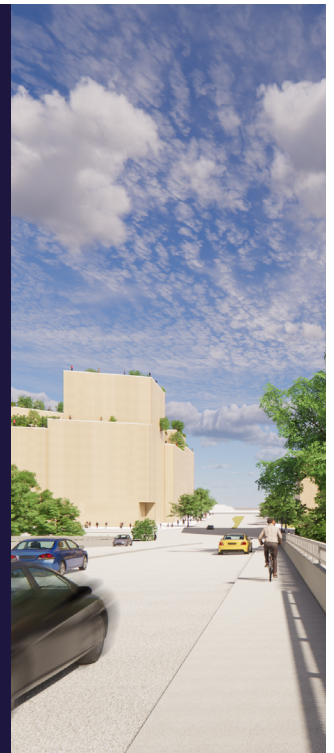


# BLOOR-KIPLING (SIX POINTS)

## BLOCK 5

970 KIPLING AVENUE,  
ETOBICOKE, ON





OFFERING AT A GLANCE

Cushman & Wakefield on behalf of the Owner is pleased to present a leasehold interest in 970 Kipling Avenue (Block 5) of the Bloor-Kipling (Six Points) Area lands within the Etobicoke Centre (the “Property” or “Site” or “Block 5”) (the “Opportunity”).

The overall Bloor-Kipling (Six Points Area) consists of 7.45 ha (18.42 acres) of land created through the reconfiguration of the Six Points Interchange. Through the City of Toronto’s (“City”) infrastructure investment, it unlocked seven development blocks. Blocks 1, 2, 3, 4, 6 and 7 are all located east of Kipling Avenue and Block 5 is located west of Kipling Avenue. All blocks are south of Bloor Street West and north of the rail corridor. Blocks 1, 3, 5, 6 and 7 are proposed for mixed-use developments; Block 4 is the location of the future Etobicoke Civic Centre, which is currently under construction, and Block 2 will be a new public park. Block 1 will be a 100% purpose built rental development providing market and affordable rental units and is currently under construction. Once complete, the Bloor-Kipling (Six Points) area will be serviced by District Energy, striving to become Toronto’s first net-zero community.

Block 5 is 0.87 ha (2.16 acres) of land, positioned a short distance from the Kipling Transit Hub, which provides access to TTC Subway Line 2, GO train service on the Milton Line as well as several TTC, MiWay and GO bus routes. The general area is amenity rich, including walkable daily needs retail along Dundas Street West as well as Sherway Gardens, which is a short driving distance. As the immediate area is developed, additional community amenities and services will be available within the new Etobicoke Civic Centre on Block 4. These will include a new Toronto Public Library branch, fully equipped City-operated Community Centre, public health clinic, childcare centre, retail space and a civic square. A new public park will also be available for the future community on Block 2. Toronto City Council adopted the Housing Now Initiative in

2019 to support the development of affordable housing on City-owned lands. Building on this earlier effort, in May 2025, City Council approved the Toronto Builds Policy Framework, which establishes a new approach to delivering a range of rental housing options within mixed-income communities on City lands. The framework is designed to guide the creation of inclusive, complete, and transit-oriented communities that meet the diverse needs of Toronto residents.

As part of the overall master plan and redevelopment process, a City-initiated zoning by-law amendment was completed (By-Law 825-2021 and 826-2021) for the 0.87 ha (2.16 acres) Site. Block 5 has received zoning approval to construct a two-tower, mixed use development. The zoning by-law for the Property permits a total gross floor area of 49,314 square metres (530,011 square feet), of which a maximum of 45,794 square metres (492,922 square feet) to be residential and a minimum of 3,519 square metres (37,878 square feet) of non-residential uses. The development concept includes a total of 586 residential units, with tower heights of 12 and 28-storeys (41 and 89 metres) respectively. Through the City-initiated zoning by-law amendment, the Site also identifies the Historical Alignment of Dundas Street West as a future 0.22 ha (0.54 acre) linear park on the north side of the Site.

