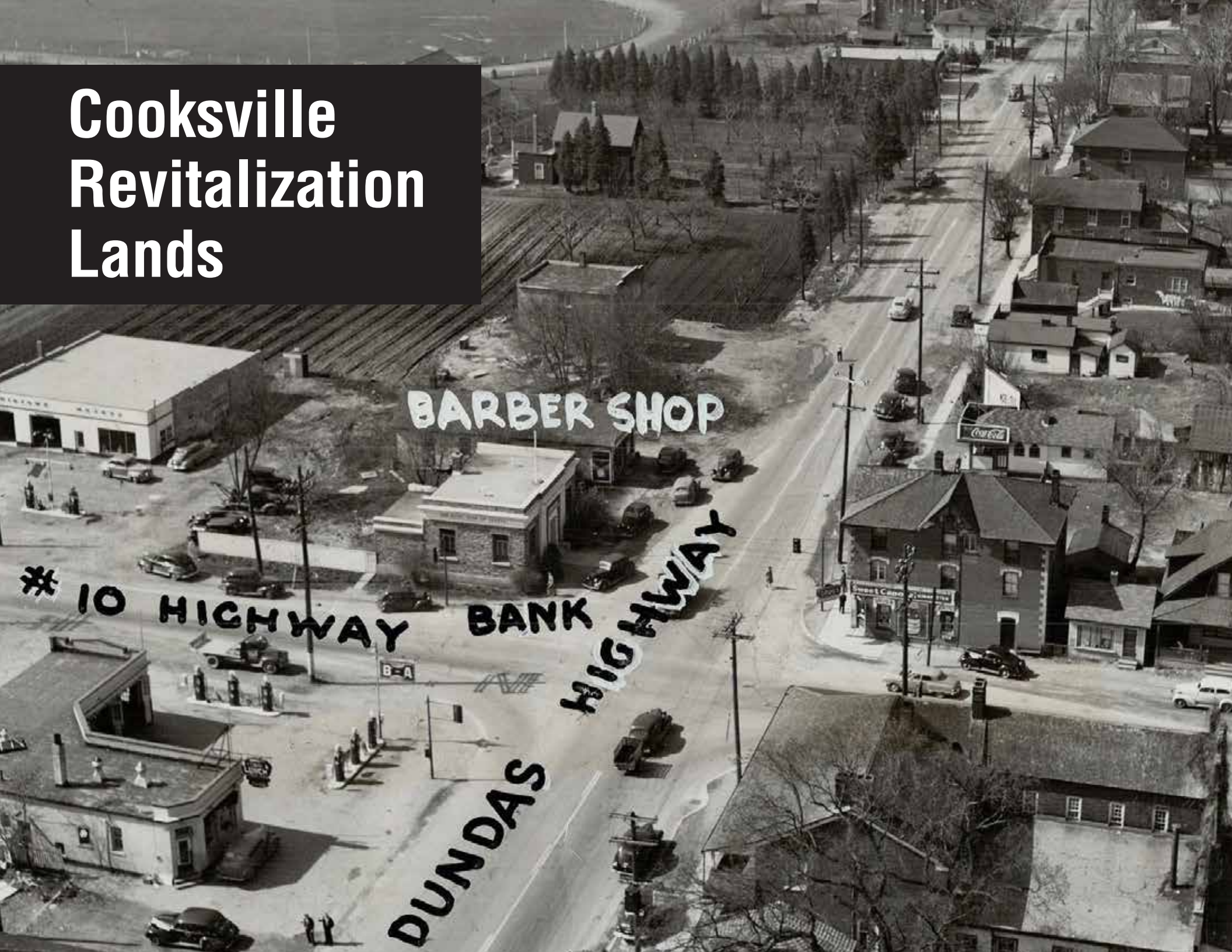


# Cooksville Revitalization Lands



# The Opportunity

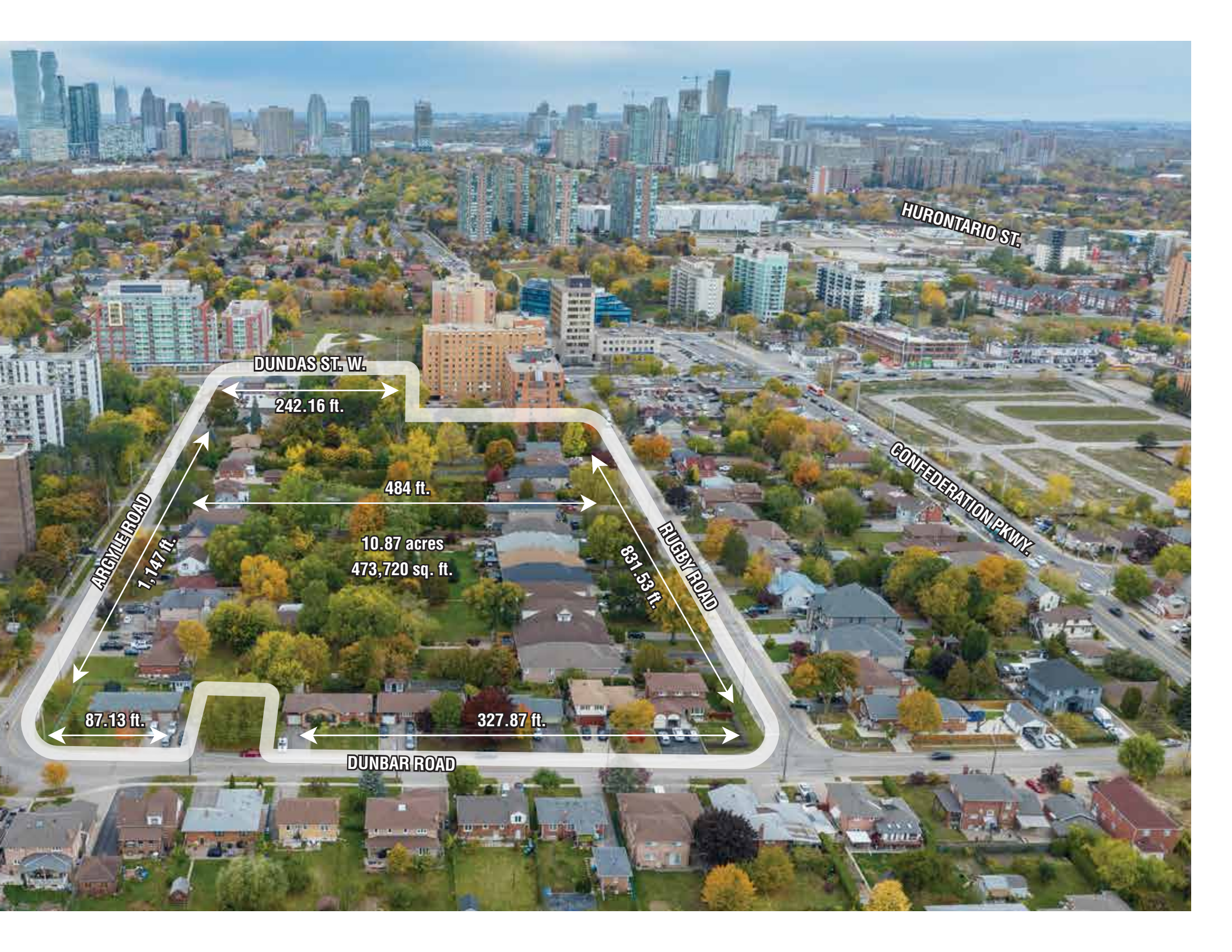
The Cooksville Revitalization Lands represent a unique and unprecedented opportunity to transform the Cooksville neighbourhood in the heart of downtown Mississauga.

