

Burlington GO

Condo Lands

2269 Fairview St, Burlington ON

APPROVED TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY OF
SCALE AT THE BURLINGTON GO



KEY HIGHLIGHTS

TRANSIT-ORIENTED LOCATION

The Property is located 400 metres from the Burlington GO Train Station on the high-frequency Lakeshore West GO Line. Commuters can access downtown Toronto’s Union Station in 50 minutes or less, as well as Hamilton Station in 25 minutes. The area is well supplied with bus services, including eight Burlington Transit routes converging at the Burlington GO. With respect to ridership, more than 3,100 passengers utilize Burlington station daily and more than 844,000 use it annually. Highways 403/QEW and 407 are located within 2.5 kilometers of the Site, further connecting the location with destinations in the Greater Toronto Area.

AMENITY RICH LOCATION

In addition to its proximity to transit, the Property has exceptional access to retail and recreational amenities. There are three major retail centres within a five minute drive of the Site including RioCan Burlington Centre, Burlington and Brant Power Centres and Mapleview Mall which provide a comprehensive range of national and international retailers as well as multiple grocery and service options. Downtown Burlington is 2.5 kilometers away providing various dining, convenience and recreational options including the Burlington waterfront trail network, Spencer Smith Park and Lake Ontario.

ZONED DEVELOPMENT OF SCALE

The Vendor has secured zoning approval from the City of Burlington and the OLT to permit the development of a multi-tower condo development with of 903,048 sf of gross floor area, including 989 residential units ranging from studio to three-bedroom layouts. Zoning approval was secured in May 2022, providing a significant speed to market advantage. The scale of the Development lends itself to phasing and provides the opportunity for a staggered release of units.

STRONG MARKET FUNDAMENTALS

Burlington has been a target for residential intensification, due in part to its access to transit, major roadways, retail and recreational amenities and strategic location within the Greater Golden Horseshoe. There are currently only six condominium projects in the presale and construction phases of development, with average absorption among these projects at 96%. Due to municipal planning controls, there has been only a single project launched in 2022 which has achieved sales prices in excess of \$1,100 psf and has already reached 95% absorption. This low-supply environment bodes well for an upcoming launch at the subject Property as it provides an opportunity to capture a significant share of pent-up demand.

POISED FOR GROWTH

Halton Region is forecasted to grow to more than 1.1 million residents by 2051. Larger municipalities such as Burlington and Oakville will need to pursue infill opportunities to accommodate additional residents. The City of Burlington is projected to grow to approximately 218,000 residents by 2031 and 265,000 by 2051.

SITE DETAILS

LAND AREA	2.686 acres – Subject to completion of severance
FRONTAGE	Approx. 506.79 feet of frontage – Fairview Street Approx. 147.54 feet of frontage – Drury Lane
EXISTING IMPROVEMENTS	2269 Fairview Street – Two-storey showroom / office
OCCUPANCY	Vacant
ZONING	MXT-514 – Mixed Use Transit
REGIONAL OFFICIAL PLAN	Major Transit Station Area, Urban Growth Centre

Burlington
GO
Station



BURLINGTON CURRENT / PROJECTED POPULATION

195,000 / 265,000 (36% increase ↑)



HALTON CURRENT / PROJECTED POPULATION

621,000 / 1,100,000 (77% increase ↑)

SOURCE: DRAFT PREFERRED GROWTH CONCEPT, HALTON REGION

KEY HIGHLIGHTS

BEST-IN-CLASS, MASTER-PLANNED COMMUNITY

The subject Property is located adjacent to a master planned multi-family community that is being built separately by the Vendor, and provides a unique opportunity to leverage their long-term vision and commitment to the location. As a result, a significant investment is being made to enable infrastructure that directly benefits the Site including the interior roadway, rail crash wall and parkland. The park, private internal roads, and plaza have been thoughtfully designed to allow for a range of uses, programming and activation that will make this site a destination within Burlington and offer an enhanced pedestrian experience. The central courtyard, café seating and complimentary retail combine to offer a vibrant community hub that benefits the rental and condominium phases equally. This Development features precedent-setting architectural design and best-in-class multi-family expertise, including project leadership by InterRent REIT and CLV Group, market-leaders in rental apartments. The entire master-planned community will feature more than 2,100,000 sf of above grade gross floor area split between the rental and condominium phases, as follows:

- Phase 1 Rental – 627,889 sf / 775 Units
- Phase 2 Rental – 591,707 sf / 751 Units
- **Condominium Offering – 903,048 sf / 989 Units (Subject Property - Offered For Sale)**
- Total – 2,122,644 sf / 2,515 Units

