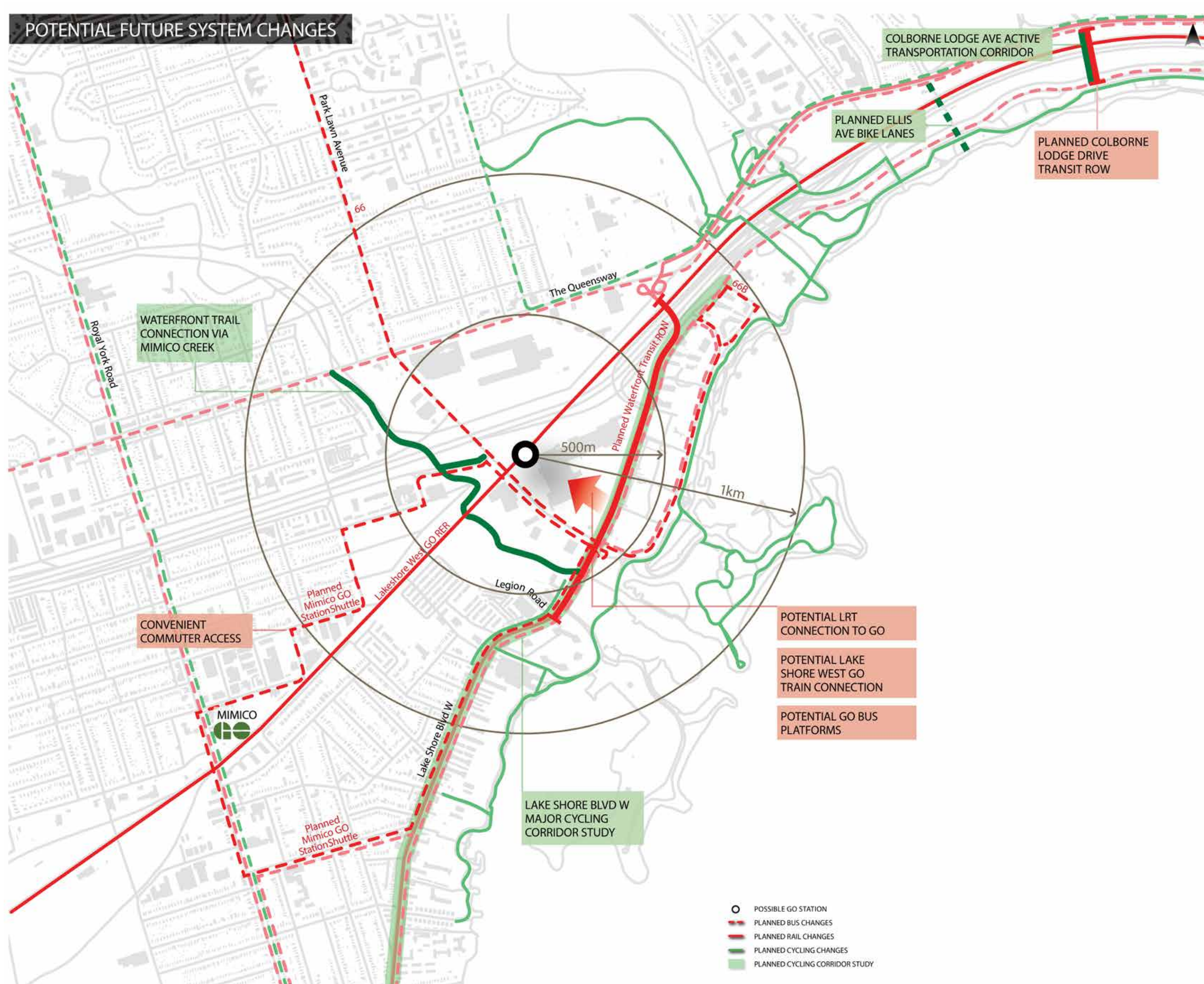
In November 2017, Toronto City Council approved a Motion (MM 34.3) brought forward by Councillor Mark Grimes and Mayor John Tory that directed staff to advise Metrolinx that a Park Lawn GO Station is a priority for the City of Toronto.

The January 2018 Waterfront Transit Reset Plan staff report confirmed that Park Lawn Station is a priority for the City of Toronto. That report also identified that the improvement of TTC infrastructure in the Humber Bay Shores area combined with a new GO Station creates an opportunity for a sustainable transportation hub and aligns directly with the overall vision for waterfront transit.



