

Mr. Christie's Property

Humber Bay Shores Community

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Development

First Capital Realty

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Marina Del Rey Town Hall



Company Overview (TSX:FCR)

One of Canada's largest owners, developers and managers of grocery anchored, retail-focused urban properties where people live and shop for everyday life

- Large **urban** market focus across Canada
- **161** properties (44 in Greater Toronto Area)
- **25.4 million sq. ft.** (24.0 million sq. ft. at FCR share) of gross leasable area
- Total enterprise value: **\$9.5 Billion**
- Equity Market Capitalization: **\$5.1 Billion**



Strategic and Diversified Tenant Mix

	# of Stores	% of Rent	
Grocery Stores	134	17.6%	Loblaws Sobeys metro save on foods WHOLE FOODS Longo's
Pharmacies	133	9.3%	SHOPPERS DRUG MART Rexall LONDON DRUGS JE Jean Coutu UNIPRIX Brunet
Liquor Stores	101	3.4%	LCBO BEER STORE BC LIQUOR STORE SAQ LIQUOR DEPOT WESTERN CELLARS
Banks & Credit Unions	216	8.6%	TD RBC CIBC BMO Desjardins NATIONAL BANK OF CANADA
Restaurants & Cafes	974	13.6%	Tim Hortons Starbucks CARA freshii McDonald's aroma
Medical, Professional & Personal Services	1,479	14.7%	Alberta Health Services UPS Allstate H&R BLOCK First Choice Haircutters
Fitness Facilities	82	3.5%	GoodLife FITNESS EQUINOX LA FITNESS Orangetheory FITNESS JANYTIME FITNESS GYM
Daycare & Learning Centres	95	1.3%	E-Commerce Proof ~ 33% KUMON brightpath OXFORD LEARNING kids & COMPANY
Other Necessity-Based Retailers	569	18.5%	Walmart DOLLARAMA GNC WINNERS PETSMART
Other Tenants	607	9.5%	CINEPLEX west elm SleepCountry NORDSTROM SHERWIN-WILLIAMS ANTHROPOLOGIE

