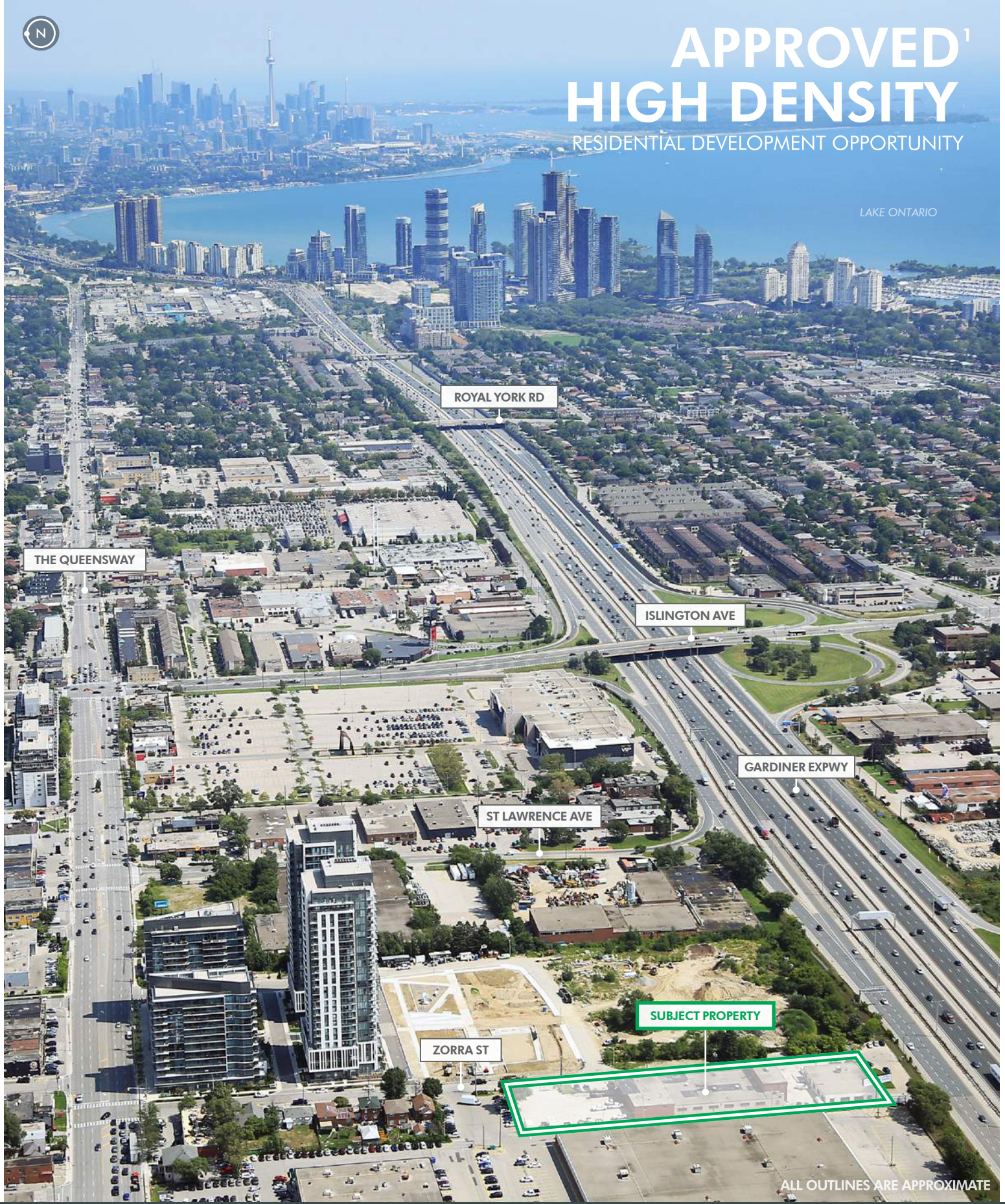




# APPROVED<sup>1</sup> HIGH DENSITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAKE ONTARIO



ALL OUTLINES ARE APPROXIMATE

30 & 44 ZORRA STREET · TORONTO

CBRE | LAND SERVICES GROUP

<sup>1</sup> Council approved settlement offer for the zoning by-law amendment that is expected to be ratified at the LPAT prehearing on November 9, 2018.