A 99-year land lease is being presented with the intention of providing long-term, quality housing options for future generations. Detailed transaction requirements and submission guidelines are provided in sections 5 and 6 of this CIM. Submissions on the Owner’s form will be received on a specific date that will be communicated by the Advisor at least seven (7) days in advance (the “Submission Deadline”). All inquiries and submissions should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst and Mike Murray at the address on page 58.



KEY DEVELOPMENT STATISTICS

Site Area	8,723 sm / 2.16 ac
Total GFA	49,314 sm / 530,011 sf
Residential GFA	45,794 sm / 492,922 sf
Non-residential GFA	3,519 sm / 37,878 sf
Total Units	586 Market Units – 410* Affordable Units – 176* *Based on current development concept
Height	2 Towers 41 m 89 m
Parking	253



Total Site Area  
0.87 ha (2.16 acres)



Existing Conditions  
Not Developed  
and Unimproved



Maximum Permitted  
Development Density (GFA)  
49,314 sm / 530,011 sf



Project Building Heights  
12 & 28-Storey Tall  
(41 and 89 metres)



Completed Approval Process  
Block Context Plan  
& Zoning By-Law  
Amendment Approved



Required Approval Process  
Site Plan Approval



Primary Development Type  
Purpose-Built Rental



Interest Offered  
Leasehold



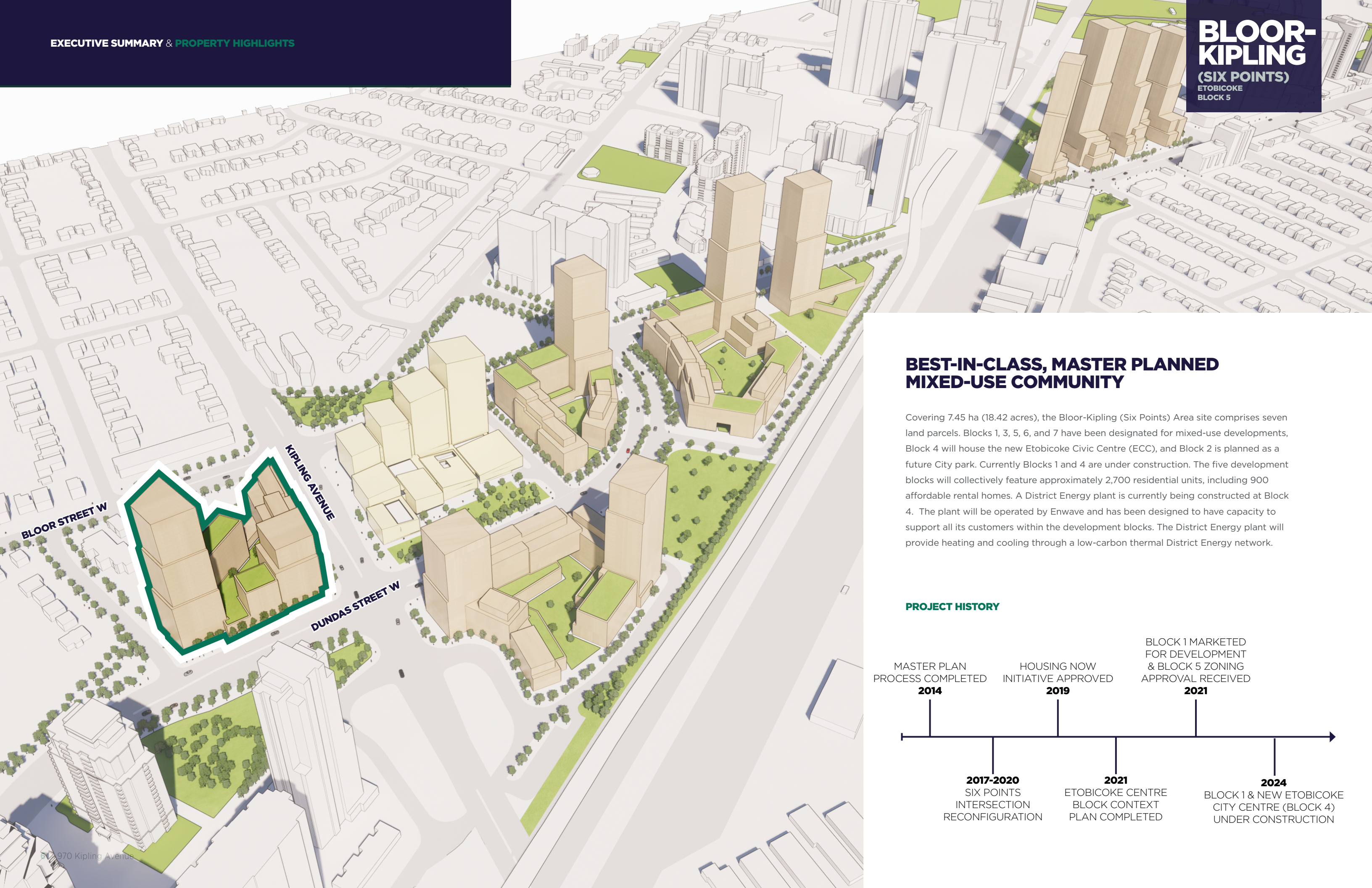


**PRIME, TRANSIT-ORIENTED LOCATION**

The subject Site is located on the southwest corner of Bloor Street West and Kipling Avenue in the Bloor-Kipling (Six Points) Area. The general area provides residents access to a walkable, urban location with abundant amenities and excellent connectivity by public transit:

- **Transit:** Future residents of Block 5 can access multiple transit options within a 4-minute walk, including being less than 300 metres from Kipling Station on TTC Subway Line 2, 500 metres from the Kipling GO Train Station on the Milton Line, and 750 metres from the Kipling Bus Terminal (TTC, MiWay and GO bus services). By car, major commuter routes including Highway 427, the Gardiner Expressway and Highway 401 are easily accessible providing connections to locations throughout the Greater Toronto Area.
- **Retail:** Walkable daily retail amenities are available along Dundas Street West as well as many others, including Sherway Gardens, within short driving distance.
- **Recreation:** The local community offers numerous options for health and lifestyle amenities including the North Kipling Community Centre, Etobicoke Olympium and future Etobicoke Civic Centre. Local greenspaces including Tom Riley Park, the Humber River Park system and multiple new park spaces planned, including the upcoming local park on Block 2, Dunkip Park, Six Points Park Extension; and the Historical Alignment of Dundas Street West Park.