The property encompasses a metropolitan super-block, consisting of 37 consolidated properties across a total site area of 473,720 square feet, or approximately 10.87 acres. With frontage onto Dundas Street West, Argyle Road, Rugby Road and Dunbar Road, the property boasts unparalleled access and allows for the creation of a distinctive streetscape.

Positioned to become the preeminent master-planned, high-density community in Mississauga, development of the property will drive the ongoing urbanization and revitalization of city's downtown core. With the opportunity to strike an optimal balance of residential and commercial components, it stands as the most commercially viable and strategically located parcel of development land currently accessible within Mississauga's downtown core.

Development of the property aligns perfectly with the City of Mississauga's key current and future initiatives, including the Downtown 21 Master Plan, Vision Cooksville, the Official Downtown Strategy, Dundas Connects Master Plan, the Hurontario Light Rail Transit (LTR), Dundas Bus Rapid Transit (BRT), the Cooksville GO Station expansion, substantial road infrastructure enhancements, and construction of one of the largest hospital in the country. Already the third largest city in Ontario and the seventh largest in all of Canada, the development of the property will advance the strategic initiatives of the City of Mississauga by more than a decade.





HURONTARIO ST.

DUNDAS ST. W.

242.16 ft.

484 ft.

10.87 acres  
473,720 sq. ft.

RUGBY ROAD  
831.53 ft.

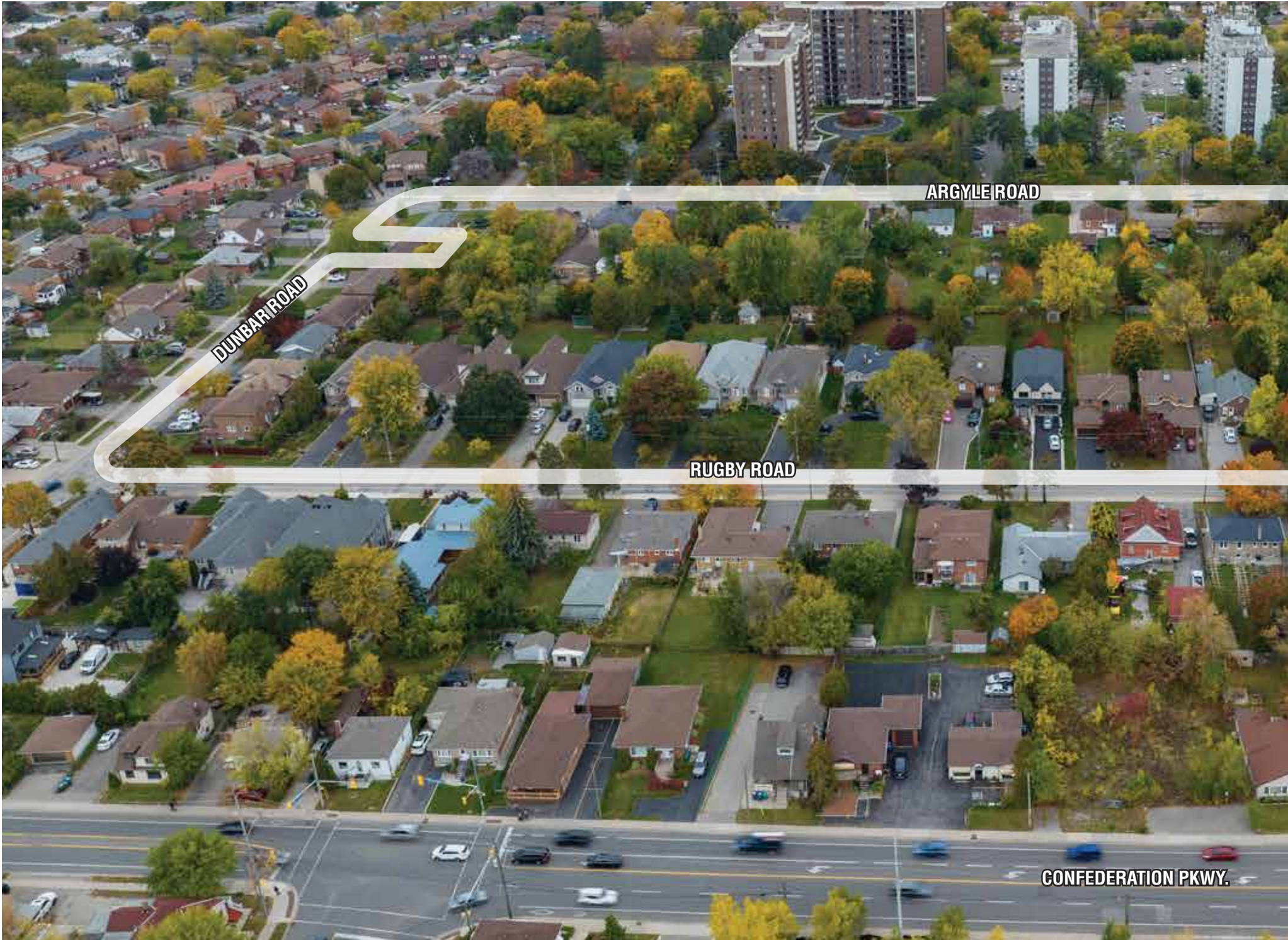
CONFEDERATION PKWY.

