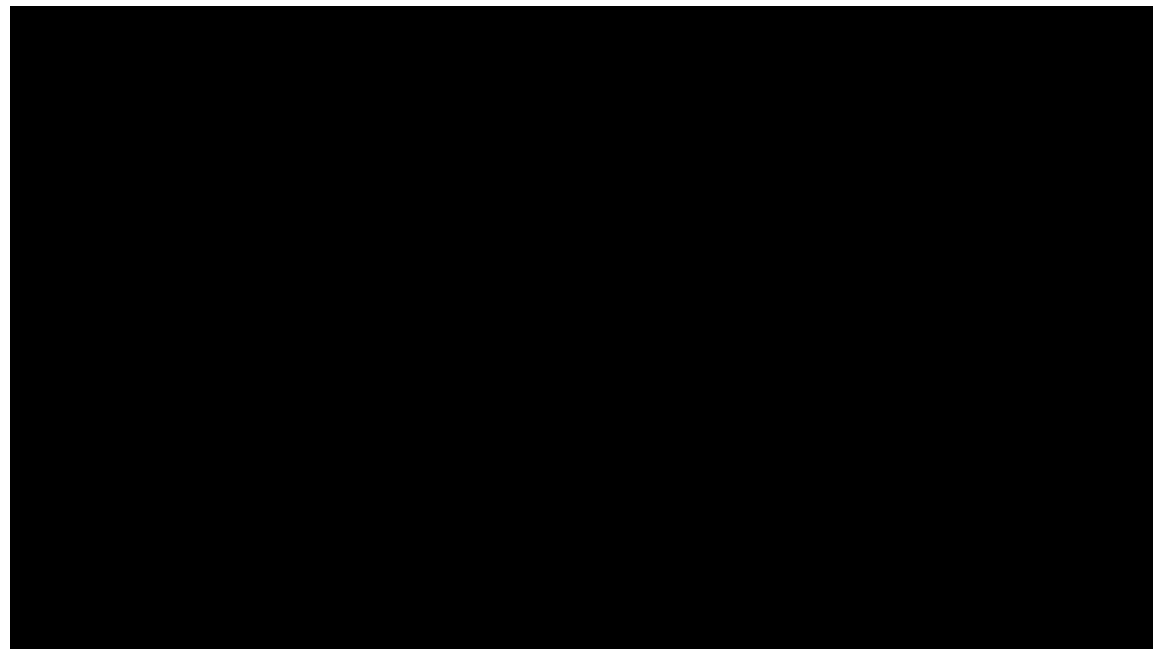
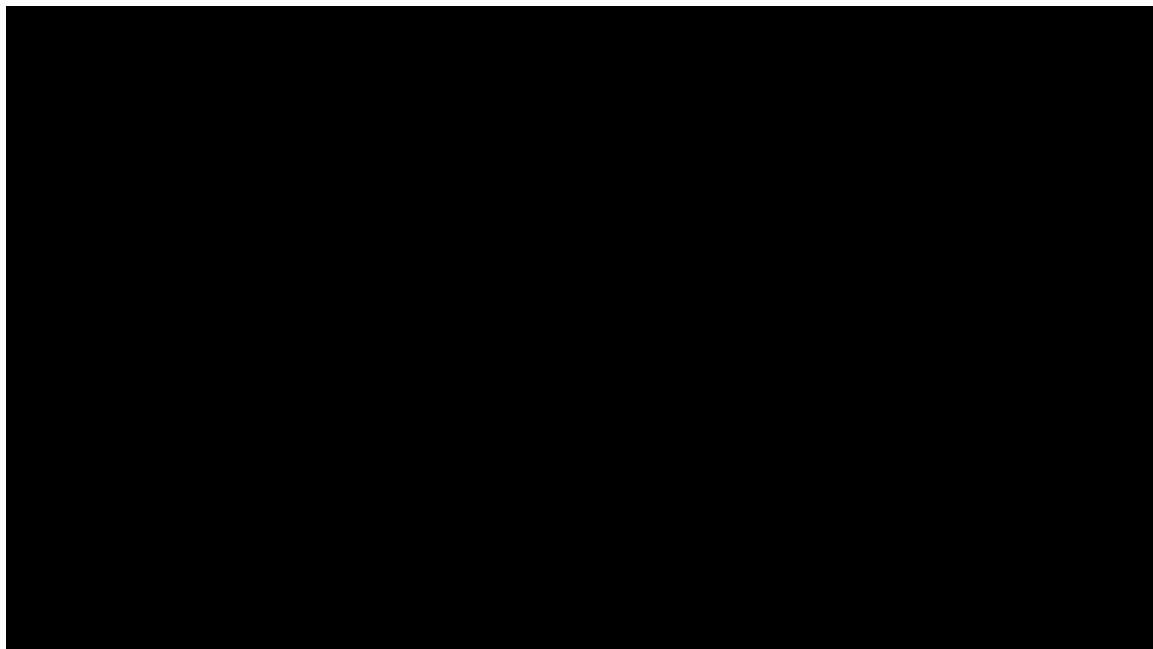