Yorkville Village

Transformation of former Hazelton Lanes

Before



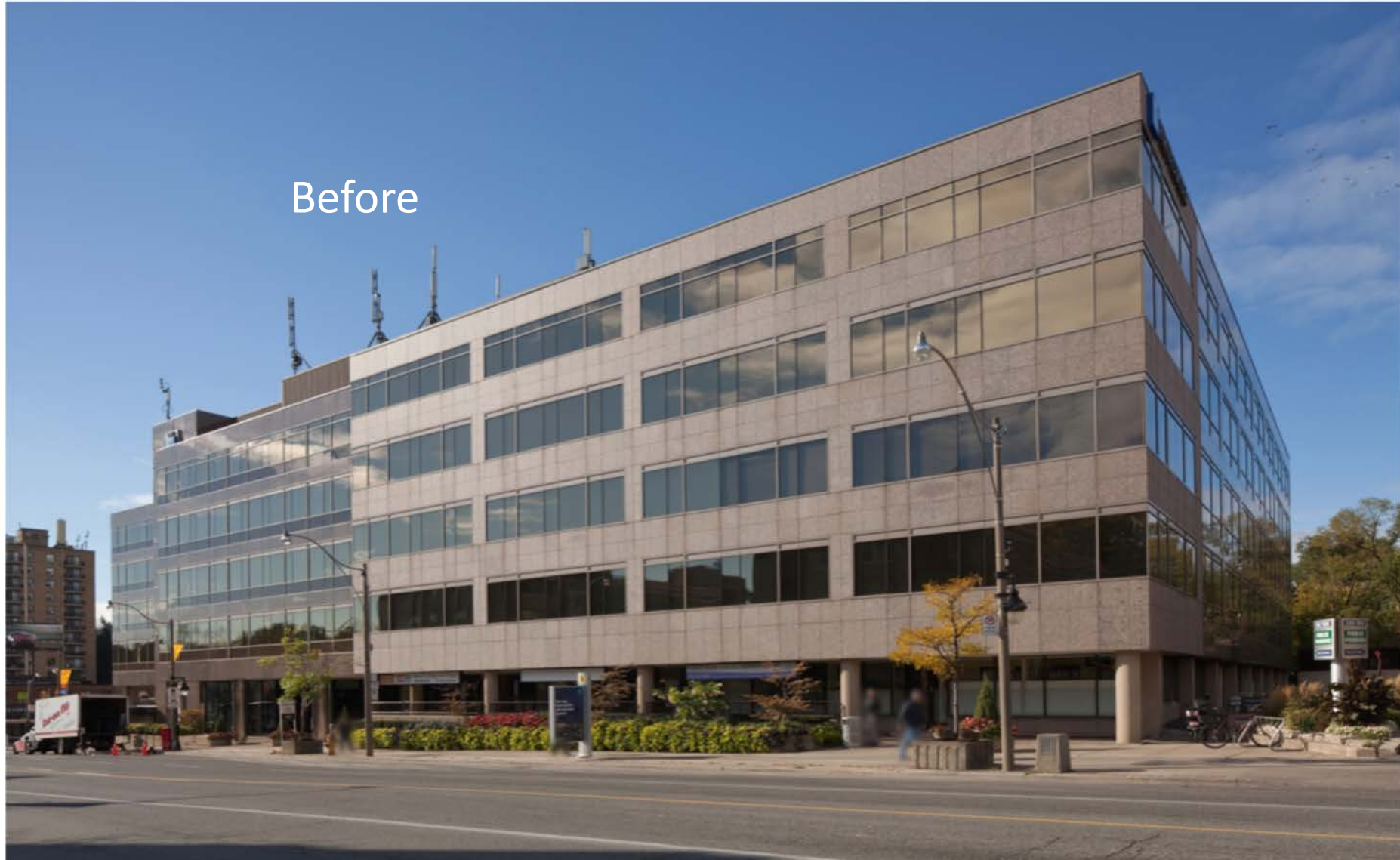
After



Avenue Road Facade

3080 Yonge Street (at Lawrence)

Before



3080 Yonge Street (at Lawrence Avenue)

Future



