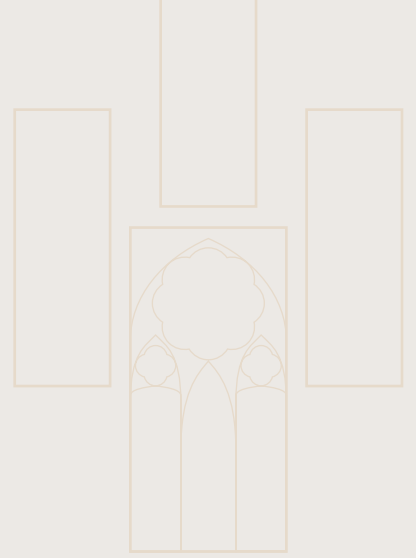


736 BATHURST STREET



INVESTMENT SUMMARY



Urban Residential Development Site

The Opportunity

On behalf of MNP Ltd. in its capacity as court-appointed receiver (the "Receiver"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL", the "Advisor") is pleased to offer for sale a 100% interest in 736 Bathurst Street, Toronto, Ontario (the "Property" or "Site"), a 0.43-acre development site just south of the intersection of Bathurst Street and Bloor Street West. Situated in Toronto's highly sought-after Annex neighbourhood, the Property is currently improved with the Randolph College for the Performing Arts.

The Property is ideally suited for intensification as a residential redevelopment due to its prominent corner location, with considerable frontage along Bathurst Street, and nearby access to the TTC's ("Toronto Transit Commission") Bathurst Subway Station. Additionally, the Site benefits from being located proximate to numerous existing amenities, including local parks and retail, and within a short distance from Mirvish Village, Yorkville and Kensington Market.

Located within three Protected Major Transit Station Areas ("PMTSA") - Bathurst, Christie and Spadina TTC Subway Stations, provincial policy advancements support future densification of the Property. The previous developer received planning and heritage opinions from highly reputable firms, and engaged in discussions with the City regarding preliminary development concepts, but has not submitted a formal development application to date. 736 Bathurst is a prime redevelopment candidate in an amenity-rich, coveted area of Toronto that offers an incoming developer the opportunity to integrate existing heritage aspects within a future attractive project.

The Property



Site Area
0.43 Acres
(18,848 sf)



Current Zoning
Residential R
(d1.0) (x438)



