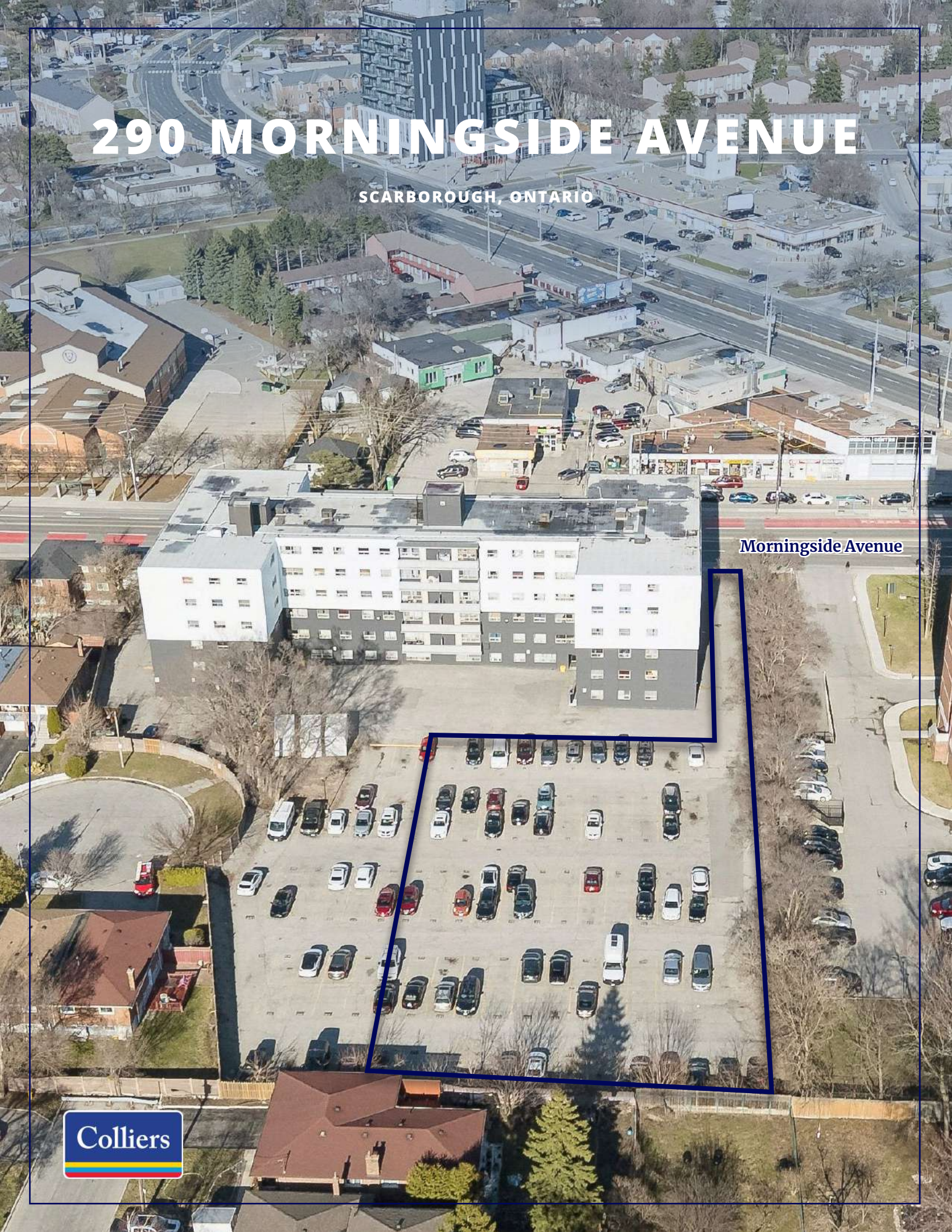


290 MORNINGSIDE AVENUE

SCARBOROUGH, ONTARIO

Morningside Avenue

Colliers

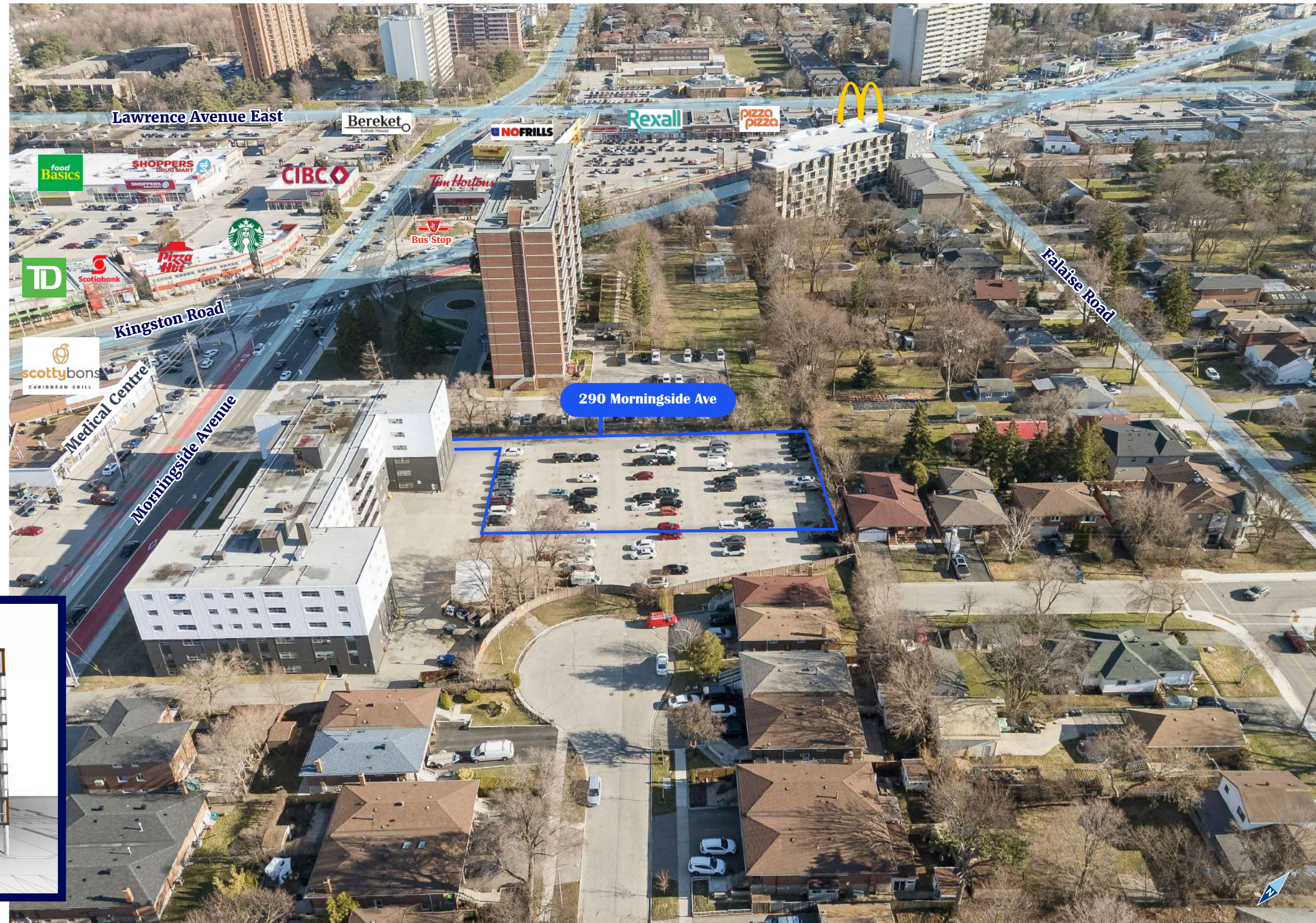


Executive Summary

Colliers International (“Colliers” or the “Advisor”) is pleased to offer for sale 290 Morningside Avenue (the “Property” or “Site”), comprising approximately 31,861 SF (0.73 acres).

The Site represents a compelling intensification opportunity within an established and evolving Scarborough corridor. A massing study prepared by Memar Architects contemplates an 8-storey residential rental building totaling approximately 82,044 SF of Gross Floor Area (GFA). The proposed scheme includes a well-balanced unit mix and efficient floorplate design, positioning the Property to support strong rental demand and long-term value creation, subject to municipal approvals.

Situated within a desirable residential neighborhood, the Property benefits from convenient access to transit, major arterial routes, and a broad range of nearby amenities. The surrounding area is characterized by a mix of low- and mid-rise residential uses, with continued growth and redevelopment activity reinforcing the location’s appeal for future residential development.





Investment Highlights



Massing Concept for an 8 Storey Mid Rise with 82,044 SF of GFA

- Memar Architects has completed a massing study envisioning an 8-storey residential rental building comprising approximately 82,044 SF of gross floor area (GFA), highlighting the Site's achievable density and near-term development potential.



Favourable Rental Pricing

- The Scarborough South sub-market has seen stable rents with average leased price per square foot approaching \$3.40.



Within 1.5km of Scarborough GO

- Guildwood GO Station is located approximately 1.5 km from the Site, offering convenient access to downtown Toronto via the Lakeshore East line, with an estimated 6-minute drive or 10-minute bus ride.