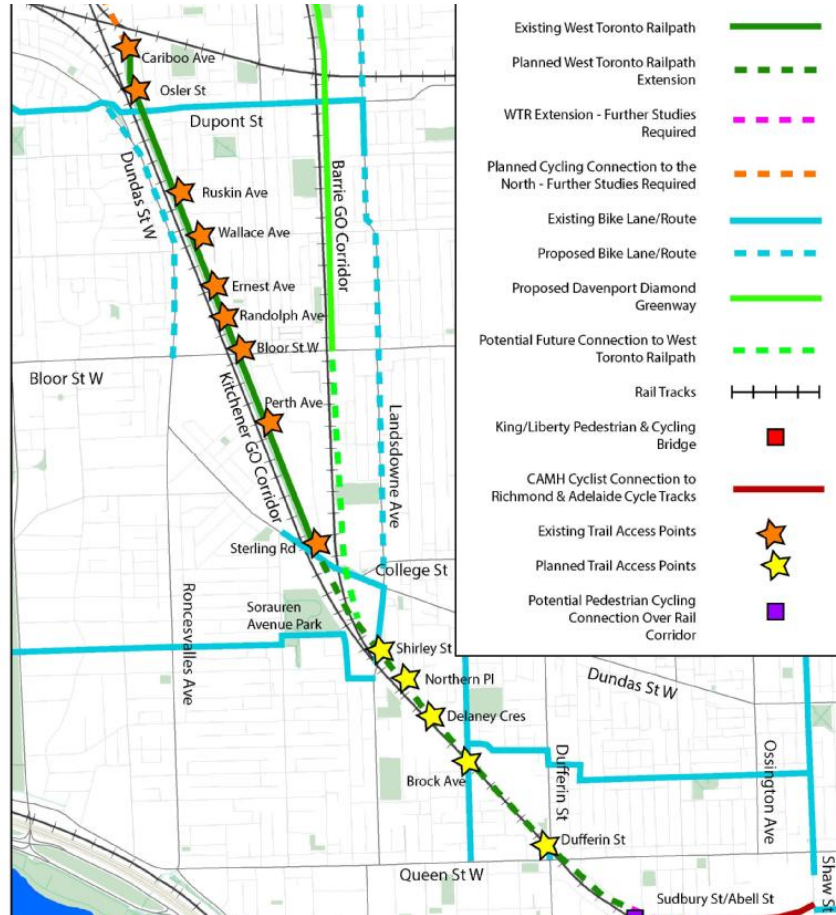
King High Line Development

- New Retail
 - Longos, Canadian Tire,
- New Apartment Rental Units
- Family Size Units
- New Multi-modal path connection over King St to Liberty Village
- Day Care