Frontage on Lennox St
126 ft



Frontage on Bathurst St
150 ft



Official Plan
Mixed Use
Areas



PMTSAs
Bathurst,
Christie and
Spadina Subway
Stations

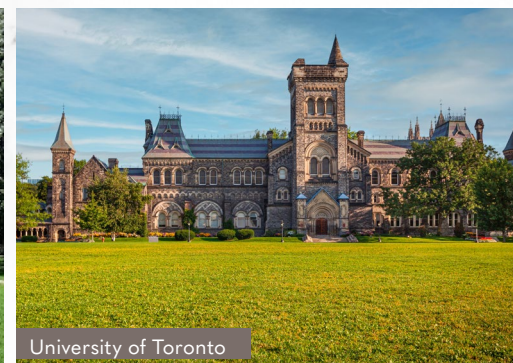
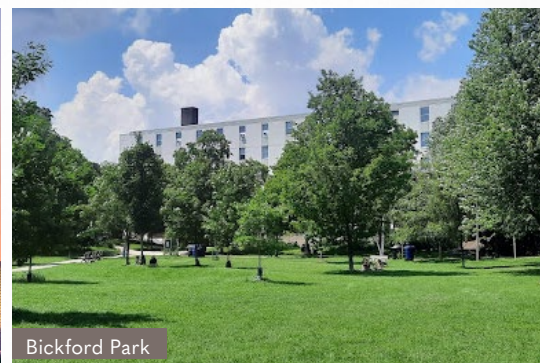
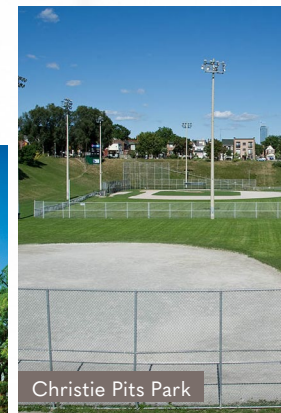
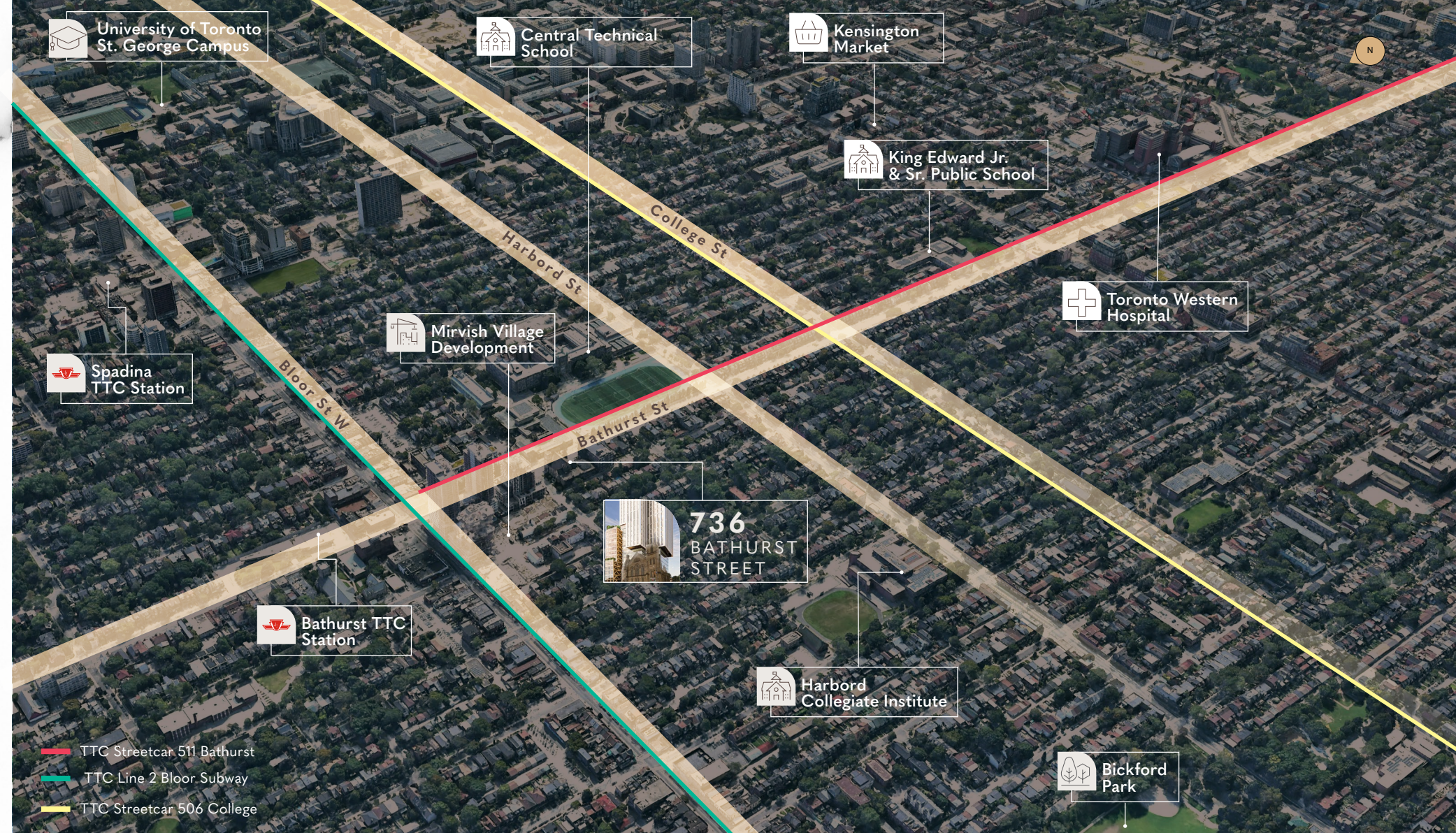


