

# Approved Multi-Tower Development Opportunity at Cooksville GO

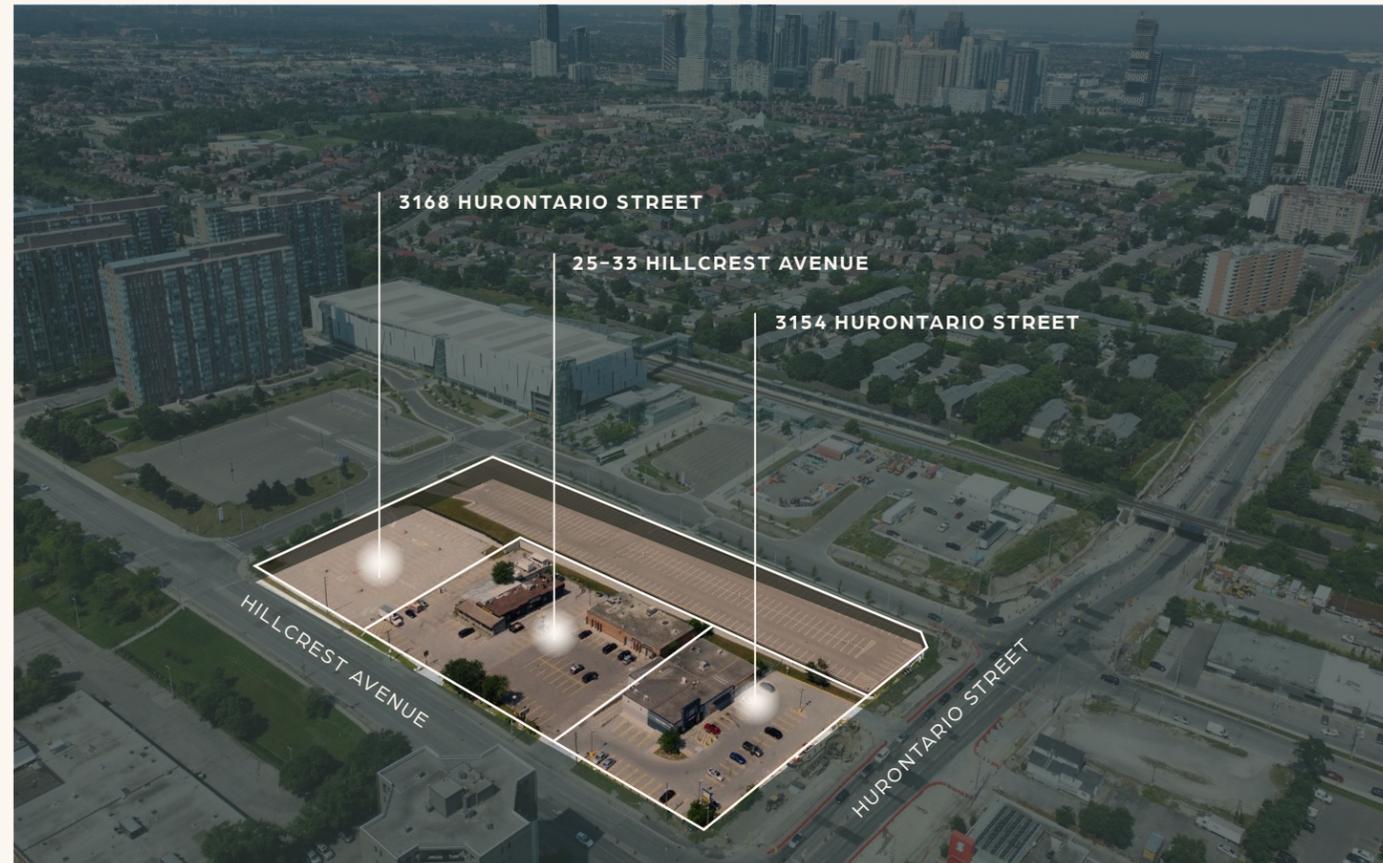
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25-33 HILLCREST AVENUE  
3154-3168 HURONTARIO STREET

