

FOR SALE

8 DAWES ROAD
TORONTO, ONTARIO

HIGH-RISE RESIDENTIAL
REDEVELOPMENT OPPORTUNITY

KEY HIGHLIGHTS

TRANSIT-ORIENTED DEVELOPMENT SITE

- Located adjacent to the Danforth GO Station, along the Lakeshore East rail corridor, within the Danforth Village community.
- 500 metres from the Main Street TTC Subway Station on the Bloor-Danforth subway line.
- Exceptional access to public transit, connecting to Downtown Toronto within 15 minutes by GO Transit and within 30 minutes by TTC.
- Located within the Main Street Planning Study Area that identifies the subject Site as a tall building location.

HIGH-DENSITY RESIDENTIAL OPPORTUNITY OF SCALE

- The Property represents a rare opportunity to secure a 0.66 acre high-density development site within a mobility hub that is within walking distance to the Danforth Avenue amenities.
- The Site is located in a mixed use area and within 500 metres of two major transit stations which support intensification and building heights similar to those approved or proposed within close proximity to the Site, which range from 17-storeys to 39-storeys.
- The Vendor has engaged Urban Strategies Inc. to develop a realistic planning rationale and development concepts for the Property which incorporates current provincial, regional and municipal planning context together with development precedents approved within the local community.
- Preliminary investigations indicate that the Site can accommodate a single tower development of 26 or 30 storeys with a gross floor area up to approximately 272,300 sf (9.4 FSI).

	Total GBA	Total GFA	FSI	Total Non-Residential GFA	Total Residential GFA	Non-Sensitive Use
Option 1 (26 storeys)	276,600 sf (25,700 sm)	243,300 sf (22,600 sm)	8.4	5,400 sf (500 sm)	164,700 sf (15,300 sm)	73,200 sf (6,800 sm)
Option 2 (30 storeys)	308,900 sf (28,700 sm)	272,300 sf (25,300 sm)	9.4	9,700 sf (900 sm)	189,400 sf (17,600 sm)	73,200 sf (6,800 sm)

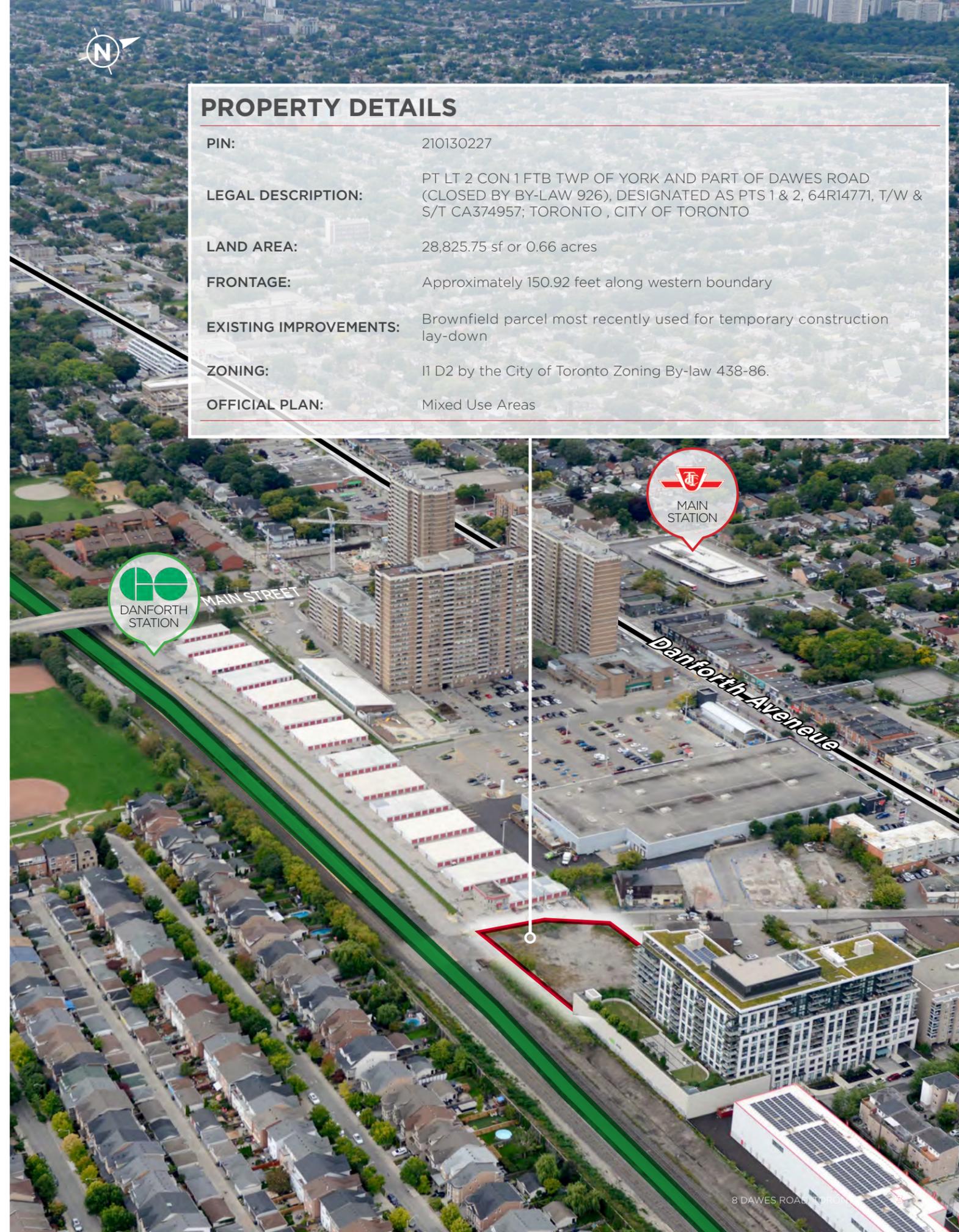
*The options noted would require a Zoning Bylaw Amendment, depending on the final design.

