

FOR
SALE

1.48 ACRE HIGH DENSITY
TRANSIT-ORIENTED
DEVELOPMENT OPPORTUNITY

30
QUEEN STREET EAST
PORT CREDIT, ONTARIO

HURONTARIO STREET

KEY HIGHLIGHTS

TRANSIT-ORIENTED DEVELOPMENT SITE

- Located adjacent to the Port Credit GO Station, along the Lakeshore West rail corridor, within the Port Credit lakefront community.
- Exceptional access to public transit, connecting Mississauga City Centre within 15 minutes (LRT) and Toronto's Union Station within 25 minutes (GO Transit).
- Upcoming Hurontario LRT: Dedicated transit right-of-way connecting Port Credit to Brampton Gateway with strategic connections to the Lakeshore West and the Milton lines of GO Transit service line and as far north as the Shoppers World gateway development neighborhood.
- Integral to the future development of the Property is the future Hurontario LRT station along the Hurontario LRT corridor, which represents the only underground station along the HuLRT corridor. The Hurontario LRT will intersect with GO train service along the Lakeshore West corridor, reinforcing the area as a mobility hub and creating new transit connections.

HIGH DENSITY RESIDENTIAL OPPORTUNITY OF SCALE

- The Property represents a rare opportunity to secure a 1.48 acre high density development site within a mobility hub that is walking distance to the waterfront amenities of Lake Ontario at Port Credit.
- 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 two tower development of between 22 and 25 storeys with a gross floor area up to approx. 650,100 sf (10.15 FSI). Additional density above the base case may be achievable by increasing the height of the podium or the towers, which would require an OPA & ZBA.

	Option 1 - Base Case	Option 2 - OPA and ZBA	Option 3 - OPA and ZBA
Building Form	<ul style="list-style-type: none">• Tower A - 22 storeys• Tower B - 22 storeys• 8 storey podium	<ul style="list-style-type: none">• Tower A - 22 storeys• Tower B - 22 storeys• 8 to 10 storey podium	<ul style="list-style-type: none">• Tower A - 22 storeys• Tower B - 25 storeys• 8 to 14 storey podium
Approx. Residential Area	563,000 sf	584,500 sf	586,600 sf
Approx. Non-Res Area	30,100 sf	30,100 sf	63,500 sf
Total GFA	593,100 sf	614,600 sf	650,100 sf
Approx. Units	802	833	835
FSI	9.26	9.59	10.15

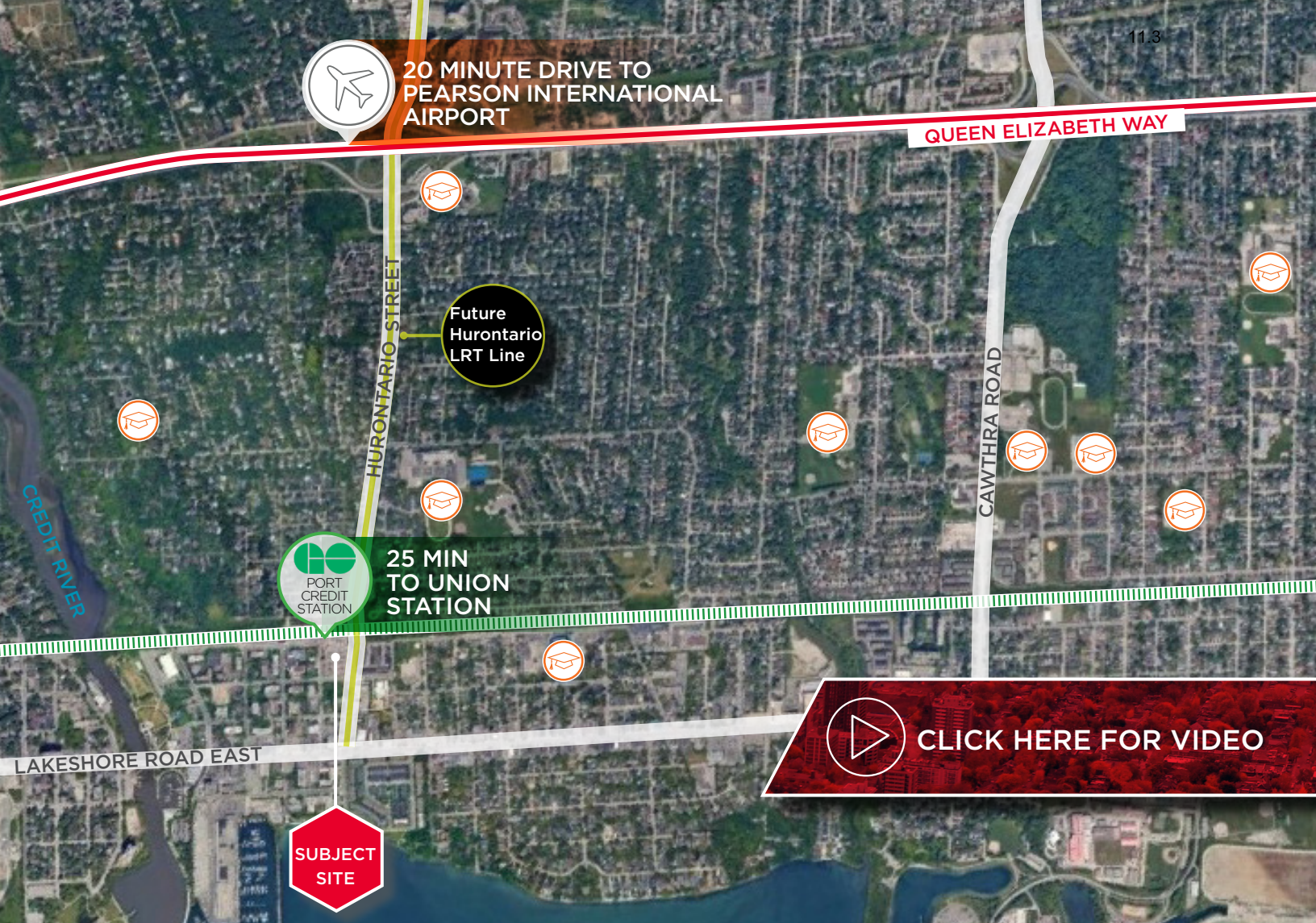
STRONG RESIDENTIAL MARKET FUNDAMENTALS

- The South and East Mississauga sub-markets have been a target for new residential developments over the past several years, due in part to Mississauga's access to major roadways, proximity to public transit, retail amenities and proximity to both Downtown Toronto and Pearson International Airport, two of the largest employment centres in Canada.
- There are currently five developments under construction and selling units within 3 kilometres of the Site with a total of 1,194 active units. There is a total of 14 proposed developments. These proposed developments will add a total of 14,567 units to the development pipeline in the south Mississauga region.



SITE DETAILS

PIN:	134630013
LEGAL DESCRIPTION:	LT 2, PL PC2 ECR ; PT LT 1, PL PC2 ECR , PARK TO QUEEN ST, PT 1 VS404373 EXCEPT PTS 1 & 2, 43R6250 ; MISSISSAUGA
LAND AREA:	1.48 acres
FRONTAGE:	167.19 feet on Park Street East 308.43 feet on Ann Street
EXISTING IMPROVEMENTS:	Surface Parking Lot
ZONING:	D - Development Zone
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 30 Queen Street East, Port Credit (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.

Lead Advisors:

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