MISSISSAUGA, ON



# The Offering



## KEY DEVELOPMENT HIGHLIGHTS

-  Approved Development Concept
-  Immediate Access to Cooksville GO Station
-  Ability to Construct the Project Across Multiple Phases
-  Centrally Located in a Rapidly Growing Market

25-33 Hillcrest Avenue and 3154-3168 Hurontario Street, Mississauga, Ontario (the “Property” or the “Site”) form an exceptional opportunity to acquire an approved, transit-oriented mixed-use development site adjacent to Cooksville GO Station. The Site is located just south of Mississauga’s rapidly growing City Centre, an area which has been a focal point of residential intensification in recent years. The Property comprises approximately 5.3 acres and is currently improved with three commercial buildings totaling 16,319 square feet (“sf”), which are currently occupied by various tenants on a short-term basis, with vacant possession available upon notice.

Both Official Plan Amendment (“OPA”) and Zoning By-Law Amendment (“ZBA”) applications have received interim approval at the Ontario Land Tribunal (“OLT”) to permit the redevelopment of the Site with five high-rise towers ranging in height from 35 to 42 storeys and consisting of primarily residential uses. Current development plans contemplate approximately 1.7 million sf of total gross floor area (“GFA”), including 1.6 million sf of residential, 41,600 sf of commercial, 36,300 sf of retail and 50,400 sf of amenity space.

The Property benefits from being at the only tri-mobility hub in Mississauga with direct access to regional GO Transit services, Rapid Bus Services operated by MiWay and the future Hazel McCallion Light Rail Transit (“LRT”) line, along with excellent vehicular connectivity to Highway 403 and the Queen Elizabeth Way which provide convenient access to the rest of the Greater Toronto Area (“GTA”). The offering represents a unique opportunity to acquire an approved high-density development project of significant scale and importance for this area, which is designed to become a walkable city concept within the master plan vision.

## THE DEVELOPMENT

**Site Area**  
230,682 sf (5.3 acres)

**Site Dimensions**  
360 ft (Hurontario St)  
x 615 ft (Hillcrest Ave)

**Approved Gross Floor Area Breakdown**  
Residential: 1,612,600 sf    Retail: 36,300 sf  
Commercial: 41,600 sf    Amenity: 50,400 sf  
**Total: 1,741,000 sf**

**Residential Units**  
2,341

**Parking**  
1,522 Stalls

**Floor Space Index**  
7.5x

**Entitlement Status**  
OLT Settlement Reached

## EXISTING BUILDINGS

**Gross Leasable Area**  
25-33 Hillcrest Ave: 7,783 sf  
3154 Hurontario St: 8,536 sf  
**Total: 16,319 sf**

**Vacant Possession**  
Available upon 6 Months’ Notice

# Central Mississauga Location

The Property is centrally located in Mississauga, one of Canada's largest and fastest-growing municipalities, adjacent to Cooksville GO Station and just a 5-minute drive south of Mississauga's City Centre area. Situated along Hurontario Street, one of Mississauga's major thoroughfares, the Site is proximate to the affluent Port Credit and Clarkson neighbourhoods, along with a wealth of amenities and transit options at the Property's doorstep. The Site benefits from being located among several recreational and education amenities, as well as an extensive retail offering nearby and in Mississauga's City Centre area.



