

PARTIALLY COMPLETED RESIDENTIAL DEVELOPMENT OPPORTUNITY



The King's Mill

15 NEIGHBOURHOOD LANE
TORONTO, ON



The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% freehold interest in **15 Neighbourhood Lane, Toronto, Ontario** ("King's Mill", the "Property" or "Site"), a partially constructed, mid-rise residential project located near the intersection of Park Lawn Road and The Queensway in South Etobicoke.

Upon completion, this third and final phase of the *Backyard Neighbourhood Condos* development will total 186,446 square feet ("sf") of residential gross floor area ("GFA"), spanning 10 storeys and featuring a mix of 234 residential units varying in size and layout. The Site has undergone significant work to date, including substantial completion of the building structure, which topped out at 10 storeys and has underground parking in place. A purchaser will have the opportunity to complete the development within an accelerated timeline, wherein project risks are significantly mitigated.

The Property is conveniently located in the Stonegate-Queensway neighbourhood along the Humber River, proximate to an abundance of community and recreational amenities, including over 400 acres of urban green space, as well as several nearby schools, restaurants and retail shops along Bloor Street West. In addition, future residents will benefit from seamless access to the Gardiner Expressway, Highway 427 and Toronto Pearson International Airport, as well as high-order transit, including the Toronto Transit Commission ("TTC") Royal York and Old Mill Subway Stations, and Mimico GO Station.

The Property represents one of the final development sites in this affluent and established residential neighbourhood, presenting an opportunity for a purchaser to step into a project with reduced timeframes and overall risk. King's Mill is a residential condominium project in which approximately 91% have sold to date, where sales contracts can be maintained or cancelled at the incoming developer's discretion.



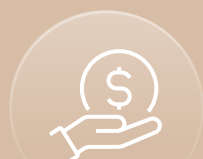
SITE AREA

69,298 SF
(1.59 AC)