Working with Government & Community

King High Line / King-Liberty Station / Rail Path



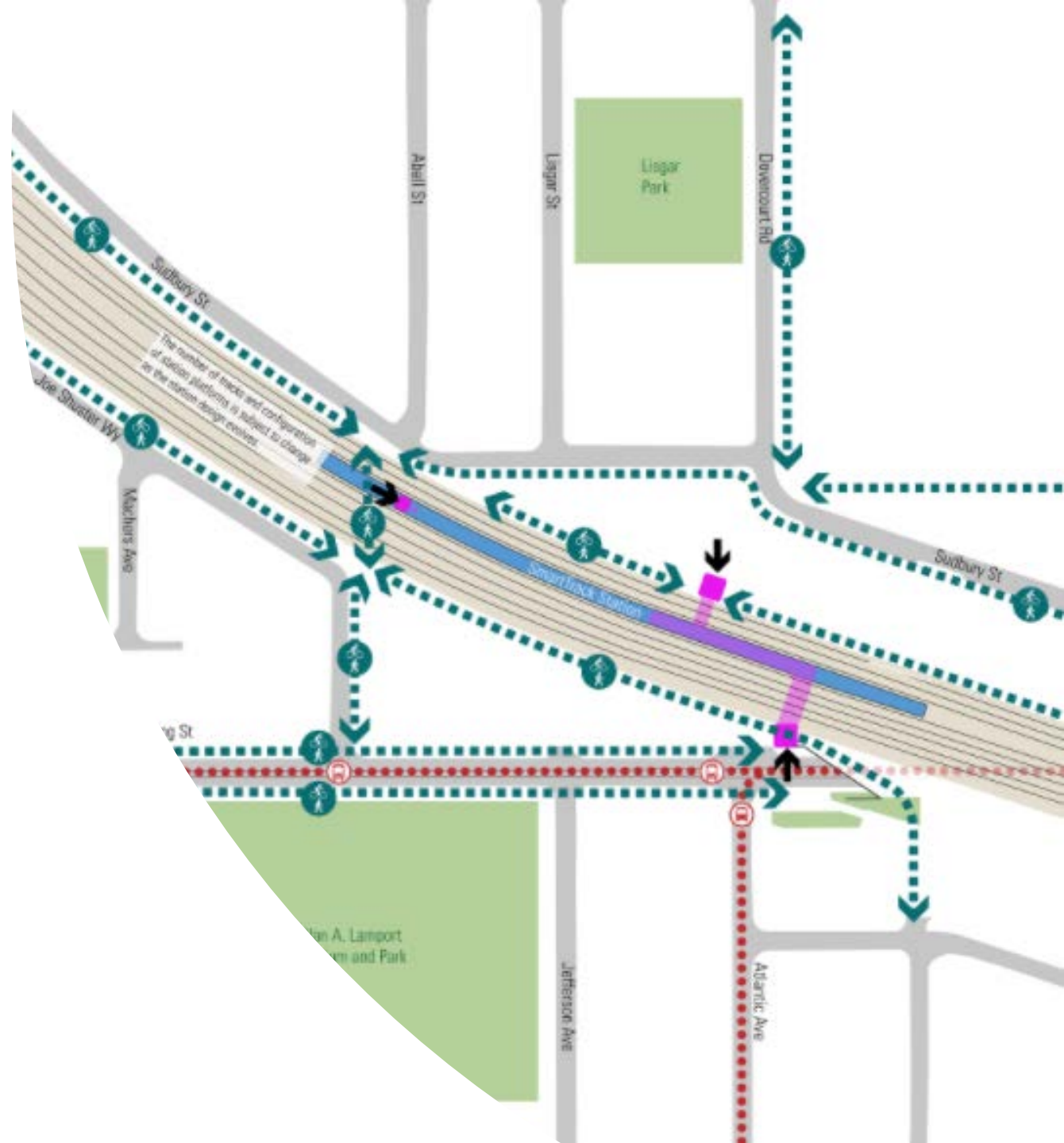
West Toronto Rail Path



King High Line Extension to Liberty Village

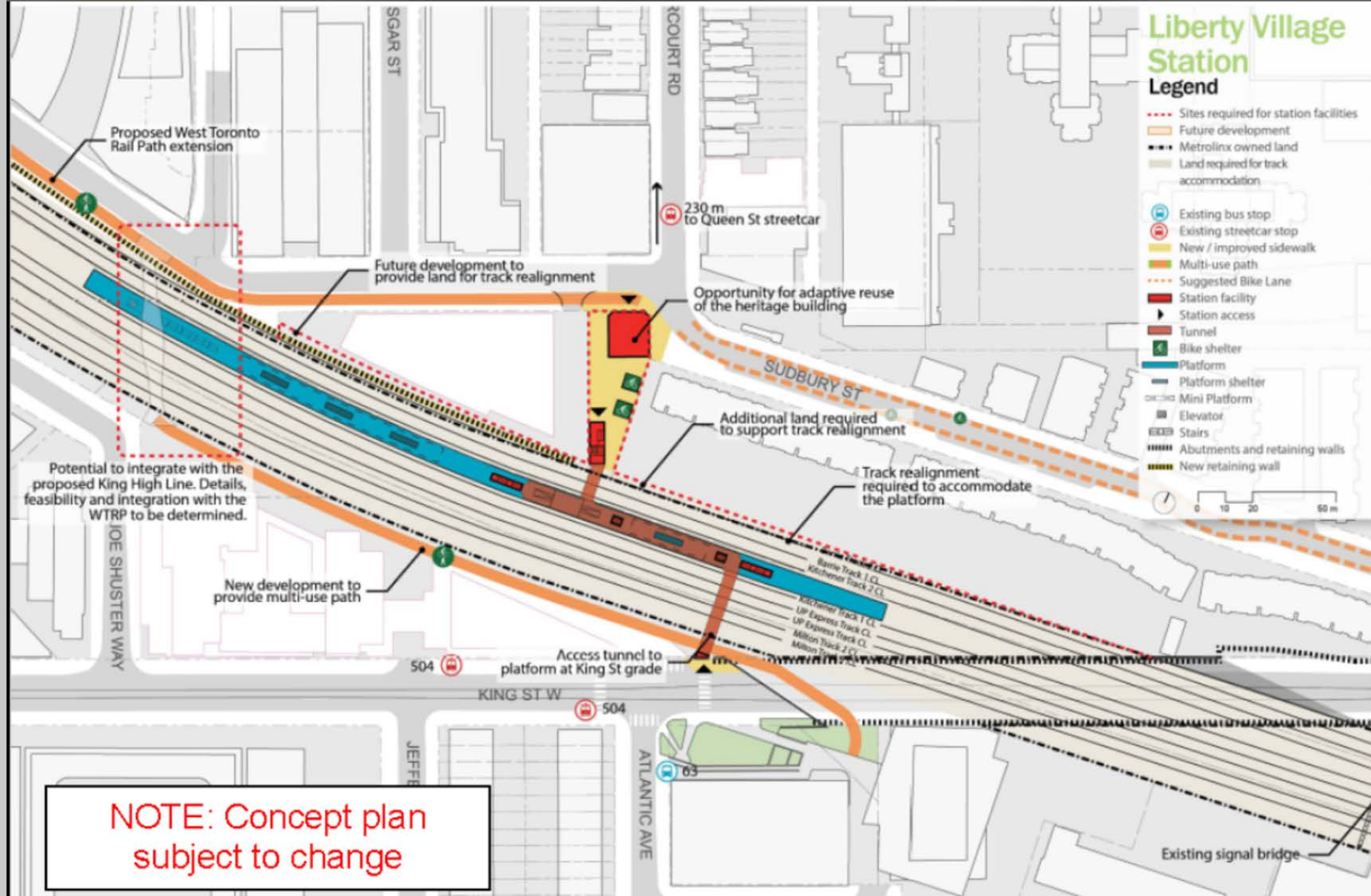
Working with Government & Community

- Organized local stakeholder groups to influence design of King Liberty Station.
- New bridge proposed for Station connects Liberty Village to communities north of Rail Corridor with West Toronto Rail Path.
 - Liberty Village Residents' Association
 - Liberty Village BIA
 - West Queen West BIA
 - Friends of the West Toronto Rail Path
 - Local Councillors
 - And more



Liberty Village Station Legend

- Sites required for station facilities
- Future development
- Metrolinx owned land
- Land required for track accommodation
- Existing bus stop
- Existing streetcar stop
- New / improved sidewalk
- Multi-use path
- Suggested Bike Lane
- Station facility
- Station access
- Tunnel
- Bike shelter
- Platform
- Platform shelter
- Mini Platform
- Elevator
- Stairs
- Abutments and retaining walls
- New retaining wall



