

CBRE

LAND  
SPECIALISTS

Hamilton

LAKE ONTARIO

1020 Emery Ave

PLAINS RD W

EMERY AVE

WATERDOWN RD

Aldershot GO

Aldershot GO South Parking

LAKESHORE-WEST GO LINE

Highway 403

development opportunity

1020

AVENUE

Emery

BURLINGTON, ONTARIO • ± 3.627 ACRES



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# THE Offering

CBRE Limited is now offering for sale, 1020 Emery Avenue in Burlington, Ontario (the 'Site' or 'Property'). Located ± 1.0 km or 3-minutes from the Aldershot GO Station and Highway 405, the Site has fantastic accessibility with multiple transit options to various locations throughout Burlington, Halton and the Greater Toronto Area.

The well-informed development concept created by the Vendor proposes a multi-phased, mixed use community totalling 646 units across four buildings, with a total Gross Floor Area of 617,997 sq. ft. On June 18, 2024, City Council adopted Official Plan Amendment No. 2 (OPA 2), which includes the Aldershot GO Major Transit Station Area. This Precinct Plan designates the Site as Emery Commons, and the concept development has been formally proposed in conjunction with the OPA 2 and pre-consultation with the City of Burlington.

Per the new City of Burlington Community Planning Permit System (CPPS), once the Minister has formally approved OPA 2, required approvals for the development will be streamlined and reduced to one or more Community Planning Permit System decisions, supported by various technical studies, in lieu of amendments to the Official Plan, Zoning Bylaw, and a Site Plan Application.

The combination of progress made on the proposed development, positive feedback from the municipality, the new Precinct Plan, and the streamlined CPPS should allow for shorter timelines to full approvals and unit sales. The Property offers a well-located, transit-oriented development opportunity of scale that is supported for fast-tracked, high-density development by the new Precinct Plan and Permit system.

## PROPERTY DETAILS

address	1020 Emery Avenue, Burlington ON L7T 1E8
PN	071230030
size	± 3.627 acres
dimensions	± 410 frontage along Emery Ave; ± 386 in maximum depth
new official plan	<b>Emery Commons</b> , identified within the new Aldershot GO Major Transit Station Area (MTSA). Adopted by City Council on June 18, 2024
official plan	<b>MTSA Special Planning Area</b> , identified as Lands Designated for Employment Uses; within a Primary Growth Area; and designated as General Employment within the City of Burlington's Official Plan, 2020
zoning	<b>H-GE2-57</b> , General Employment 2, Holding, Site-Specific Exception 57. The Site is identified as Employment Conversion within the Aldershot GO Major Transit Station Area
development	<b>Multi-building, high-density, mixed-use development</b> , consisting of 4 separate buildings (1 mixed-use, 3 stand-alone residential). Heights range from two buildings at 19-storeys and the balance at 11-storeys with a total of 646 residential units and 346 m <sup>2</sup> at-grade commercial space.

1020 EMERY AVENUE



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# DEVELOPMENT Concept

## BUILDING STATISTICS

	GFA	FOOTPRINT	STOREYS
building A	236,370 sq. ft.	15,887 sq. ft.	19
building B	171,112 sq. ft.	12,548 sq. ft.	19
building C	114,641 sq. ft.	12,856 sq. ft.	11
building D	95,874 sq. ft.	11,987 sq. ft.	11
<b>total GFA</b>	<b>617,997 sq. ft.</b>		

## RESIDENTIAL UNIT MATRIX

	NO. OF UNITS	BEDROOM COUNT
building A	233	295
building B	189	257
building C	125	166
building D	99	138
<b>totals</b>	<b>646</b>	<b>856</b>

## RESIDENTIAL UNIT COUNT

	1 BR	1 BR + D	2 BR	2 BR + D	3 BR	3 BR + D
building A	117	58	49	5	0	4
building B	108	23	48	0	10	0
building C	50	44	21	0	0	10
building D	47	23	19	0	0	10
<b>totals</b>	<b>322</b>	<b>148</b>	<b>137</b>	<b>5</b>	<b>10</b>	<b>24</b>

