



2150 LAKE SHORE

IDEA FAIR No.2

FIRST
CAPITAL

WELCOME **IDEA FAIR No.2**

This is our second community engagement meeting about the future of 2150 Lake Shore Boulevard West. More engagement will take place throughout the planning process.

Please take a moment to complete a comment form.

LET US KNOW YOUR THOUGHTS!

THE PURPOSE OF TODAY'S IDEA FAIR NO.2

- 1.** Share the community feedback and the BIG IDEAS from Idea Fair No.1 on February 6, 2018
- 2.** Introduce the Master Planners, Allies and Morrison
- 3.** Continue to listen to your ideas for the future of the site

FIRST CAPITAL REALTY

First Capital Realty is a long-term property owner who is committed to creating successful communities that enhance the life of residents.



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.



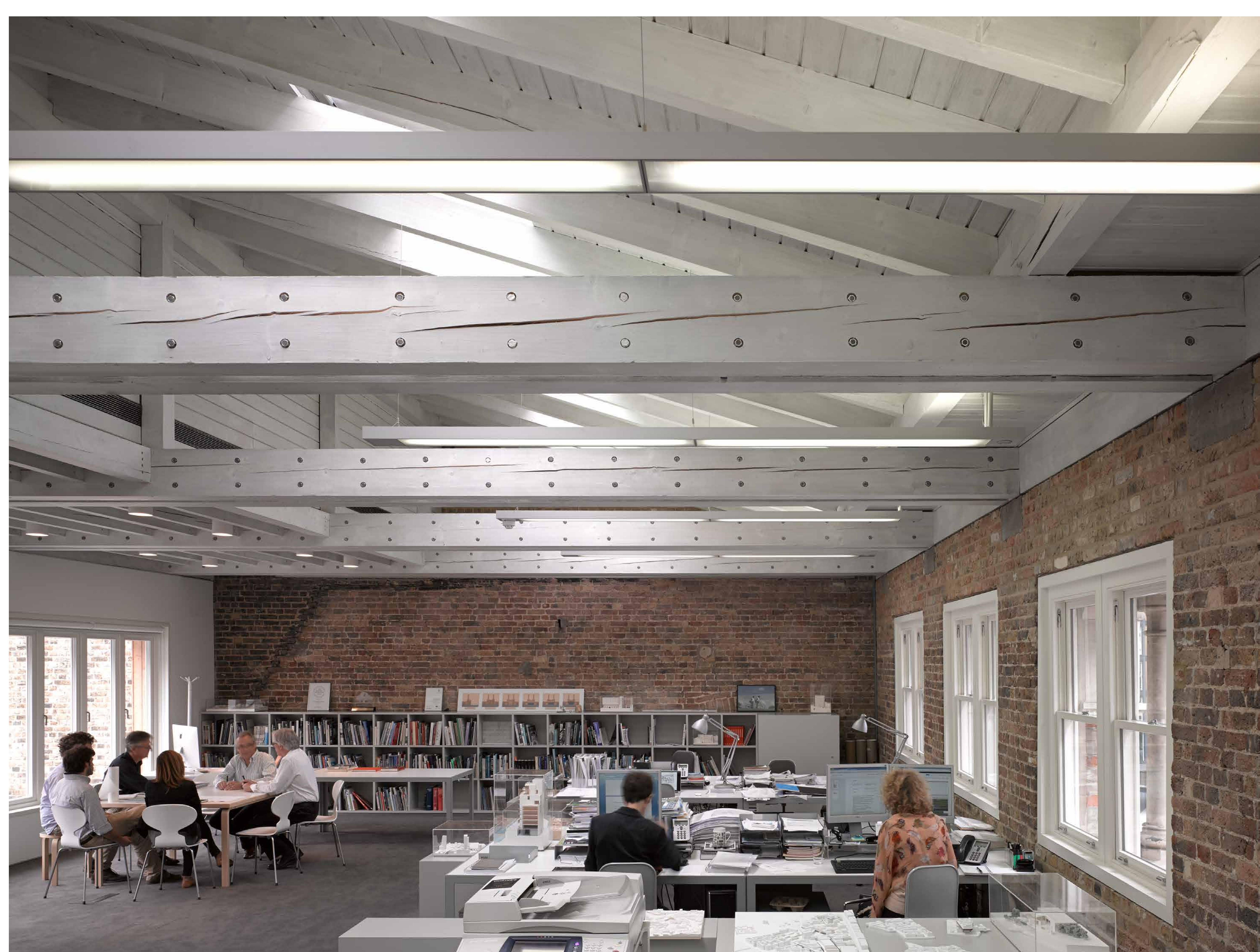
We see each project as an opportunity to connect with the community to deliver on a variety of needs and greatly enhance the quality of life for residents.



ALLIES AND MORRISON

Allies and Morrison won an international design competition to become First Capital Realty's partner in developing a master plan for 2150 Lake Shore Boulevard West.

Based in London, UK, Allies and Morrison is an architecture and urban planning practice with a reputation for well-crafted buildings and thoughtful placemaking. Allies and Morrison has extensive global experience in the design of successful mixed-use, master planned communities. Working closely with local authorities and local communities, they believe cities can evolve and change by building on their historic form and identity rather than sacrificing it.



The Allies and Morrison portfolio includes projects throughout the UK and overseas. They are also currently working on projects in the Middle East and in North America.

VISION

First Capital Realty envisions 2150 Lake Shore Boulevard West as a dynamic transit-oriented, mixed-use neighbourhood with high-quality urban design that considers present and future community needs.

OUR ASPIRATIONS FOR THE SITE INCLUDE:



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



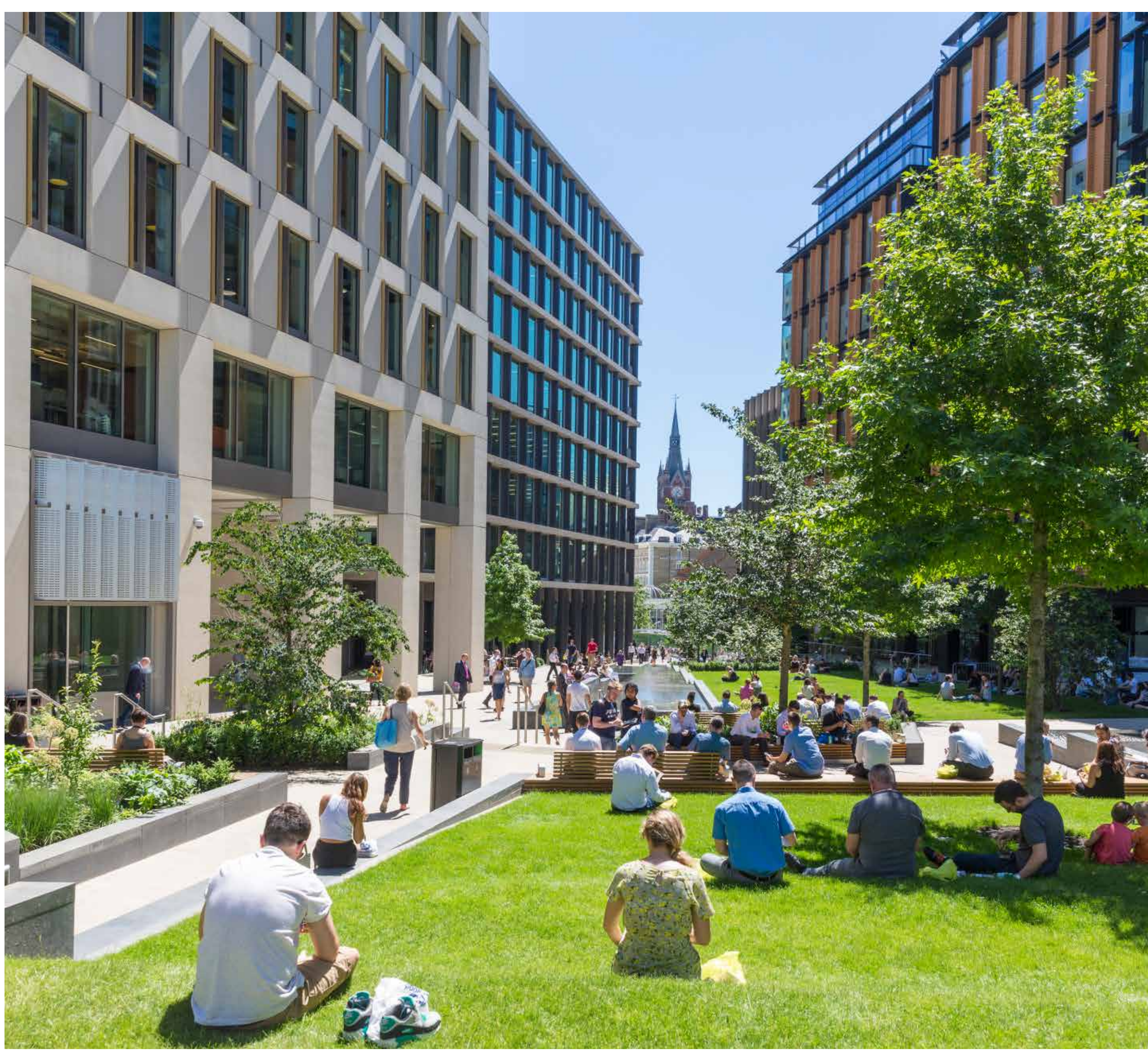
A transit oriented neighbourhood that is connected locally and regionally.



A healthy and sustainable place to live.



Diverse retail that meets the needs of the community.



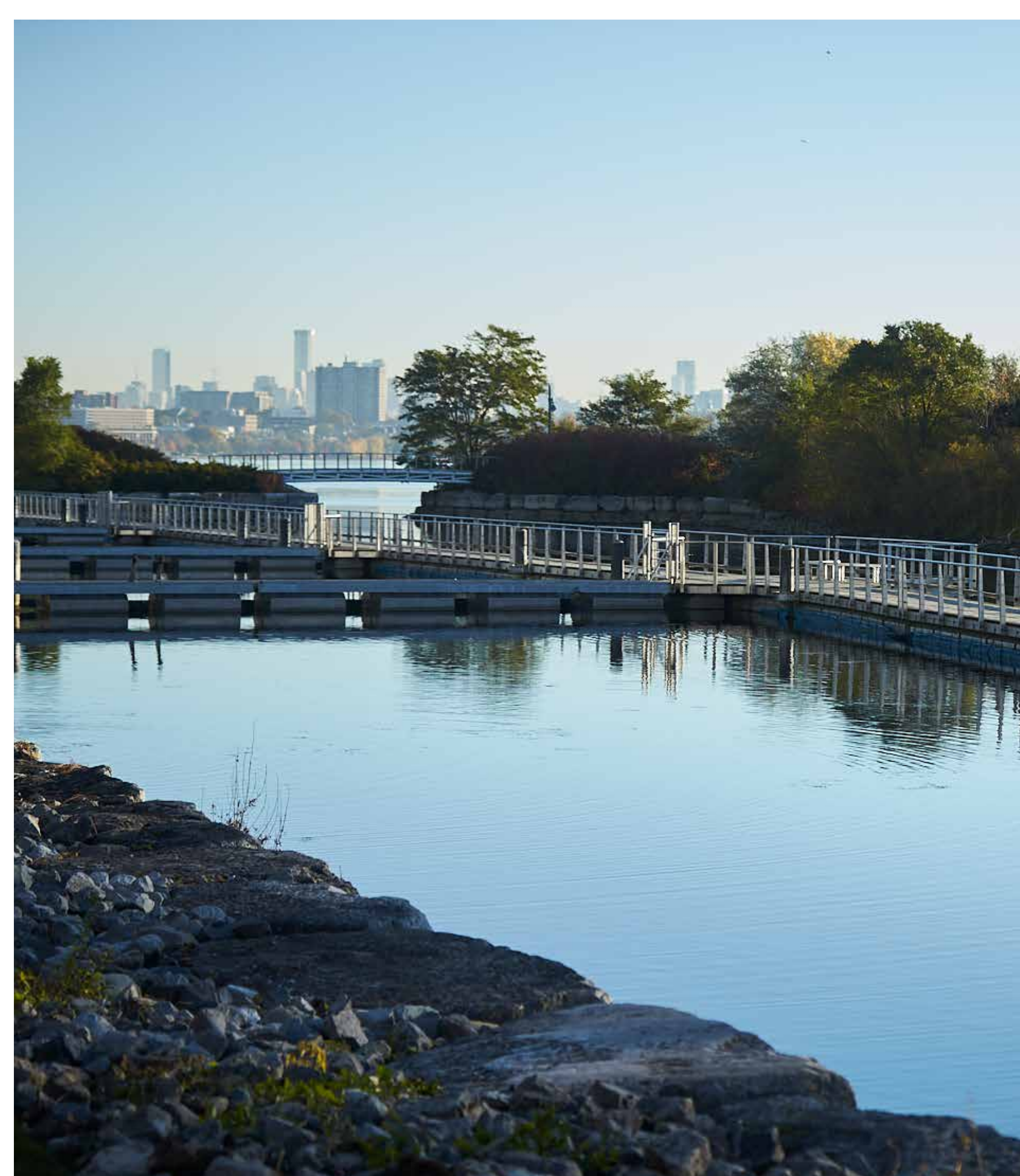
A vibrant public realm that celebrates local culture.



Retain the Christie Tower as an iconic landmark.