Connections & Improved Mobility

Improved connectivity unlocks local mobility and completes the community.



Potential Transit Opportunities

- Potential new Park Lawn GO Station.
- Integration of TTC and GO services.

Potential Bicycle Opportunities

- Potential new bicycle / multi-use trail connections that will connect the existing and planned bicycle infrastructure.
- Linkages to potential Park Lawn GO Station.
- Introduction of bicycle share facilities in the area.

Potential Road Opportunities

- Potential new linkages and road connections.
- Opportunities to make Lake Shore Boulevard a main street.
- Opportunities to create new pedestrian and cycling crossing along Park Lawn and Lake Shore Boulevard.



Connectivity

How can we help improve transportation and connectivity in the Humber Bay Shores community?

Park Lawn Transit Hub

How would a GO station and Transit Hub benefit this community?

The Site Today

How would you describe the site today in one or two words?



Our Aspirations

We envision a dynamic mixed-use community with a high quality urban design that integrates a range of uses, provides for significant transit improvements, including potential for a GO station and considers other community needs.

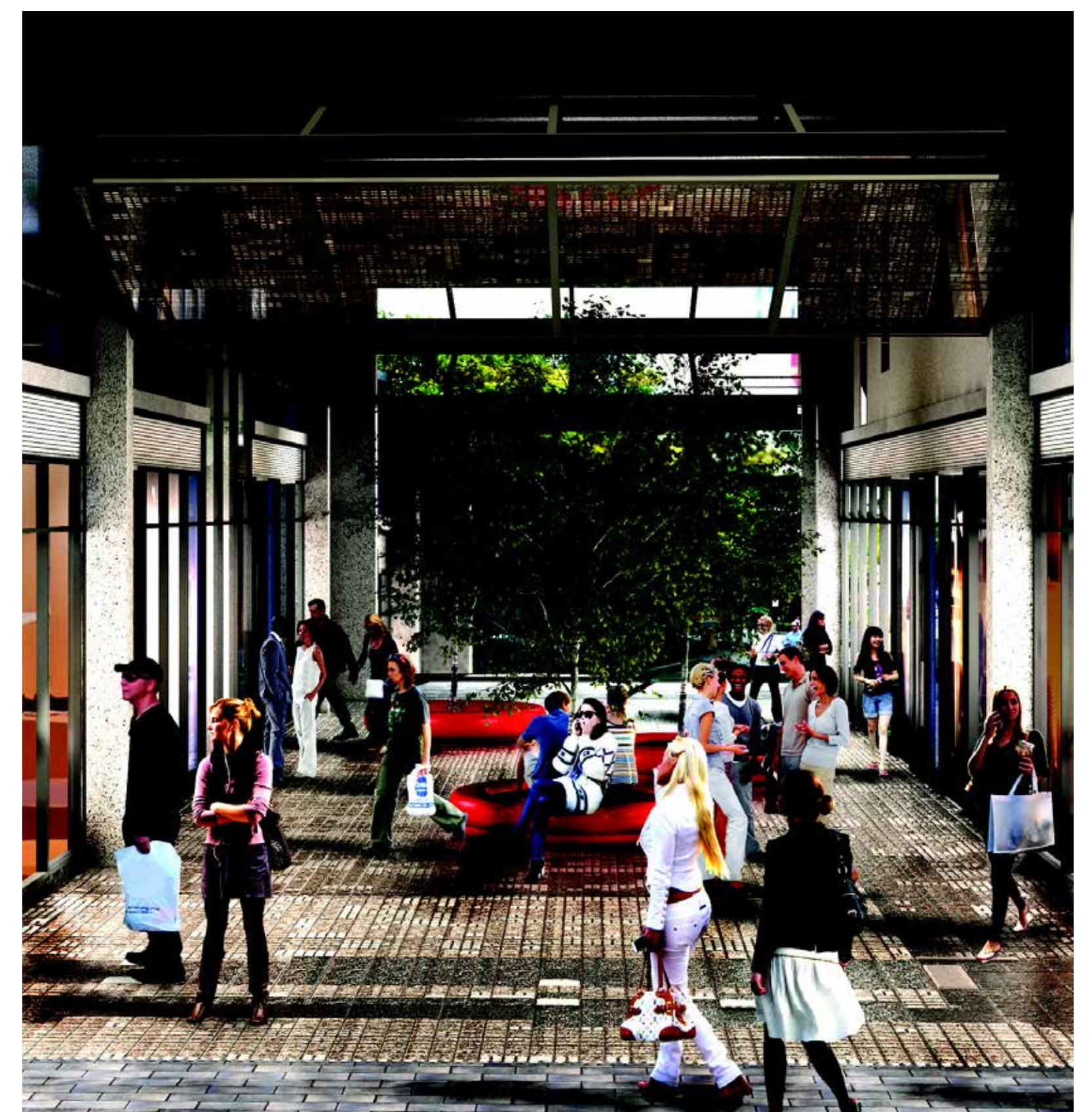
Our aspirations for the site include:



A complete community where people can **live, work, shop and play**.



