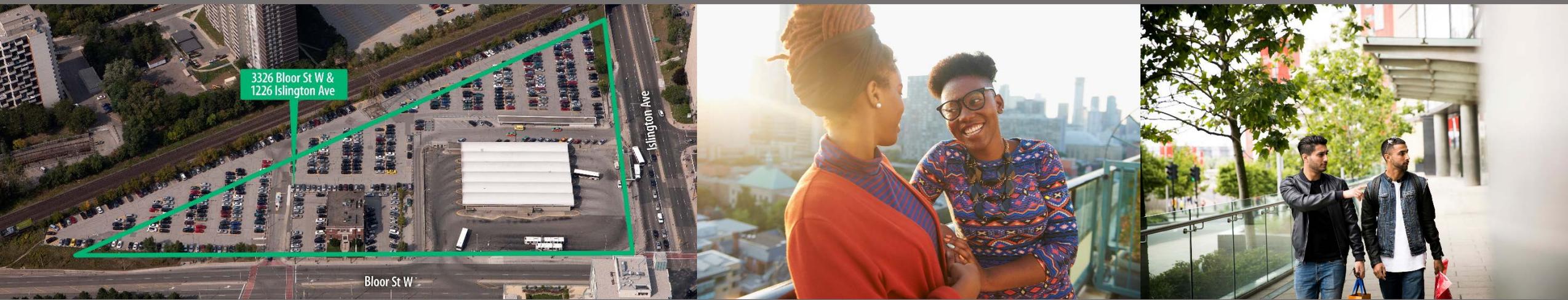


2019 Expand Your Empire Real Estate Ryerson Case Competition

Development Proposal – Bloor Street West and Islington Avenue



You are preparing a presentation to be demonstrated to the CreateTO Board of Directors. In the presentation, you need to propose a development plan for a parcel of land located at Bloor Street West and Islington Avenue (3326 Bloor St. W. & part 1226 Islington Ave.).

This triangular property is part of the Etobicoke “City Centre” in the west end and offers a unique opportunity for redevelopment. It currently houses the TTC and MiWay Bus Terminal along with the Islington subway station.

CreateTO’s early concepts integrate design and construction of a new bus terminal and ways to reintegrate the site into the surrounding neighbourhood. We are working to incorporate an affordable housing component within this development.

The Property Owner – CreateTO

Launched on January 1, 2018, CreateTO was established by the City of Toronto to manage its real estate portfolio, which, with more than 8,000 properties, is one of the most expansive, diverse and valuable real estate portfolios in all of North America.