HEIGHT

10 Storeys



RESIDENTIAL GFA

186,446 SF



RESIDENTIAL UNITS

234



AVG. UNIT SIZE

651 SF



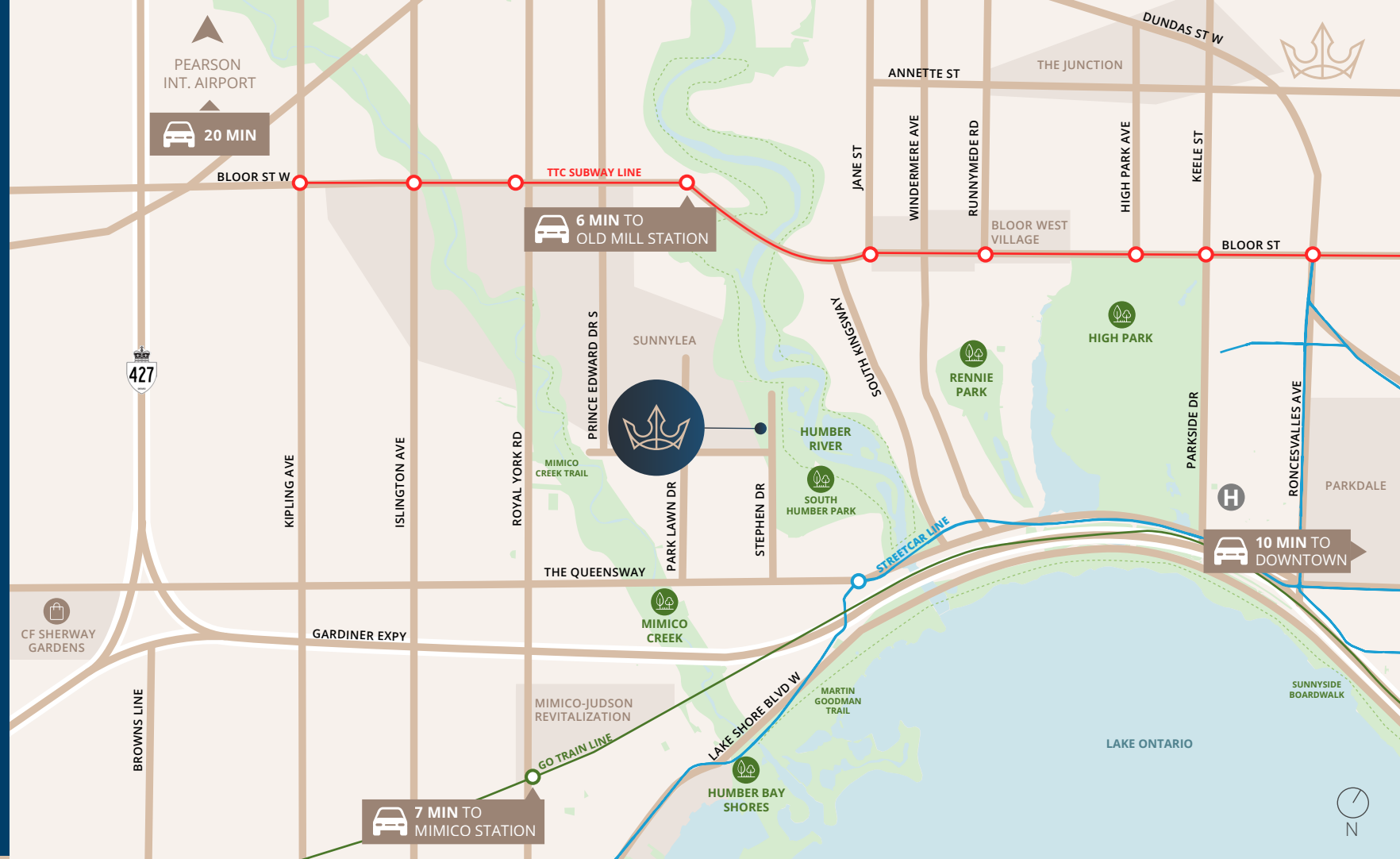
U/G PARKING

280 Stalls


Excellent Transit Connectivity And Access

The Site's central location in South Etobicoke will provide future residents with convenient access to an extensive network of public transportation options and major roadways. The Property is located just steps away from a TTC bus stop at Berry Road and Stephen Drive, connecting commuters to myriad of public transit services travelling to downtown Toronto and beyond. The TTC's Royal York and Old Mill Subway Stations are situated just north of the Property on Bloor Street West, accessible within 15 minutes by bus. Additionally, Mimico GO Station is only 3.2 km south of the Site, offering access to the Greater Toronto Area ("GTA") via GO Transit's extensive rail and bus network.

The nearby Humber Loop at The Queensway, a multimodal transit station and local hub, facilitates access to various streetcar and bus routes, including the 66/66A Prince Edward bus line, in addition to east-west travel on the 501 Queen, 507 Long Branch, 508 Lake Shore and 301 Queen streetcar services. The Property also benefits from excellent connectivity to a robust network of roadways and highways, given its strategic location between The Queensway and Bloor Street West, which provide access to the Gardiner Expressway and Highway 427. Additionally, the Property is an 18-minute drive from Toronto Pearson International Airport, Canada's largest airport.



 **TTC BUS STOP**
100 m

 **THE QUEENSWAY**
900 m

 **HUMBER LOOP**
1.3 km


 **BLOOR STREET WEST**
2.0 km

 **ROYAL YORK TTC STATION**
2.4 km


 **OLD MILL TTC STATION**
3.0 km

 **MIMICO GO STATION**
3.2 km

 **KIPLING GO STATION**
5.7 km

 **CF SHERWAY GARDENS**
7.5 km

 **DOWNTOWN TORONTO**
9.0 km

 **UNION STATION**
11.0 km

 **TORONTO PEARSON AIRPORT**
15.0 km

Highly Amenitized Location

Located along the west side of the Humber River, the Property is situated in a desirable residential area of Etobicoke, surrounded by an abundance of green space, established neighbourhoods and local amenities. Nearby parks include King's Mill Park, Humber Marshes, Kingsmill Dog Park, South Humber Park and High Park, with the latter encompassing more than 400 acres of recreational space. Proximate to the Property are several high-end residential neighbourhoods, including Bloor West Village, Roncesvalles and the Village of Swansea, all of which are known for their abundance of shops, sports and fitness clubs, restaurants and more. The area is home to an array of cultural amenities, as well as several elementary and secondary schools, which has attracted residents, along with new amenity offerings. This unique blend of amenities has continued to drive residential demand in South Etobicoke from an affluent demographic, with population growth of more than 5% projected over the next five years within 3 km of the Property.

DEMOGRAPHIC STATISTICS¹

TOTAL POPULATION (2023)	134,292
ESTIMATED POPULATION GROWTH (2023-2028)	5.5%
AVERAGE HOUSEHOLD INCOME	\$157,327

¹Within a 3-km radius of the Property
Source: JLL, ESRI

Rapidly Growing Etobicoke Residential Market

The Property is located within the Etobicoke Kingsway condominium submarket, strategically positioned on the border of the rapidly evolving Etobicoke South and High Park-Swansea nodes and proximate to Roncesvalles-Junction. Over the past several years, these areas have experienced an uptick in proposed high-density residential projects, owing to the increased densification taking place proximate to existing TTC subway and GO Transit stations. Among the Property's neighbouring condo submarkets, approximately 27.3 million sf of residential GFA has been proposed as of Q4-2023, including significant developments at Park Lawn Road/Lake Shore Boulevard West and Mimico GO Station, which will result in an influx of new amenities and improved transit offerings.

Source: JLL, Urbanation

Accelerated Timelines To Project Completion

The Site presents a truly unique opportunity for a developer to immediately assume control of a high-quality residential project that is well-advanced in construction, while benefitting from the strong demand within this residential node. The ability to complete construction of the building envelope and commence interior work significantly reduces development risk for an incoming purchaser, including the ability to accurately forecast a future occupancy date for residents. King's Mill is currently 91% sold and several key components of the development have been completed to date, including the structure of the building up to the top floor, three levels of underground parking and mechanical installation. The incoming purchaser will have the flexibility to cancel the existing sales contracts and resell the units at market pricing or convert the project to purpose-built rental units.



Humber Bay Shores Park



Martin Goodman Trail



Bloor West Village



High Park



Old Mill Subway Station



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Offering Process

Jones Lang LaSalle Real Estate Services, Inc. (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

All inquiries regarding the Property should be directed to:

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