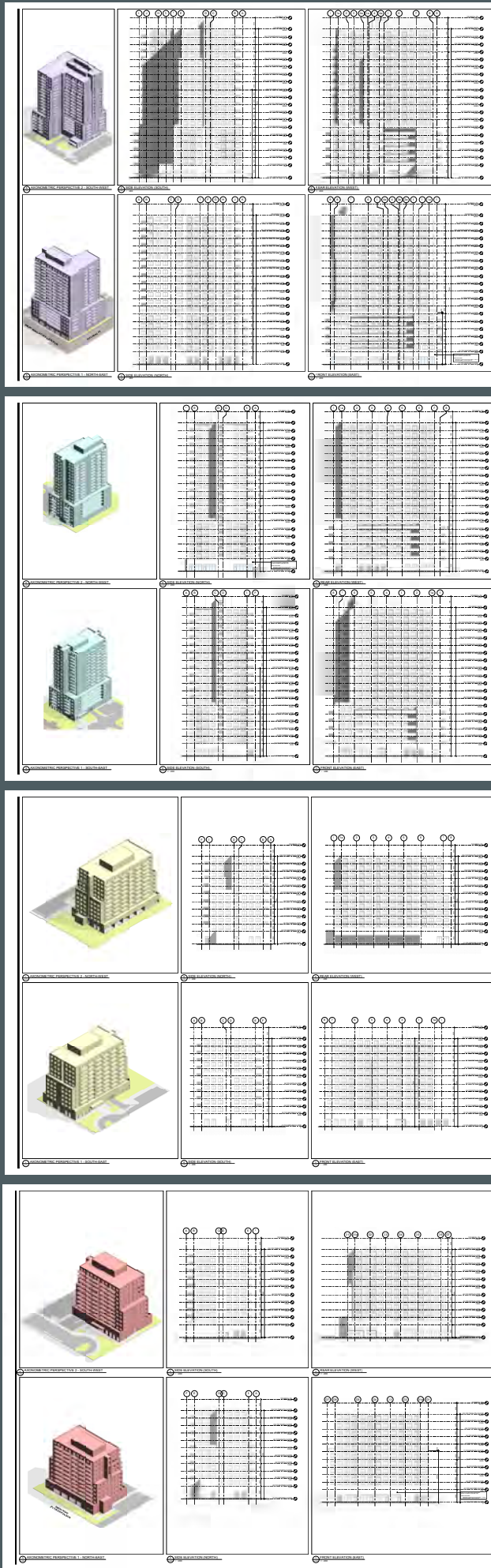
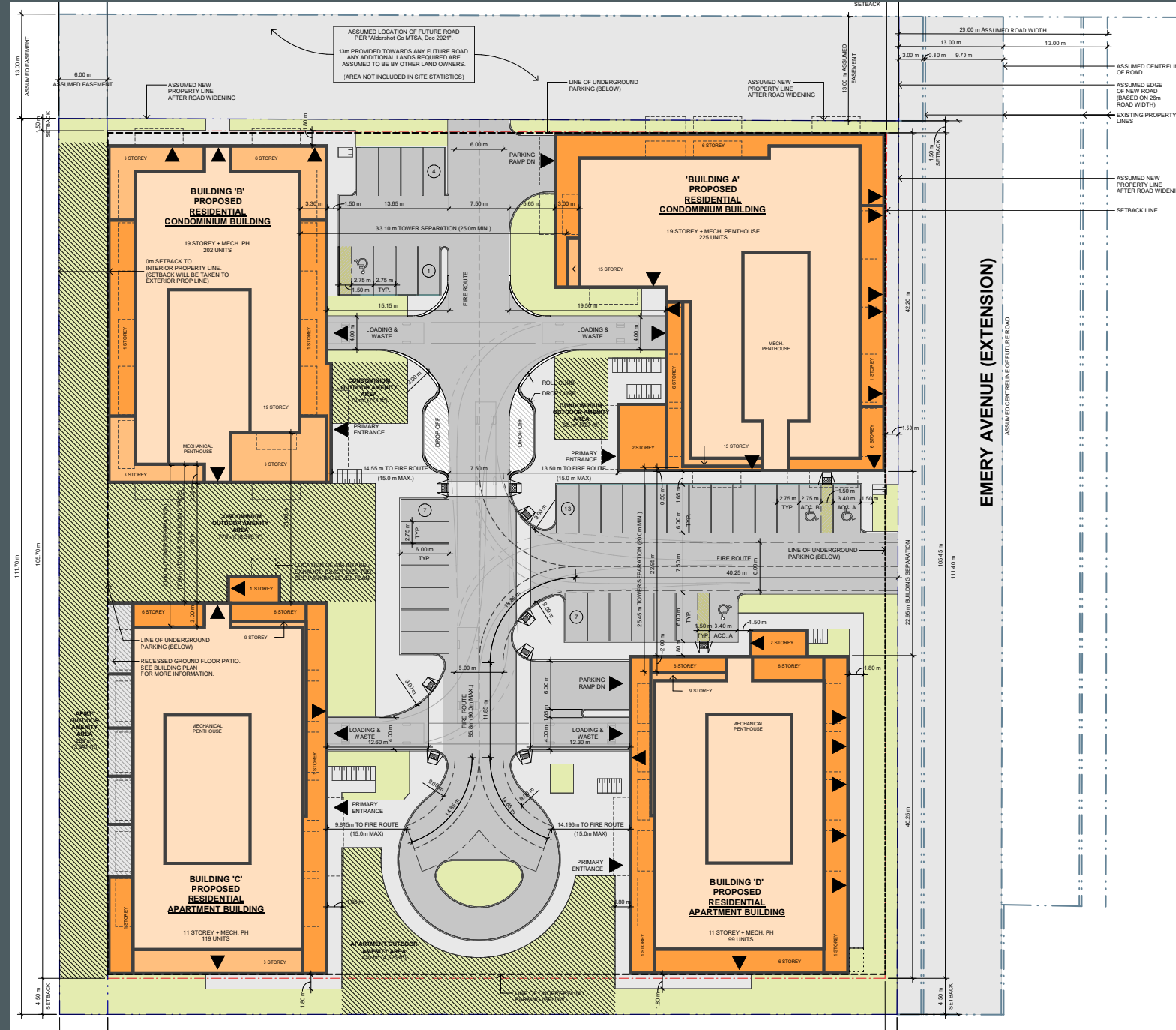
## PARKING

