

PARTNERSHIP OR SALE OPPORTUNITY

MID-RISE STUDENT HOUSING OPPORTUNITY

ADJACENT TO U OF T SCARBOROUGH CAMPUS



3307 & 3313 ELLESMERE ROAD, TORONTO

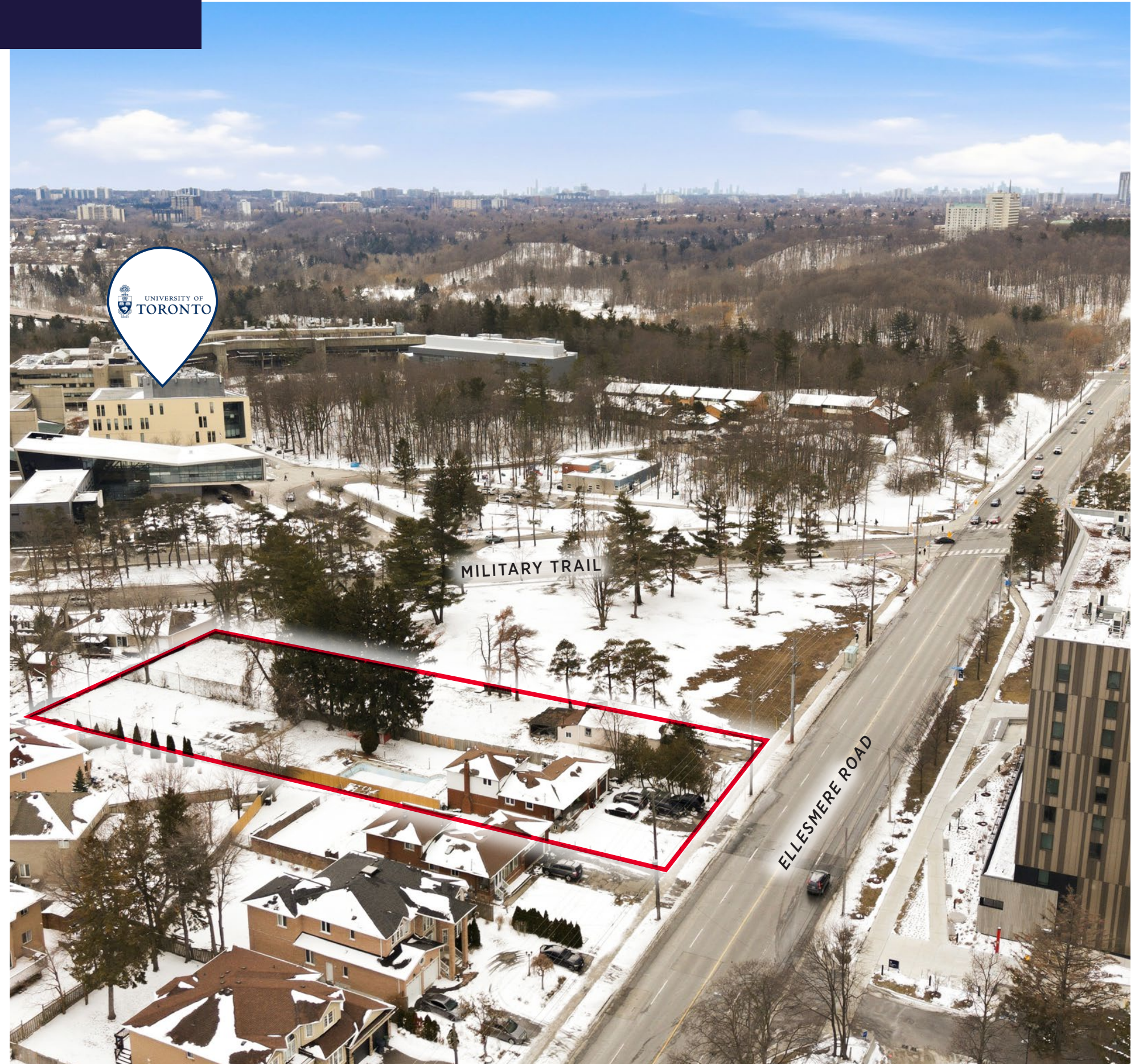


Offering at a Glance

Situated just east of Morningside Avenue adjacent to the University of Toronto Scarborough Campus ("UTSC"), the Property presents an exceptional student housing development opportunity within a growing institutional node. Featuring a total land area of 0.90 acres, the Property is located directly across UTSC, which has more than 15,100 students, as well as a substantial faculty and staff population. The surrounding area is further supported by nearby Centennial College's Morningside Campus, the Toronto Pan Am Sports Centre, parks and trails, regular TTC service, convenient access to Highway 401 and Morningside Avenue, and a broad range of nearby retail and everyday amenities.