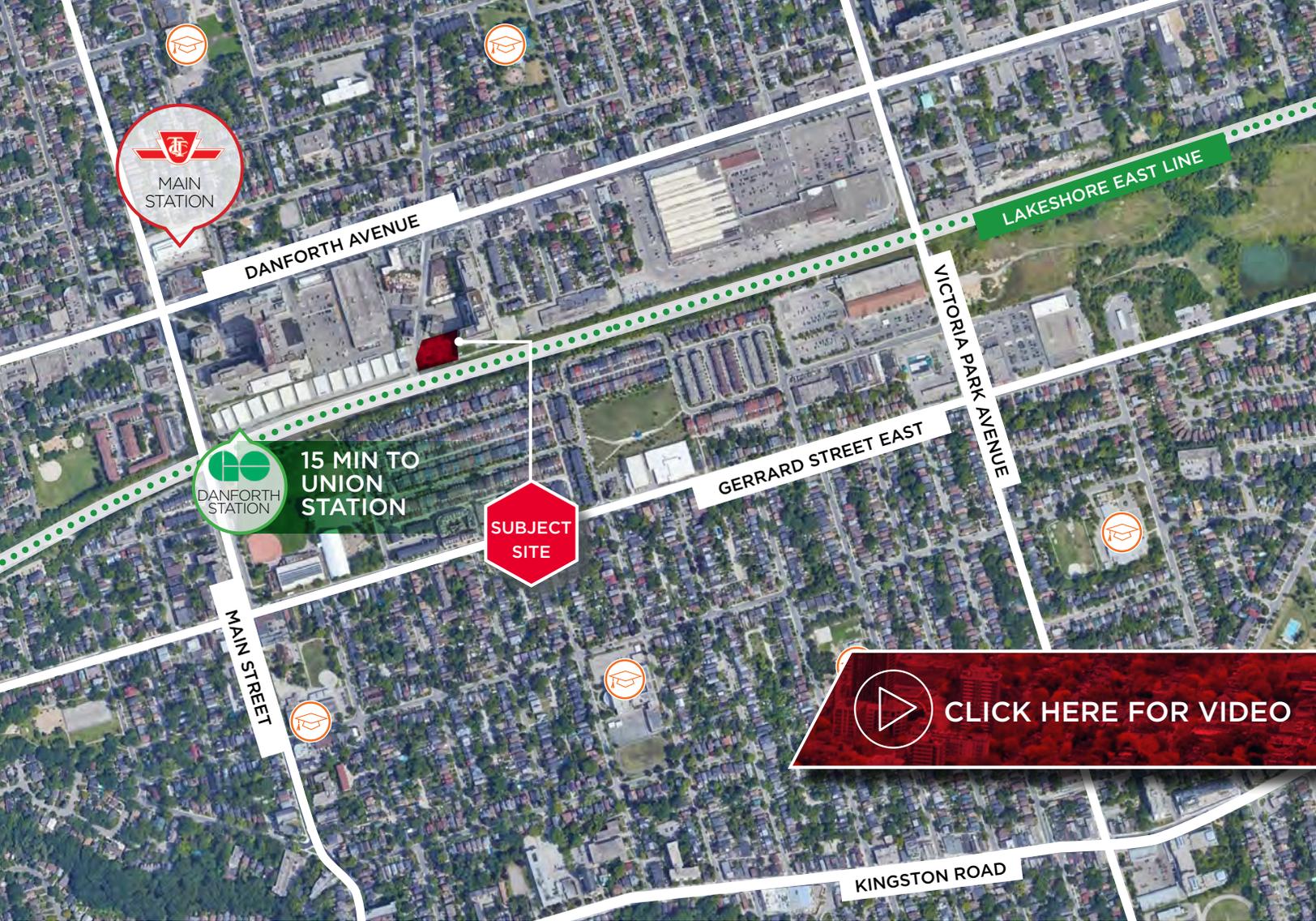
STRONG RESIDENTIAL MARKET FUNDAMENTALS

- The Toronto East sub-market has been a target for new residential developments over the past several years, due in part to its access to major roadways, proximity to public transit, retail amenities and proximity to Downtown Toronto.
- There are currently eight developments under construction and marketing with a total of 1,522 active units. There is a total of 25 proposed developments, which will add a total of 8,483 units to the development pipeline in the Toronto East region.

PROPERTY DETAILS

PIN:	210130227
LEGAL DESCRIPTION:	PT LT 2 CON 1 FTB TWP OF YORK AND PART OF DAWES ROAD (CLOSED BY BY-LAW 926), DESIGNATED AS PTS 1 & 2, 64R14771, T/W & S/T CA374957; TORONTO, CITY OF TORONTO
LAND AREA:	28,825.75 sf or 0.66 acres
FRONTAGE:	Approximately 150.92 feet along western boundary
EXISTING IMPROVEMENTS:	Brownfield parcel most recently used for temporary construction lay-down
ZONING:	I1 D2 by the City of Toronto Zoning By-law 438-86.
OFFICIAL PLAN:	Mixed Use Areas





OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of the land located at 8 Dawes Road, Toronto, Ontario (the “Property” or “Site”). The Property is offered for sale unpriced. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offers are to be sent to the listing team identified below.

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