RESIDENTIAL	STANDARD	ACCESSIBLE
p1 level	241	9
p2 level	247	1
p3 level	251	0
<b>total residential parking</b>	<b>739</b>	
<b>COMMERCIAL (AT-GRADE)</b>		
standard / accessible	31	4
<b>total commercial parking</b>	<b>35</b>	

**617,997 SF**  
TOTAL GFA

**646**  
UNITS

**774**  
PARKING





**SECONDARY PLAN: EMPLOYMENT CONVERSION LAND**

1020 Emery is within the Aldershot Major Transit Station Area (“MTSA”) in the Region of Halton Official Plan Amendment 48 (“ROPA 48”). This calls for the lands to be re-developed into high-density, transit-supportive development as directed by Provincial policies, making this Site well-positioned for a proposed intensified mixed-use development.

The City of Burlington has advanced Precinct Plans (also known as Secondary Plans) for each of the MTSA’s in a new Official Plan Amendment, known as OPA 2. On June 18, 2024, City Council adopted Official Plan Amendment No 2. OPA 2 is before the Minister of Municipal Affairs and Housing (“Minister”) for final approval and a final decision is imminent.

As per the City’s Notice of Decision: Pursuant to subsection 17(36.5) and (38.1) of the Planning Act, where the approval authority is the Minister of Municipal Affairs and Housing the decision is final and not subject to appeal.