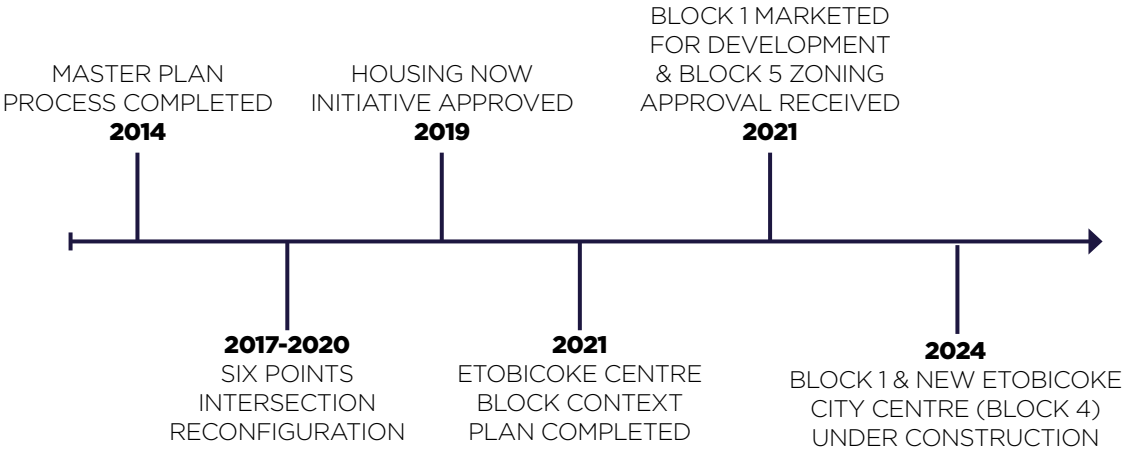




**BEST-IN-CLASS, MASTER PLANNED MIXED-USE COMMUNITY**

Covering 7.45 ha (18.42 acres), the Bloor-Kipling (Six Points) Area site comprises seven land parcels. Blocks 1, 3, 5, 6, and 7 have been designated for mixed-use developments, Block 4 will house the new Etobicoke Civic Centre (ECC), and Block 2 is planned as a future City park. Currently Blocks 1 and 4 are under construction. The five development blocks will collectively feature approximately 2,700 residential units, including 900 affordable rental homes. A District Energy plant is currently being constructed at Block 4. The plant will be operated by Enwave and has been designed to have capacity to support all its customers within the development blocks. The District Energy plant will provide heating and cooling through a low-carbon thermal District Energy network.

**PROJECT HISTORY**







## ZONING IN PLACE, BASED ON DEVELOPMENT CONCEPT

Block 5 has received zoning approval to construct a two-tower, mixed-use development. The approved development concept includes a total gross floor area of 49,314 square metres (530,011 square feet), comprising 45,794 square metres (492,922 square feet) of residential and 3,519 square metres (37,878 square feet) of non-residential gross floor area. A total of 586 residential units are contemplated, with tower heights of 12 and 28-storeys (41 and 89 metres) respectively.

## STRONG RENTAL MARKET FUNDAMENTALS

The rental market within the Greater Toronto Area continues to perform very well with overall vacancy sitting at a balanced 3.5% as of Q1 2025. Despite new purpose-built rental completions reaching a 30-year high, supply is still not keeping pace with demand. Etobicoke Centre is a proven rental market, with more than 50% of residents renting their homes. West Toronto has also seen a notable increase in residential intensification activity with both purpose-built rental and condominium projects. The Etobicoke Centre area is a growing purpose-built rental market, with nearly 1,500 units under construction with completion anticipated by 2027 and a further 4,041 proposed units in the immediate area which will further transform the community.

## COMPELLING LAND LEASE OPPORTUNITY

The Site is offered to prospective developers pursuant to a long-term land lease. The proposed transaction structure will significantly reduce upfront development costs thereby enhancing project feasibility.





## CITY INCENTIVES AND SUPPORTS

As set out in the adopted Council reports PH21.4 “Toronto Builds – A Policy Framework to Build More Affordable Rental Homes on Public Lands” and PH13.8 “Launching the Rental Housing Supply Program” the City has provided a number of incentives to support the delivery of the project, including:

- Exemptions for all affordable housing units under the Rental Housing Supply Program include:
  - Development charges
  - Parkland dedication requirements, where not already exempted by provincial legislation
  - Waiver of planning application fees
  - Waiver of building permit fees.
- Implementing an expedited review process through the Priority Development Review Stream in the Development Review Division at the City of Toronto.



## PROCESS & SUBMISSION EVALUATION

Proponents are invited to submit a Confidentiality Agreement to the listing team to receive access to the online data room, which contains additional information on the Property, including the Offering Guidelines. The Owner has adopted a negotiated transaction process. Based on information contained in the CIM and other information that may be made available through the online data room, interested parties may submit a proposal, on the Owner's Form of Term Sheet that is available for download in the online data room that addresses the requirements outlined under "Submission Guidelines". Submissions must be submitted by the deadline on the Owner's Form of Term Sheet. If Proponents have any questions about the proposal submission or process, please contact the Cushman & Wakefield Contacts at the contact details provided.

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