

Mimico GO Transit Oriented Development Opportunity

TOD OPPORTUNITY AT MIMICO GO STATION

- Transit Oriented Development (TOD) is higher density, mixed-use development that is connected, next to or within a short walk of transit stations, and is designed to encourage transit use.
- TOD increases ridership, decreases vehicle use and creates vibrant communities by better utilizing station lands.



PLANNED STATION IMPROVEMENTS

- There are already planned improvements at Mimico GO Station, which include:
 - New station building
 - Tunnels and elevators
 - Refurbished platforms
 - New entrance buildings
- The improvements will bring the station up to current Metrolinx accessibility standards.

MIMICO GO STATION AERIAL DIAGRAM



LEGEND

- | | | |
|------------------------|----------|----------------|
| STAIRS | SHELTERS | MINI-PLATFORMS |
| ELEVATORS / VESTIBULES | TUNNELS | |

THE OPPORTUNITY

- Metrolinx is in negotiations with a real estate developer who owns the land to the north of the existing Mimico GO Station
- The negotiations are for a mixed use Transit Oriented Development.
- The real estate developer would construct a new main station building, dedicated GO parking, and a greenway in front of the station.
- The real estate developer would be granted the right to develop above the station, as part of a mixed use development.
- The real estate developer would pay all construction costs for the station, the parking and the greenway.

SUMMARY OF BENEFITS TO METROLINX

- Improved station access
- Increased GO ridership
- New main station building constructed at nominal cost to Metrolinx
- New parking constructed at nominal cost to Metrolinx
- Reduced customer travel time through station
- A Transit Oriented Development that optimizes the use of Metrolinx land

NEXT STEPS

- Metrolinx and the real estate developer will continue negotiations to better define the integrated development details, timing, etc.
- If agreement can be reached Metrolinx will enter into the necessary legal agreements for the Transit Oriented Development.
- Report back to the Board on the progress and details of this Transit Oriented Development.