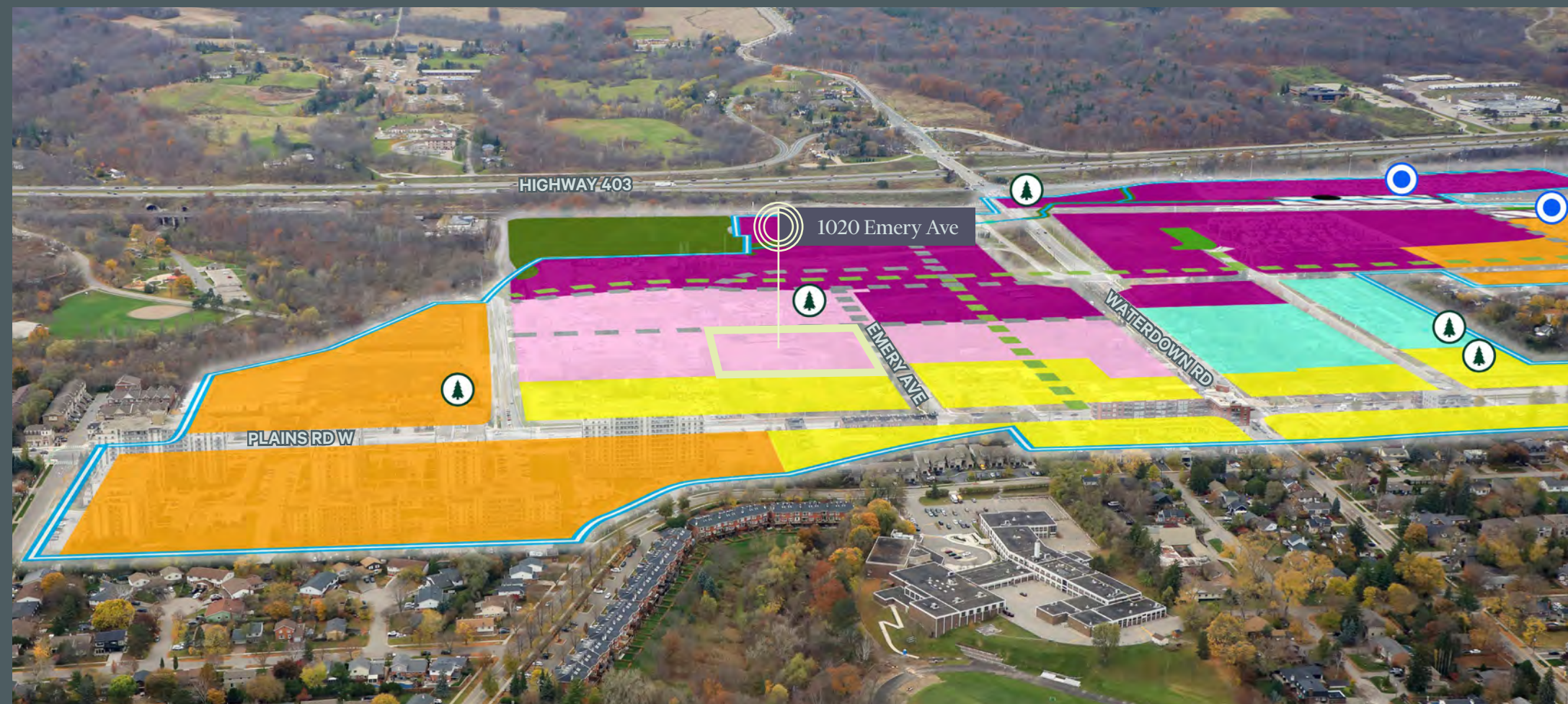
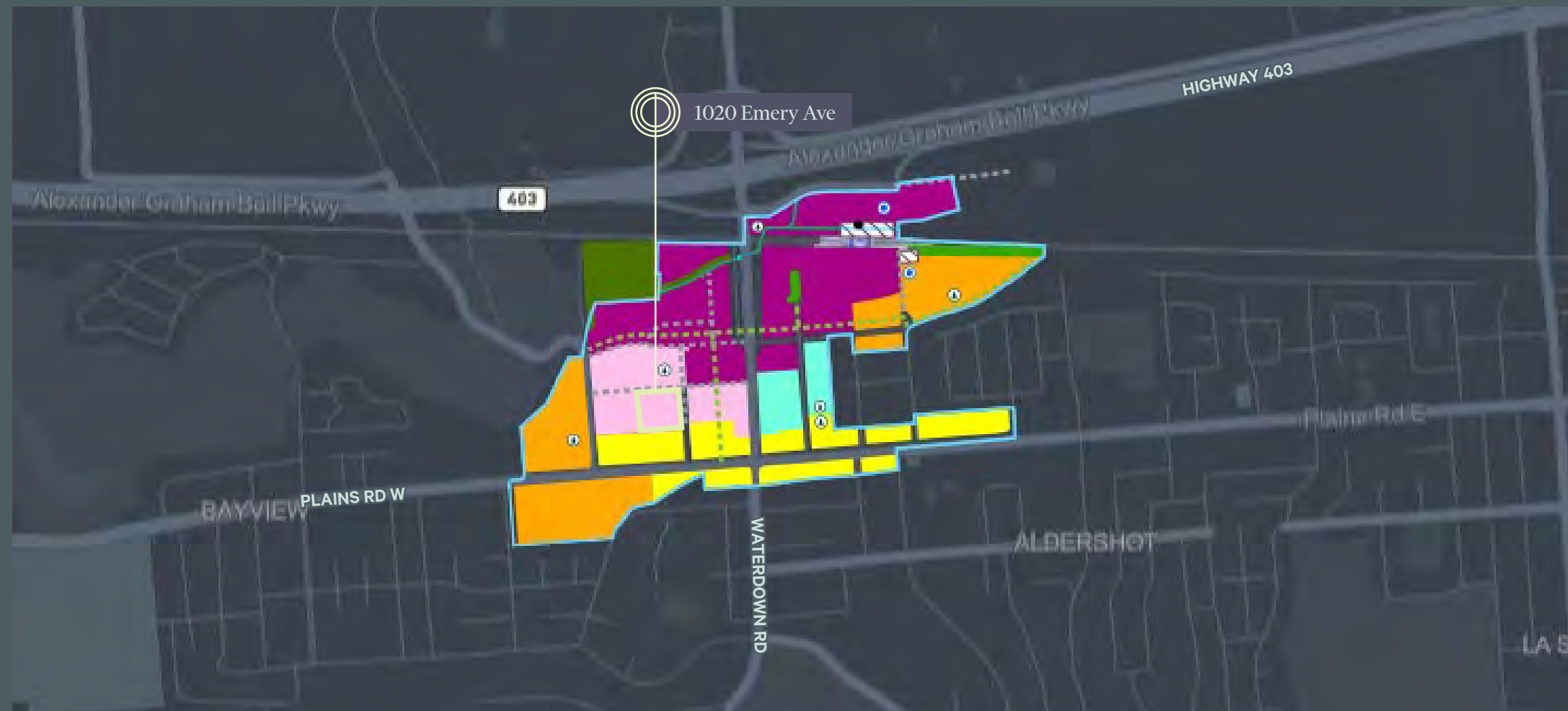
Within OPA 2, the subject lands are in the Aldershot GO Major Transit Station Area (“AGMTSA”) and are designated as “Emery Commons” on Schedule G - Land Use, as shown in the overlay to the right.

