

Offering Memorandum

For Sale

3-Acre Industrial Employment Development Opportunity in Castlefield Design District

180 Fairbank Avenue, Toronto, ON



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Executive Summary

Colliers International (the "Agent") has been retained by 180 Fairbank Developments Limited (the "Vendor") as exclusive agent to arrange for the offering and sale of a 100% freehold interest in an approximately 3.04-acre site, municipally described as 180 Fairbank Avenue, Toronto, Ontario.

The property is situated in the Castlefield Design District, one of Toronto's most prestigious and sought-after business parks. The Castlefield Design District has gone through a significant amount of change in recent years, as high-end industrial and retail uses, self-storage and mixed-use developments continue to revitalize and shape the business park. The location provides superior access to all major transit routes (Allen Rd, HWY 401, HWY 400) and is in close proximity to Yorkdale Subway Station and TTC bus service.

With sites of this type of location and scale becoming increasingly scarce in the City of Toronto, 180 Fairbank Avenue presents a unique opportunity to make your mark in one of Toronto's most coveted employment areas.

Investment Highlights



3.04-Acres with functional site dimensions



Prestige Employment Zoning



Coveted Castlefield Design District Locations



Close proximity to Highway and Transit



Offering Fact Sheet

Vendor Name 180 FAIRBANK DEVELOPMENTS LIMITED

Legal Descriptions

PT E1/2 LT 2 CON 3 WYS TWP OF YORK PARTS 4, 5, 6, 7, 9, 10, AND 11 66R31991 CITY OF TORONTO SUBJECT TO AN EASEMENT AS IN AT5366857; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 66R30675 AS IN AT5173759, S/T AN EASEMENT OVER PARTS 5, 6, 7, 9, 10, AND 11 PLAN 66R-31991 IN FAVOUR OF PART OF LOT 2, CONCESSION 3, WEST OF YONGE STREET PARTS 1, 2, 3, AND 8 66R-31991 CITY OF TORONTO AS IN AT5856927 TOGETHER WITH AN EASEMENT OVER PARTS 3 AND 8 PLAN 66R-31991 AS IN AT5856927

Lot Size 387.50' x 337.13' (Irregular)