# APPROVED<sup>1</sup> HIGH DENSITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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## THE OFFERING

The Land Services Group is pleased to offer for sale a residential development opportunity located at 30 and 44 Zorra Street, east of Kipling Avenue in the City of Toronto, the former Municipality of Etobicoke (the "Site" or "Property"). The Site is currently improved with two commercial buildings, both of which are tenanted with leases expiring early 2019. The Property is located between The Queensway and the Gardiner Expressway and is in close proximity to Kipling Station and Mimico GO Station.

A rezoning application had been filed in October 2015 to permit a residential development and the application was appealed to the OMB (now LPAT); however, a settlement offer between the city and the vendor was Council approved in May of 2018 (see letter in Document Centre). The LPAT hearing is scheduled for November 9, 2018 where the zoning by-law amendment (ZBLA) is expected to be ratified. The vendor has also reached an agreement with Councilor Di Ciano with respect to a Section 37 contribution to be \$1.37 Million and parkland dedication has been included in the settlement agreement (see draft Site Plan).

The Property is Council approved for a 35-storey residential building, with a 6-storey podium and 5 levels of underground parking. Based on the Without Prejudice drawings created by the vendor (August 22, 2018), the development would have an above grade gross floor area of approximately 347,150 sq. ft. and an FSI of 6.19. It should be noted that until the ZBLA has been ratified on November 9, 2018, the unit breakdowns are not final (see drawings in Document Centre for potential breakdowns).

In support of the ZBLA, a Transportation Impact Study (June 18, 2018), Preliminary Geo-Environmental Assessment (September 6, 2017) and a Functional Servicing & Stormwater Management Report (June 2018) were completed. Site Plan (SPA) drawings were updated by the vendor on August 22, 2018. Please see the online Document Centre for more information.

Size	1.29 ac. (56,132 sq. ft.)												
Frontage	467.4 ft. on Zorra Street												
Official Plan	Mixed Use Areas												
Zoning <sup>2</sup>	Proposed - Sixth Density Residential (R6) to permit a 35-storey residential building with a proposed GFA of 347,150 sq. ft.												
Existing Improvements	The Property is currently improved with two buildings.												
Building Size (Approximate) <sup>3</sup>	<table border="1"> <tr> <td>30 Zorra Street</td> <td>19,950 sq. ft.</td> </tr> <tr> <td>44 Zorra Street</td> <td>6,345 sq. ft.</td> </tr> <tr> <td><b>Total</b></td> <td><b>26,295 sq. ft.</b></td> </tr> </table>	30 Zorra Street	19,950 sq. ft.	44 Zorra Street	6,345 sq. ft.	<b>Total</b>	<b>26,295 sq. ft.</b>						
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44 Zorra Street	6,345 sq. ft.												
<b>Total</b>	<b>26,295 sq. ft.</b>												
Tenants	<ul style="list-style-type: none"> <li>· Crystal Lawn &amp; Snow Removal Inc.</li> <li>· The One Stop Pop Shop Inc.</li> <li>· Roto-Rooter Plumbers</li> </ul>												
Current Income	<table border="1"> <tr> <td><b>30 Zorra Street</b></td> <td><b>Crystal Lawn &amp; Snow Removal Inc.</b></td> </tr> <tr> <td><b>Annual Rent:</b></td> <td>\$72,000 plus HST and 70% of all taxes, utilities and insurance coverage on the building. Expires February 28, 2019.</td> </tr> <tr> <td><b>The One Stop Pop Shop Inc.</b></td> <td></td> </tr> <tr> <td><b>Annual Rent:</b></td> <td>\$31,200 plus HST and 30% of all taxes and utilities charged against the Property. Expires February 15, 2019.</td> </tr> <tr> <td><b>44 Zorra Street</b></td> <td></td> </tr> <tr> <td></td> <td>Master lease was prepared with previous owner to lease building until the expiry in February 2019.</td> </tr> </table>	<b>30 Zorra Street</b>	<b>Crystal Lawn &amp; Snow Removal Inc.</b>	<b>Annual Rent:</b>	\$72,000 plus HST and 70% of all taxes, utilities and insurance coverage on the building. Expires February 28, 2019.	<b>The One Stop Pop Shop Inc.</b>		<b>Annual Rent:</b>	\$31,200 plus HST and 30% of all taxes and utilities charged against the Property. Expires February 15, 2019.	<b>44 Zorra Street</b>			Master lease was prepared with previous owner to lease building until the expiry in February 2019.
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<b>44 Zorra Street</b>													
	Master lease was prepared with previous owner to lease building until the expiry in February 2019.												
Lease Expiry	All leases will expire in February 2019.												