Key policies for the Aldershot GO MTSA and Emery Commons Precinct include:

- Development within the Aldershot GO Major Transit Station Area boundary shall be planned to achieve a minimum density of 150 residents and jobs combined.
- The entire Aldershot GO MTSA is planned to achieve a minimum floor area ratio of 1.5 to be implemented and regulated through the Community Planning Permit By-law (CPPS) by way of permitted building heights.
- Accommodate a concentration of residential, retail, employment and service commercial uses in buildings with varying heights that contribute towards the creation of lively, vibrant and people-oriented places.

In conjunction with OPA 2, the City has prepared a new Community Planning Permit System By-law (“CPPS”), which is a tool under the Ontario Planning Act to combine Zoning, Site Plan Approval, Minor Variance, Tree Permit and/or Site Alteration Permit(s) into one application and decision by the City. Council considered the CPPS along with OPA 2 on June 10, 2024, and directed staff to conduct further engagement on the CPPS. It is expected that the final CPPS framework will be presented to Council for approval by the end of 2024. When CPPS is approved, 1020 Emery will have development permissions for medium and high-density residential development. The final step, issuance of a CPPS permit, could then be dealt with at the Staff level only with no public process and limited or no Council involvement.

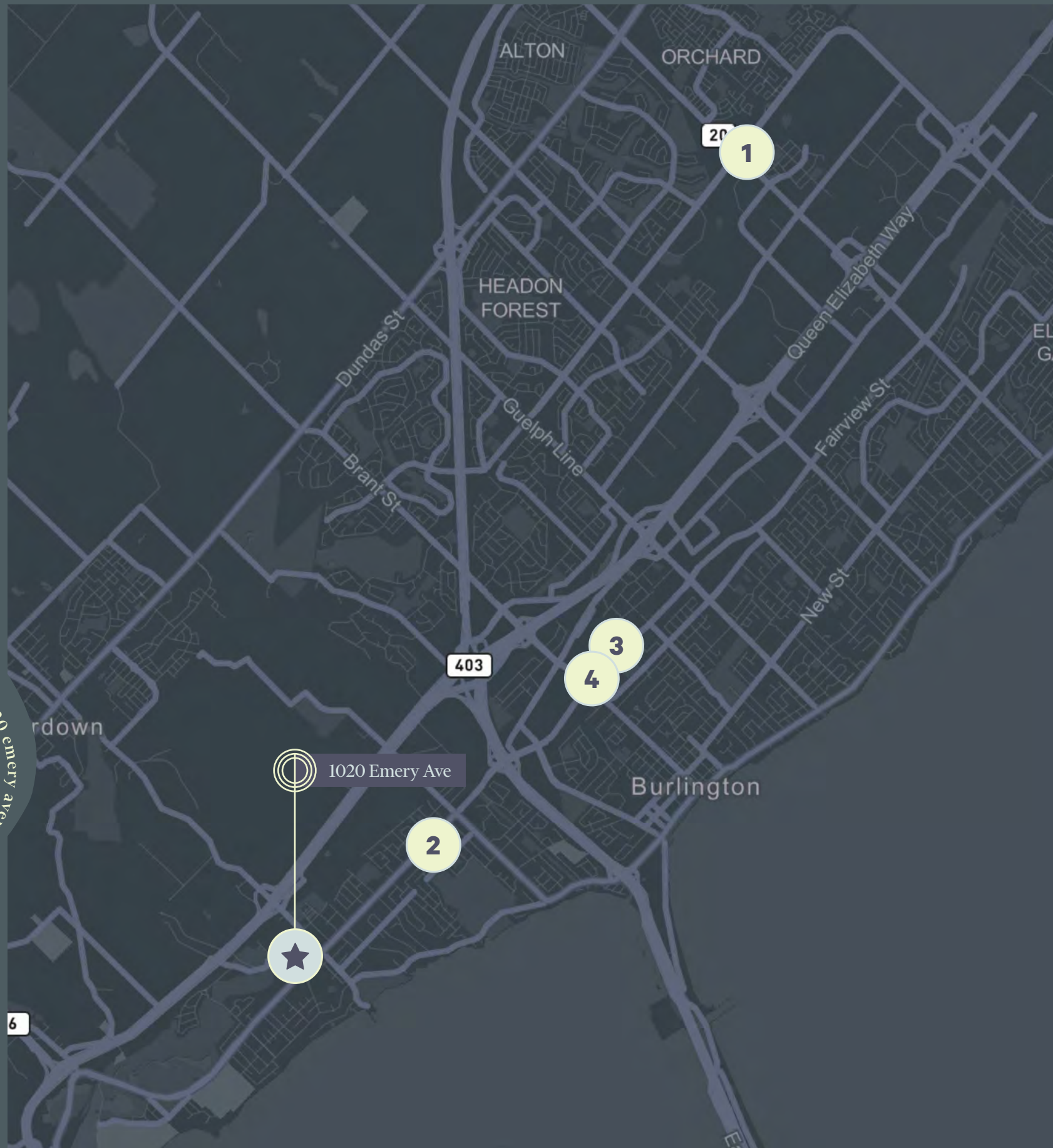
Within the CPPS, the subject lands are within the Emery Commons Precinct, which includes a base permission for building heights up to 12 storeys with the ability to obtain 19 storeys.