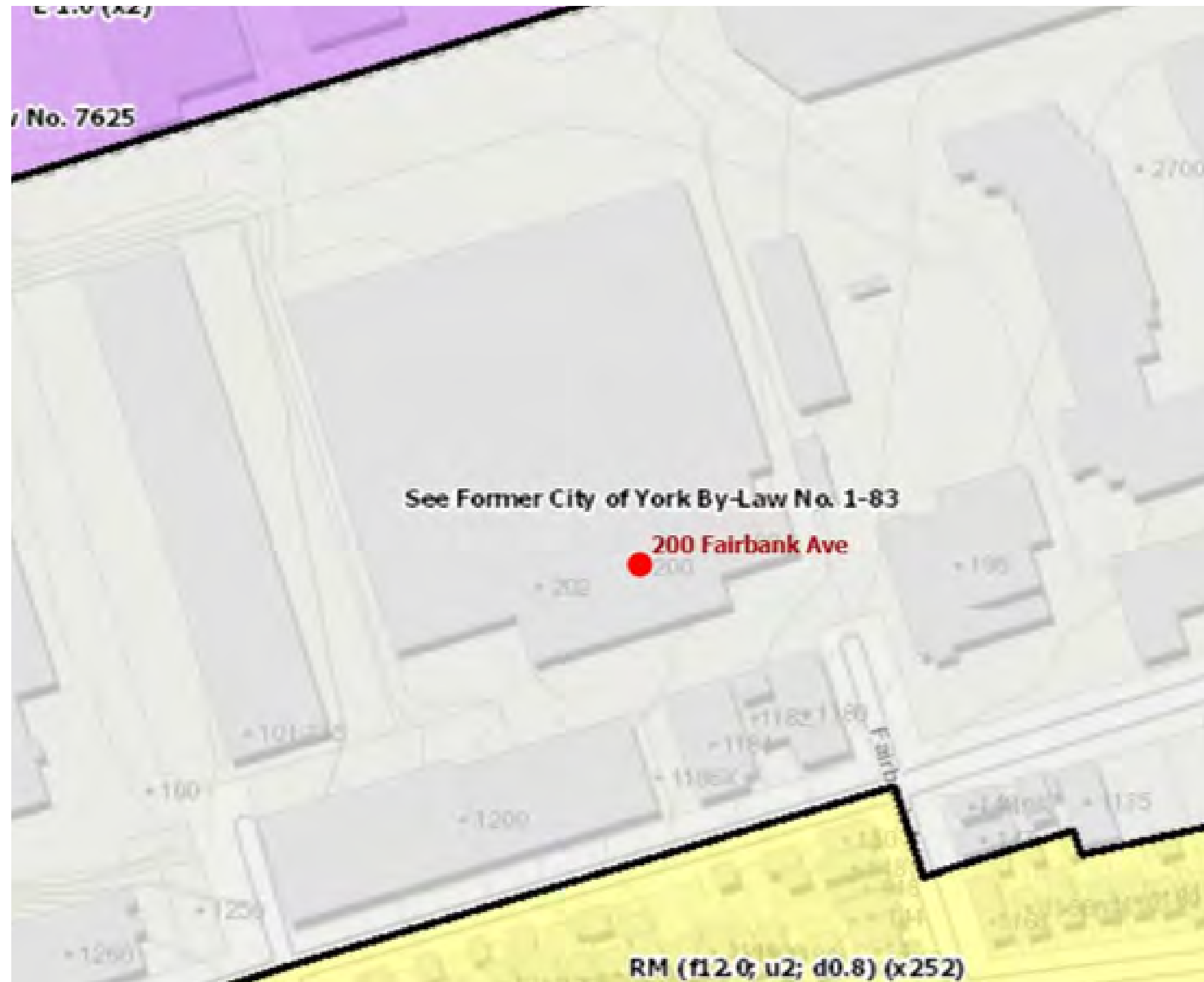
Asking Price Unpriced

Development Charges No Development Charges (DCs)
In City of Toronto

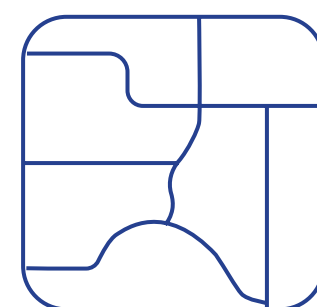
Toronto Green Standard Program \$4.65 PSF (Approx.) [Link to Program](#)



Zoning and Official Plan



[Link to Zoning By-Law](#)



Zoning Designation	Permitted Uses
Prestige Employment Zone (PE)	<ul style="list-style-type: none"> A) Industrial uses; B) Office uses; C) Retail and/or showroom uses, accessory to an industrial or office use, up to a combined total gross floor area equal to 25% of the total gross floor area of the primary use and the accessory use; D) Design center; E) Business service establishments; F) Restaurant, restaurant-licensed, snack bar, take-out eating establishment, banquet hall; G) Retail store with gross floor area greater than 1500m²; H) Retail store with a gross floor area less than 1500m²; <ul style="list-style-type: none"> i. Located on lot containing at least one retail store with a gross floor area greater than 1500m² ii. The total gross floor area of all retail stores each with a gross floor area of less than 1500m² does not exceed 50% of the total gross floor area of all retail stores on the lot I) Motor vehicle sales and rentals (see amendment); J) Recreational uses; K) Day nursery;
Amendment to By-law 1-83	<p>Land may be used as an arts studio and any use permitted under Subsection 13.5.1, with the exception of motor vehicle sales and rentals use which is not permitted, subject to the following conditions:</p> <ul style="list-style-type: none"> (a) The maximum front yard setback shall be 3.0 meters (b) No person shall use any portion of a front yard for the purpose of parking or storing a motor vehicle (c) No more than 50 percent of the front yard setback shall be covered with driveways, walkways or other hard surfaces capable of being used as walkways, driveways or parking areas (d) Where a lot abuts an R zone or public park, a landscape strip of no less than 1.5 meters running the full length of the lot line abutting the R zone or public park is required (e) An opaque acoustic fence with a minimum height of 1.8 meters shall be provided along the full length of a lot line that abuts any R zone or public park

Development **Concept #1** (Industrial Condos)

Building A

Ground Floor Area (SF)	57,938 SF
Mezzanine (SF)	10,255 SF
Mezzanine (%)	15%
Total (SF)	68,192 SF
Unit Count	6
Avg. Unit Size (SF)	+/- 11,365 SF/each

-  Demising Walls
-  Truck Level Door
-  Drive In Door



Repositioning assumptions are not to be relied on by potential purchasers, and the accuracy of the information should be independently verified.