PEDESTRIAN ACTIVATION



KEY HIGHLIGHTS

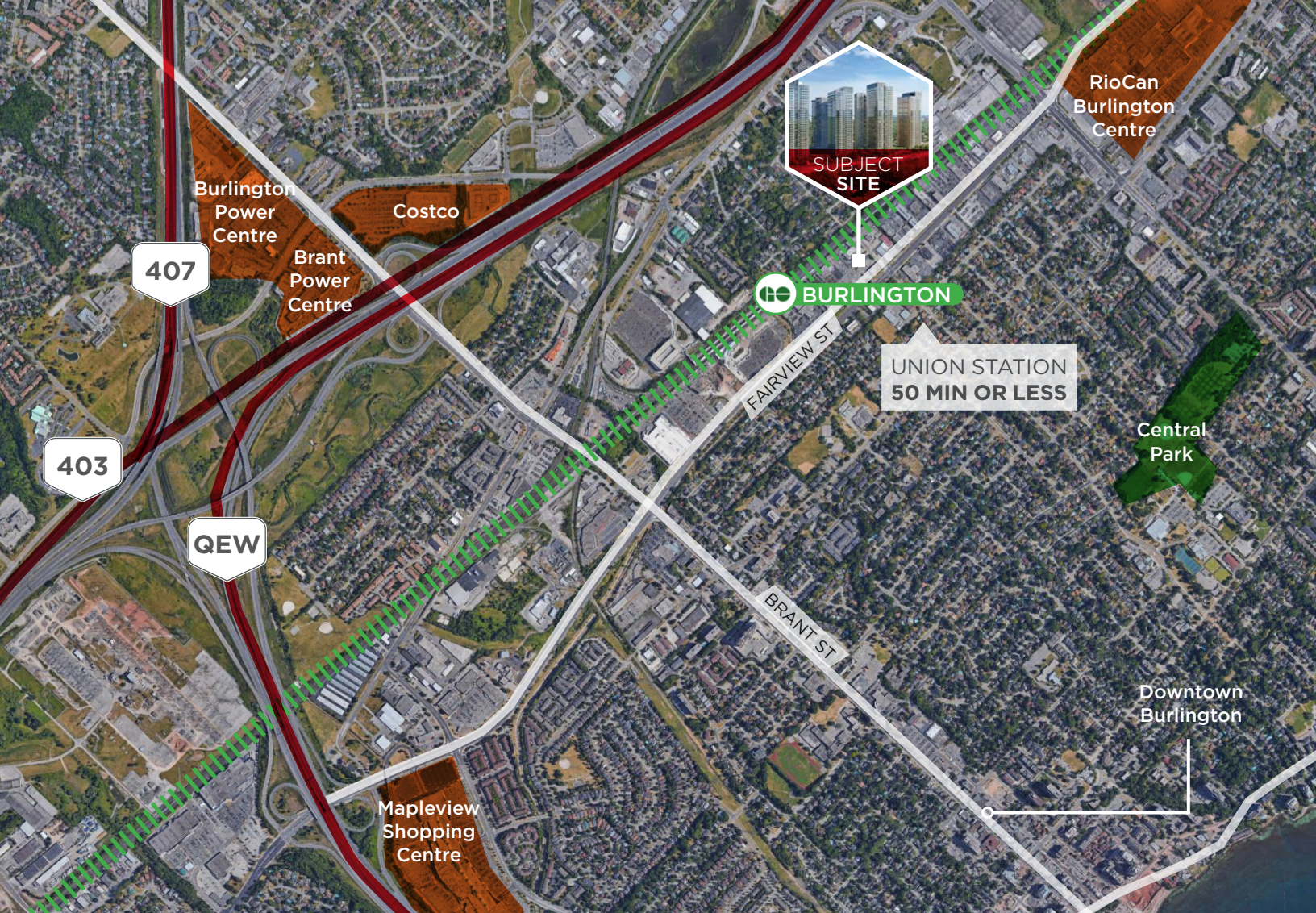
ARTIST'S RENDERING



Condo Building A
304,451 sf of GFA
338 Units

Condo Building B1
598,597 sf of GFA
651 Units

Condo Building B2



OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") to offer for sale a portion of the master planned, multi-residential community at the Burlington GO with the address of 2269 Fairview Street, Burlington, Ontario (the "Property" or "Site" or "Development"). 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. Submission of offers should be received on the Vendor's form and will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

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