<sup>2</sup> Council approved the settlement offer pertaining to the ZBLA. A LPAT decision is expected at the prehearing meeting November 9, 2018. | <sup>3</sup> Sizes based on Vendor input and RealNet.

## DEVELOPMENT APPLICATION



Council approved settlement offer for the ZBLA to facilitate the development of the Property for a 35-storey residential building with underground parking. A LPAT hearing is scheduled in November 2018 to ratify the decision.

## ACCESSIBILITY



The Site has exceptional access to the Gardiner Expressway and Highway 427, as well as Kipling Station to the north and Mimico GO Station to the south, providing the Property with excellent local and interregional connections.

## ACTIVE DEVELOPMENTS



Within the immediate area surrounding the Site there has been significant development, with units sold out as of 2016. With little inventory and strong demand in the area, the offering provides a tremendous opportunity in an intensifying area (RealNet, 2018).

## AMENITIES

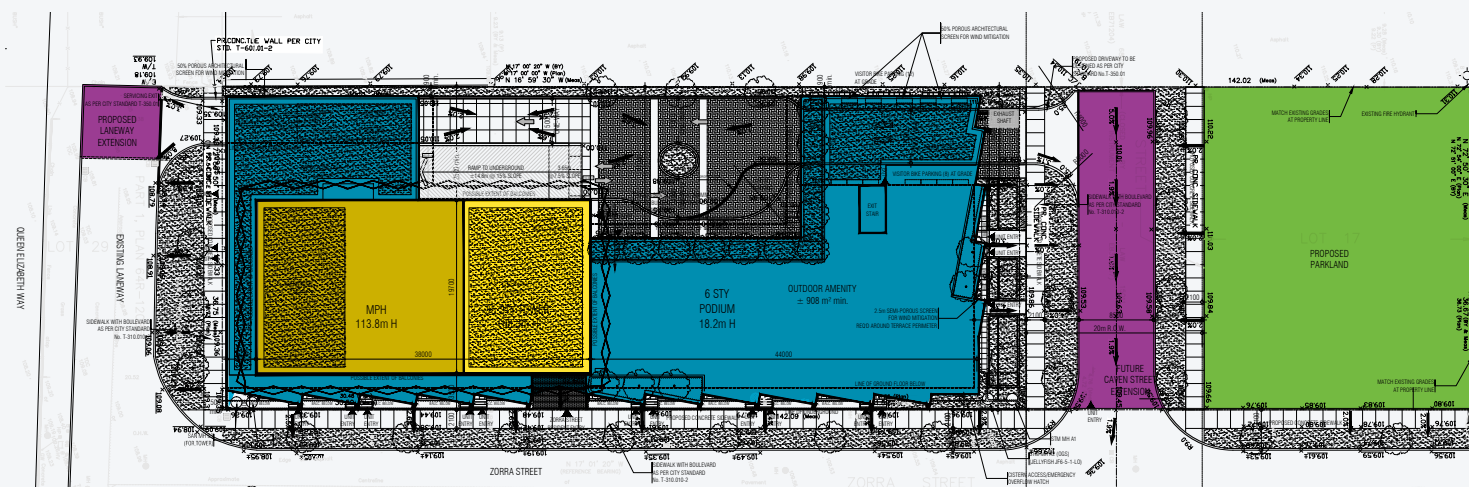


### LEGEND

- 1 Sobeys, Winners, Fit4Less
- 2 IKEA
- 3 Etoibicoke SmartCentres
- 4 Sherway Gardens
- 5 No Frills

## DRAFT SITE PLAN

- Podium
- Tower
- Proposed Parkland
- Proposed Road Extension



## OFFERING PROCESS

### CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the online document centre are to complete the Confidentiality Agreement and return it to: [LSGGTA@CBRE.COM](mailto:LSGGTA@CBRE.COM)

### DOCUMENT CENTRE

- Draft Site Plan
- Draft Floor Plans
- Transportation Impact Study
- Preliminary Geo-Environmental Assessment
- Functional Servicing & Stormwater Management Report
- Survey
- Tax Bills
- Leases
- Letter Regarding Status of Development

### OFFER SUBMISSIONS

All offers are requested to be submitted to:

**Lauren White**  
lauren.white@cbre.com

CBRE Limited  
2005 Sheppard Avenue East  
Suite 800  
Toronto, ON · M2J 5B4



Conceptual Rendering

**Offer Submission Date: Tuesday, October 30<sup>th</sup>, 2018 by 12:00 PM EST**



**Pearson International Airport**  
Drive: 13 mins



**HWY 427**

**Future Etobicoke Civic Centre**  
Drive: 7 mins



**KIPLING AVE**

**THE QUEENSWAY**

**ZORRA ST**

**SUBJECT PROPERTY**

**GARDINER EXPWY**

**LOCATED ON GARDINER EXPRESSWAY**

**5 MINS TO HIGHWAY 427**

**6 MINS TO KIPLING STATION**

**8 MINS TO MIMICO STATION**

#### Exclusive Advisors:

**Lauren White\***  
Senior Vice President  
