

# NEW STATIONS TOC PROCESS

## Transit Oriented Communities Program – Process for New Station Partnerships

### 1 Third Party Proposal

Interested in delivering a new GO Station through the Transit Oriented Communities (TOC) Program?

Start the process by contacting the [Metrolinx TOC Team](#) to indicate interest and to learn more on how to get started.

### 2 Proposal Evaluation / Assessment

Once interest is received, Metrolinx will begin preliminary investigations, which consist of:

- Adherence to the objectives of the TOC Program
- Initial Due Diligence
- Station Assessment
- Initial Business Case (IBC)

Every new station requires a positive Business Case result. If a Business Case does not exist, or is outdated, the third party is required to fund the new or updated Business Case. This process takes approximately six months to complete.

At the same time, Metrolinx will initiate a Non-Disclosure Agreement (NDA).

### 3 Agreements

Once the initial due diligence, proposal evaluation and assessment are positive and meet provincial requirements, the next steps are:

- Identify high-level deal terms and property considerations for negotiations and enter into a non-binding Letter of Intent (LOI). This involves technical discussions, including Functional Station Requirements (FSRs).
- Metrolinx will develop and deliver the Metrolinx Asset Protection Package (MAPP) which defines the process, standards, and requirements to develop the design between the third party and Metrolinx.
- Once the LOI is executed, both parties will enter into negotiations to reach a binding Umbrella Agreement that is subject to government approval with agreed upon terms and value exchange.

### 4 Delivery / Implementation

The third party will then develop and construct the project in accordance with the agreements executed in Stage 3 and proceed to project handover upon completion.

# EXISTING STATIONS TOC PROCESS

## Transit Oriented Communities Program – Process for Existing Station Partnerships

### 1 Third Party Proposal

Interested in a new development opportunity at or adjacent to an Existing GO Station?

Start the process by contacting the [Metrolinx TOC Team](#) to submit a proposal and to learn more on how to get started.

### 2 Proposal Evaluation / Assessment

Once interest is received, Metrolinx will begin preliminary investigations, which consist of:

- Adherence to the objectives of the TOC Program
- Initial Due Diligence
- Proposal Evaluation

Proposals will be evaluated based on strategic fit and compliance with the Ontario Realty Directive.

At the same time, Metrolinx will initiate a Non-Disclosure Agreement (NDA).

### 3 Agreements

Once the initial due diligence, proposal evaluation and assessment are positive and meet provincial requirements, the next steps are:

- Identify high-level deal terms and property considerations for negotiations and enter into a non-binding Letter of Intent (LOI). This involves technical discussions, including Functional Station Requirements (FSRs).
- Metrolinx will develop and deliver the Metrolinx Asset Protection Package (MAPP) which defines the process, standards, and requirements to develop the design between the third party and Metrolinx.
- Once the LOI is executed, both parties will enter into negotiations to reach a binding Umbrella Agreement that is subject to government approval with agreed upon terms and value exchange.

### 4 Delivery / Implementation

The third party will then develop and construct the project in accordance with the agreements executed in Stage 3 and proceed to project handover upon completion.

# ENTRANCE CONNECTIONS TOC PROCESS

## Transit Oriented Communities Program – Process for LRT Station Partnerships

### 1 Third Party Proposal

Interested in delivering a new entrance connection?

Start the process by contacting the [Metrolinx TOC Team](#) to indicate interest and to learn more on how to get started.

### 2 Proposal Evaluation / Assessment

Once interest is received, Metrolinx will begin preliminary investigations, which consist of:

- Adherence to the objectives of the TOC Program
- Initial Due Diligence
- Technical Review - Technical review will be based upon the availability of a knock-out panel for the entrance connection.

At the same time, Metrolinx will initiate a Non-Disclosure Agreement (NDA).

### 3 Agreements

Once the initial due diligence, proposal evaluation and assessment are positive and meet provincial requirements, the next step is for Metrolinx to develop and deliver the Metrolinx Asset Protection Package (MAPP) which defines the process, standards, and requirements to develop the design between the third party and Metrolinx.

The MAPP will inform the necessary agreements and both parties will enter into the following:

- Developer's Agreement
- Entrance Connection Agreement
- Construction Agreement

### 4 Delivery / Implementation

The third party will then develop and construct the project in accordance with the agreements executed in Stage 3 and proceed to project handover upon completion.

\*Entrance Connections will not be considered until substantial completion. Also, the timelines for Stages 3 and 4 are driven by developer timelines, the municipal planning process, and internal Metrolinx Controls.