Amenities within Walking Distance

- Nearby retail nodes including Kingston Square, Kingston Square West, and Morningside Crossing collectively comprise over 300,000 SF of retail, providing a strong amenity base for future residents and end users.



Property Overview

The site is situated at 290 Morningside Avenue, at the intersection of Morningside Avenue, Kingston Road, and Lawrence Avenue East within a well-established and evolving Scarborough corridor. The Site comprises approximately 31,861 SF (0.73 acres) and is surrounded by a mix of medium-density apartment buildings and condominium developments, alongside institutional uses and growing commercial amenities reflective of ongoing intensification in the area.

The Property benefits from immediate access to major retail nodes including Kingston Square, Kingston Square West, and Morningside Crossing, collectively offering over 300,000 SF of retail within walking distance, as well as strong connectivity to arterial roadways and public transit. Guildwood GO Station is located approximately 2.1 km away, providing efficient access to downtown Toronto via the Lakeshore East line within a short commute. From a development perspective, the Site presents a compelling residential intensification opportunity, supported by a massing study prepared by Memar Architects envisioning an 8-storey residential rental building comprising approximately 82,044SF of Gross Floor Area (GFA), demonstrating achievable density and positioning the Property for long-term value creation.

Property Profile

Legal Address	290 Morningside Avenue, Toronto
Municipality	Scarborough
Legal Description	Site to be severed
Major Intersection	Kingston Road, Morningside Avenue, and Lawrence Avenue
Proposed GFA	82,044 SF
Site Area	31,862 SF (0.73 Acres)
Official Plan	Mixed Use Areas
Current Zoning	RAC (au67.0)(x61)



Zoning & Development Potential

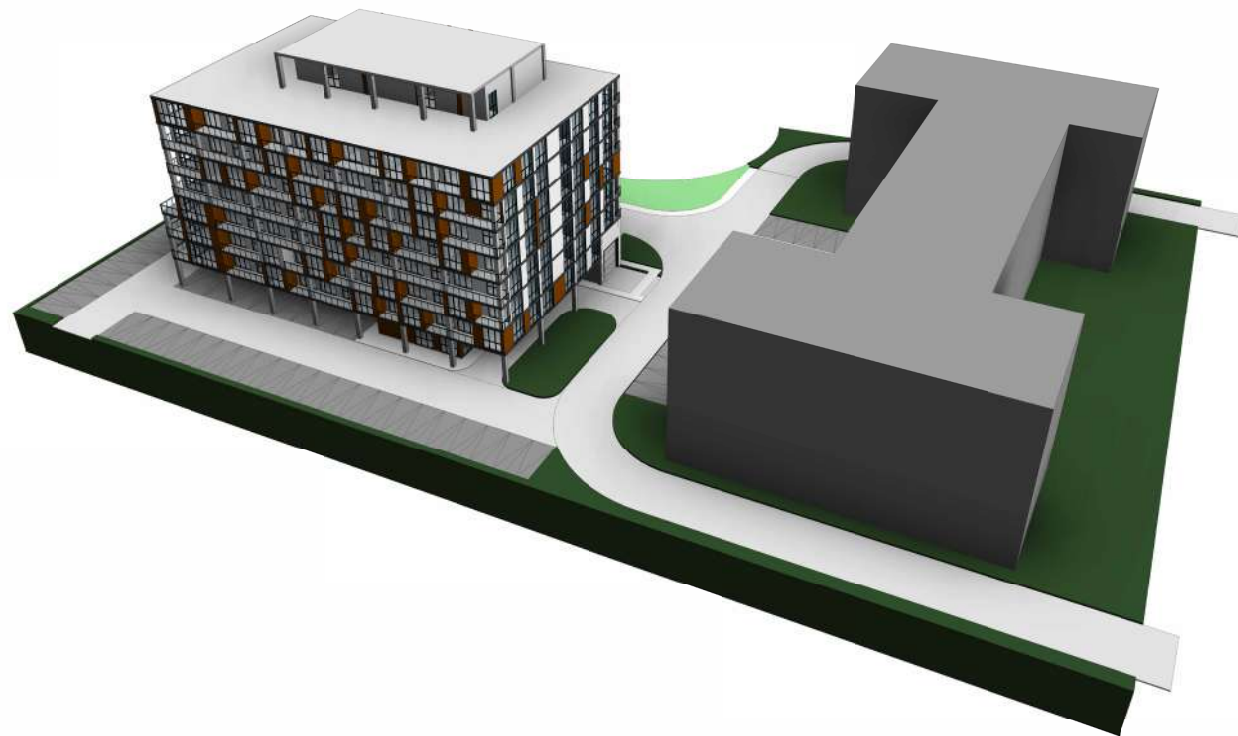
The Property is designated Mixed Use Areas under the Official Plan and zoned Residential Apartment Commercial RAC - (au67.0)(x61), permitting a range of residential uses and supporting ongoing intensification along this Avenue corridor. Based on preliminary planning analysis and architectural massing, the site supports a mid-rise built form, with current concepts envisioning an 8-storey residential rental building totaling approximately 82,044 SF of Gross Floor Area (2.57 FSI).