**LAND USE MAP  
ALDERSHOT GO MAJOR TRANSIT STATION AREA**

- |                             |                                 |
|-----------------------------|---------------------------------|
| Aldershot GO Central        | Aldershot GO MTSA               |
| Aldershot Main Street       | Major Transit Station           |
| Emery Commons               | Rain Line                       |
| Mid-Rise Residential        | Proposed Street                 |
| Natural Heritage System     | Proposed Linear Park & Greenway |
| Transit Station Area        | New Park                        |
| Existing Natural Open Space | Transit Station Plaza           |
|                             | Watercourse                     |





**1**

**1989 CONDOMINIUM - TOWER 1**  
DEVELOPER: LATCH DEVELOPMENTS

address	1989 Appleby Line, Burlington
total units	342
type / storeys	High Rise / 22-storeys
size range sq. ft.	444 sq. ft. - 1,144 sq. ft.
price range	\$482,999 - \$1,016,000
sales start date	Jun 15, 2024
first occupancy	Oct 1, 2028

**2**

**NORTH SHORE - BUILDING A**  
DEVELOPER: NATIONAL HOMES

address	490 Plains Road East, Burlington
total units	153
type / storeys	Mid Rise / 8-storeys
size range sq. ft.	511 sq. ft. - 998 sq. ft.
price range	\$593,490 - \$1,010,990
sales start date	Apr 27, 2023
first occupancy	Jan 1, 2026

**3**

**PARADIGM GRAND - EAST TOWER**  
DEVELOPER: MOLINARO GROUP

address	2071 Fairview Street, Burlington
total units	98
type / storeys	High Rise / 18-storeys
size range sq. ft.	536 sq. ft. - 1,370 sq. ft.
price range	\$625,000 - \$995,000
sales start date	Mar 1, 2024
first occupancy	Jul 1, 2026

**4**

**PARADIGM GRAND - WEST TOWER**  
DEVELOPER: MOLINARO GROUP

address	2079 Fairview Street, Burlington
total units	99
type / storeys	High Rise / 18-storeys
size range sq. ft.	567 sq. ft. - 1,370 sq. ft.
price range	\$677,000 - \$995,000
sales start date	Mar 1, 2024
first occupancy	Jul 1, 2026





# LOCATION Overview

## DEMOGRAPHICS STATISTICS

### POPULATION

	0-1KM RADIUS	0-5KM RADIUS	BURLINGTON
2024	7,571	72,312	199,484
2027	8,840	76,189	207,148
2029	9,810	79,325	215,140
2034	12,270	88,363	236,273
2024 - 2034	+ 62%	+ 22%	+ 18%