**NOTE: Concept plan
subject to change**

Working with Government & Community

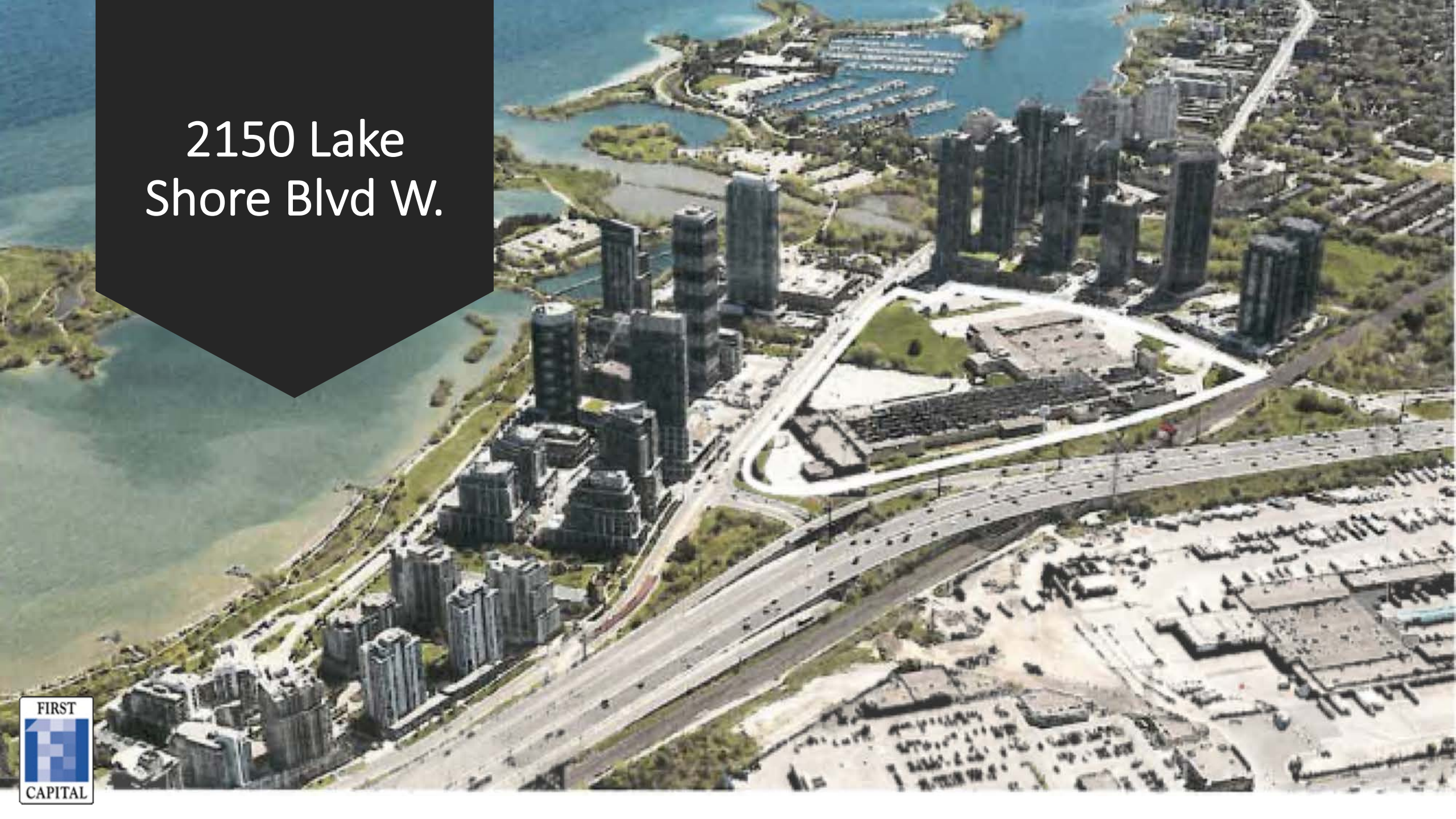


SmartTrack Announcement Fall 2017



SmartTrack/GO Announcement June 2016

2150 Lake
Shore Blvd W.





Mr. Christie's Idea Fair

Join the conversation!

First Capital Realty is exploring opportunities to redevelop the former Mr. Christie's factory lands. We are in the early stages of the planning process and would like you to join the conversation at our upcoming Idea Fair.

Drop in between 4:30 pm and 8:30 pm at The Polish Hall - 2282 Lakeshore Road West to meet First Capital Realty, learn more about our aspirations for the site, and share your ideas.

Look forward to seeing you there!

EVENT DETAILS

Date: February 6, 2018

Time: 4:30 pm to 8:30 pm (drop-in)

Place: Large Banquet Hall

The Polish Hall - 2282 Lake

Join us for light
family-frie

- First Capital Introduction to Community
- Provide Preliminary Site context
- Share Our Aspirations
- Listen to local ideas for the future of this community

WHAT IS IMPORTANT TO YOU ABOUT YOUR NEIGHBOURHOOD?