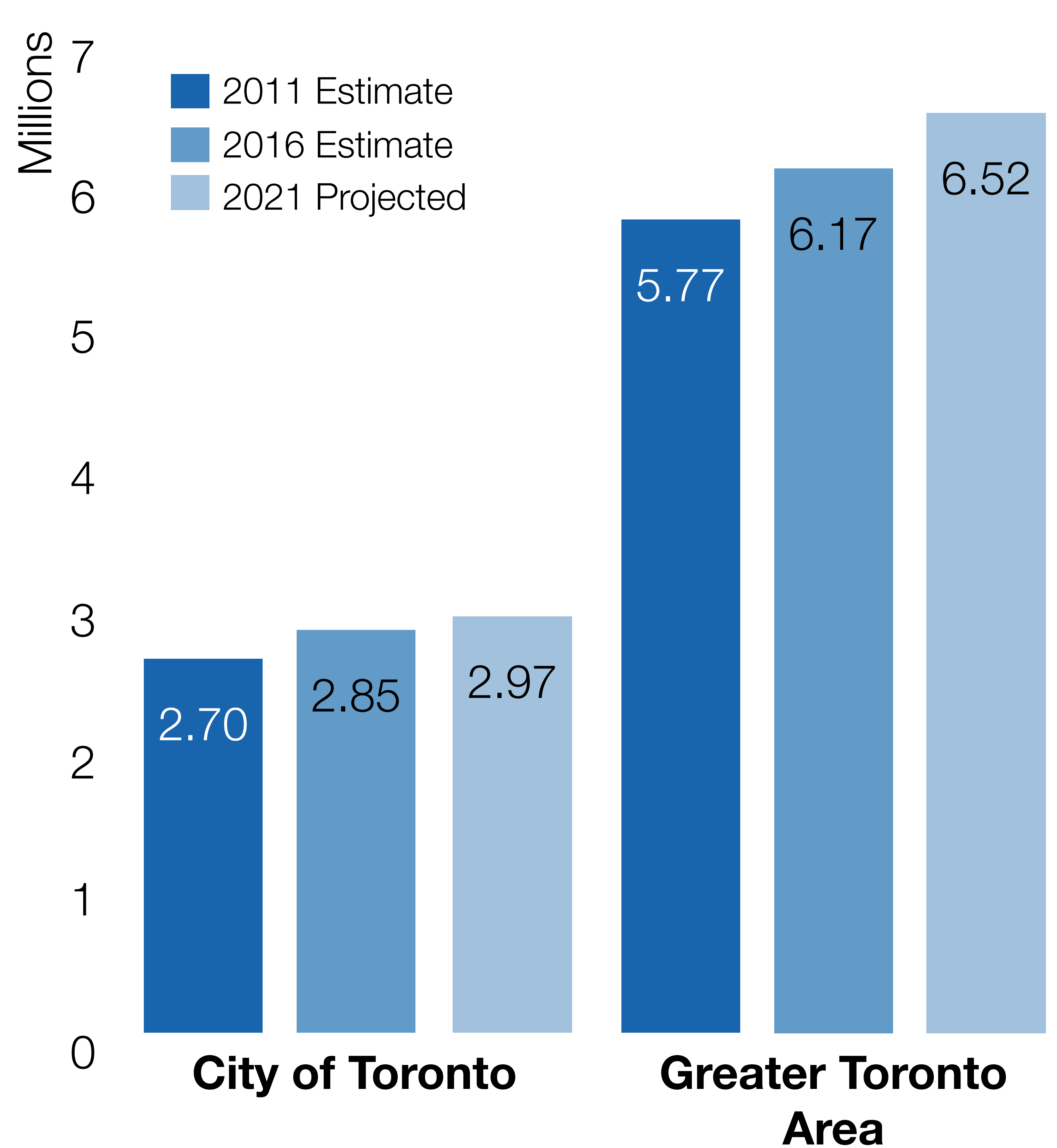
HUMBER BAY SHORES

One of Toronto's fastest growing neighbourhoods.



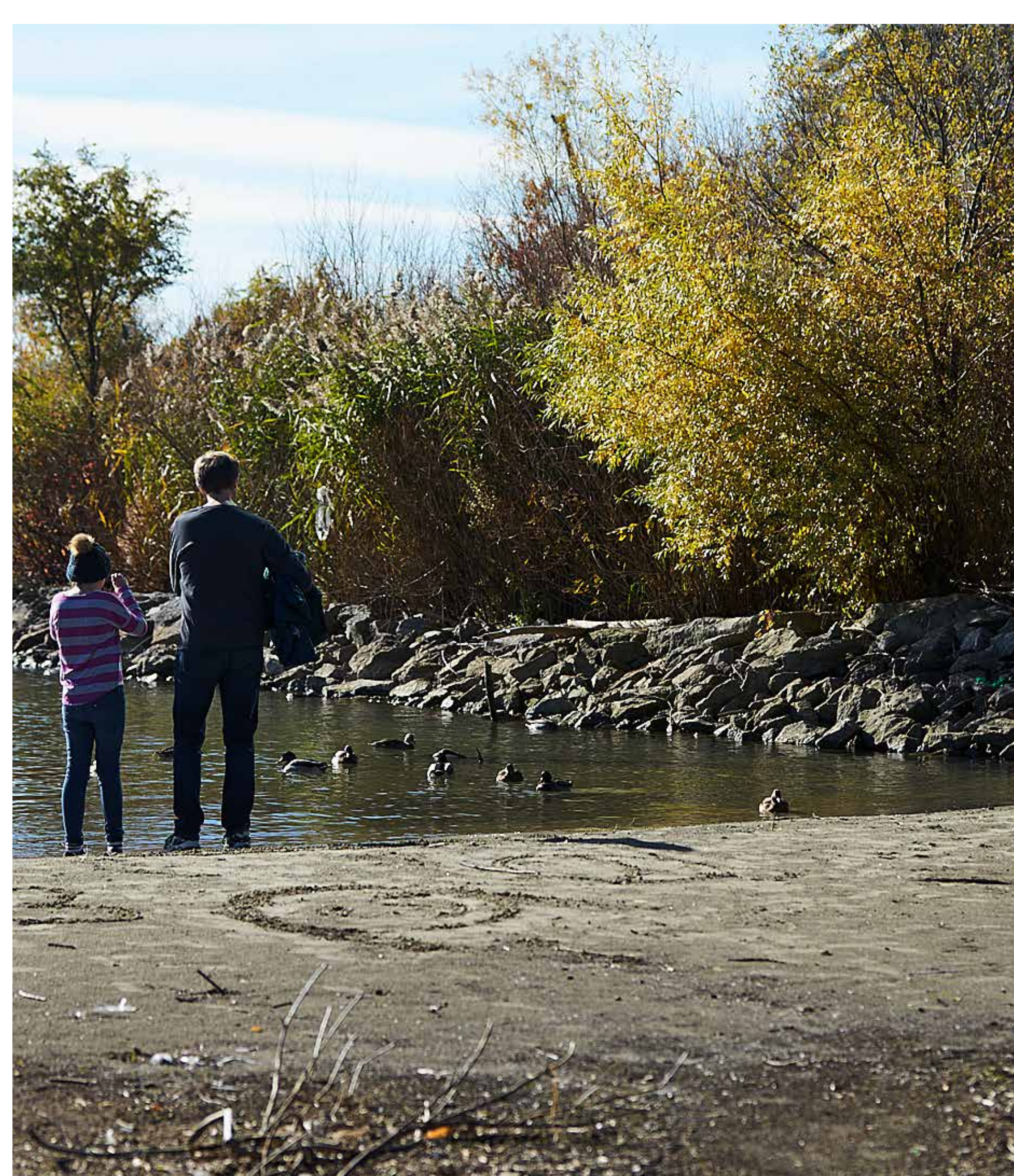
Canada's population is growing and Toronto is absorbing a lot of this growth. The city's livability, diversity, vibrancy, employment opportunities and unique neighbourhoods are drawing people from all over the world. Among Canada's 33 census metropolitan areas, Toronto is ranked No.1 in population growth.

Rapid Population Change



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

The 2150 Lake Shore Boulevard West site is the last remaining undeveloped parcel of land at Humber Bay Shores.

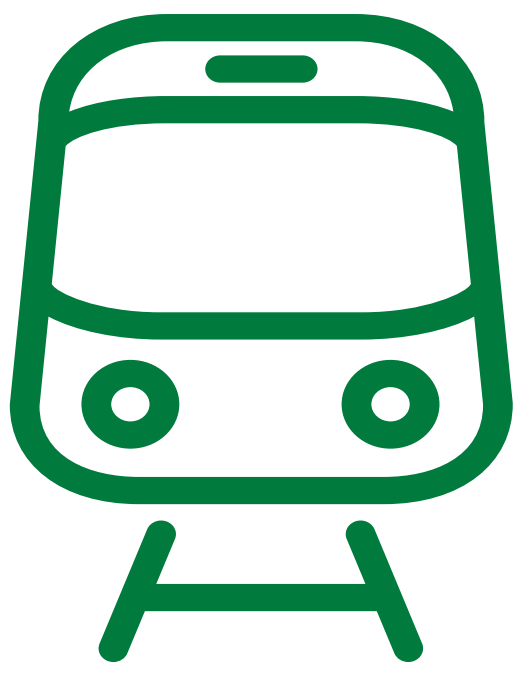


THE BIG IDEAS

At the Idea Fair No. 1, 8 BIG IDEAS emerged from the community.



A New Heart for Humber Bay Shores



Transit Hub and Connectivity



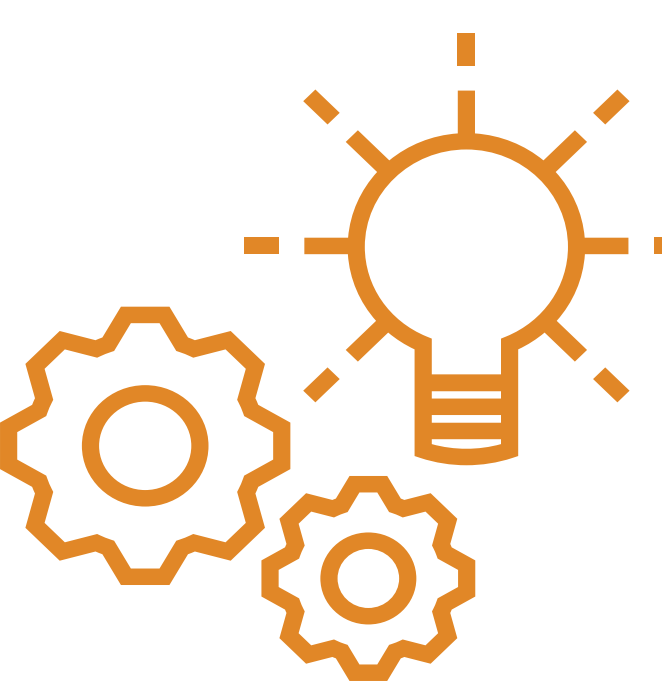
Shops, Restaurants, and Services



Community Amenities



Environmental Sustainability



Employment Spaces



Variety of Housing



High-Quality Architecture and Urban Design

The BIG IDEAS presented here are what we heard from the community at our last community meeting. These ideas will help shape the planning principles for the site.

BIG IDEA #1

A NEW HEART FOR HUMBER BAY SHORES.

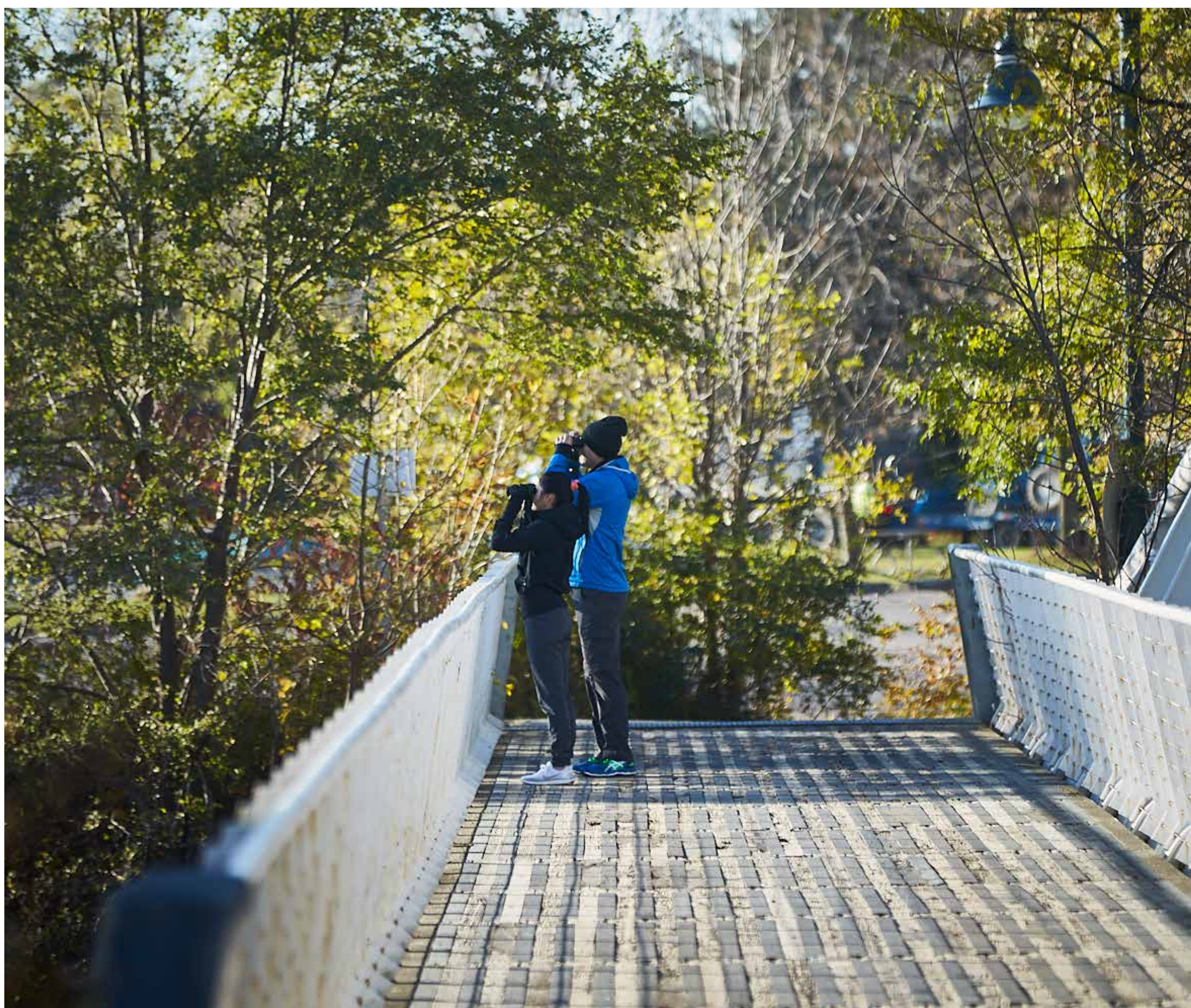
A mixed-use neighbourhood hub where you can live, work, play, shop and learn.