Development **Concept #2** (Industrial Condos)

	Building A	Building B
Ground Floor Area (SF)	21,250 SF	36,800 SF
Mezzanine (SF)	5,313 SF	9,200 SF
Mezzanine (%)	20%	20%
Total (SF)	26,562 SF	46,000 SF
Unit Count	7	14
Avg. Unit Size (SF)	+/- 3,795 SF/each	+/- 3,286 SF



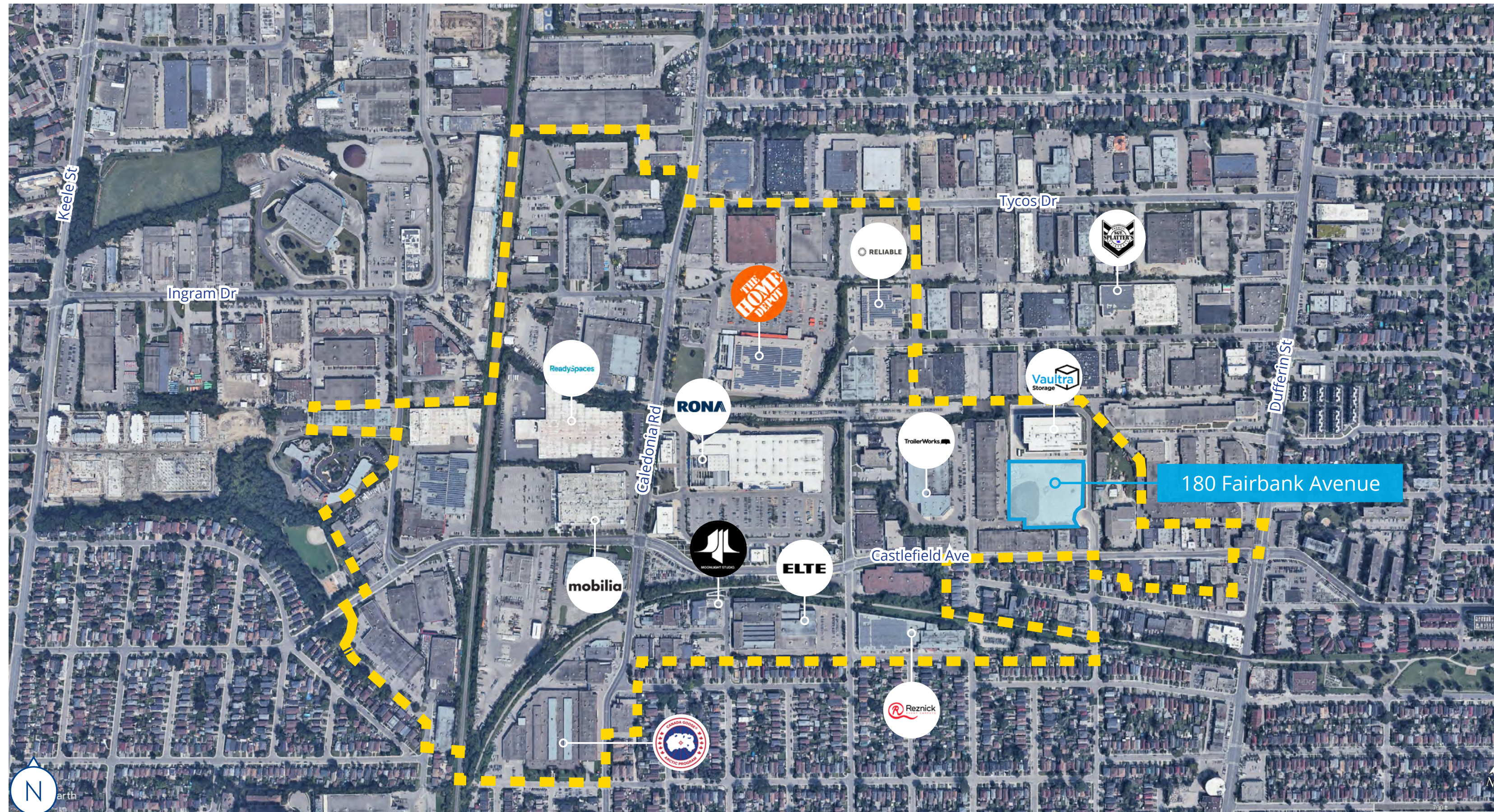
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New Construction Industrial Condo Sale Prices