The Site is being advanced through the development application process, with significant site due diligence completed to date. An OPA and ZBA application was submitted in December 2025 for a proposed 11-storey mixed-use building with at-grade commercial space, contemplating 180 residential units, 194,285 square feet of GFA, 625 beds, and is expected to be before City Council for approval on April 30th, 2026.

The Property is offered on an unpriced basis. Interested partners or purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Offering. Submission of Offers will be considered upon receipt. All inquiries and offers should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst and Mike Murray at the address provided within.



Investment Highlights



Prime Location Adjacent to U of T Scarborough

The Property is located directly across the street from the University of Toronto Scarborough Campus, one of eastern Toronto's most significant institutional anchors, with more than 15,100 students and a large on-campus population of faculty and staff. Its position directly across from the recently completed Harmony Commons student residence further demonstrates the attractiveness of this immediate area for student-oriented and campus-related housing. The location is also strengthened by its proximity to Centennial College's Morningside Campus, the Toronto Pan Am Sports Centre, students and residents, and a range of nearby parks, trails, and recreation facilities, creating a highly convenient setting for residents. Combined with regular TTC service, access to Highway 401 and Morningside Avenue, and a broad selection of nearby retail and everyday amenities, the Property is situated in a well-connected and well-established live, study, and recreation node within Scarborough.



Advanced Development Concept

The Site is being advanced through the development application process, with significant site due diligence completed to date. An OPA and ZBA application was submitted in December 2025 for a 11-storey mixed-use building with at-grade commercial space, contemplating 180 residential units and 194,285 square feet of GFA, and is expected to be before City Council for approval on April 30th, 2026. Property due diligence completed to date and is available for review in C&W's online

Net Site Area	36,935 sf / 0.85 ac
Height	11-Storeys
Total GFA	194,285 sf (as per by-law)
Residential	192,713 sf
Non-Residential	1,572 sf
FSI	5.26
Total Dwelling Units	180
Number of Beds	625



Poised for Growth

The Greater Toronto Area is forecast to grow by 41.3% by 2046 - underscoring the need for intensification and compact housing forms in key municipalities such as the City of Toronto. Demand for housing in the vicinity of Toronto's universities is particularly high, as student housing remains critically under-supplied and international students seek opportunities in Canada's largest City.



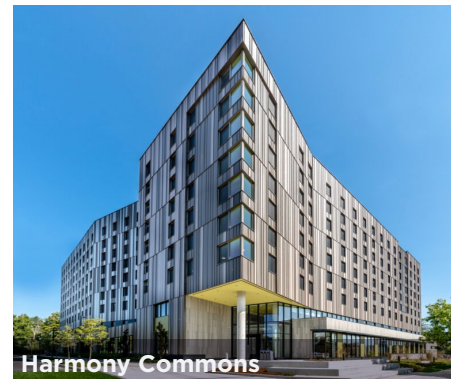
Market Context

On Campus Housing

There are three on-campus student residences at U of T Scarborough, with the most recently completed building being Harmony Commons in 2023. Details about on-campus housing options are as follows:

- **Harmony Commons (First Year Residence):** The residence features 746 beds across nine floors and offers a strong range of student-focused amenities, including a dining hall with mandatory seven-day meal plan, lounge and study space on each floor, a community kitchen, laundry, Wi-Fi, indoor bike storage, rooftop outdoor space, and accessible housing. Rooms are furnished with a Twin XL bed, desk, chair, built-in wardrobe, lockable storage, and mini fridge. Available bedroom types and rates*:
 - » Single Bedroom - Shared bathroom for two bedrooms (2-3 people) - \$1,806 / month
 - » Super Single Bedroom - Individual bathroom - \$2,145 / month
 - » Shared Bedroom - Shared bathroom for two bedrooms (3-4 people) - \$1,548 / month
- **Joan Foley Hall (Upper Years Housing):** The residence offers 58 fully furnished apartment units across four floors, with common lounges, laundry, garbage and recycling rooms, accessible housing, Wi-Fi, and ethernet throughout. Each unit includes three to four single bedrooms, a full kitchen, living and dining areas, two full bathrooms, and storage. Only single bedrooms are offered and are 120 square feet with a bed, chair, desk, and built-in wardrobe. \$1,751 per month*.
- **Townhouses:** The townhouse residence includes 114 units across 13 halls in the North and South Residence, offering four- and six-bedroom layouts. Units feature single or shared bedrooms, kitchen or kitchenette facilities, living and dining areas, storage, and shared laundry, with washroom configurations varying by unit type. Available bedroom types and rates:
 - » Single bedrooms: Bed, chair, desk, dresser and closet - 85-100 square feet - \$2,304 / month
 - » Single bedrooms, smaller size - 80 square feet - \$2,133 / month
 - » Shared bedrooms (Two occupants): Two beds, two chairs, two desks, two closets, two dressers - 190 square feet - \$1,842 to \$1,954 / month

*8-month rental term



Harmony Commons



Joan Foley Hall



The Townhouse Residences

Off-Campus Housing

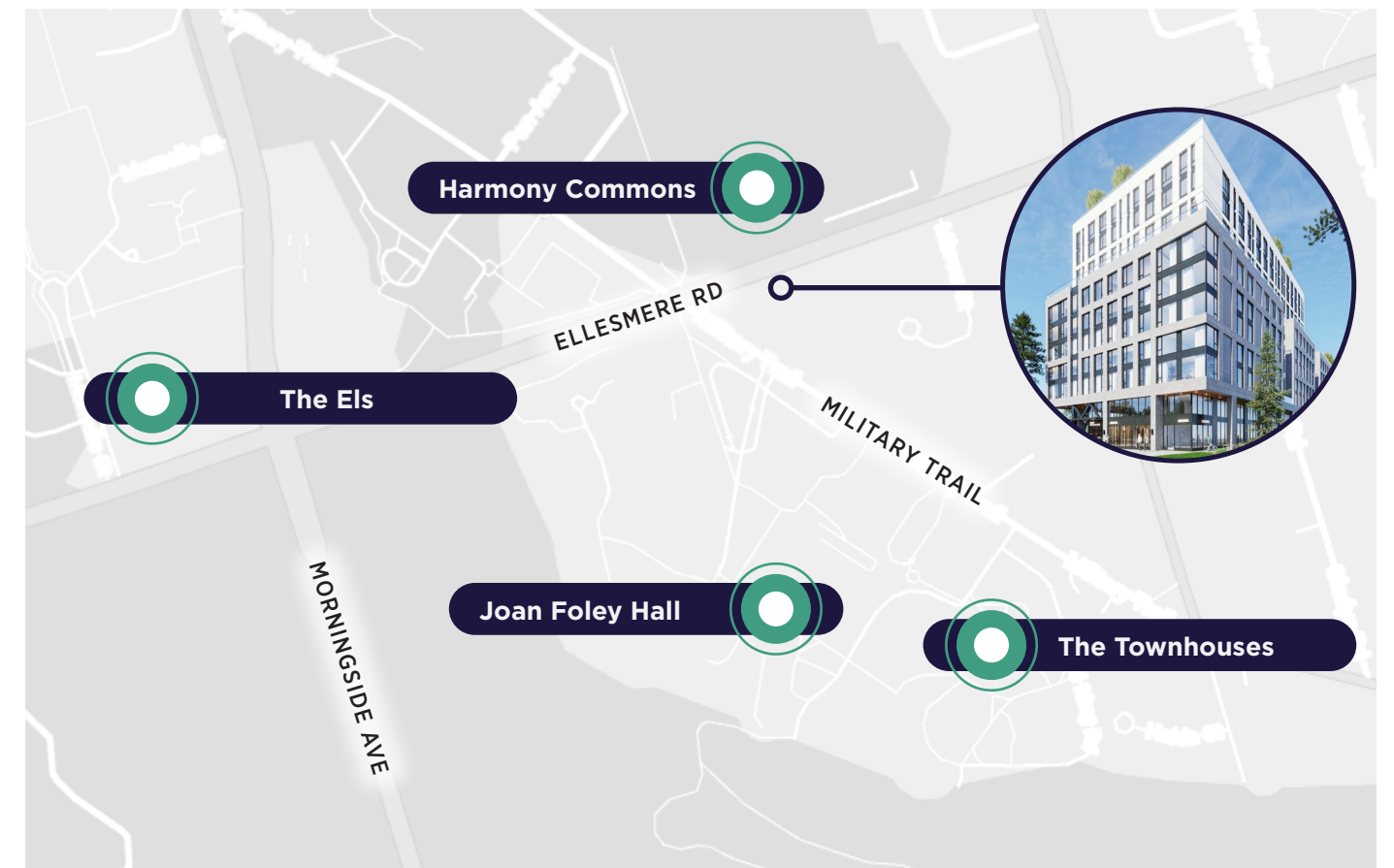
The majority of student housing need is fulfilled by shared traditional apartments, private rental units in condos or basement units and homestay arrangements. There is currently only one upcoming purpose-built student housing project serving U of T Scarborough:

- **The Els:** Brand new purpose-built student housing project opening in September 2026. Each suite is furnished with a double/full-size bed, under-bed storage or dresser, closet, desk and chair, coffee table, sofa, dining table with seating, and a 50-inch TV with TV stand. The kitchen is equipped with a dishwasher, over-the-range microwave, and fridge, while the unit also includes the convenience of an in-suite washer and dryer. Available bedroom types and rates*:
 - » Studios - 1 Bathroom \$2,299 - \$2,499 / month
 - » 2 Bedrooms - 2 Bathrooms \$1,579 / month
 - » 3 Bedrooms - 3 Bathrooms - \$1,569 / month
 - » 4 Bedrooms - 4 Bathrooms \$1,384 - \$1,464 / month

*12-month rental term



The Els



Property Details

PINs	062350003, 062350004
Legal Description	PT LT 9, CON 1, AS IN TB774514 ; SCARBOROUGH , CITY OF TORONTO PT LT 9, CON 1, PART 2 , 64R3460 ; SCARBOROUGH , CITY OF TORONTO
Gross Site Area	39,391 sf / 0.90 ac
Road Widening Conveyance	2,457 sf
Net Site Area	36,935 sf / 0.85 ac
Zoning	RD (F15.0;a696) (x701)
Official Plan	Neighbourhoods
Secondary Plan	Highland Creek Community Secondary Plan
Existing Improvements	Vacant Detached Houses



Location Highlights

University of Toronto Scarborough

The University of Toronto Scarborough Campus is a major institutional anchor in eastern Toronto and an important driver of residential demand in the surrounding area. The campus serves more than 15,100 students and offers over 250 academic program options, supporting a large and established student, faculty, and staff population.

UTSC is set within approximately 300 acres in the Highland Creek Valley and offers a distinct campus environment within Scarborough. In addition to its academic role, the campus benefits from access to the Toronto Pan Am Sports Centre, as well as outdoor playing fields and tennis courts, further enhancing its role as a significant education and recreation hub within the eastern GTA.

The campus also continues to see institutional investment through the Scarborough Academy of Medicine and Integrated Health. U of T broke ground on the new facility in 2023, with the project expected to open in September 2026. The purpose-built building will contain approximately 144,482 square feet and is planned to strengthen UTSC's role as a growing centre for health education and related activity in Scarborough.

Area Overview

The Property is well positioned within Scarborough's east end, less than 500 metres to the University of Toronto Scarborough campus, one of the area's most important institutional and employment anchors. This location benefits from steady residential demand drivers tied to the university community, including students, faculty, staff, and service-related users. The Property is also located directly across the street from the recently completed Harmony Commons student residence, highlighting the desirability of the location for this use.

The Property enjoys excellent connectivity along Ellesmere Road, with convenient access to Morningside Avenue and Highway 401, providing efficient travel throughout Scarborough and the broader GTA. Public transit is also a key strength of the location, with regular TTC bus service in the immediate area offering direct connections to the UTSC, Scarborough Centre, Rouge Hill GO Station, and surrounding neighbourhoods. This accessibility enhances the appeal of the area for residents seeking convenient commuting options without relying exclusively on a vehicle.