WHAT WE HEARD FROM YOU:

"Make this a destination"

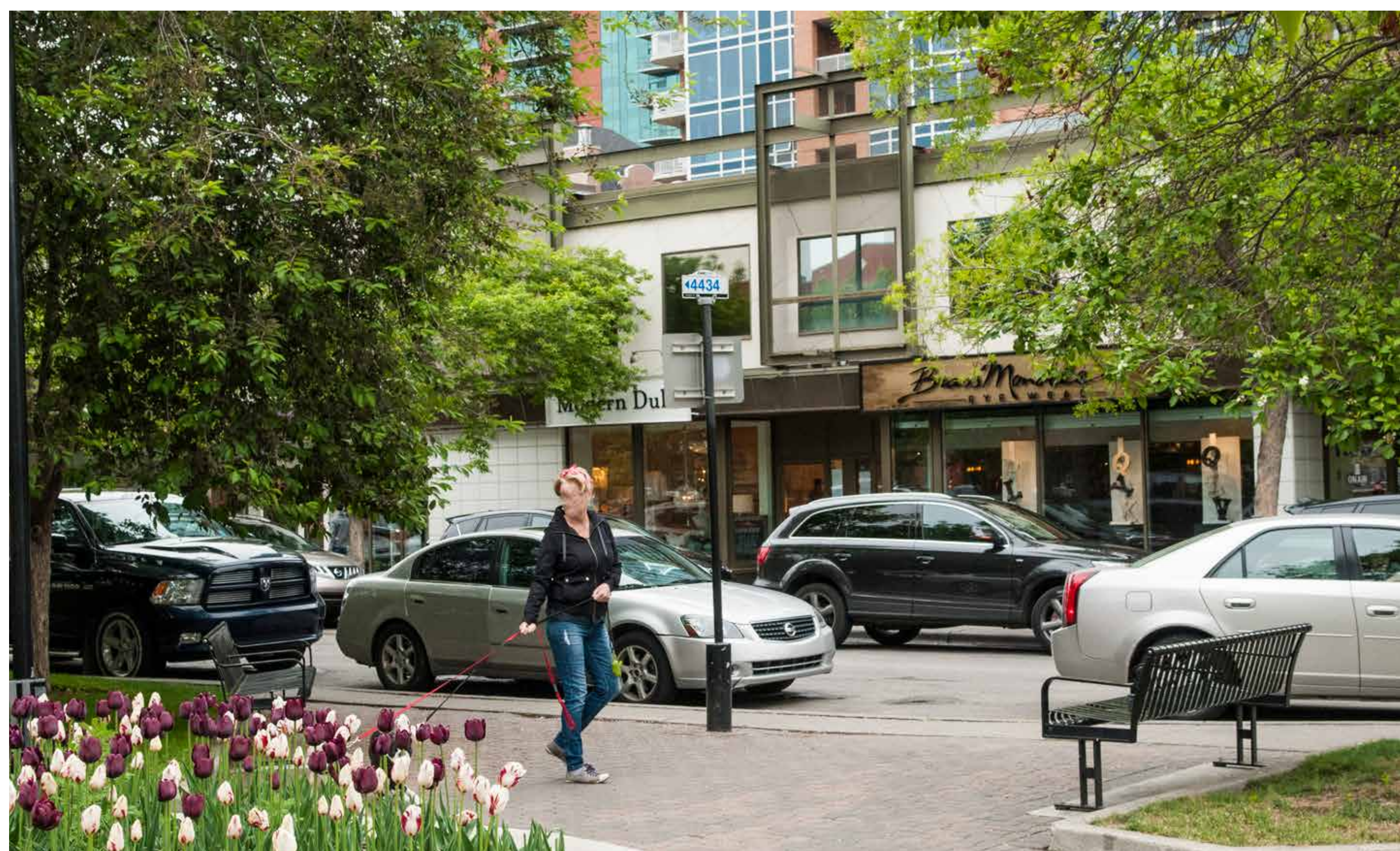
"A complete and dynamic mixed-use community"

"Keyword: mixed-use"



The 28-acre site is a significant city-building opportunity to create a new center for housing, jobs, retail and public spaces near local and regional transit infrastructure.

Offering a mix of uses that are woven into the fabric of the waterfront community with significant public realm improvements, amenities and a transit hub will enhance the quality of life for current and future residents.



BIG IDEA #2

A NEW TRANSIT HUB AND IMPROVED CONNECTIVITY.

Creating new transit infrastructure is critical to a growing community at Humber Bay Shores.

WHAT WE HEARD FROM YOU:

"Complete streets"

"Infrastructure is needed to support more growth"

"Faster connections to downtown"

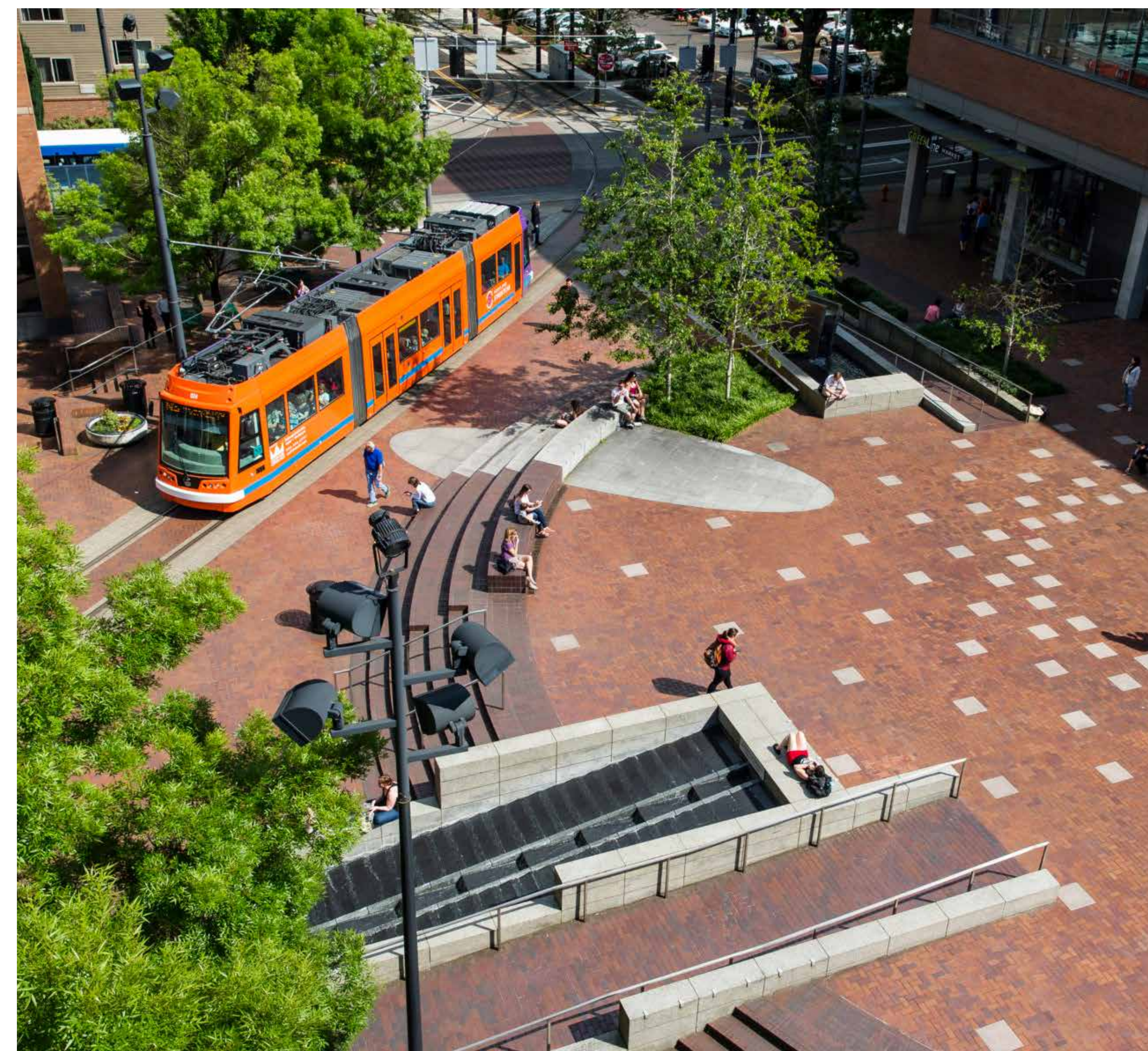
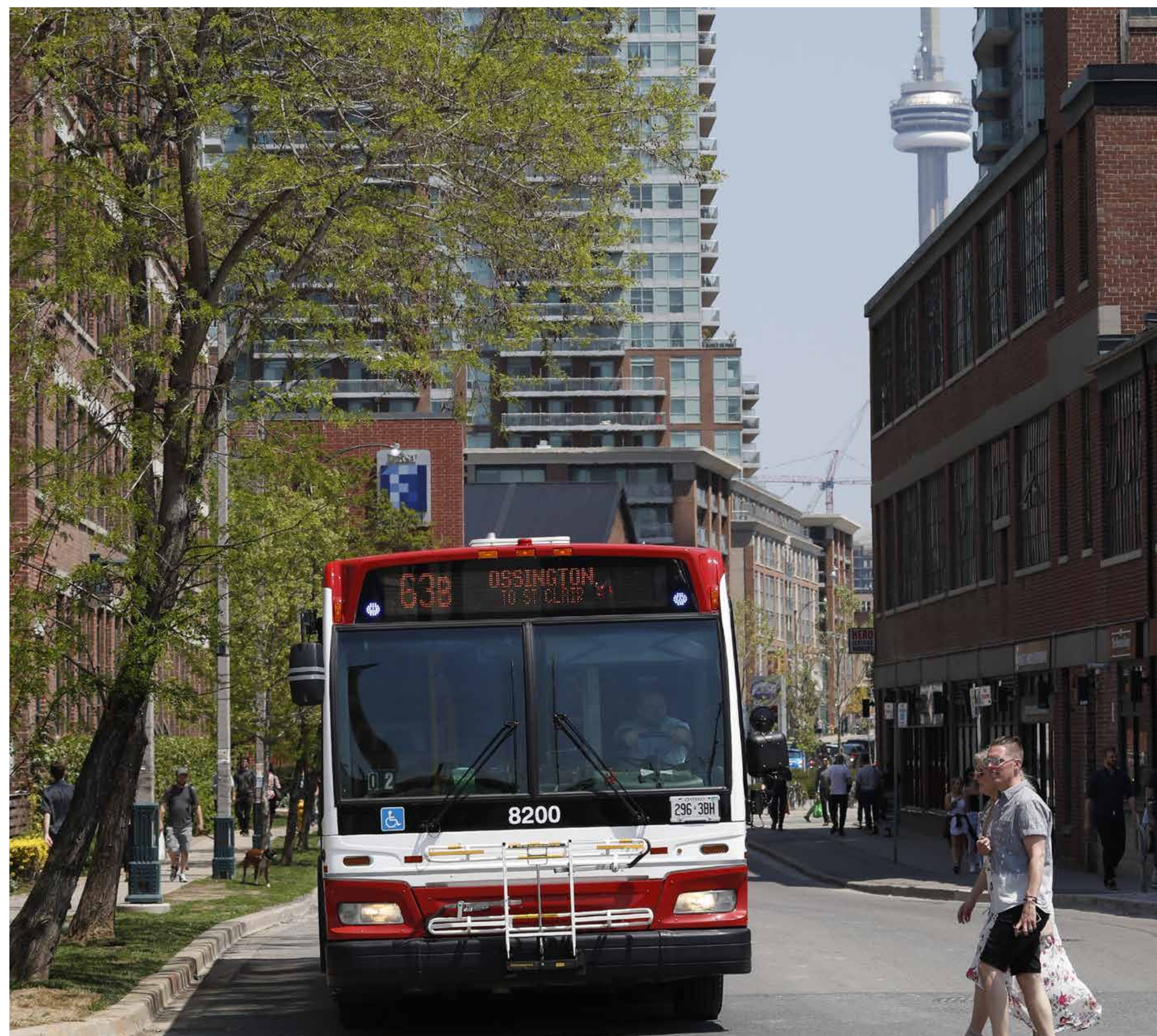
"Parklawn GO station"



As Humber Bay Shores continues to grow, a number of infrastructure improvements including regional transit will be needed to support a complete, vibrant community.