ARGYLE ROAD  
1,147 ft.

87.13 ft.

327.87 ft.

DUNBAR ROAD



**DUNBAR ROAD**

**ARGYLE ROAD**

**RUGBY ROAD**

**CONFEDERATION PKWY.**



# The Assembly

## Total Area:

10.87 acres or 473,720 square feet

## Frontage

242.16 ft. along Dundas Street West

1,147 ft. along Argyle Road

831.53 ft. along Rugby Road

415 ft. along Dunbar Road (combined frontage)

## PIN:

133550727	133550726	133550725
133550724	133550723	133550722
133550721	133550720	133550719
133550718	133551042	133551043
133550716	133550715	133550714
133550713	133550729	133550730
133550731	133550732	133551040
133551041	133550734	133551036
133551037	133551032	133551033
133551035	133551034	133551030
133551031	133550743	133550742
133550820	133550821	133550740
133550712		

# Cornerstones of a Designated Intensification Corridor

The intersection of Dundas and Hurontario is on the cusp of an exciting transformation. Dundas Connects Master Plan and the forthcoming Hurontario Light Rail Transit system and Dundas Bus Rapid Transit Line (BRT), are poised to be the pivotal triggers of this revitalization. These visionary projects will serve as the driving force, ushering in a new era for the area.

The emerging Hurontario Light Rapid Transit (LRT) system will span 18 kilometers and feature 19 stations, elevating Cooksville's role as a pivotal transportation hub expanding commuters' reach across the Greater Toronto Area (GTA).



Dundas BRT will create a transit corridor along a 48 kilometre stretch of Dundas Street from Highway 6 in the City of Hamilton through to the Kipling Transit Hub in the City of Toronto, linking Etobicoke and Mississauga City Centres. More than 20 kilometres, of the 48-kilometre BRT, would operate in bus lanes or in a dedicated right-of-way, separate from other traffic, allowing faster and more reliable transit connections.



Dundas Connects (BRT)