### INCOME

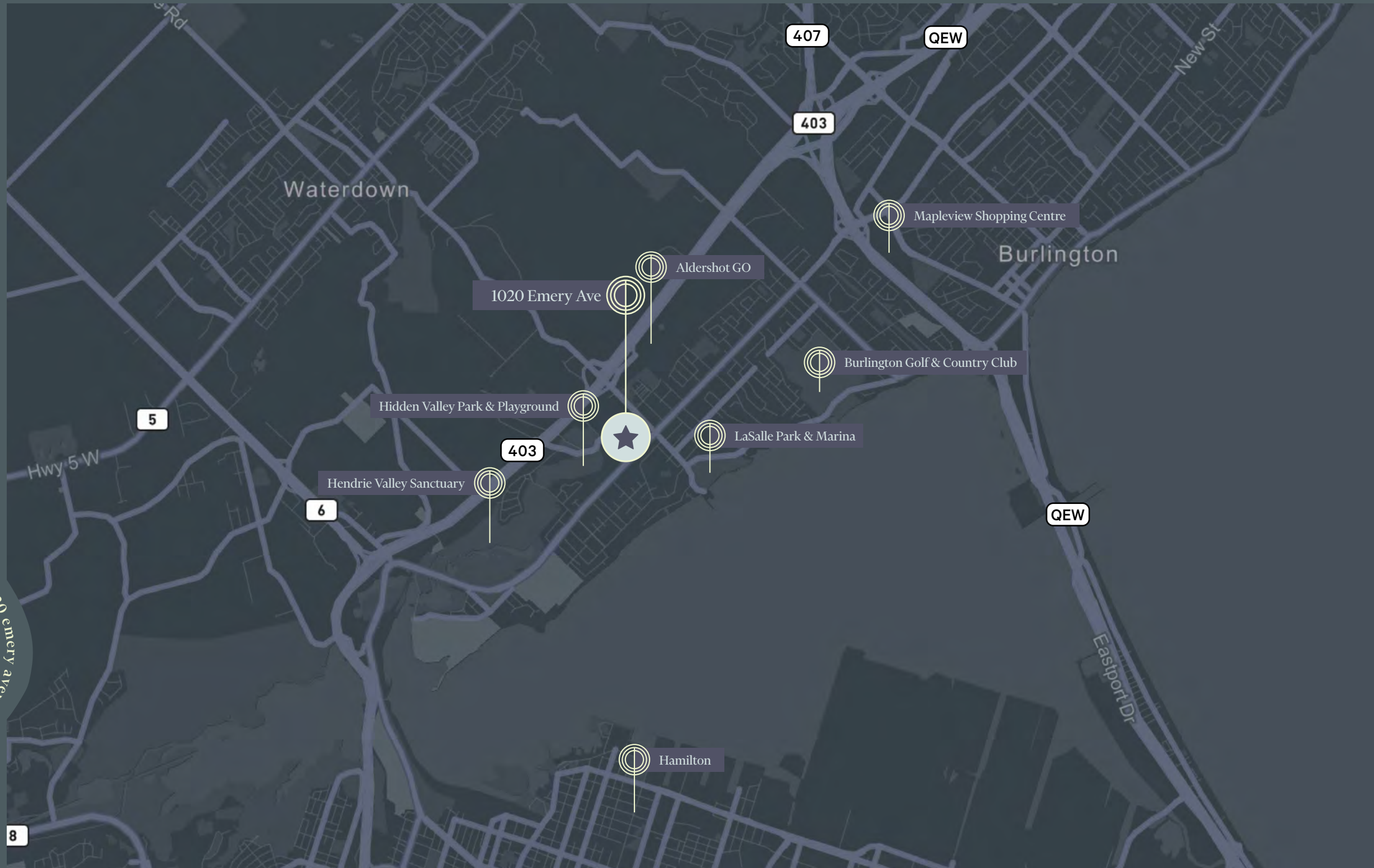
	0-1KM RADIUS	0-5KM RADIUS	BURLINGTON
2024	\$135,444	\$141,590	\$166,371
2027	\$148,927	\$156,017	\$182,540
2029	\$159,059	\$166,217	\$194,009
2034	\$186,058	\$195,316	\$225,719
2024 - 2034	+ \$50,614	+ \$80,698	+ \$59,348

### 2024 OCCUPIED DWELLING

	0-1KM RADIUS	0-5KM RADIUS	BURLINGTON
rented	50.6%	62.2%	74.4%
owned	49.4%	37.8%	25.6%

### EDUCATION (15 YRS+)

< bachelor degree	67.2%	67.1%	62.5%
> bachelor degree	32.8%	32.9%	37.5%





# DUE Diligence

1020 Emery Avenue

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button to the right. The following documents have been made available in the online property library:

- 2024 Municipal Tax Bill
- Archaeological Report - Stage 1
- Building Elevations
- City Pre-Consultation Notes
- Environmental Site Assessment - Stage 1 and 2
- Hydrogeological Reports

Click here to:  
**SUBMIT CA**

**\$21,650,000**  
**ASKING PRICE**

- Natural Heritage & Species at Risk Report
- Planning Status Letter
- Site Plan & Parking Plan
- Site Remediation Complete Letter
- Survey & Topo Survey

## OFFERING PROCESS

CBRE Limited has been exclusively retained to represent the Seller in the sale of this Property. **All inquiries into the property should be directed to CBRE.** All offers are requested to be submitted electronically to: Daniel Satoor\* E: daniel.satoor@cbre.com

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### SITE REMEDIATION IS NOW COMPLETE

Per Phase II Environmental Site Assessment, all excavation has been completed, and all impacted materials have been removed from the site.

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