In addition to its strong transit access, the property is surrounded by a broad range of everyday amenities that support comfortable urban living. Nearby retail and service offerings include grocery stores, pharmacies, banks, fitness options, restaurants, and other daily conveniences, all within a short distance of the site. The surrounding area also benefits from a range of community amenities and recreational destinations, contributing to a well-rounded live-work-study environment.

A key feature of the location is its proximity to major educational and institutional uses. In addition to UTSC, Centennial College's Morningside Campus is less than one kilometre away, as well as numerous recreation facilities (Toronto PanAm Sports Centre), and public greenspaces (Morningside Park Complex, Military Trail and Ellesmere Ravine).

Distance to Major Commuter Routes



1 min

Ellesmere Bus Station



5 mins

Highway 401 / Morningside Ave Interchange



10 mins

Guildwood GO Station



Area Demographics - 5km



208,000

Population



\$106,800

Avg. Household Income



41

Avg. Age

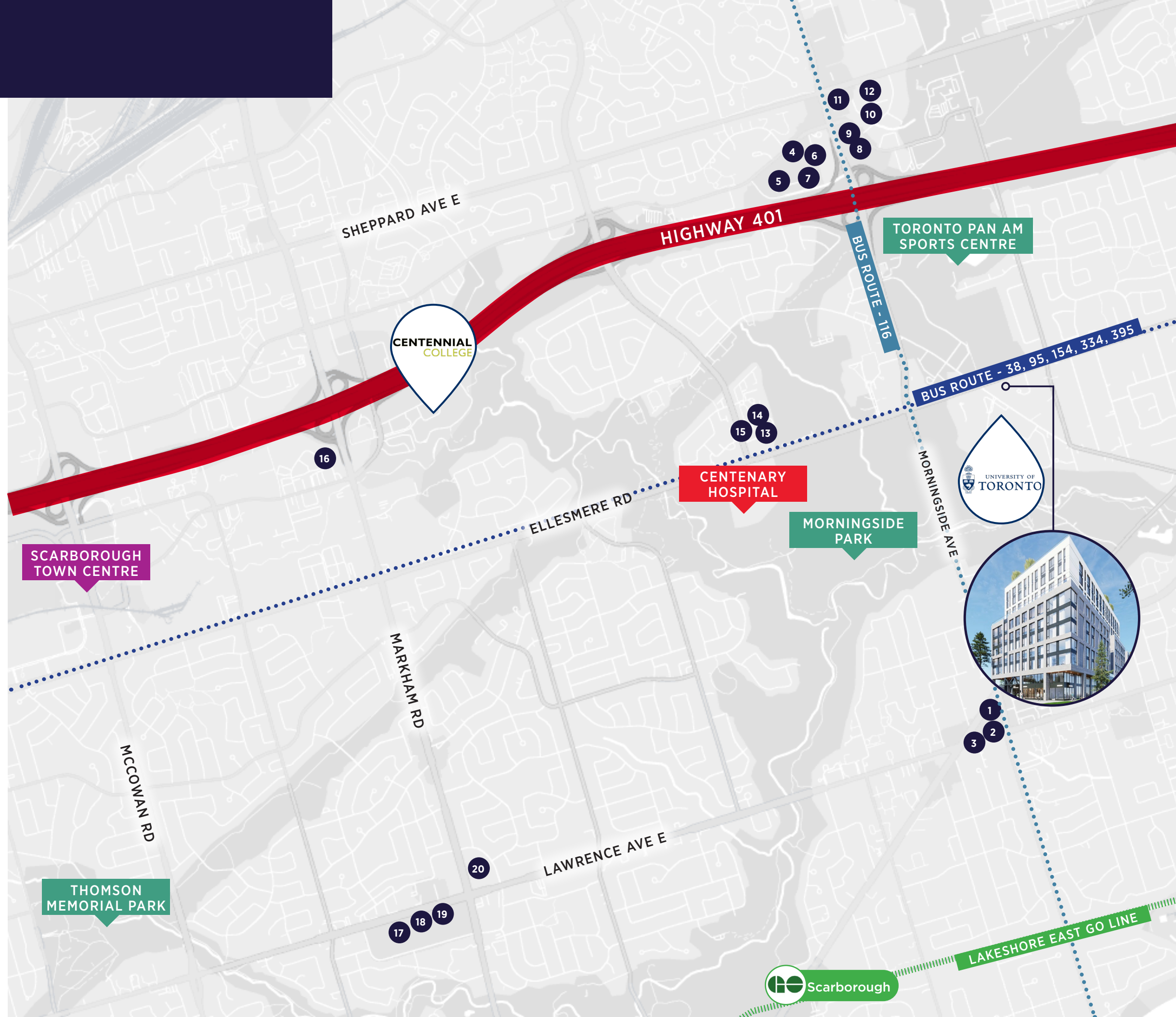


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Avg. Family Size

Area Amenities

- 1 LCBO
- 2 Fit4Life
- 3 McDonalds
- 4 Walmart Supercentre
- 5 Kelseys Original Roadhouse
- 6 Cineplex Odeon
- 7 Sally Beauty
- 8 Mr. Greek
- 9 Swiss Chalet
- 10 Staples
- 11 The Home Depot
- 12 Tim Hortons
- 13 NOFRILLS
- 14 Subway
- 15 Little Ceasers Pizza
- 16 The Keg Steakhouse + Bar
- 17 NOFRILLS
- 18 Service Ontario
- 19 Canadian Tire
- 20 Pizza Pizza



Planning & Development Overview

Development Concept

The Site is currently advancing through the development application process with the City of Toronto and will obtain an Official Plan and Zoning By-law Amendments to permit the development of a 11-storeys student housing building with a total of 180 residential units. The concept will provide for a mid-rise building that will include a total GFA of 194,285 square feet resulting in a total of 625 beds located within 180 units. Substantial Property due diligence has been completed to date and is available for review in C&W’s online data room.