There is an important opportunity to create a transit-oriented community at 2150 Lake Shore Boulevard West.



BIG IDEA #3

SHOPS, RESTAURANTS AND SERVICES.

Local retail that helps create a vibrant streetscape and community life.

WHAT WE HEARD FROM YOU:

"Retail that supports the surrounding neighbourhood"

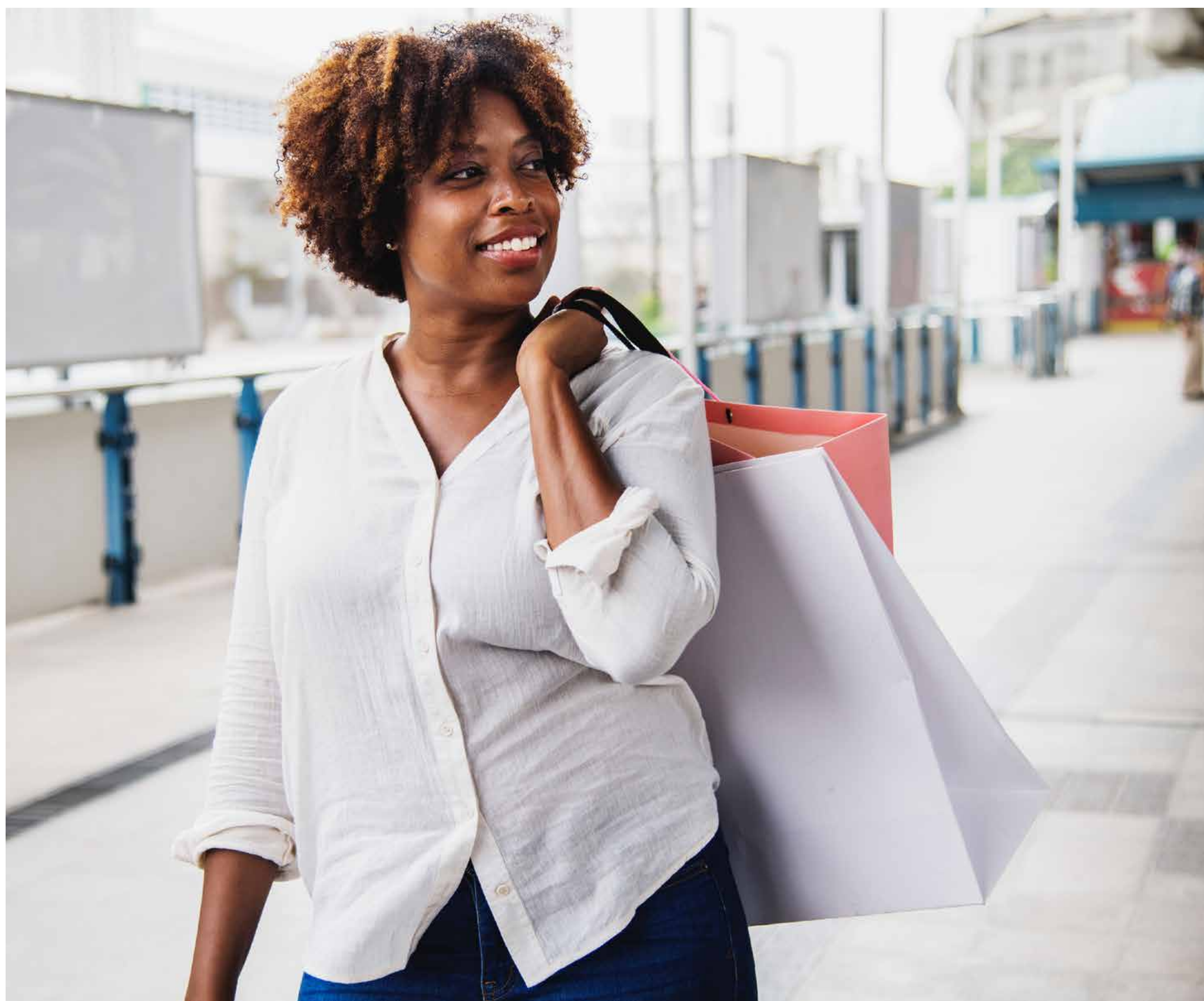
"Variety of retail"

"Places to do daily errands"

"Great restaurants, great shopping"



There is the potential to create a new heart of Humber Bay Shores by providing a vibrant and local shopping experience.



New shops, restaurants, and services for everyday life that will meet the needs of the community.



BIG IDEA #4

COMMUNITY AMENITIES AND SERVICES.

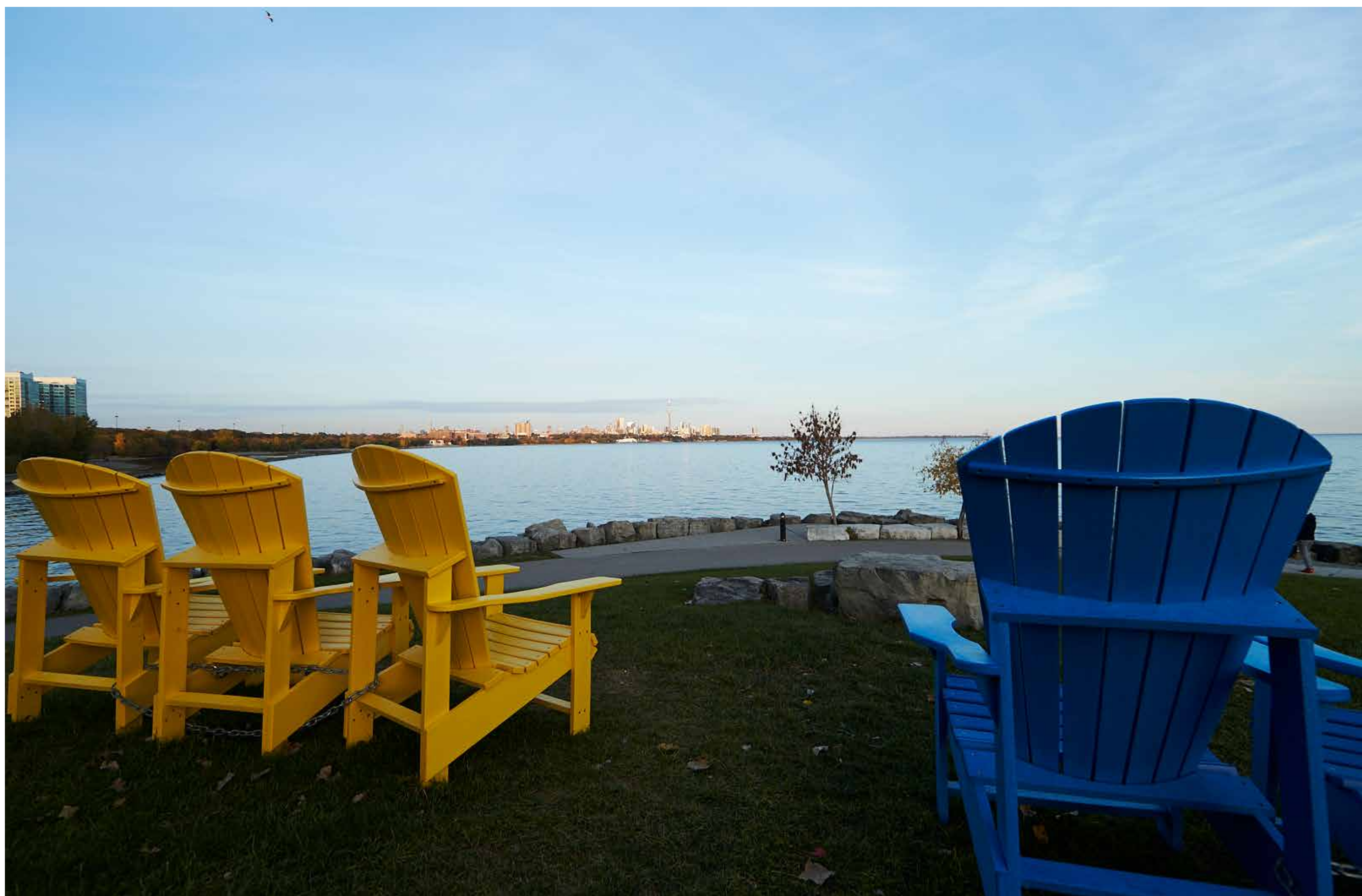
Community amenities and services are an important feature of a complete neighbourhood and are places where people can come together.

WHAT WE HEARD FROM YOU:

"A community hub"

"A place to gather and meet with neighbors"

"Places for people to connect"



Significant public benefits such as improved pedestrian connections, community facilities and enhanced public realm should be key components of the master plan.

Interactive and accessible public and green spaces should be enjoyable features for the whole community.



BIG IDEA #5

ENVIRONMENTAL SUSTAINABILITY.

We should keep future generations in mind by designing the site with leading environmental practices.

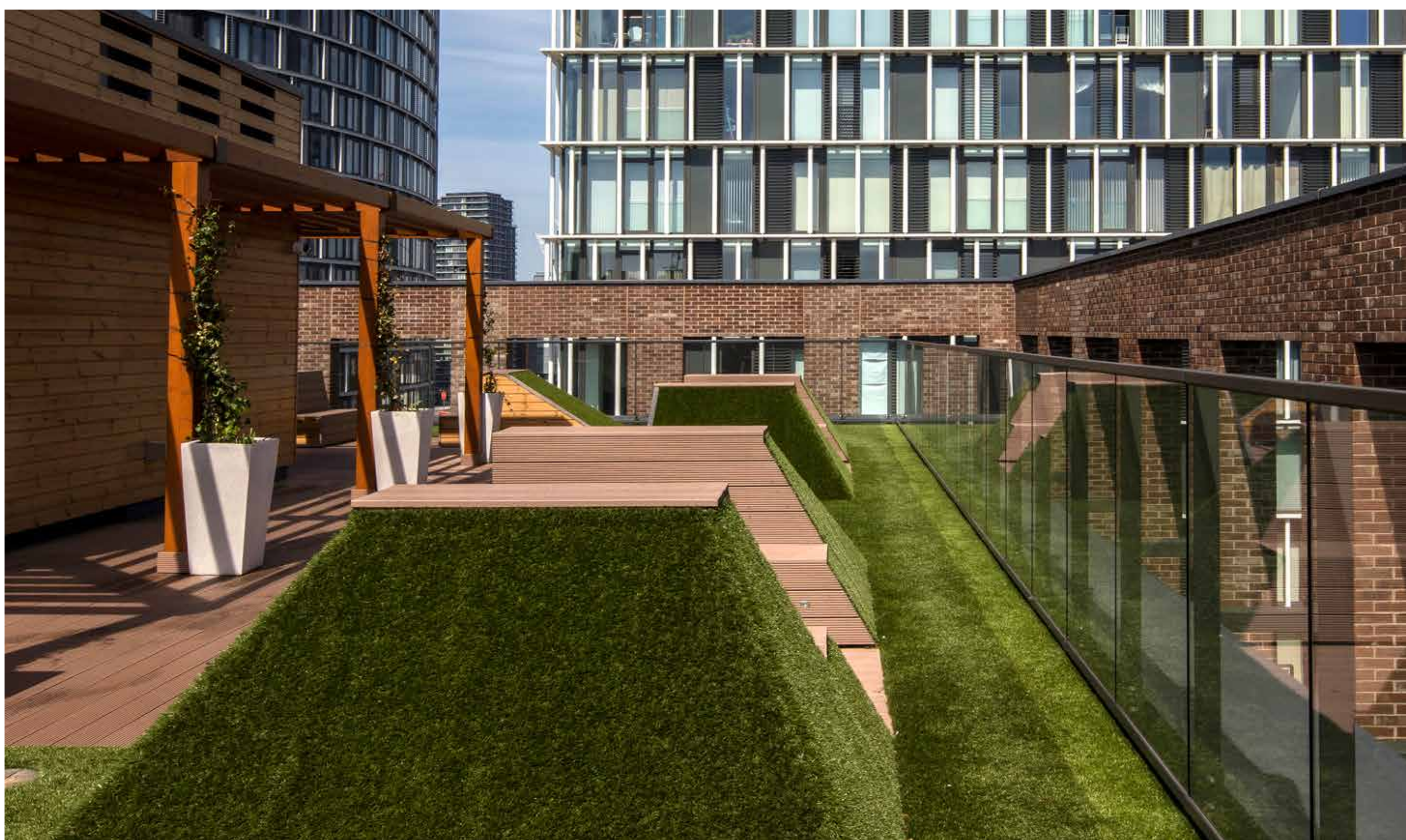
WHAT WE HEARD FROM YOU:

"Interconnected green spaces"