Prominent Location in Toronto's Desirable Annex Neighbourhood

Located at the confluence of Toronto's Palmerston-Little Italy, The Annex, Seaton Village and Harbord Village neighbourhoods, the Property is surrounded by established, affluent residential communities and numerous parks, schools, cultural and retail amenities. There are several shopping districts along Bloor Street offering a mix of local and national retailers, including Yorkville just 1.5 kilometres east of the Site. Additionally, future residents will benefit from a wealth of trendy bars and restaurants within walking distance, while being only a few kilometres from Toronto's Financial Core.

Exceptional Transit Connectivity and Access

The Property offers excellent access to multiple forms of higher-order transit, owing to its proximity to Bathurst Station and Bloor GO Station. Additionally, the Site is steps from a TTC Bathurst 511 Streetcar stop. Future residents will have convenient vehicular access to the Gardiner Expressway south of the Site. Future transit improvements in the City such as the Ontario Line will also benefit the Property, as the future King-Bathurst Station will be located approximately 2 kilometres south.



Mirvish Village
Immediate

Spadina TTC Station
750 m

Bathurst 511 TTC Streetcar
Immediate

Christie Pits Park
800 m

Central Technical School
100 m

U of T St. George Campus
900 m

Bathurst TTC Station
250 m

Yorkville
1.5 km

Prime Residential Development Opportunity

Situated on a prominent corner along Bathurst Street, the Property is well-suited for future redevelopment as a residential project. The previous developer received planning opinions and massings from WND Associates, a preliminary development concept from BDP Quadrangle and feedback regarding the heritage component from ERA Architects to engage in discussions with the City of Toronto through multiple pre-application consultation meetings. The latest development plans discussed with the City contemplated a 40-storey tower totaling up to 440,000 square feet ("sf") of gross floor area ("GFA"). Located just 250 metres south of Bathurst TTC Subway Station, and within the Bathurst, Christie and Spadina PMTSAs, the Provincial planning policy framework supports future intensification of the Site, with recent approvals for over 35 storeys in comparable nodes such as St. Clair-Bathurst, Bloor-Dufferin and Bloor-Spadina providing further precedent.

Resilient Local Market Fundamentals

The Property is located within The Annex condominium submarket, an area which has historically been home to several luxury, mid-rise condominium projects owing to its affluent demographic, and more recently the Mirvish Village multi-tower rental development. Provincial planning policies promoting new development within PMTSAs are expected to result in continued densification in this submarket, as there are currently three PMTSAs and high demand for residential product in these coveted neighbourhoods. The Annex submarket has experienced an uptick in rental development of late, with Westbank and Peterson Group delivering five towers ranging in height from 13 to 26 storeys within its Mirvish Village project over the course of 2024 and 2025. Four purpose-built rental projects and 20 residential condominium projects are currently proposed in The Annex, with most of the density situated proximate to Spadina TTC Station and Yorkville.



DEVELOPMENT CONCEPT

40
Storeys

±440,000 SF
GFA

23.3x
FSI

±650
Residential
Units



Conceptual Rendering

Key Development Highlights



Potential for Significant
Intensification



Highly Affluent
Demographic



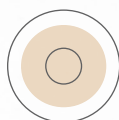
Located Within 3 PMTSAs
(Bathurst, Christie and Spadina)



Excellent Transit Access
& Amenity Offering

*Conceptual development statistics are based on consultant opinions and feasibility studies

736
BATHURST
STREET



Offering Process

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties are invited to submit a Letter of Intent to the Advisor for consideration.

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