Land Use Planning Policy Context

Policy	Implications
City of Toronto Official Plan - Neighbourhoods	Neighbourhoods contain a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto’s Neighbourhoods consist of detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less. Where a more intense form of development than the prevailing building type has been approved on a major street in a Neighbourhood, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the Neighbourhood. The proposed OPA will rezone the Site to a Mixed Use Areas designation, which is line with the proposed height and density.
Highland Creek Community Secondary Plan	The Site is located within the HCCSP but does not carry a designation. The Plan requires future development to in the form of residential infill and that redevelopment be compatible with the existing residential character. The Secondary Plan was implemented prior to planned transit improvements and predates the designation of Ellesmere Road as an Avenue. The OPA will implement a site-specific policy to allow for the built form and uses contemplated which is in alignment with the City’s goals of directing growth to Avenues and transit corridors.
Mid-Rise Building Design Guidelines (2024)	The recent update to the Mid-Rise Guidelines gives guidance to locate taller mid-rise buildings adjacent to low-rise residential. The development has been designed to consider matters related to transition, privacy, shadowing, and massing in order to ensure that the development is consistent with the surrounding site context.
Zoning - RD (F15.0;a696) (x701)	The proposed uses are not permitted under the current RD zoning and are not compatible with the proposal. A ZBA has been submitted to rezone the entirety of the property to a Commercial Residential (CR) zone with site specific exemptions.