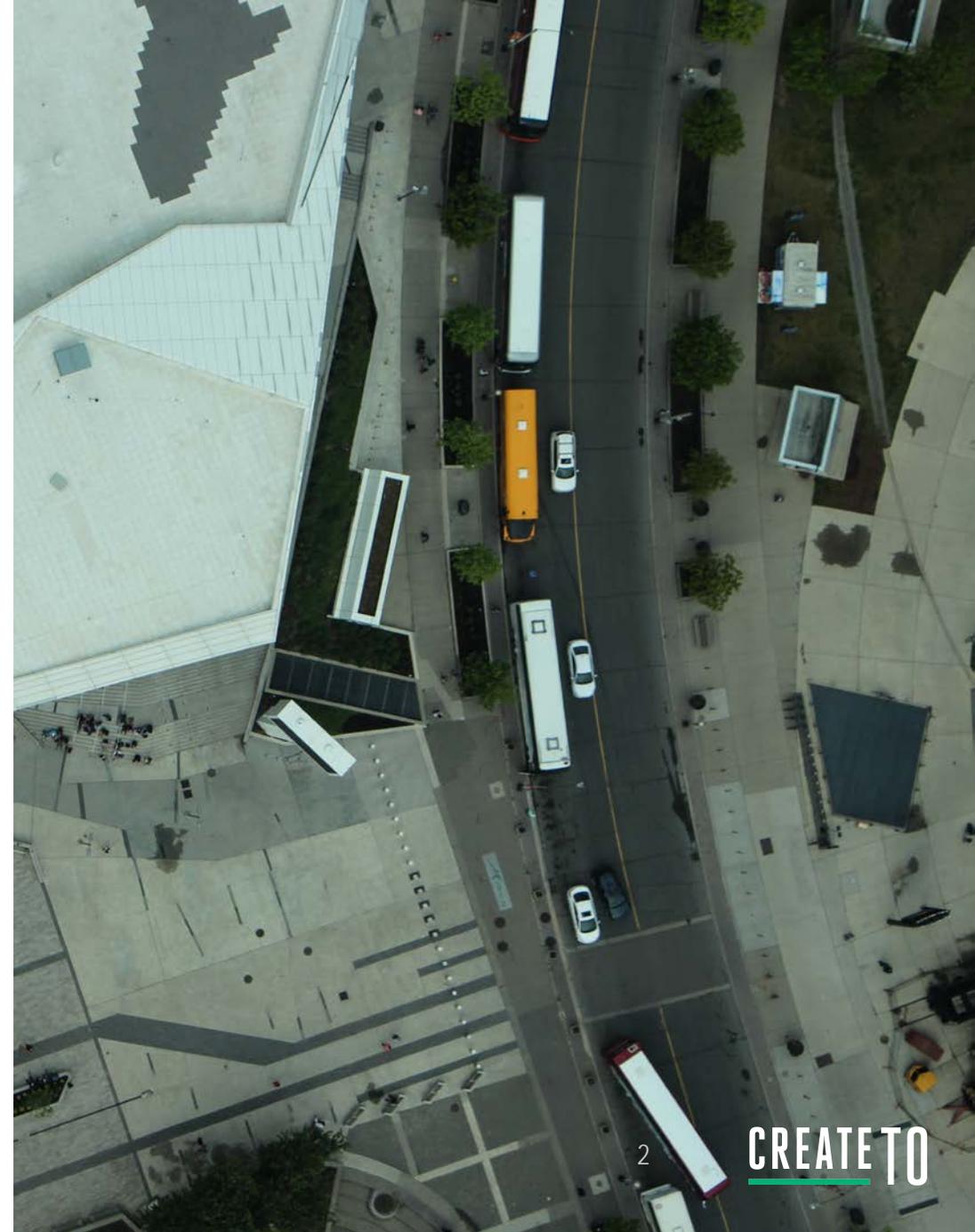
CreateTO will develop City buildings and lands for municipal purposes and deliver client-focused real estate solutions to City divisions, agencies and corporations.

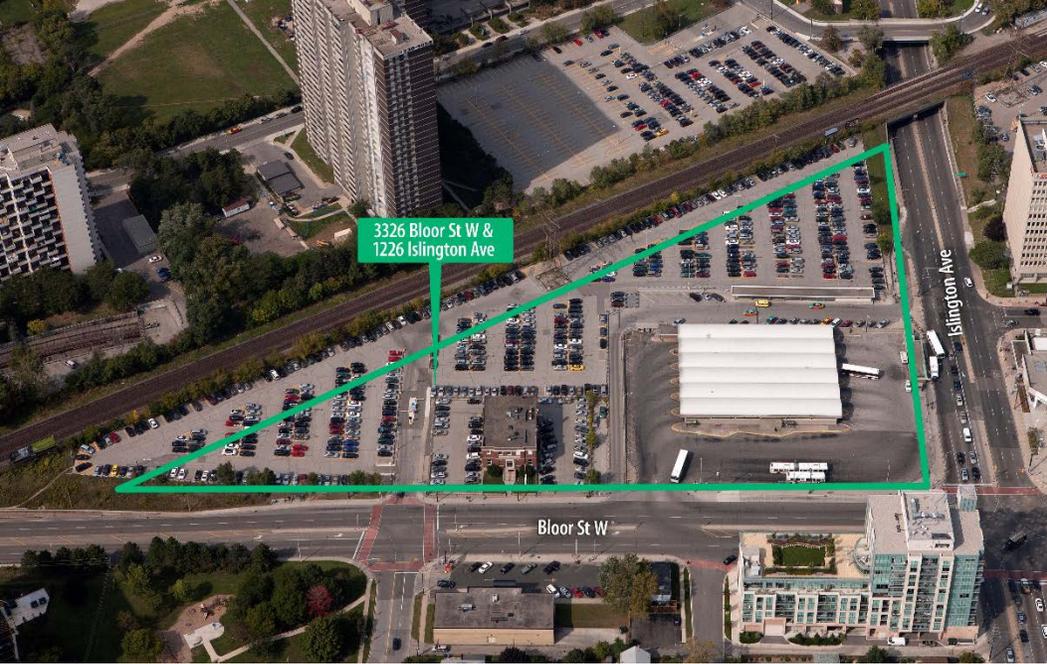
CreateTO works closely with the City of Toronto's Real Estate Services and Facilities Management divisions to apply a city-wide lens to ensure the most effective use of real estate assets. Previously, more than 24 divisions, agencies and corporations had been involved in a variety of real estate functions and activities.