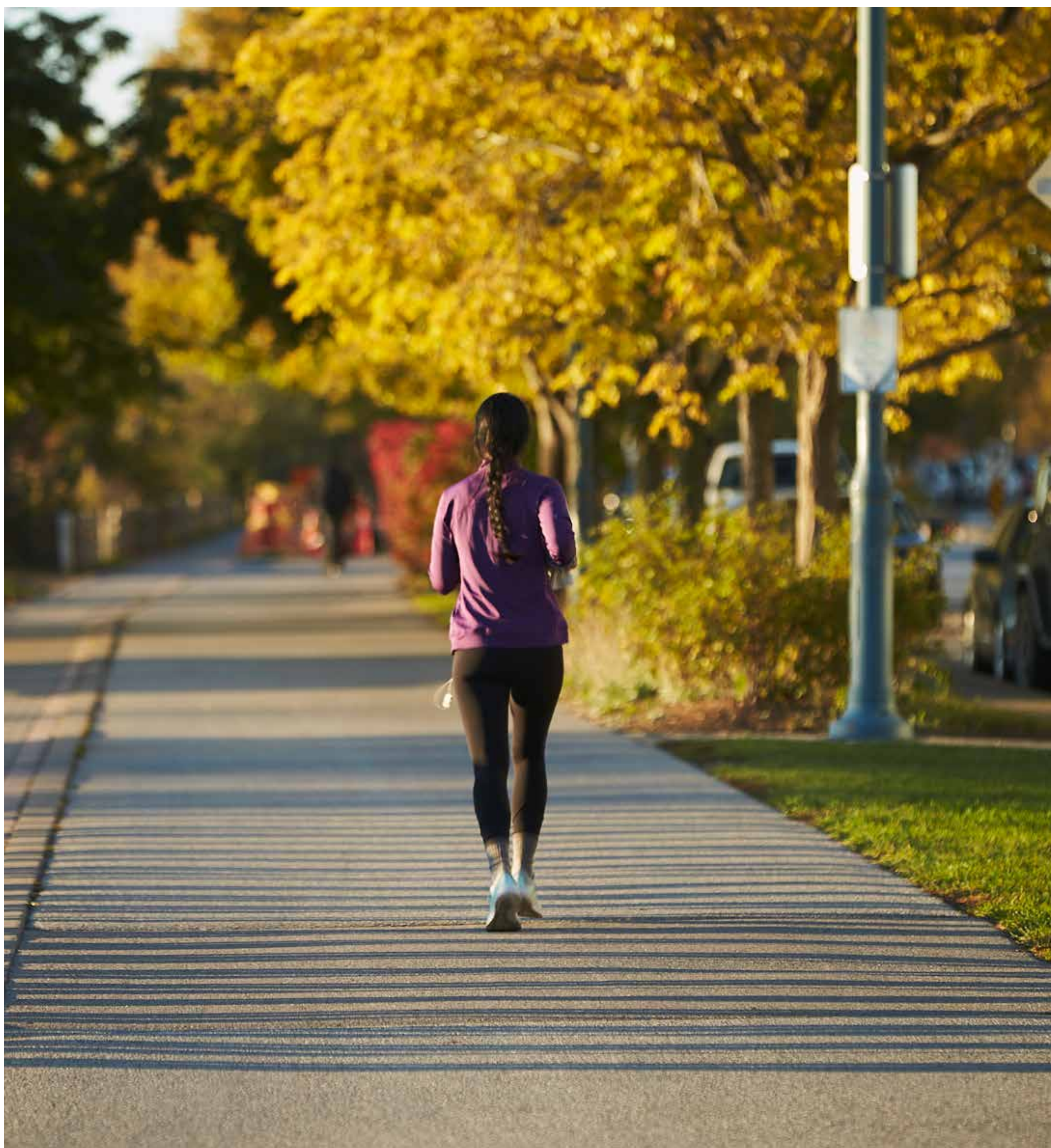
"Electric charging stations or cars"

"Green roofs"

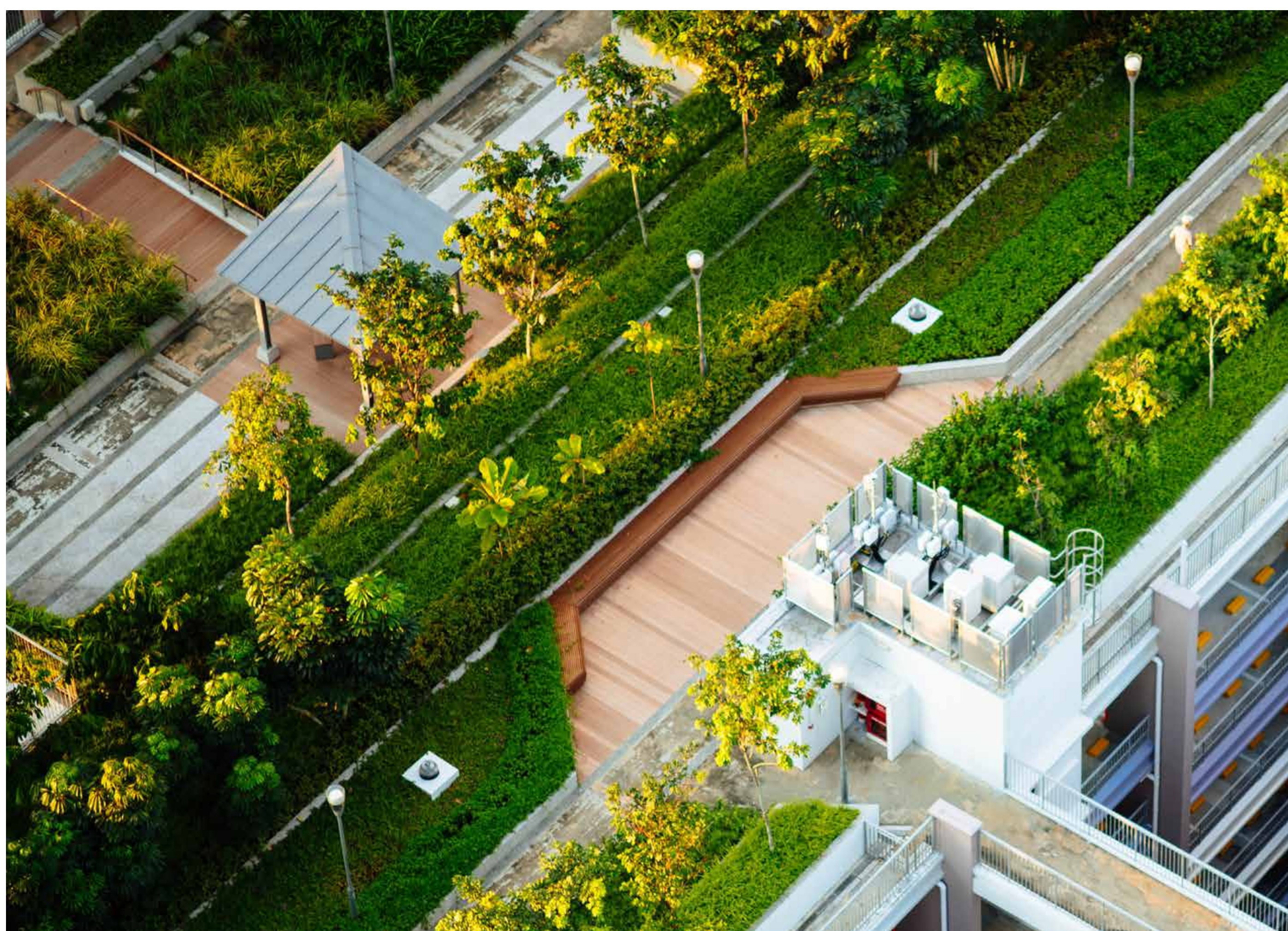
"Connected to transit"



Leading sustainability practices are an expectation of the community, including high quality and lasting design.



Transit-oriented developments are complete, sustainable communities that help reduce car traffic.



BIG IDEA #6

EMPLOYMENT SPACES

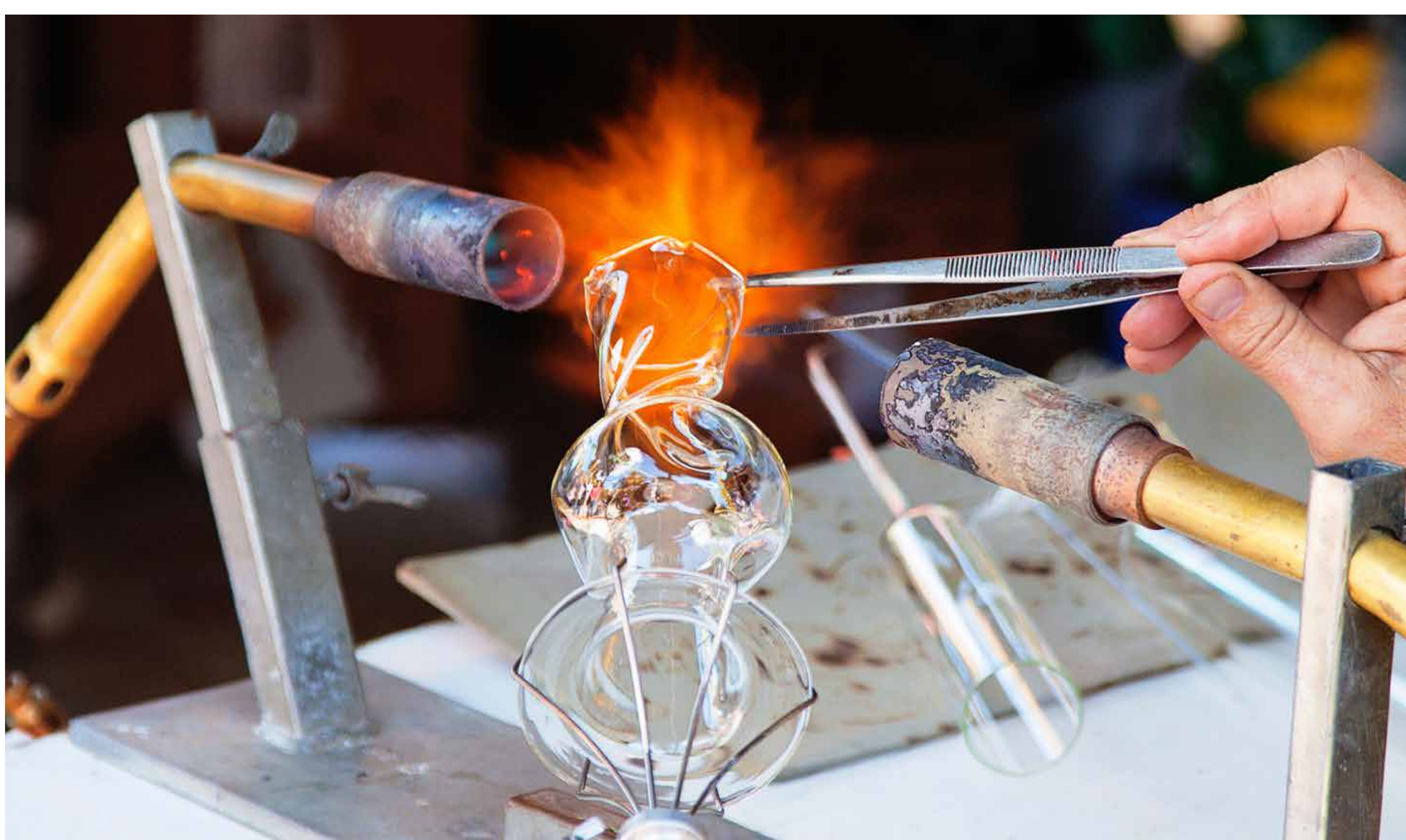
Bringing new employment opportunities to the neighbourhood will help create a complete mixed-use neighbourhood.