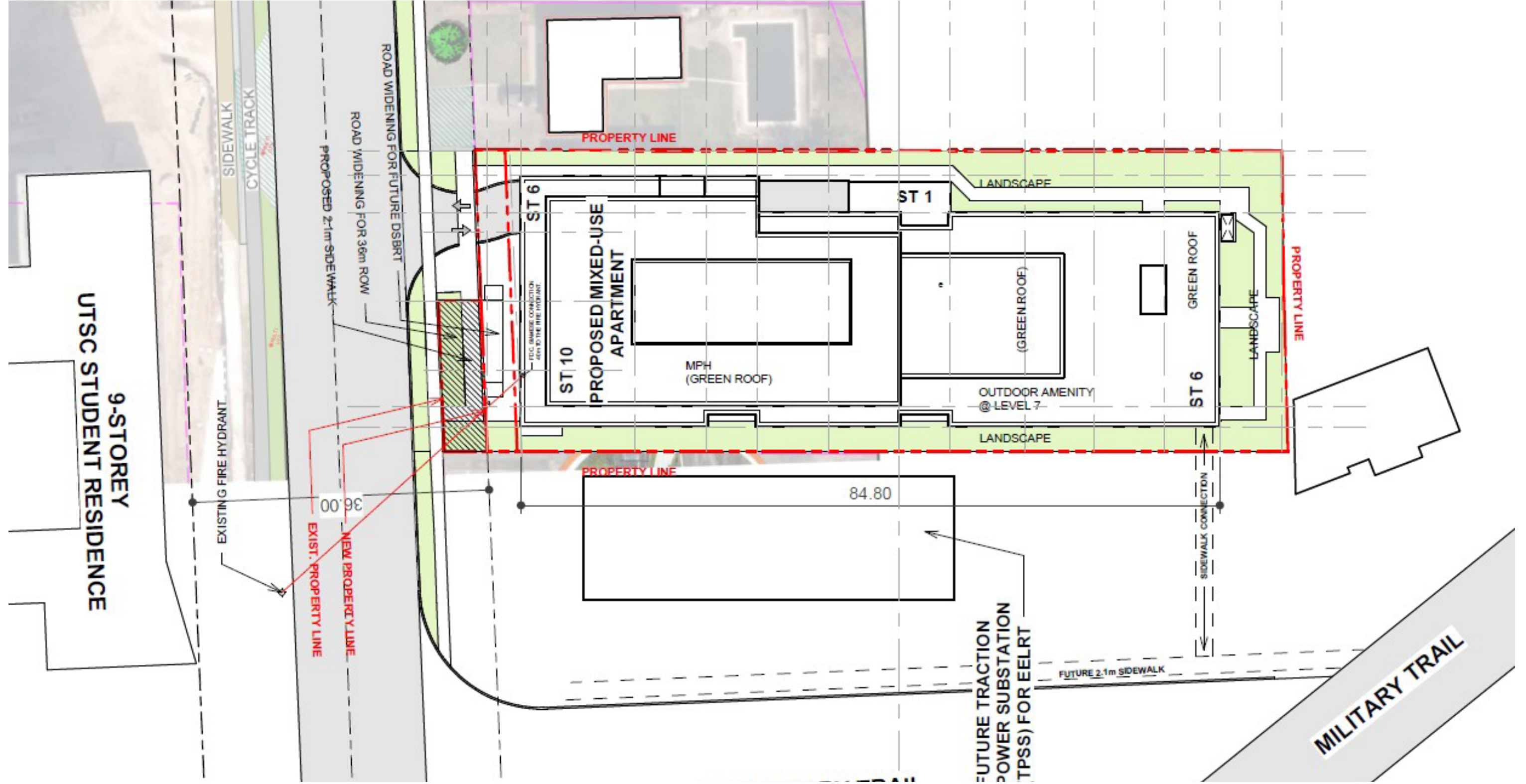
Development Overview

In December 2025, an Official Plan Amendment (OPA) and Zoning By-law Amendment application (ZBA) was submitted to the City of Toronto for the redevelopment of the subject Site and is expected to be before City Council for approval on April 30th, 2026. The OPA and ZBA contemplates a 11-storey mixed use building with at-grade commercial space. The mid-rise development will front onto Ellesmere Road, providing a significant rear 6-storey step back to minimize impact to the residential land uses adjacent to the Site. The development will provide a total of 180 dwelling units, including a mix of 2-bedroom, 3-bedroom, and 4-bedroom units, with one level of below grade parking for a total of 51 parking spaces. The total GFA is 194,285 square feet for an FSI of 5.26. The site statistics for the proposed development are summarized below:

Gross Site Area	39,391 sf
Road Widening and ROW Area	2,457 sf
Net Site Area	36,935 sf
Height	11-Storeys (36 m)
Total GFA	194,285 sf
Residential	192,713 sf
Non-Residential	1,572 sf
FSI (Based on Net Site Area)	5.26
Total Dwelling Units	180
# of Beds	625
Parking	44

Dwelling Units Breakdown						
	1-bed	2-bed	3-bed	4-bed	# of Units	# of Beds
# of suites	0	42	11	127	180	625
% of suites	0.00%	23.33%	6.11%	70.56%	100.00%	

Site Plan



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor to market on behalf of the Vendor, a partnership or 100% freehold interest in 3307 and 3313 Ellesmere Road, Toronto, ON (the “Property” or “Site”). Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offers will be considered upon receipt.

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the Advisor’s at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
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