CreateTO will enable the City, for the first time, to adopt a strategic city-wide approach towards the delivery of real estate services that promote a balance of community and economic benefits. The intent: to create opportunities to build a better Toronto by continuously looking for new and better ways to use the City's real estate assets, underutilized and surplus lands and open spaces.

Serving as a catalyst for city building, CreateTO works collaboratively with City stakeholders, external partners and community members to develop real estate solutions that are innovative in their approach and effective in their design and delivery – creating more livable, sustainable and inclusive communities.

More information about CreateTO can be found at www.createto.ca





The Property

Bloor Street West and Islington Avenue (3326 Bloor St. W. & part 1226 Islington Ave.)

The 4.9 acre site, located on the northwest corner of Bloor and Islington, currently houses a TTC commuter parking lot, subway station, bus terminal and residential development sales centre.

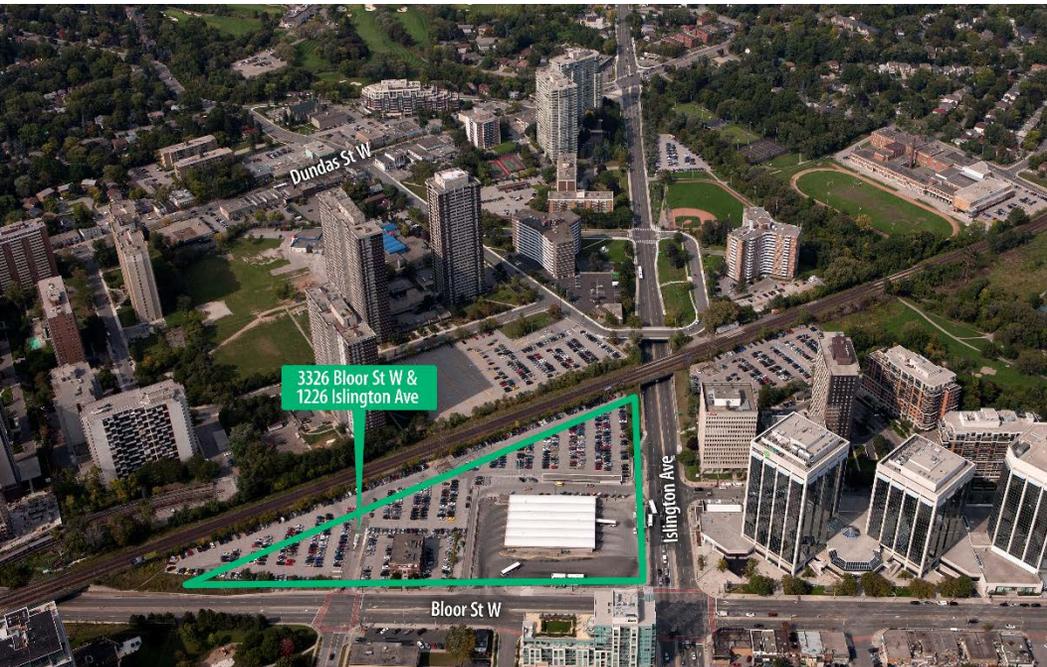
Surrounding uses include a CP rail line, Hydro One corridor, and high-density residential and commercial office buildings.

The Official Plan - Land Use Designation for this site is Mixed-Use and subject to the Etobicoke Civic Centre Secondary Plan.