A transit oriented community that is **connected locally and regionally**.



A **vibrant public realm** that celebrates local culture.



A **healthy and sustainable** community.



Diverse retail that meets the needs of the community.

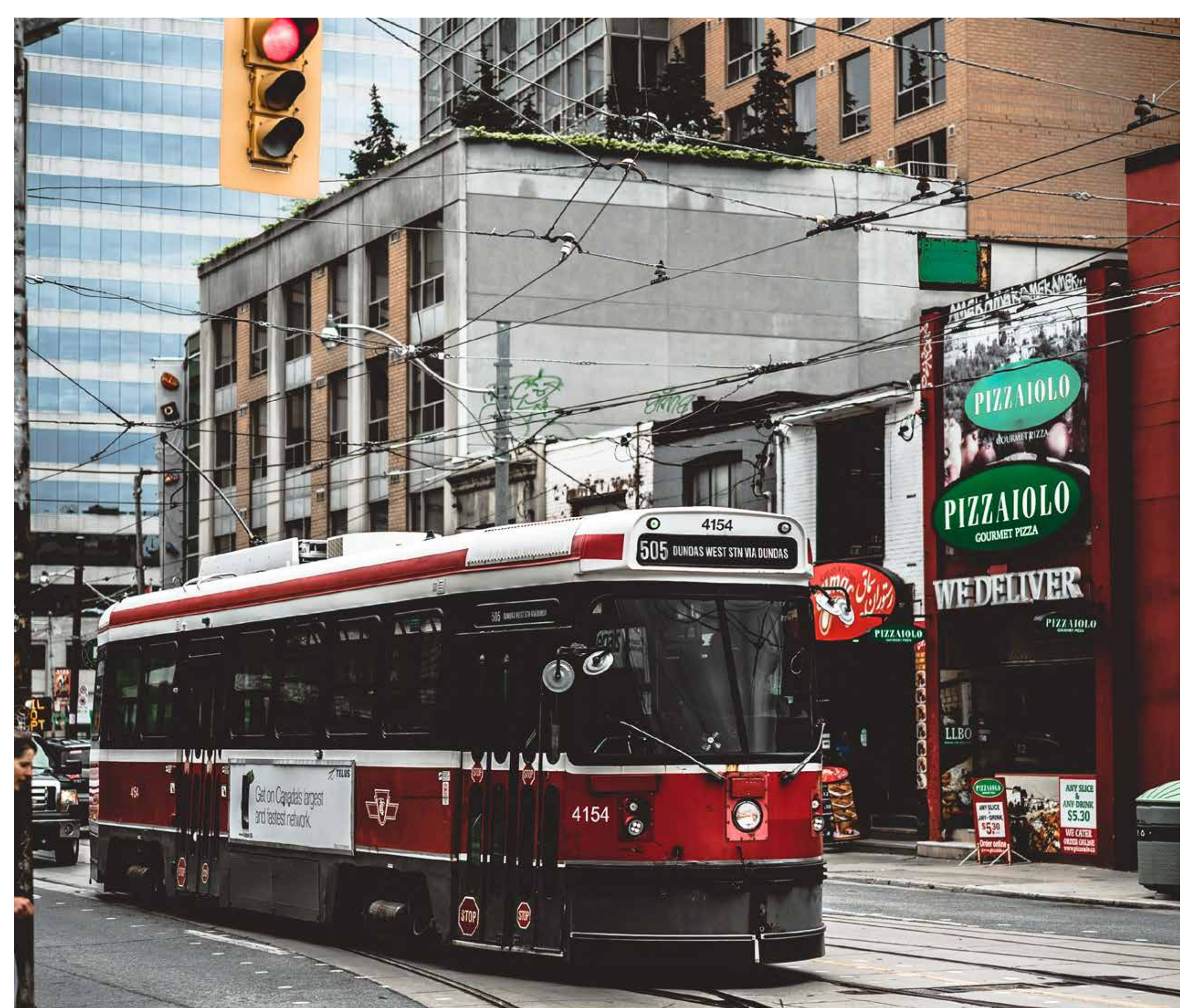
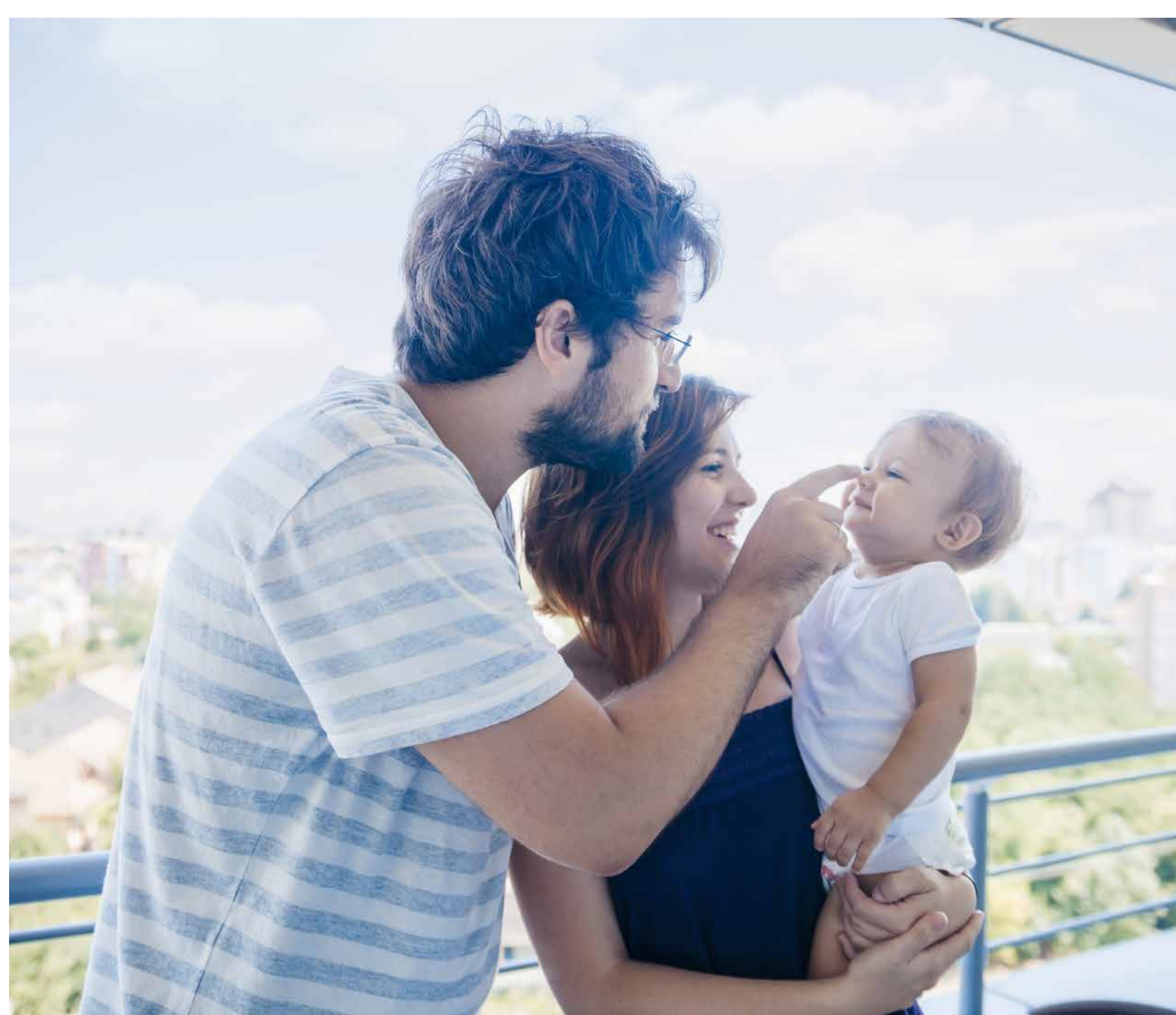
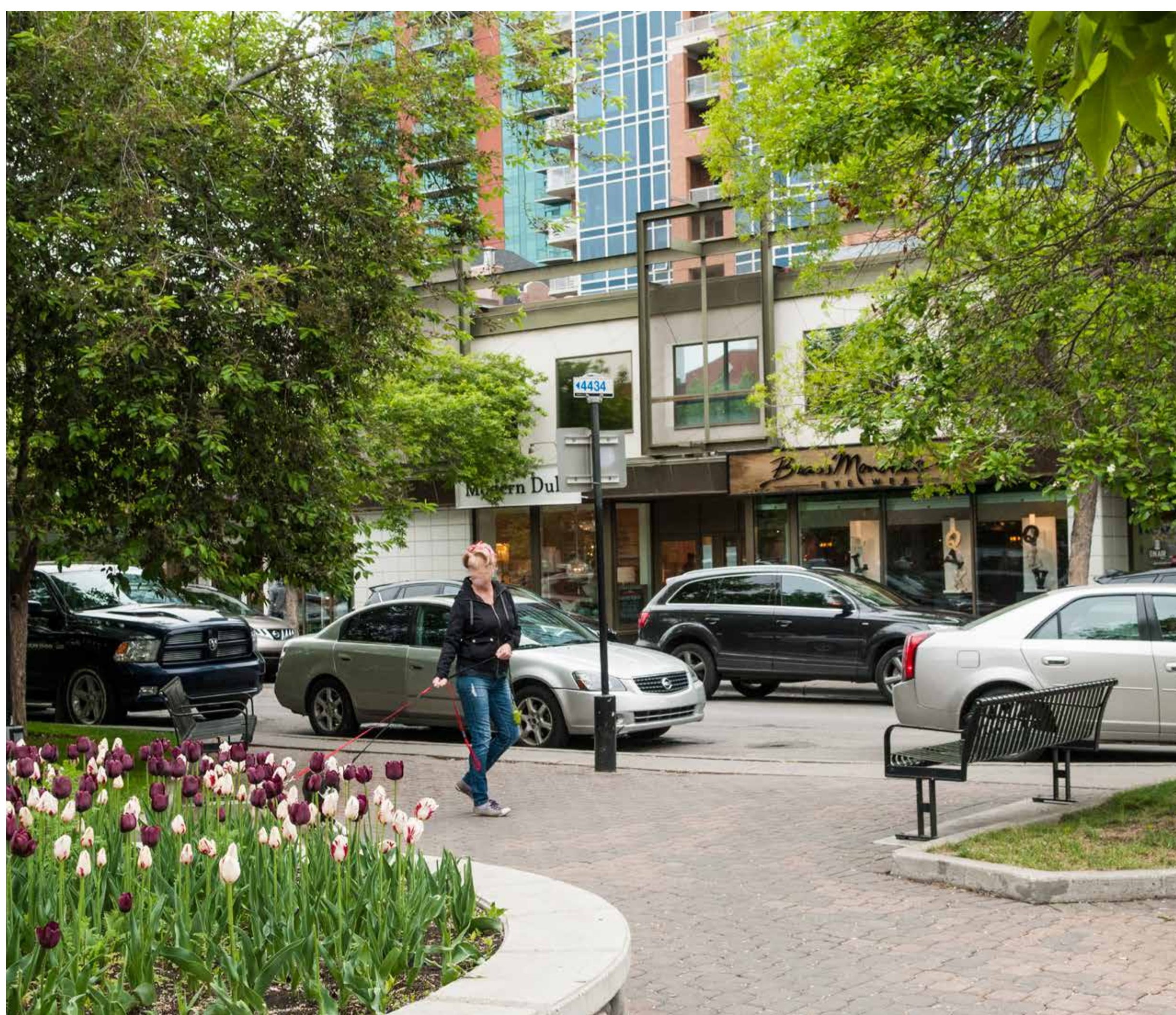