WHAT WE HEARD FROM YOU:

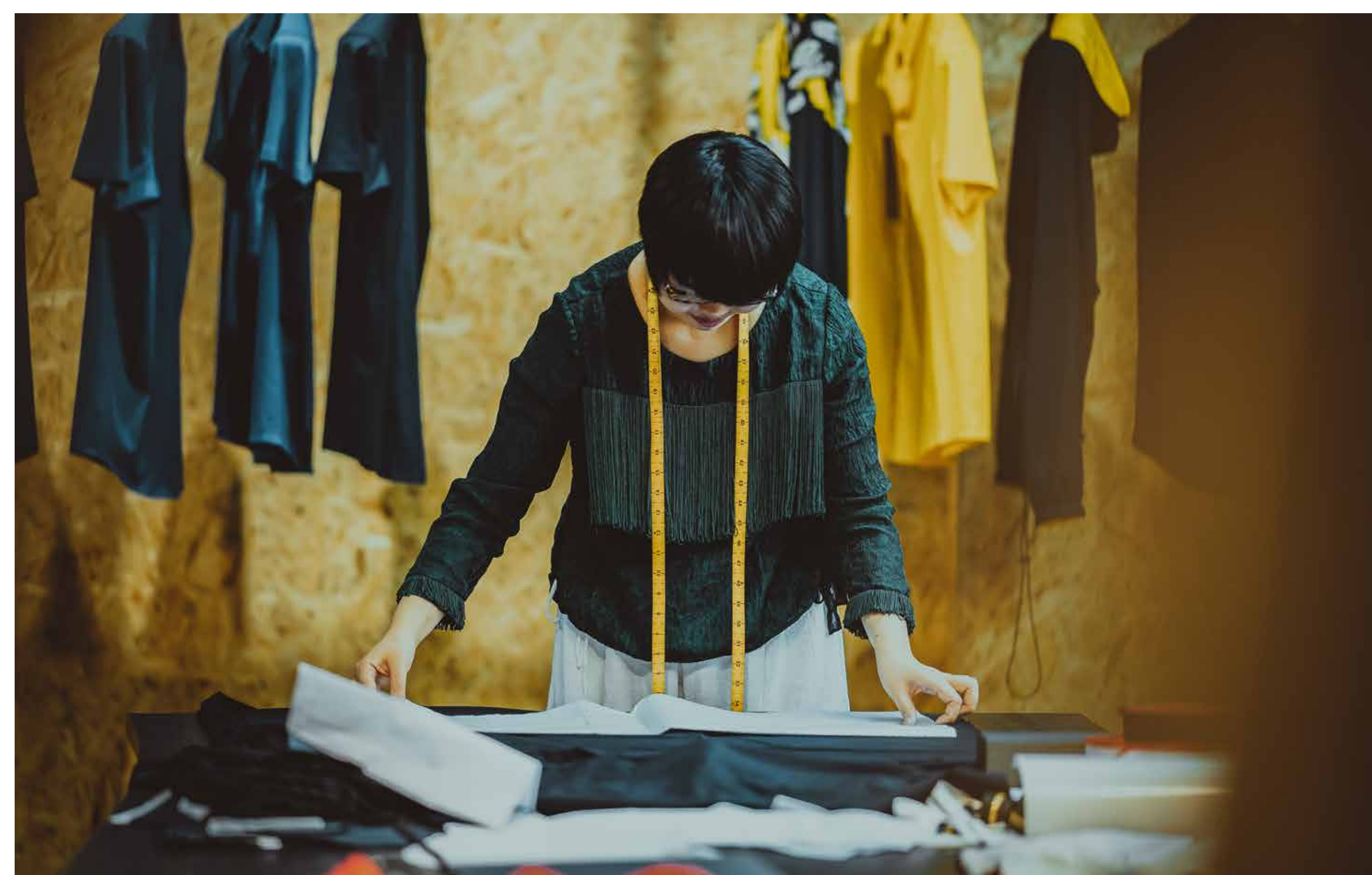
"Medical offices and services"

"Co-working spaces"

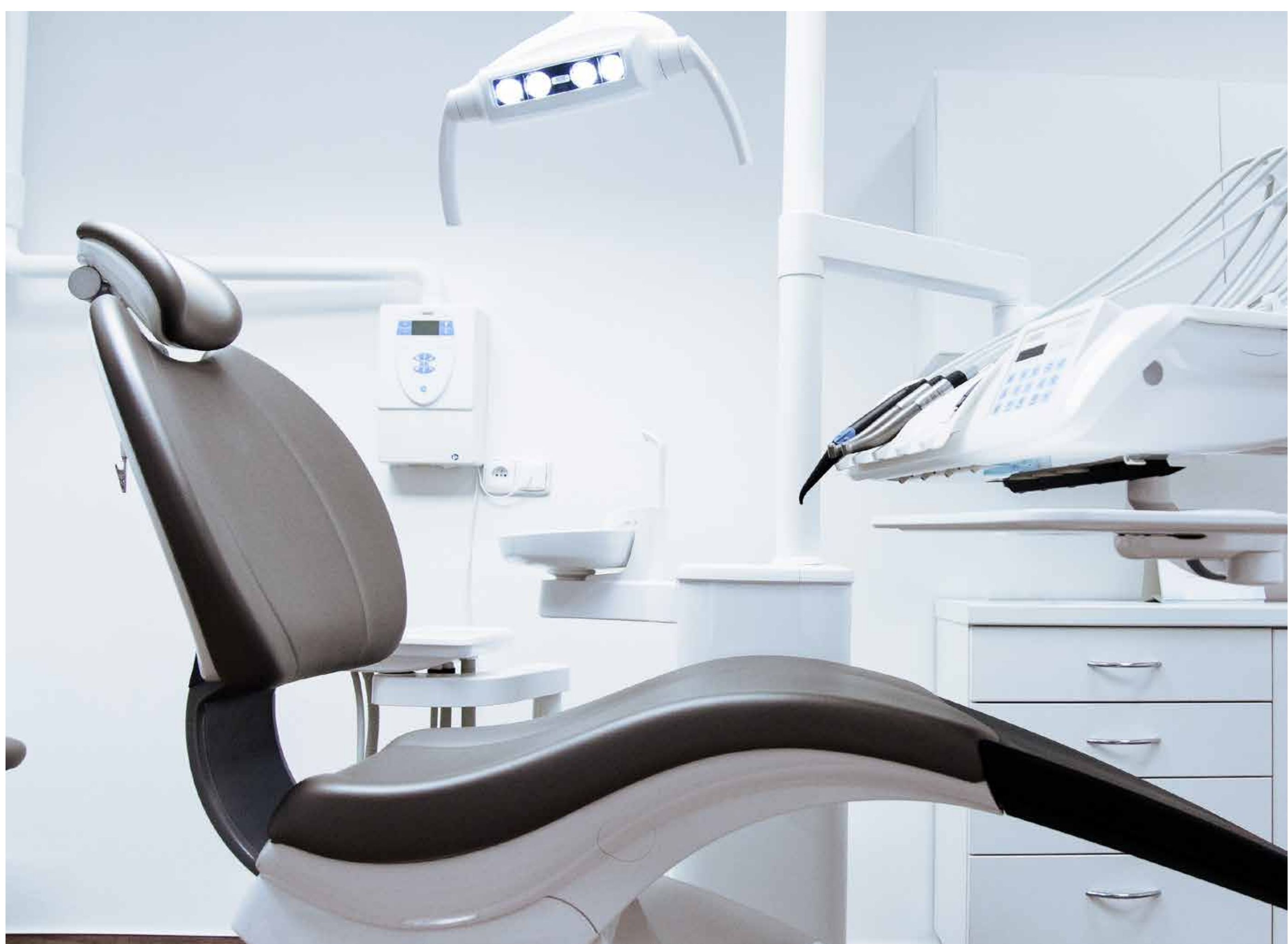
"Offices"



Creating spaces for business and employment is essential to the success of a mixed-use development.



Bringing job diversity to the Humber Bay Shores community should be a key component of the master plan of the site to build and maintain economic sustainability.



BIG IDEA #7

VARIETY OF HOUSING.

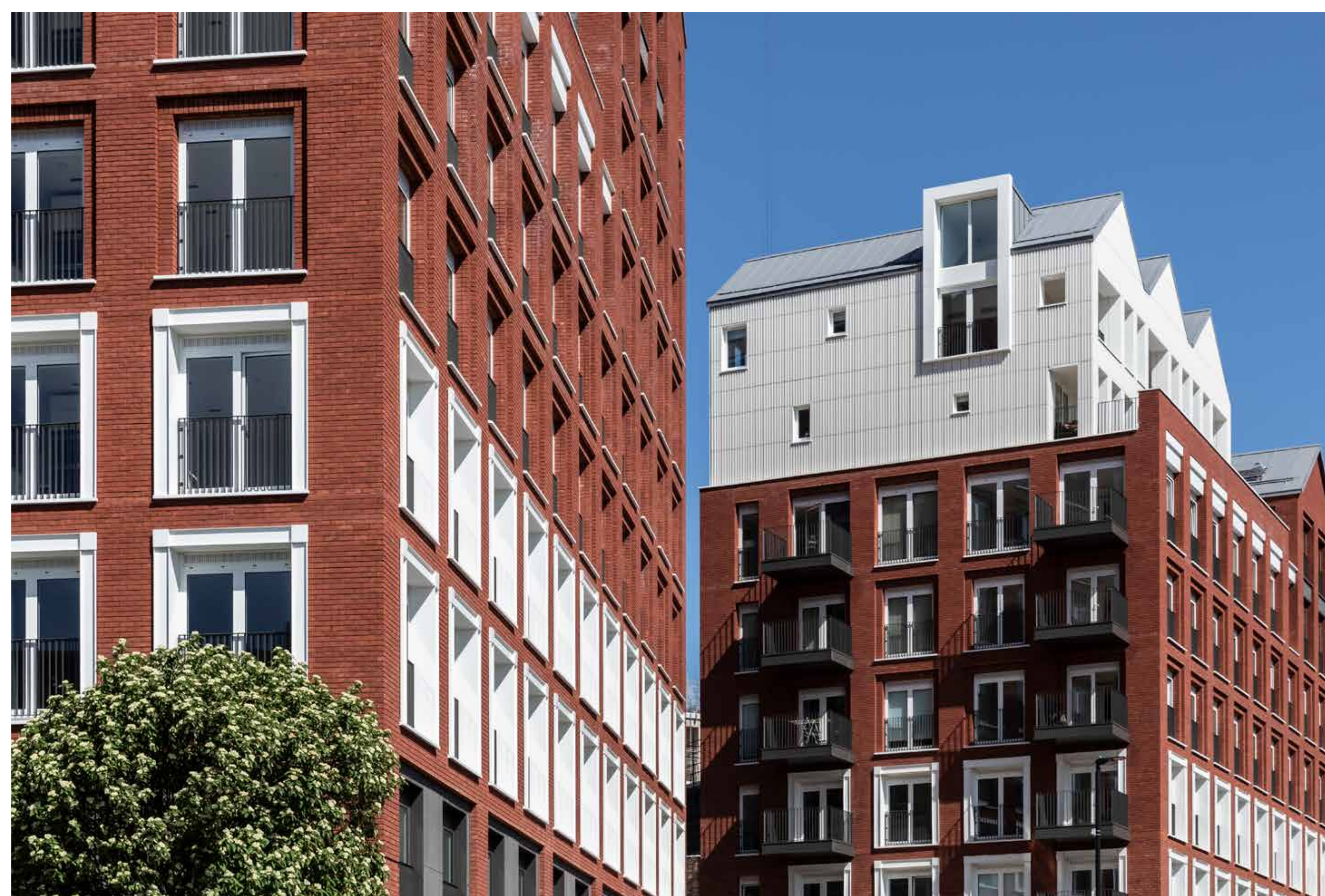
Population growth and limited land supply are creating an enormous need for a mix of new housing in Toronto.

WHAT WE HEARD FROM YOU:

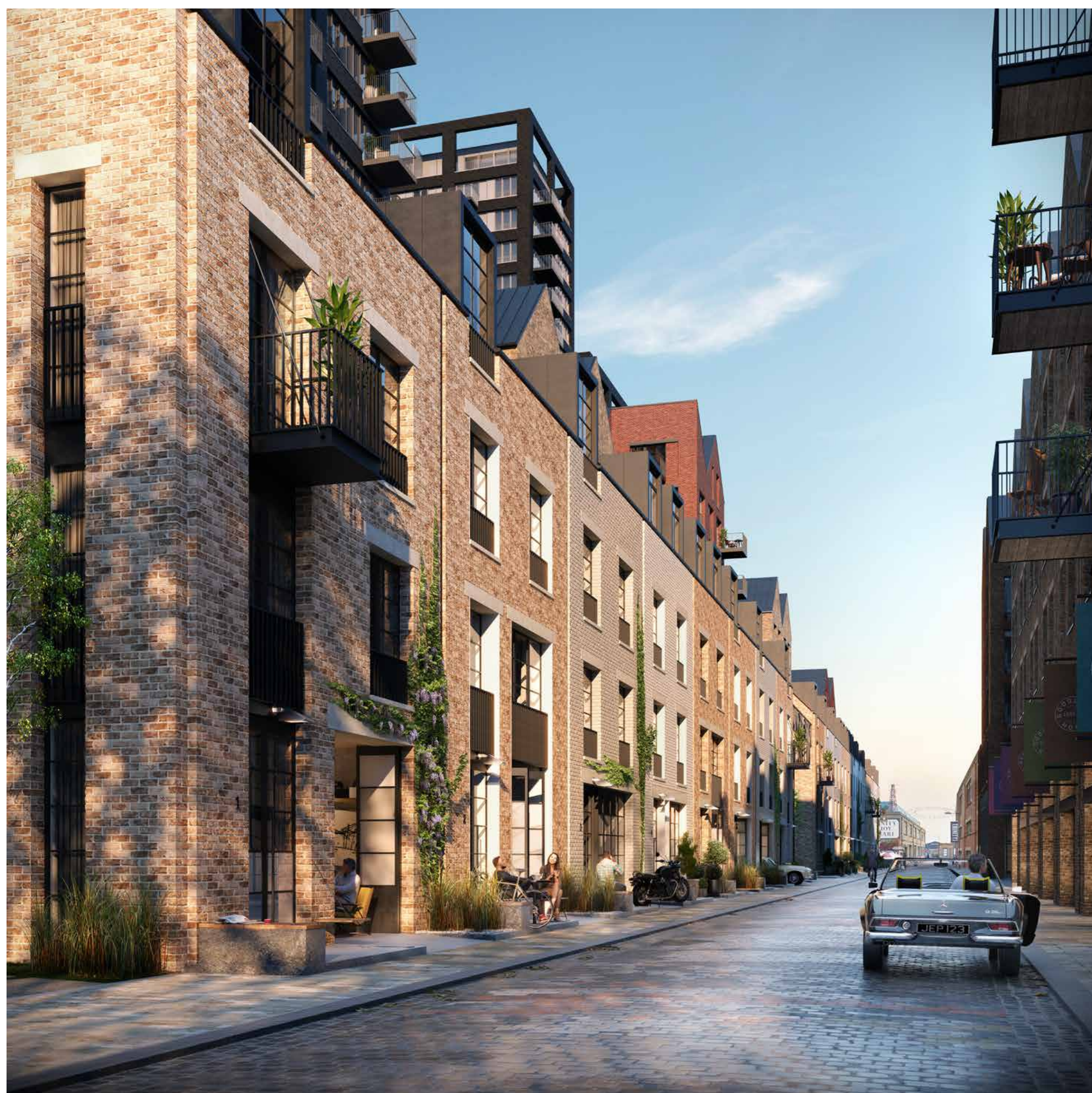
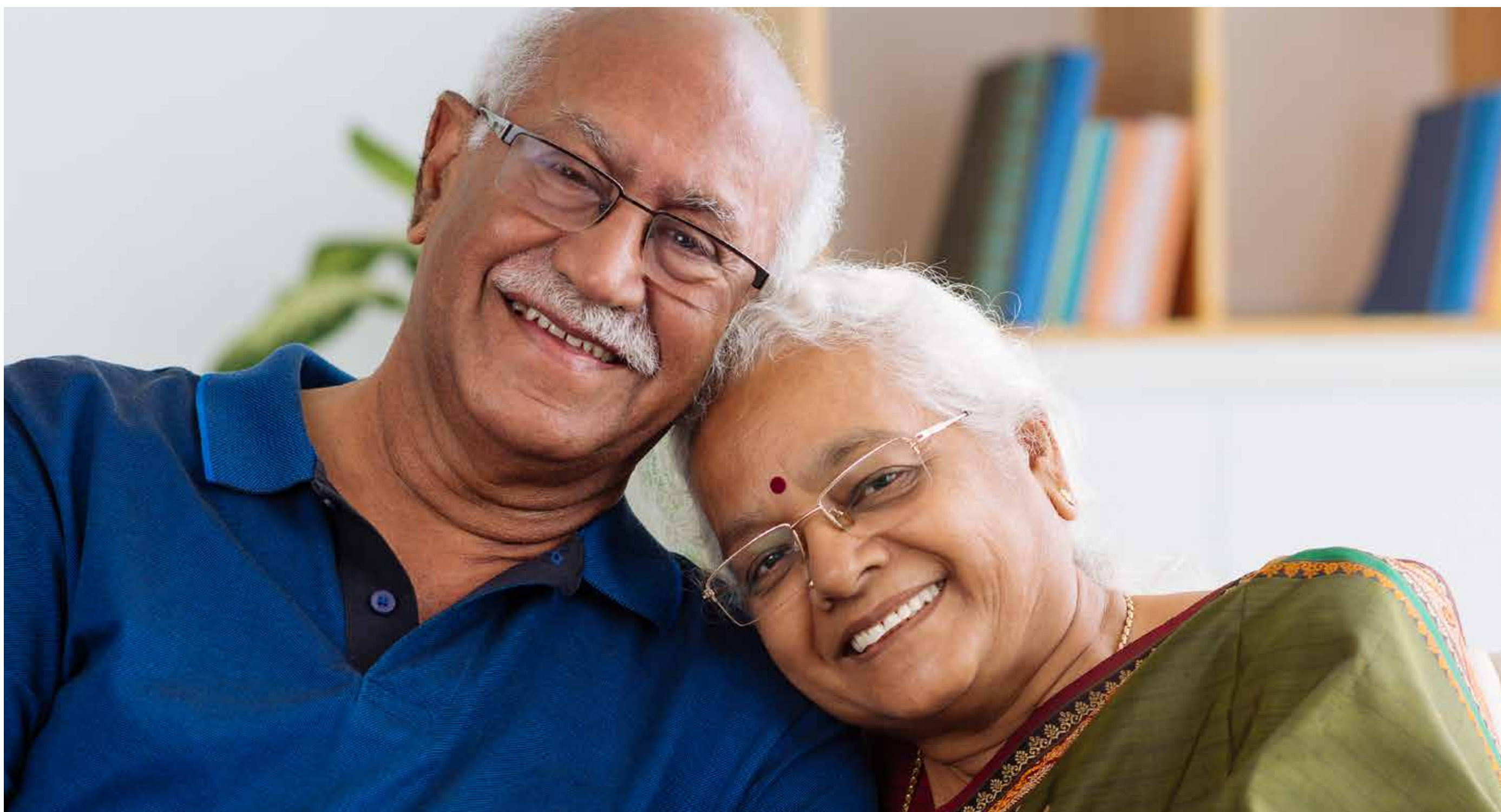
"Affordable housing"

"More diverse housing options"

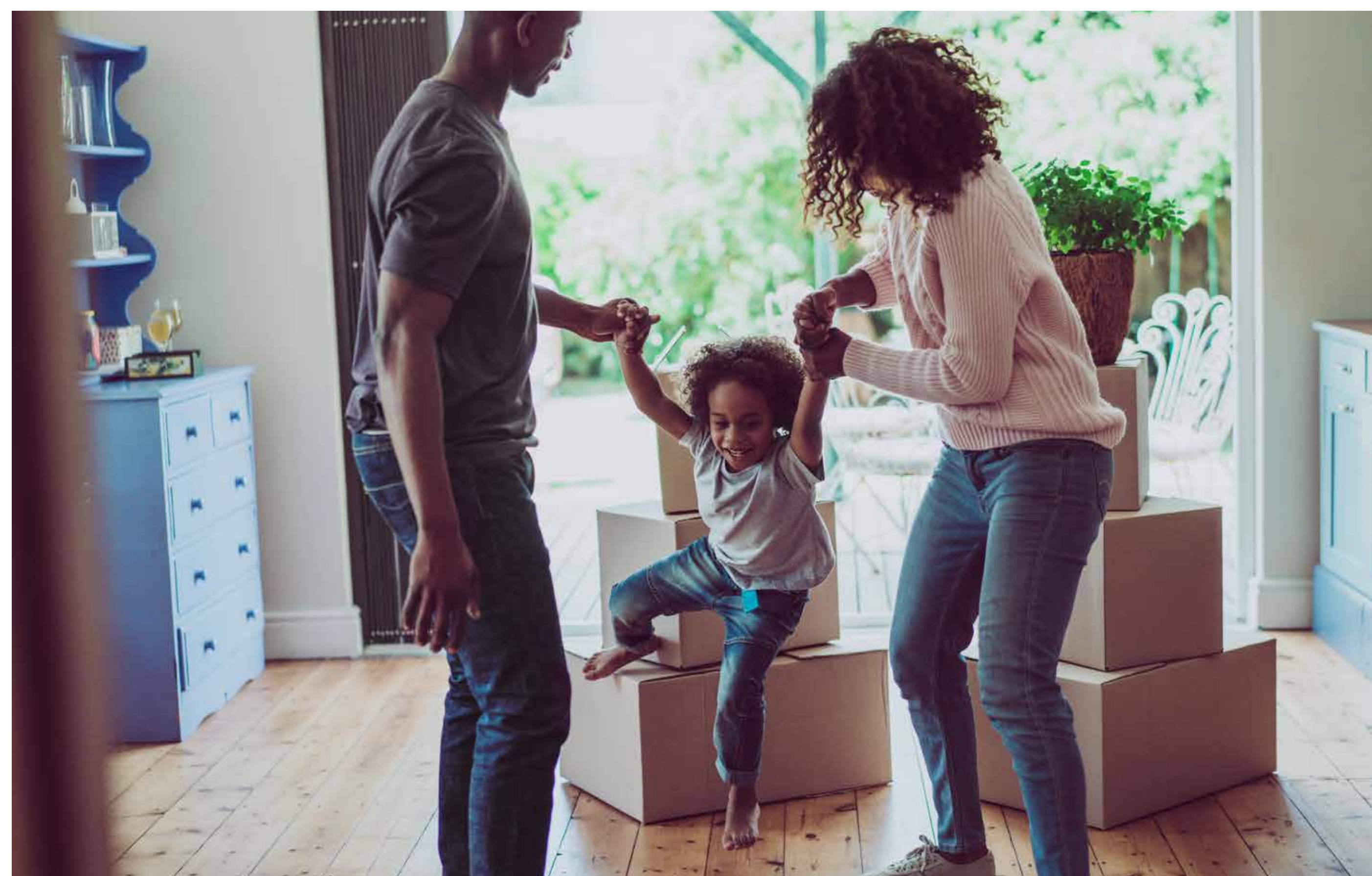
"Housing for families"



Development of 2150 Lake Shore Boulevard West should include a mix of options that consider the needs of current residents, as well as for future residents and generations.



A diversity of housing type and tenure, including affordable, rental, and family-sized condominiums can provide accessible and appropriate housing options for Torontonians.



BIG IDEA #8

HIGH-QUALITY ARCHITECTURE AND URBAN DESIGN.

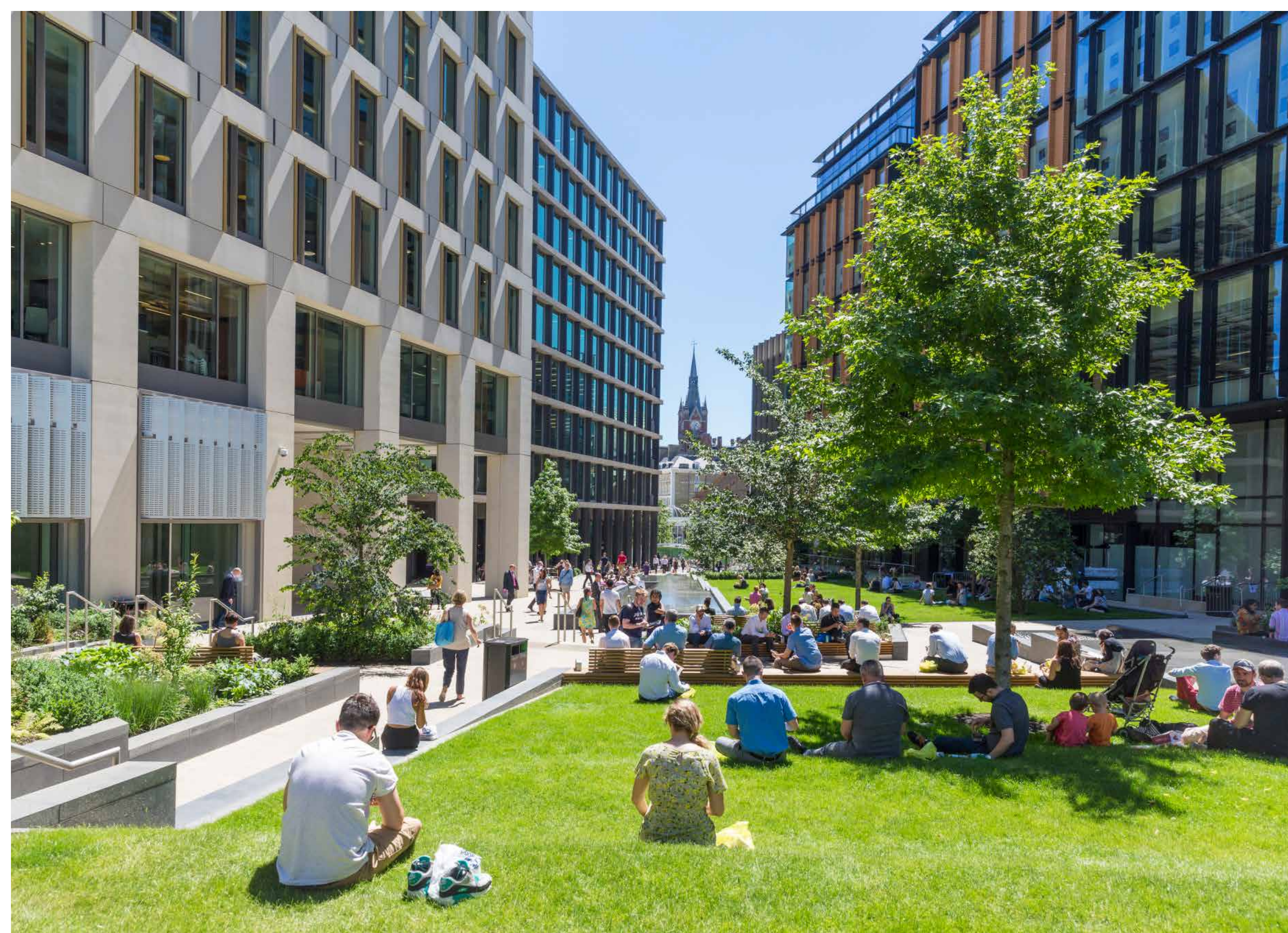
High-quality design and unique built form that enhances the current neighbourhood.