Hazel McCallion LRT



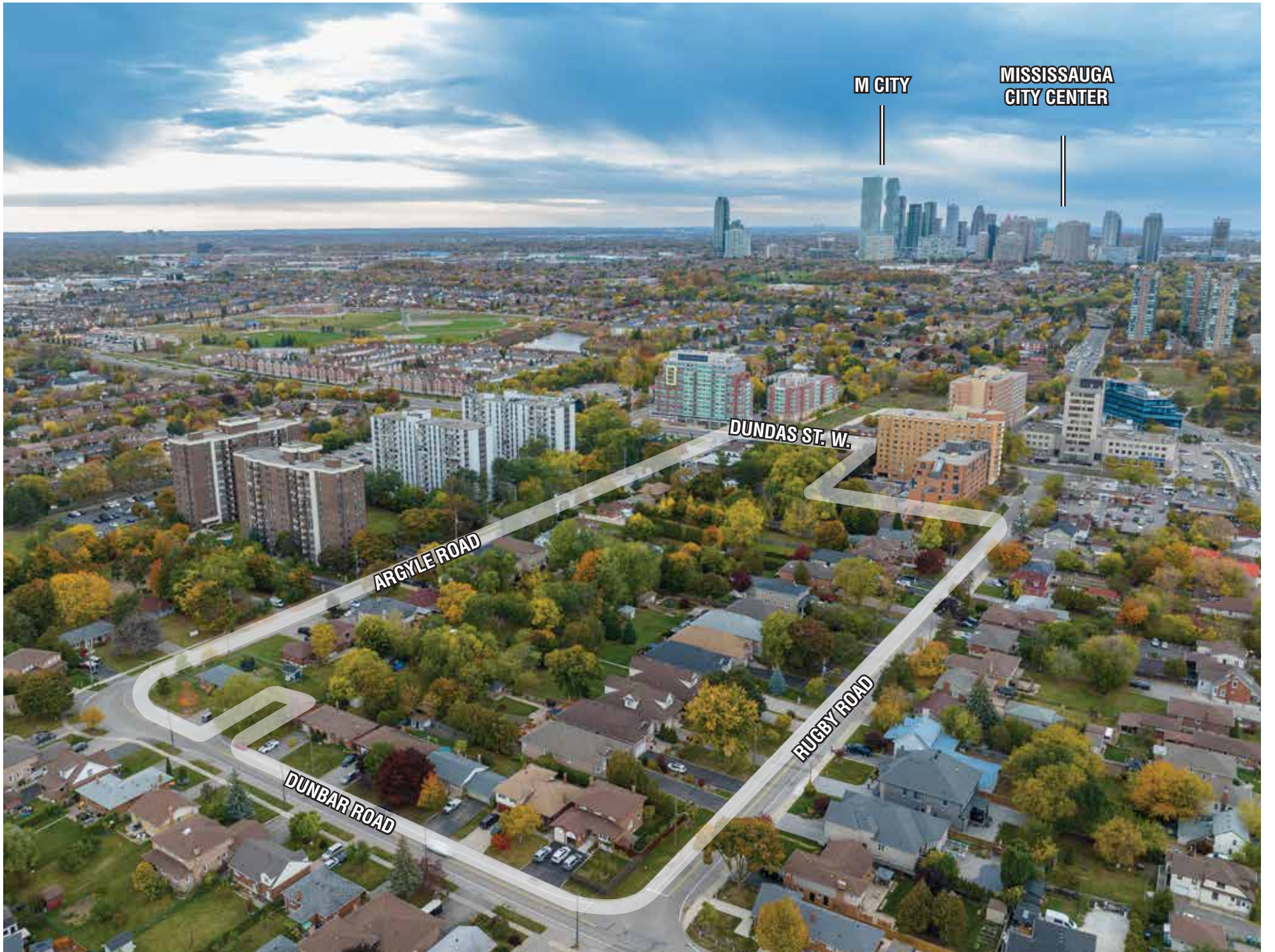
HAZEL MCCALLION LRT

FUTURE  
HURONTARIO  
LRT STOP

ASSEMBLED  
LANDS

HURONTARIO ST.

DUNDAS BUS RAPID TRANSIT LINE (BRT)



M CITY

MISSISSAUGA  
CITY CENTER

DUNDAS ST. W.

ARGYLE ROAD

RUGBY ROAD

DUNBAR ROAD





HURONTARIO ST.

KING ST. W.

CONFEDERATION PKWY.