416 495 6223  
lauren.white@cbre.com

**Mike Czestochowski\*\***  
Executive Vice President  
416 495 6257  
mike.czestochowski@cbre.com

\*Sales Representative \*\*Broker

\*Sales Representative, \*\*Broker.

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**CBRE** | **LAND SERVICES GROUP**

CBRE LIMITED - 2005 Sheppard Avenue East - Suite 800 - Toronto, ON, M2J 5B4

CONFIDENTIALITY AGREEMENT FOR 30 & 44 ZORRA STREET, TORONTO, ON

The undersigned hereby acknowledges that CBRE Limited (“CBRE”); through the Land Services Group, has been retained by the vendor on an exclusive basis to arrange the sale of 30 & 44 Zorra Street, Toronto, Ontario (the “Property”). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, including, without limitation, the delivery of a confidential information memorandum (the “CIM”), the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, “representatives”) but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the vendor’s request we will provide all pertinent financials of the company looking to purchase the above-mentioned property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, including the CIM, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the CIM and the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

The buyer agrees to continue to work through the Land Services Group at CBRE Limited for the above-mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the buyer wishes to make any offer within said time-frame and the buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the buyer has acknowledged by signing below.

The buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The buyer and/or their representative will not at any time contact the vendor directly.

CBRE and the vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be original signed copy.

**THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.**

<b>Proponent Name</b>	<b>Representative/Advisor</b>
<b>Company</b>	<b>Company</b>
<b>Email Address</b>	<b>Email Address</b>
<b>Additional Email 1</b>	<b>Additional Email</b>
<b>Additional Email 2</b>	<b>Phone Number</b>
<b>Date Signed</b>	<b>Date Signed</b>
<b>Signature</b>	<b>Signature</b>

*(I have the authority to bind the Corporation)*