More information about the property can be found at https://createto.ca/project/bloor_street_west_and_islington_avenue/

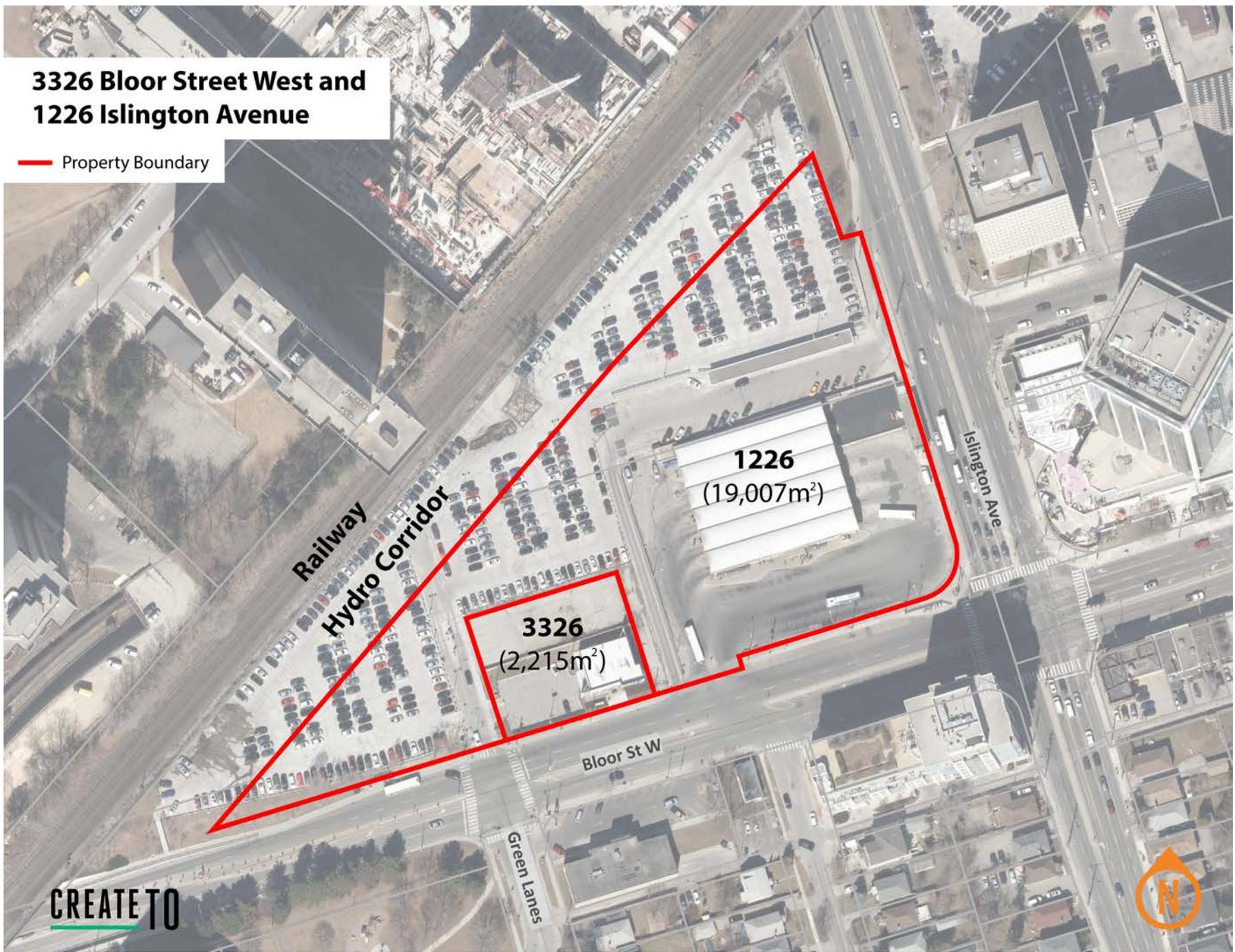
Project Objectives

- Master Plan site: creating a transit-oriented mixed-use development, including a redesigned bus terminal and subway entrance to the concourse
- Integrate the site into the surrounding neighbourhood creating a sense of identifiable place
- Must include an affordable rental housing component
- Illustrate thought towards the quality of urban design



**3326 Bloor Street West and
1226 Islington Avenue**

— Property Boundary



3326 Bloor Street West and 1226 Islington Avenue

— Property Boundary

Islington Junior Middle School

Tom Riley F

Railway
Hydro Corridor

1226
(19,007m²)

Islington Bus Terminal

3326
(2,215m²)

Bloor St W

Green Lanes

Clissold Rd

Kenway Park

CREATE TO