RUGBY ROAD

DUNBAR ROAD

ARGYLE ROAD

DUNDAS ST. WEST



DUNBAR ROAD

ARGYLE ROAD

RUGBY ROAD

DUNDAS ST. WEST

COOKSVILLE



DUNDAS ST. W.

ARGYLE ROAD

DUNBAR ROAD

RUGBY ROAD

CONFEDERATION PKWY.

HURONTARIO ST.

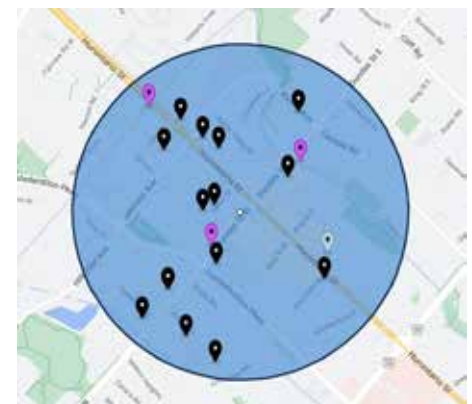
KING ST. W.

# Condo Area Development

DEVELOPMENT	BUILDER	STATUS	# OF STOREYS	UNITS
Six Five Agnes	Intentional Capital	Pre-Construction	29	379
Edge Towers	Solmar	Under Construction	50 & 12	624
Connecting Cooksville	TAS	Pre-Construction	46,43,43,39,34	2,224
60 Dundas Street East	Almega	Pre-Construction	29,27,16	1,009
The Orchard District	GALA Developments	Pre-Construction	32,20,18	966
Maze Condos	Matas Group	Pre-Construction	28	282
Two55	Essence Homes & Blackthorne	Pre-Construction	14	393
Arte Residences	Emblem	Under Construction	16	405
Artform	Emblem	Under Construction	17	336
2444 Hurontario Street	P&S Ramlochan Property Inc.	Pre-Construction	26	172
2570-2590 Argyle Road	Renee Management	Pre-Construction	15	250 Rentals
3420-3442 Hurontario	BET Realty	Pre-Construction	33,30	680
3115 Hurontario Street	Clearbrook Development	Pre-Construction	36	431
3085 Hurontario Street	Equity Three Holdings	Pre-Construction	35,33,30,9,7	1081

## Ward 7 Unit Breakdown of Pre Sales and Construction Phase Development

- 8,395 dwelling units
- 101 Back to Back Townhomes
- 250 Market Rate Rentals
- Plus 25,000 square meters Commercial Use
- Condominium projects successfully selling at \$1,075 psf to \$1,200 psf



# Area Infrastructure Development



The new 24-storey Mississauga Hospital, when completed, will be among the largest hospitals in Canada.



Cooksville GO Rail Expansion

M CITY

MISSISSAUGA  
CITY CENTER

COOKSVILLE



HURONTARIO ST.