Retain the **Christie Tower** as a historic landmark.

Mixed-Use Community

Mixed-use areas encourage a broad range of commercial, residential, employment, institutional, cultural and open space uses.

A complete, mixed-use community will attract investment, supply new homes, and provide a wide range of retail and amenities. Mixed-use communities supported by transit infrastructure can create animated, attractive, and safe communities.



A Mix of Uses

What mix of uses do you envision on this site?

Community Amenities

Community amenities such as parks, open space and facilities can enhance the quality of life for residents.

Amenities create spaces that allow people to bond and increase a sense of well being in the neighbourhood. First Capital Realty understands the redevelopment of this site presents an opportunity to bring much needed community amenities to Humber Bay Shores.



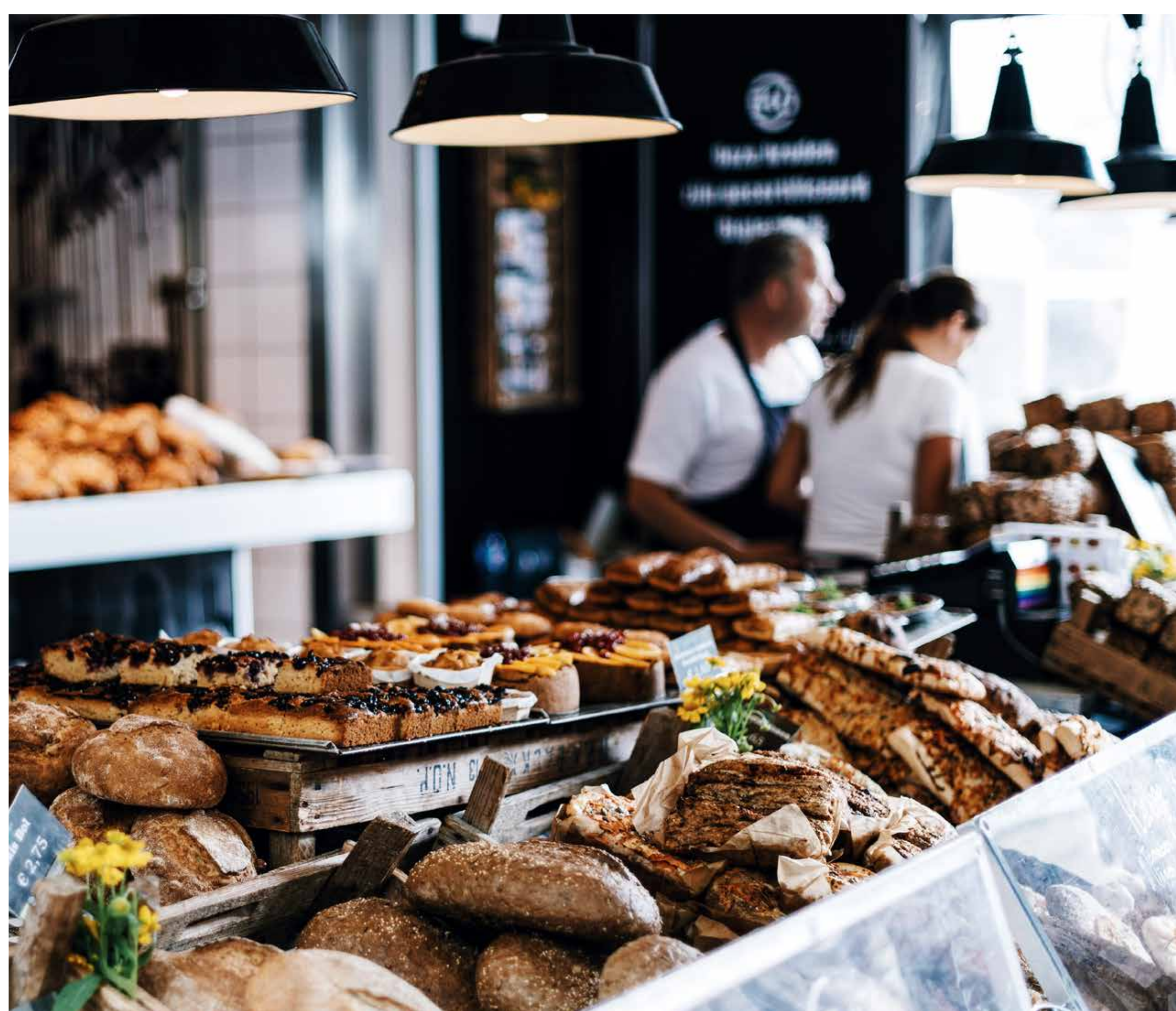
Community Amenities

What community amenities, services and facilities are missing in this neighbourhood?

Retail

Retail spaces are where businesses thrive, neighbours run into each other and where day-to-day life happens.

Shopping centres are places where people buy groceries, grab a coffee and fill a prescription. Local retailers help create thriving urban neighbourhoods.



Diverse Retail

What retail services would you like to see in the neighbourhood?

Public Realm

What types of public spaces and streetscapes contribute to a successful community?

Sustainability

What does sustainability mean to you?

The Site Tomorrow

How do you envision the neighbourhood in 2040? Let us know in one or two words.

Thank You!

Thank you for attending our first community engagement event for the Mr. Christie's site.

More engagement opportunities will take place throughout the planning process. We look forward to hearing your thoughts!



Please take a moment to fill out a comment form before you leave.