The proposed scheme aligns with the surrounding context, which includes numerous existing rental apartment buildings and mid- to high-rise residential developments, reinforcing the area's strong and stable rental corridor.

Overall, the Property represents a compelling opportunity for residential redevelopment through urban infill, with scale and form consistent with the City's intensification objectives, subject to municipal approvals.



AERIAL LOOKING EAST



AERIAL LOOKING NORTH

Statistics

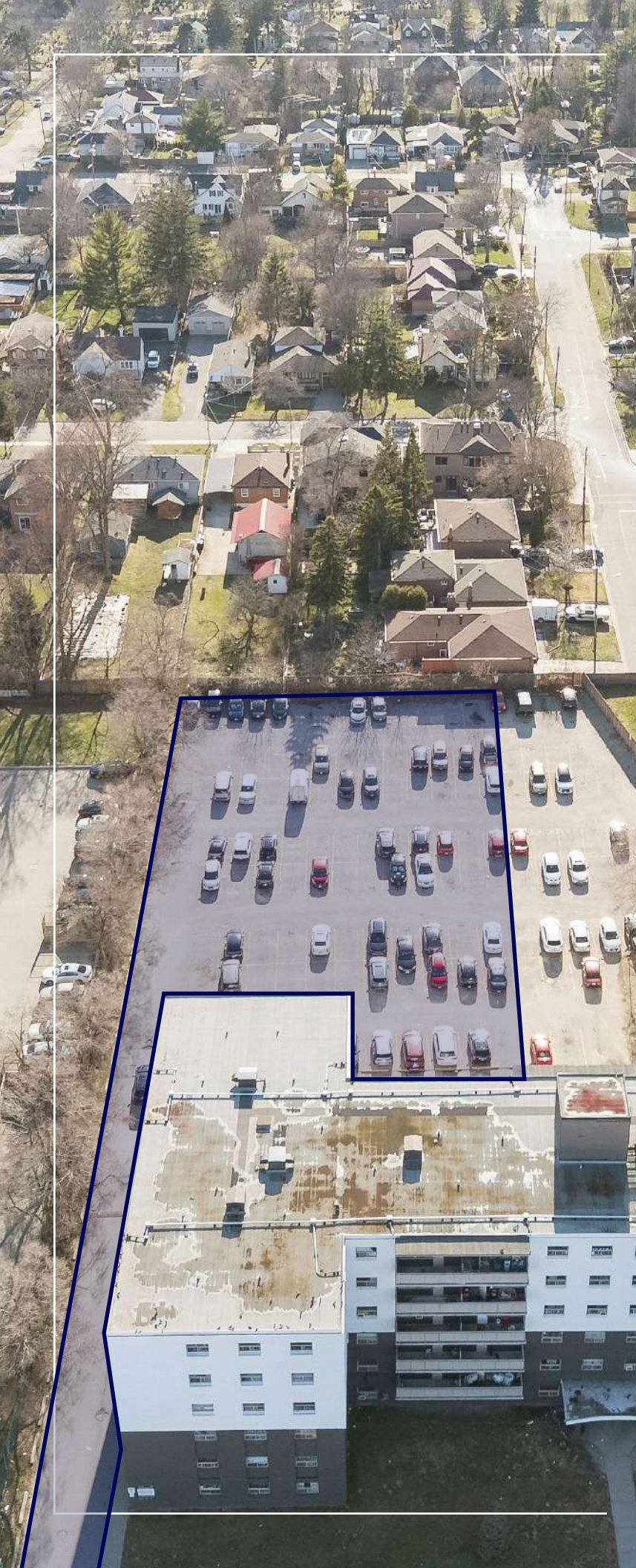
Site Area	31,862 SF
Storeys	8 storeys
Proposed Construction GFA	82,044 SF
Proposed Residential Units	89 units, 55 1-bed, 34 2-bed
FSI	2.57
Proposed Parking	120 stalls

Official Plan: Mixed Use

Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities.

Zoning: Residential

RAC (au67.0)(x61)



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