# SALESFORCE TRANSIT CENTER AND CIBC SQUARE

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# PAVEN R. BRATCH & METROPARTNERS

- Hamilton born
- McMaster Commerce grad
- Started career at P&G in 1985
- Marketing, technology and real estate entrepreneur for 30 years (Global, Toronto & Hamilton)
- Canada's Top 40 under 40 and recognized innovator
- Extensive global network in numerous sectors
- Numerous local projects including Condominium project with heritage elements, a number of medical centres and hospitality
- Live on a 100 acre organic farm in Carlisle with wife of 23 years, 2 kids and 1 new adult

# SOME OF OUR ADVISORS

- John Ruffalo, founder and former head of OMERS Ventures and Vice Chair of Council of Canadian Innovators
- Anand Sinha, Technology Executive, Employee #9, RIM and Hamiltonian
- Jazz Samra – Corporate Partnerships Executive US, Google Customer Solutions
- Manoj Pundit, Partner, Tech and Emerging Growth Sectors, BLG
- Global Technology real estate executives
- Senior Finance Executives

- The City issued a call for input and/or proposals and my firm, MetroPartners Inc., retained Lintack Architects and others to create an exciting vision for the creation of a technology hub on the lands and we submitted a detailed proposal in the format prescribed on October 14<sup>th</sup>,2016
- Continued to invest money in the creation of this concept
- “The frame-work set out in the consultation [was] to ensure that [the City] receives submissions through an open process and that respondents receive fair and reasonable attention towards the review of their respective submissions.”
- City Staff felt our proposal had merit and engaged with us

# THE BACKGROUND

- 10 million square feet of commercial space under construction in Toronto and population projected to be 8 Million by 2030
- Hamilton IS a Metropolitan city and is on the rise but can go much faster
- Public sector largest employer in Hamilton does not pay municipal taxes
- 2% vacancy in Toronto - Hamilton **does NOT have a single A Class** building to begin to attract the overflow
- Current City of Hamilton parking lot has 2 year waiting list and at 100% capacity AND virtually **no green space**
- Rapid access to Toronto UNION from Hunter Street GO critical for business by GO Bus and Train
- The City needs \$\$\$ and we will pay for the land and pay taxes
- Start a shift from a city where the public sector is one of the largest employers to a private sector/technology capital that will lift all boats

# THE PROPOSED PLAN

- Purchase the lands at Fair Market Value from the City conditional on creation of Technology Hub with parking
- All of the standard consultations and processes to be observed
- Complement the post-Modern architecture of Hamilton's City Hall and not exceed escarpment height rules (20 and 24 stories)
- Replace limited surface parking and no greenspace with multi-story transit connected parking for bikes, e and regular cars and convertible to office if parking no longer required
- Create boutique grocery space and shops to serve area with a 250,000 square foot plaza
- World class atrium and modern office towers with roof top features
- Net Zero
- Green space on elevated surface (Un-pave what could be paradise)
- Create approximately 7,000 new jobs
- Create an adjoining Wellness Centre
- High school living lab classrooms and internship space

# CITY HALL EXPANSION

- Original City Hall restored under budget
- Will construct and lease additional building in 8-10 years as required with City Hall having first right of approval
- 12 stories

# CIBC SQUARE



Located in the Downtown South submarket at 81 Bay Street, CIBC Square is an iconic two-phase development which spans across an 8-acre site owned by Ivanhoe Cambridge. Developed by Hines, the 1.5 million square feet development is currently 100% leased and is slated for completion in the second quarter of 2020. CIBC Square II, located at 141 Bay Street is a 1.4 million square feet development tentatively scheduled for completion in early 2024.

Both developments feature CIBC as their anchor tenant and are joined by an elevated park separating them. With plenty of amenities in the vicinity, CIBC Square I and II feature easy access to Union Station and the Scotiabank Arena.



# SALESFORCE TRANSIT CENTER



Located at 45 Mission Street in the San Francisco Bay Area.

The 5.4-acre rooftop elevated park features a sociable open space for people to gather.