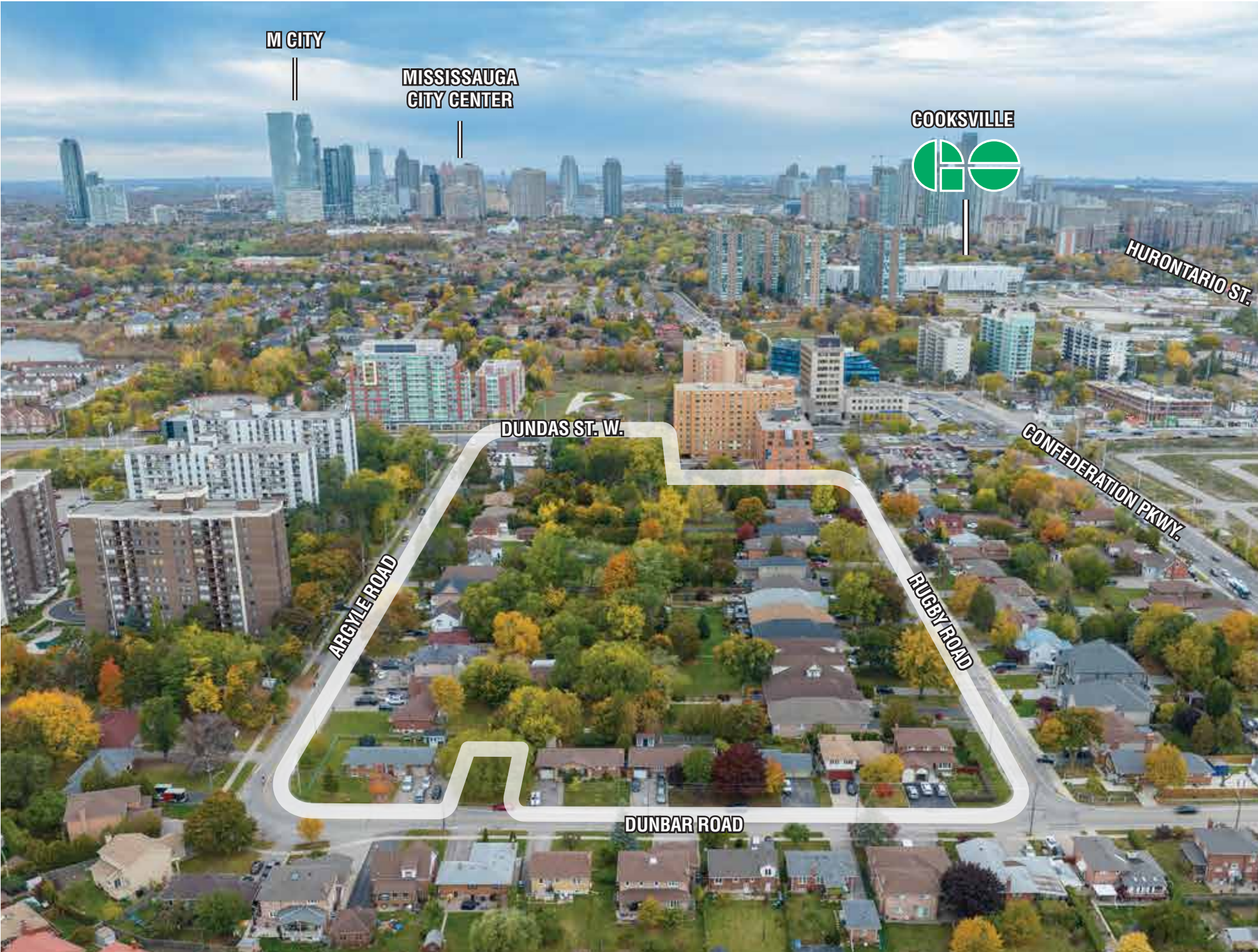
DUNDAS ST. W.

CONFEDERATION PKWY.

ARGYLE ROAD

RUGBY ROAD

DUNBAR ROAD





**CONFEDERATION PKWY.**

**DUNBAR ROAD**

**RUGBY ROAD**

**ARGYLE ROAD**

**DUNDAS ST. WEST**

# The Offering Process

RE/MAX WEST REALTY INC., BROKERAGE has been retained by the vendors as the exclusive advisor to seek proposals for the disposition of 188 to 202 Dundas Street West, 2599 to 2517 Argyle Road, 2576 to 2508 Rugby Road and 163 to 187 Dunbar Road & 203 Dunbar Road (the "Property") in Mississauga, Ontario.

Interested purchasers will be required to execute and submit the vendor's form of Confidentiality Agreement ("CA") and Broker Fee Agreement ("BFA") prior to receiving the information on the Offering.

All inquiries regarding the Property should be directed to Tom Kioussis, Salesperson, lead advisor to the disposition.

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Sales Representative

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Tom@TomKioussis.com

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TomKioussis.com