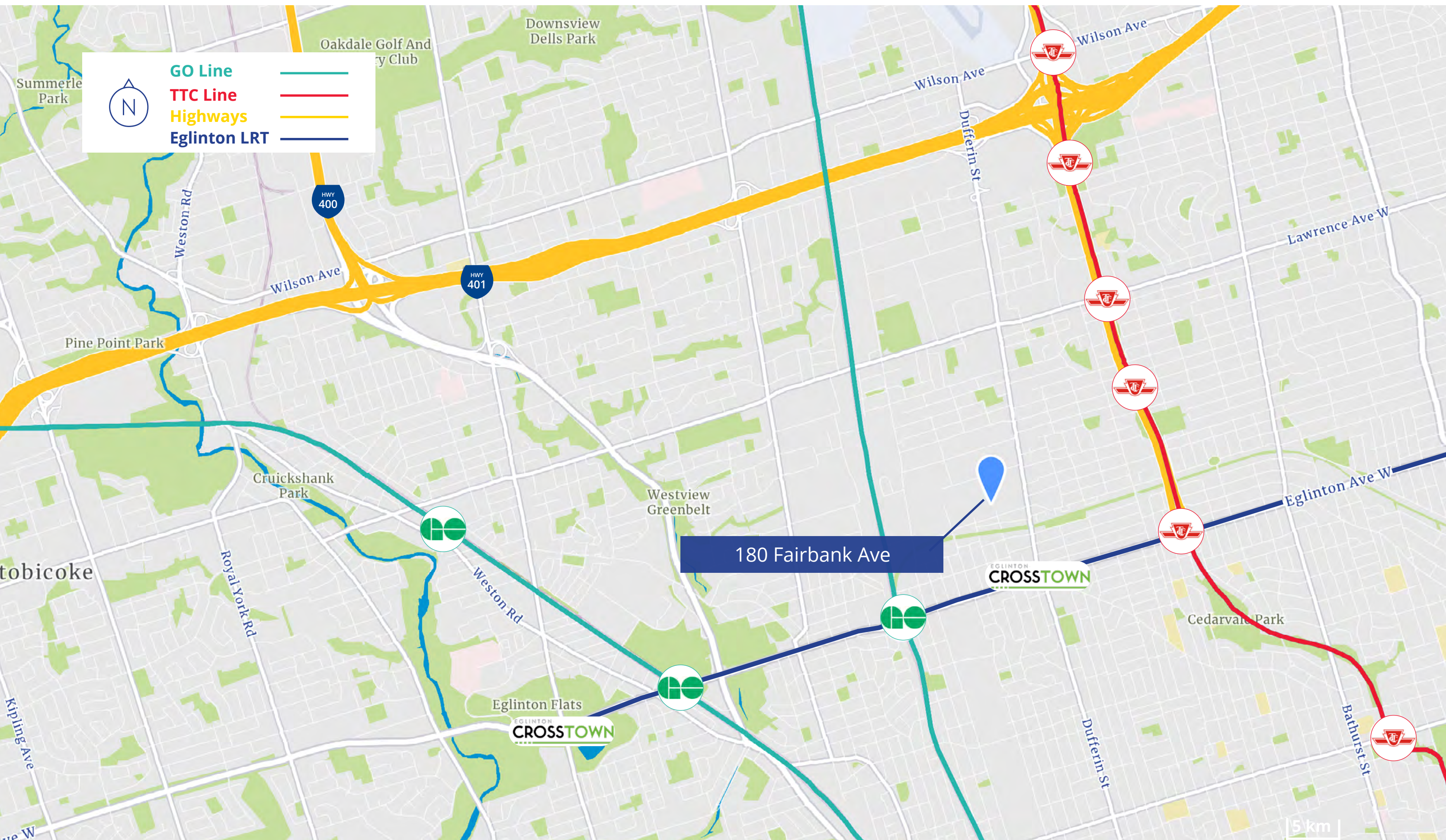


Project	Morningside Business Center	Vic Park	Pinnacle	The Hub	Shorncliffe Place
Developer	Beedie	Forager	Berkshire	Northbridge	Bayvest
Address	2340, 2450, 2560 Morningside Ave	3751 Victoria Park	111, 131, 151 Steinway Blvd	7242 Highway 27	37 Shorncliffe Rd
Municipality	Toronto	Toronto	Toronto	Vaughan	Toronto
Launch Date	Q3 2021	Q1 2023	Q4 2023	Q4 2023	Q1 2024
Occupancy Date	Q3 2023	Q4 2024	Q1 2025	Q3 2025	Q4 2025
Total Number of Units	36	12	22	42	28
Unit Size Range (SF)	6,883 - 14,426	9,000 - 21,500	5,937 - 10,399	1,101 - 3,324	1,500 - 2,000
Avg. Unit Size (SF)	9,664	12,407	8,034	1,952	1,869
Mezzanine	15% - 30%	13% - 20%	10%	28% - 40%	100%
Clear Height	28	22	28	26	12
Asking Price (PSF)	\$510 - \$525	\$550	\$590	\$675 - \$1,000	\$650

Castlefield Caledonia Design and Decor District



Location and Access



Demographics*

Within 5km radius of the subject property

Population	499,016
Average Age	40.2
Median Household Income	CA\$92,424

Drive Times

Highway 401 3-Minute Drive	Highway 400 10-Minute Drive	Caledonia GO Station 4-Minute Drive
Yorkdale Mall 11-Minute Drive	Fairbank Eglinton LRT Station 13-Minute Walk	Eglinton Bus Line 5-Minute Drive

* Provided by Colliers Hydra (2022)

For more information about this offering please contact:

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