-  **COOKSVILLE GO STATION**  
Adjacent
-  **MISSISSAUGA HOSPITAL**  
1.5 KM
-  **MISSISSAUGA VALLEY PARK & COMMUNITY CENTRE**  
1.7 KM
-  **SQUARE ONE SHOPPING CENTRE**  
2.0 KM
-  **QUEEN ELIZABETH WAY**  
2.3 KM
-  **HIGHWAY 403**  
3.0 KM
-  **PORT CREDIT**  
4.0 KM
-  **UNIVERSITY OF TORONTO - MISSISSAUGA CAMPUS**  
7.0 KM

1. Mississauga Golf and Country Club
2. Mississauga Valley Park
3. Square One Shopping Centre



## Excellent Transit Connectivity & Vehicular Access

Situated steps from Cooksville GO Station, the Site is located in a Major Transit Station Area ("MTSA"), which specifically identifies it within provincial planning policy as an area to direct high density, mixed-use and transit-supportive neighbourhoods. The Property represents a key intermodal transit hub within the GTA, offering immediate access to the adjacent Cooksville GO Station which provides east-west regional transportation to and from Toronto's Union Station within 30 minutes. In addition, the Hazel McCallion LRT line, will run north-south to provide direct access to Mississauga City Centre, GO Transit's Lakeshore West rail line, and the Dundas Bus Rapid Transit services which are available just south of the Property, offering frequent east-west transportation within Mississauga and Etobicoke. The Property also benefits from excellent vehicular connectivity, located only a 5-minute drive from Highway 403 and the Queen Elizabeth Way, providing convenient access to downtown Toronto and the rest of the GTA.



# Mississauga's Most Active Development Submarket

The Property is located within Mississauga's Cooksville condominium submarket and just south of the Mississauga City Centre submarket, which is the most robust condominium market in Mississauga. The Mississauga City Centre submarket represents nearly half of the active residential condominium projects across the City of Mississauga, with 34 projects and 15,114 units in sales, under construction, or at occupancy stages of development, and remaining inventory currently priced at \$1,182 psf. Collectively, the Mississauga City Centre and Cooksville submarkets also make up half of the purpose-built rental projects completed in Mississauga over the past 10 years, with four new projects delivered within the last year. The most recent rental projects completed are currently achieving average monthly rental rates in excess of \$4.00 psf, despite a larger volume of rental projects being completed of late. The Property represents one of the most desirable high-density residential locations near Cooksville GO, positioning the Site well to absorb demand within this node.



 **35 to 42 Storeys**  
HEIGHT

 **1,741,000 SF**  
TOTAL GFA

 **7.5x**  
FLOOR SPACE INDEX

 **ZBA & OPA Settled at OLT**  
ENTITLEMENT STATUS

 **2,341\***  
RESIDENTIAL UNITS

*\*Total number of residential units to be finalized during SPA process*

## Approved Multi-Phased Development Opportunity

The Vendor has received interim ZBA and OPA approvals to redevelop the Site with a transformational mixed-use project comprising five high-rise towers. With zoning approval for 1.7 million sf of GFA, current development plans contemplate approximately 2,341 residential units, as well as 41,600 sf of commercial space and 36,300 sf of retail space. The scale and current design of the project allows a developer to build out the five towers across multiple phases, while benefiting from meaningful holding income generated by the Property's existing commercial improvements as it progresses through development. The offering provides a prospective purchaser with a clear path to development and the opportunity to take part in a truly unique project in one of Mississauga's most transit-connected locations.



## 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.

All inquiries regarding the Property should be directed to:

**MATT PICKEN\***

JLL Capital Markets  
+1 416 304 6020  
Matt.Picken@jll.com

**BRYCE GIBSON\***

JLL Capital Markets  
+1 416 238 9785  
Bryce.Gibson@jll.com

**TYLER RANDA\***

JLL Capital Markets  
+1 416 855 0925  
Tyler.Randa@jll.com

**JARED COWLEY\***

JLL Capital Markets  
+1 416 238 9942  
Jared.Cowley@jll.com

\*Sales Representative

**JONES LANG LASALLE REAL ESTATE SERVICES, INC.**

Bay Adelaide East, 22 Adelaide St. W., Suite 2600  
Toronto, ON M5H 4E3  
tel +1 416 304 6000 fax +1 416 304 6001  
www.jll.ca

