

April 17, 2018

To: City of Toronto Executive Committee

From: Kiet Ngo, Director of Development and Acquisitions



Re: **Item 33.1 – Implementation of the SmartTrack Stations Program and the Metrolinx Regional Express Rail Program**

Good morning Mr. Mayor and Members of the Executive Committee. Thank you for the opportunity to speak with you today.

My name is Kiet Ngo, and I am the Director of Development at First Capital Realty. I am here on behalf of Jodi Shpigel, our Senior Vice-President of Development, who wanted to be here today but has previous a commitment outside the Province.

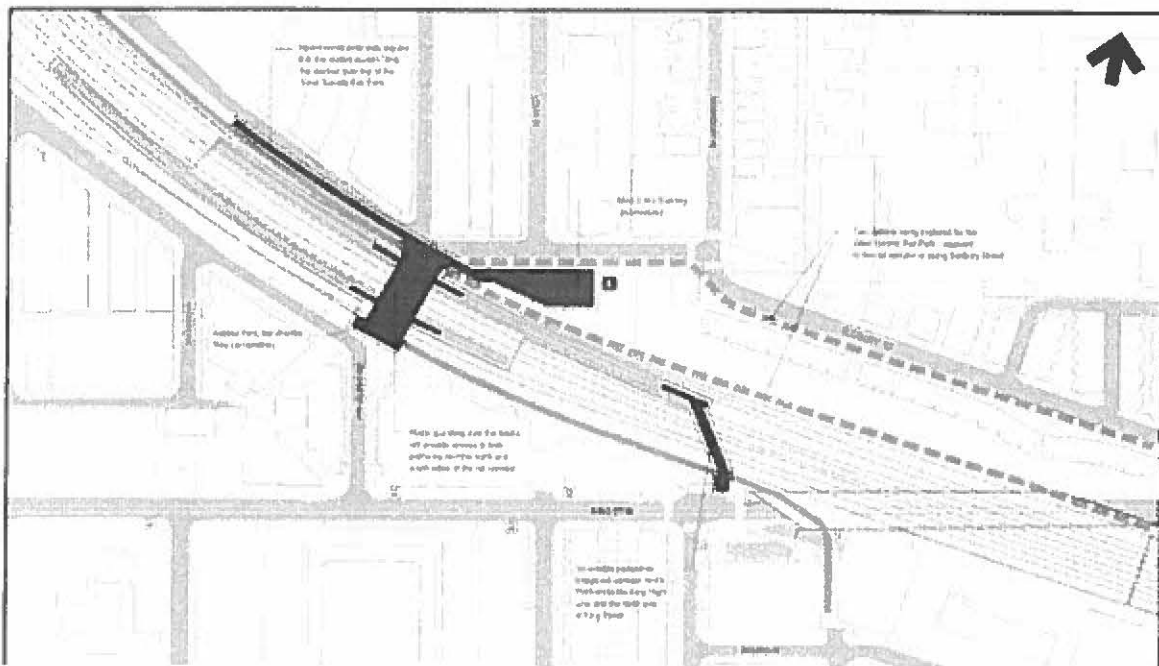
I am here to express First Capital's strong support for the SmartTrack program overall, and especially for the proposed design of the King-Liberty Station. As owners of the property immediately adjacent to the proposed station, First Capital is a willing and uniquely situated partner that is anxious to work with the City to provide the best connections possible to the station and between communities currently separated by the Georgetown Rail Corridor.

First Capital is one of Canada's leading owners, developers and managers of retail-oriented properties. We are a publicly traded company and own 161 properties in Canada's major urban centres, totaling 25 million square feet of gross leasable space. We are also committed to sustainability, and have built our properties to LEED standards since 2006. In fact, 114 of our properties have been certified to LEED to date. We are proud of our commitment to the environment and our active participation in communities where we invest.

Many of you are familiar with our company because of our presence in communities across the City. Our properties include Yorkville Village, One Bloor East, Leaside Village, Yonge/Lawrence NW, Parkway Mall, and many others. Our Head Office is located in Liberty Village, where we also have substantial investments in the retail area of this bustling community.

As mentioned earlier, we own the property immediately adjacent to the proposed King Liberty SmartTrack Station on the south side of the rail corridor. As a result, we have paid close attention while City planners and staff from Metrolinx have worked on the plans for this new and much-needed station. We have watched them address the engineering challenges associated with locating a station into this massive rail corridor and have been very impressed by the ingenuity and care that these planners and engineers have undertaken to maximize the benefits that this station can bring to communities in this section of the City.

We started construction on this adjacent property three years ago and hope to have it completed and occupied in 2018. Called the King High Line, this mixed-use development is located on the north side of King Street opposite Lamport Stadium and it will bring new retailers and employers to King Street West and over 500 new residential rental apartments of various sizes on the floors above. As part of that development, First Capital is constructing a multi-use path that will connect this development over the King Street bridge directly into Liberty Village. To make this path a reality, we have been working with Metrolinx for about three years to determine its exact dimensions, while they planned future electrification infrastructure and determined the space requirements for new tracks to accommodate SmartTrack and RER service improvements. As a result, we have learned how complicated it is to plan and engineer this critically important infrastructure. We have also committed to upgrade and re-engineer the very old bridge over King Street as part of our agreement with Metrolinx and have done extensive work in that regard.



Although this multi-use path is great for our development, it can serve a much higher and significant purpose when considered in context with the proposed station and the extension of the West Toronto Railpath on the north side of the rail corridor. The King Liberty Station design proposes to provide access to the platforms below by a bridge that could easily connect our multi-use trail to the approved extension of the West Toronto Rail Path. As a result, not only will transit riders from communities on both sides of the rail corridor have convenient and easy access to higher order transit, there is the added benefit of one continuous pedestrian and cycling trail that links all the communities from north of Dupont to Liberty Village. This is a sizable victory for transit and active transportation in this part of the City. The station design before you shows two bridge connections to our property, we are very supportive of this design and will work with the City and Metrolinx to make these connections work for everyone that wants to access the station or cross over the rail corridor.

Since First Capital moved its Head Office to Liberty Village 10 years ago, we have seen this part of the City grow substantially into a thriving and dynamic mixed-use community – with significant retail, residential and employment development. However, with that success and popularity - there have been some associated growing pains for a community that has rail and highway corridors on two sides that limit connection and mobility options. Therefore, improving transit and other active-transportation connections to adjacent communities and to other parts of the GTA is an extremely attractive objective for the thousands of people that come and go to and from Liberty Village every day.

The King-Liberty SmartTrack station will be a huge boost to transit riders in the western part of the downtown area and link several communities to the downtown, to other parts of the City and GTA. The new SmartTrack station will link the communities of Liberty Village, West Queen West, and King West to downtown Toronto, and the larger GO network.

In summary, First Capital is very excited about the new connections this station will make for the residents and businesses in Liberty Village and adjacent communities and that we look forward to working with you to make sure to build the best connections possible.