Idea Fair

- February 20th at Polish Hall
- About 600 attendees
- 551 People signed-in
- 180 comment forms submitted



Current Site Zoning

- In Toronto Official Plan – designated as Employment Area
- Permits low-density, traditional employment uses such as manufacturing, warehousing and distribution, offices, R & D, and other uses typically found in industrial zones buffered from residential uses
- Permissions not consistent with FCR aspirations for diverse mix of transit-supportive uses and densities that would help support integration of public transit on site.
- FCR Inherited Mondelez OMB Appeal – still outstanding



Our Aspirations

- Mixed-Use – live, work, shop & Play
- Transit- oriented – connected locally and regionally
- Vibrant Public Realm
- Healthy and Sustainable
- Diverse retail



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



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



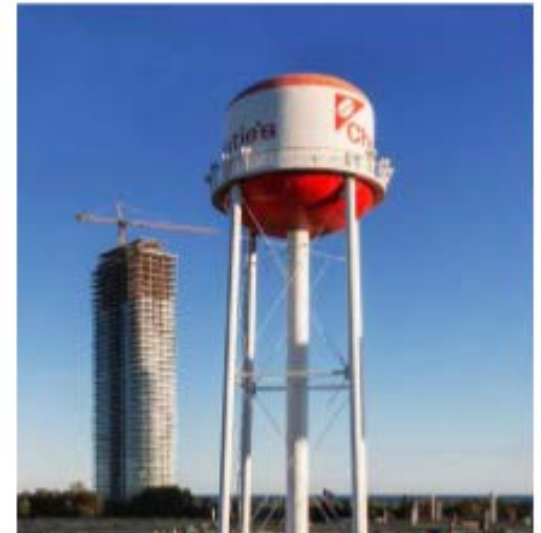
A **vibrant public realm** that celebrates local culture.



A **healthy and sustainable** community.



Diverse retail that meets the needs of the community.



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

Connections & Improved Mobility

- Potential Bicycle Opportunities
- Potential Road Opportunities
- Potential Transit Hub



Park Lawn GO Station

Mr. Christie's site – opportunity for new transit hub

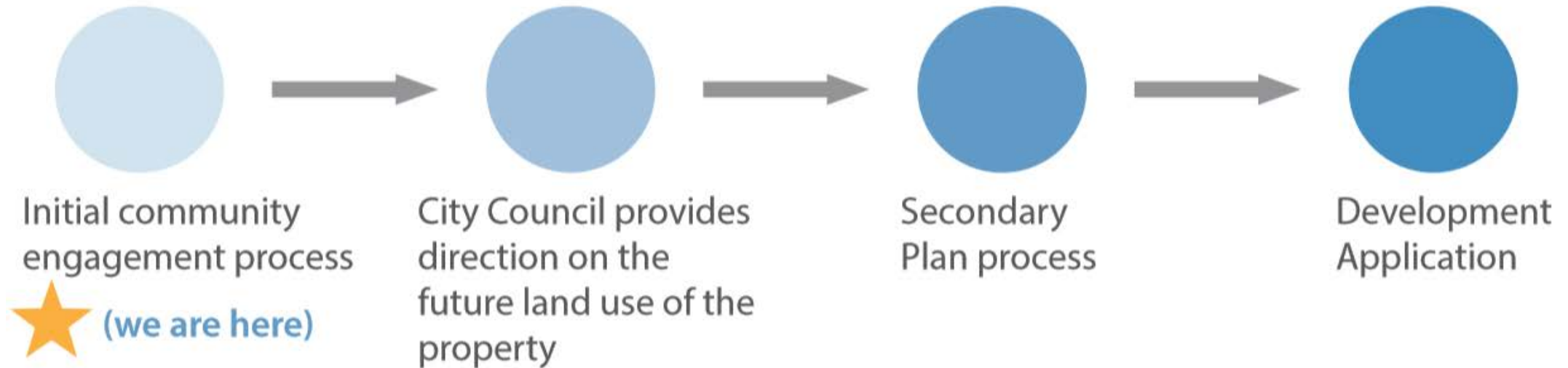
In November 2017, Toronto Council approved motion by Councillor Grimes advising Metrolinx that a Park Lawn GO Station is a City priority.

January 2018 City Staff Report on Waterfront Transit recognized potential transit infrastructure improvements to Humber Bay Shores with TTC and GO Station



Planning Process

The planning process:



Next Steps – Mr. Christie's Property