WHAT WE HEARD FROM YOU:

"Make it beautiful and exciting"

"Unique designs"

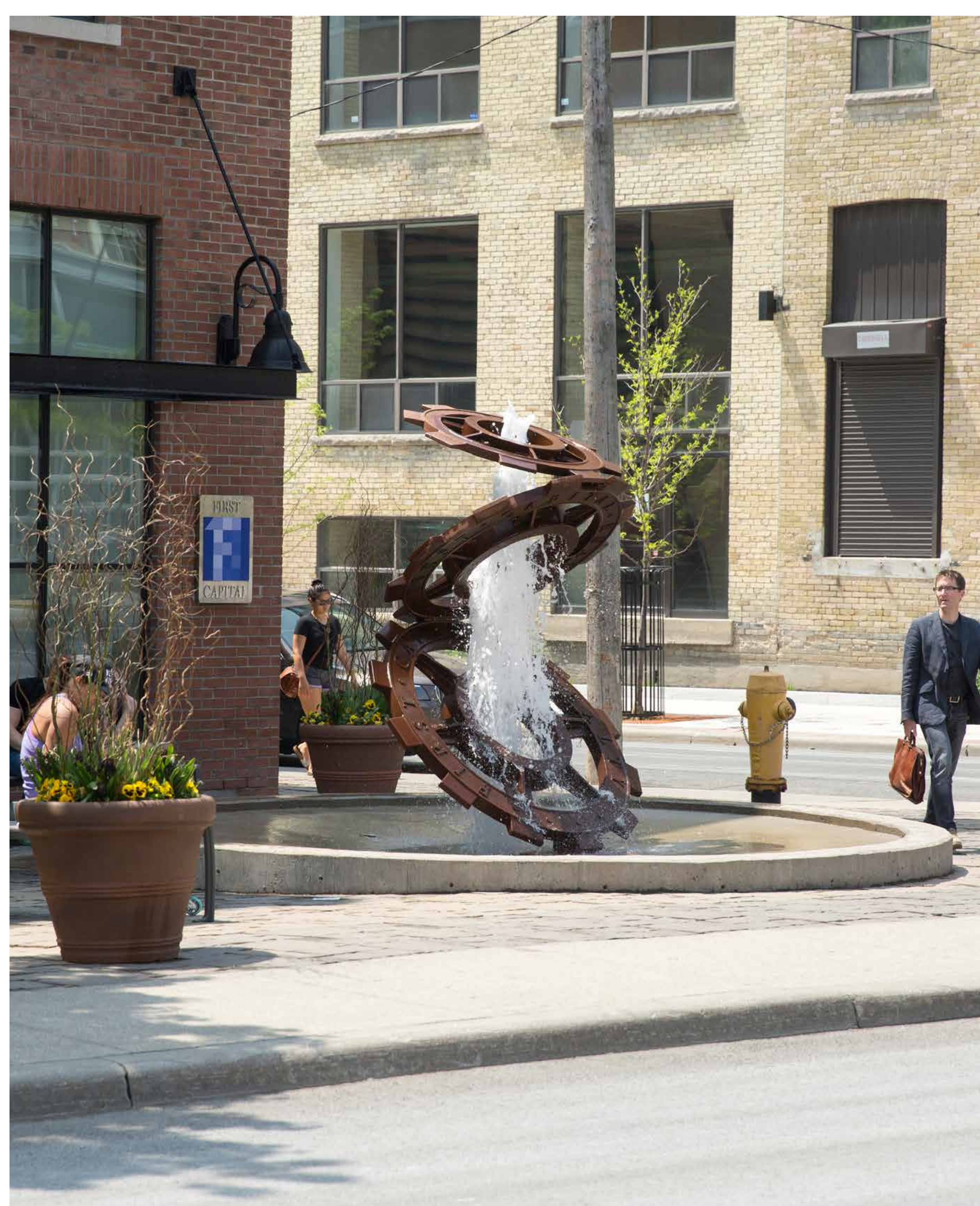
"Design that sets a high standard"



Integrating art with public realm spaces can offer residents an active and animated streetscape to enjoy.



A revitalized 2150 Lake Shore Boulevard West can contribute to the vibrancy of Humber Bay Shores through thoughtful design and community spaces that are woven into the landscape.



CURRENT SITE ZONING

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

First Capital Realty 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 for a mixed-use community with a transit hub.

Regeneration Area

A Regeneration Area land use designation would allow for a broad mix of uses including commercial, residential, parks and open spaces. This designation is applied to areas with vacant land and in need of revitalization. Regeneration would allow First Capital Realty to unlock potential and attract further investment, bringing new life to the streets and a future transit hub.

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.



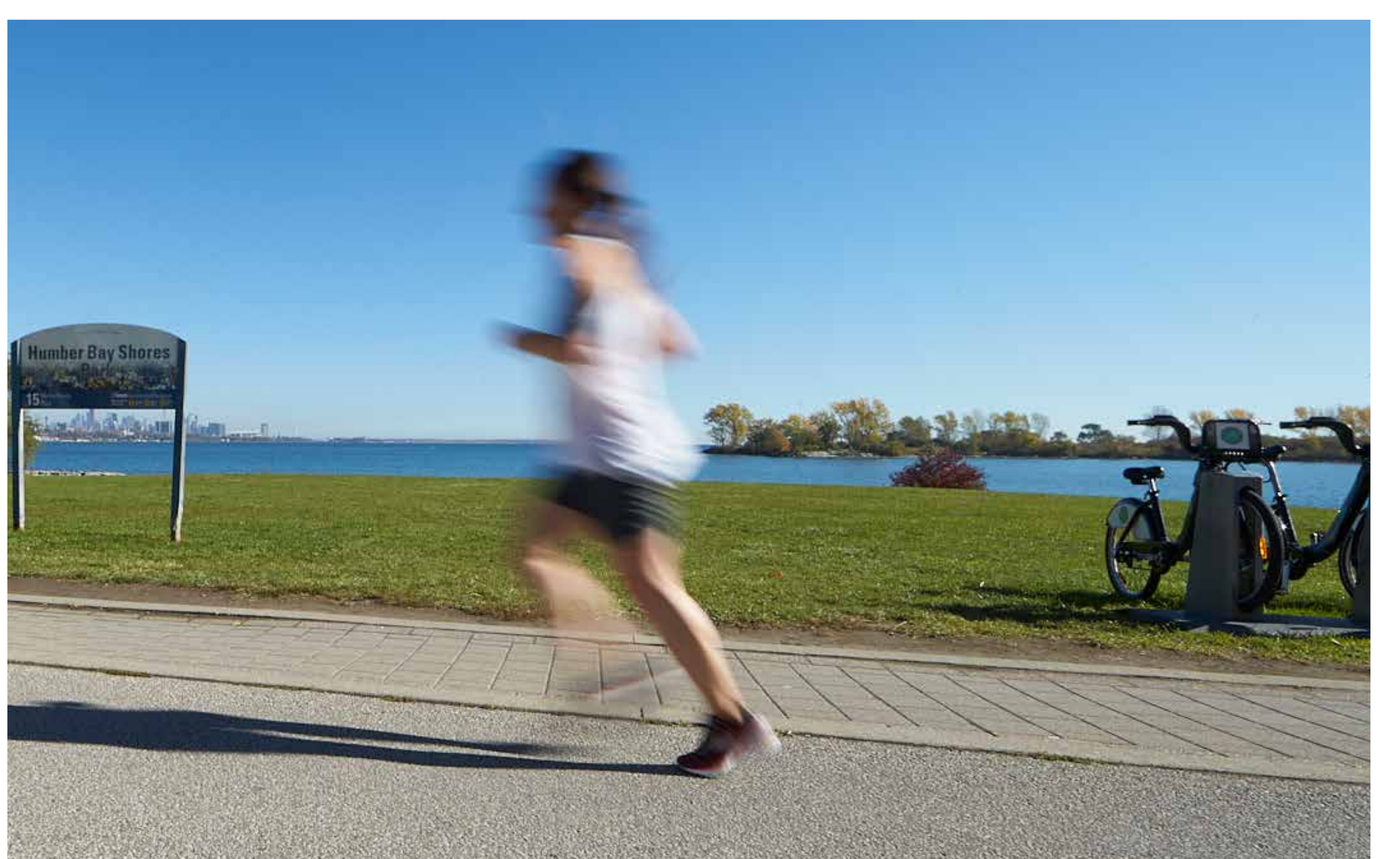
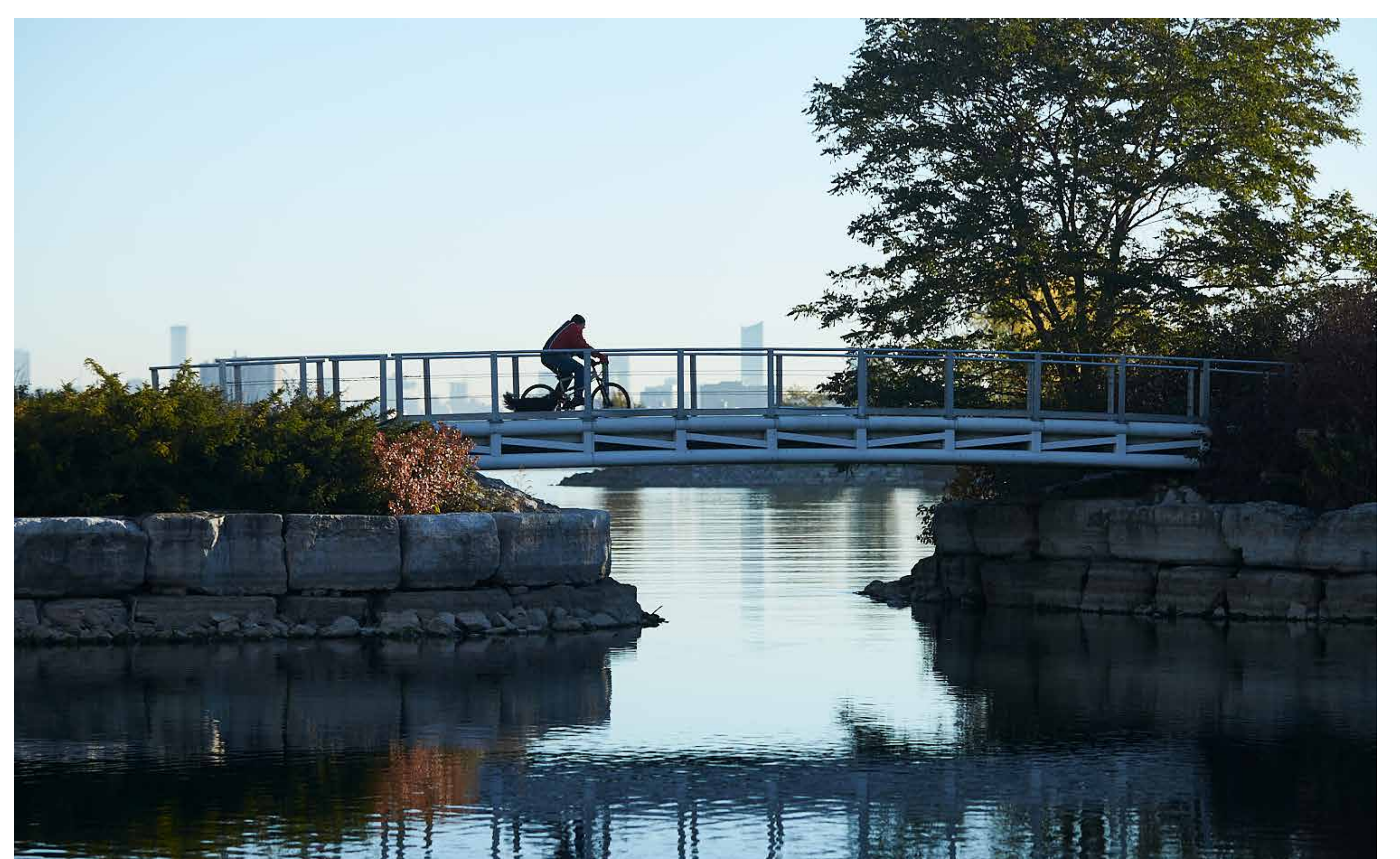
FUTURE PARK LAWN GO STATION

Local residents and businesses, elected representatives, City Council and Metrolinx have all identified a Park Lawn GO Station as a priority. First Capital Realty agrees that any new plan for Humber Bay Shores must be transit-oriented.

First Capital Realty is actively supporting efforts to establish an integrated transit hub centered on a Park Lawn GO Station.

A NEW TRANSIT HUB CAN:

- Address the transportation needs of current and future residents and businesses
- Add faster, more frequent and sustainable transit connections to downtown and the Greater Toronto Area
- Create opportunity to build better network connections to existing and planned routes for streetcars, buses, cyclists and pedestrians
- Create opportunity for multi-purpose roads and trails on-site to improve the local transportation network for all users



FUTURE CONNECTIONS

Improved connectivity unlocks local mobility and completes the community.



POTENTIAL TRANSIT IMPROVEMENTS

- New GO/TTC Transit Hub
- Integrate GO Trains, streetcars and buses
- Reroute existing services to create more efficient transit network for South Etobicoke



POTENTIAL CYCLING AND PEDESTRIAN IMPROVEMENTS

- Potential to extend multi-use trail connections from existing and planned network to Transit Hub



POTENTIAL ROAD IMPROVEMENTS

- Enhance design and functionality of both Park Lawn and Lake Shore W.
- Opportunity to provide new connections to existing network and facilitate better traffic flows with additional mobility and route options

PLANNING PROCESS UPDATES

We are in the early stages of a long-term planning process for the site.

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. First Capital Realty continues to seek a resolution with the City of Toronto about opportunities for a mixed-use, transit-oriented community through a Regeneration Area.

As the process evolves, there will be many opportunities for the community to provide feedback around the future of the site. Once a settlement is reached with City of Toronto to designate the site as a Regeneration Area, a Secondary Plan Process, led by the City, will begin.

THE PLANNING PROCESS:



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 our development process. Please provide us with your email address at the sign-in desk so we can keep you updated.

