



GRAND
CENTRAL
MIMICO™

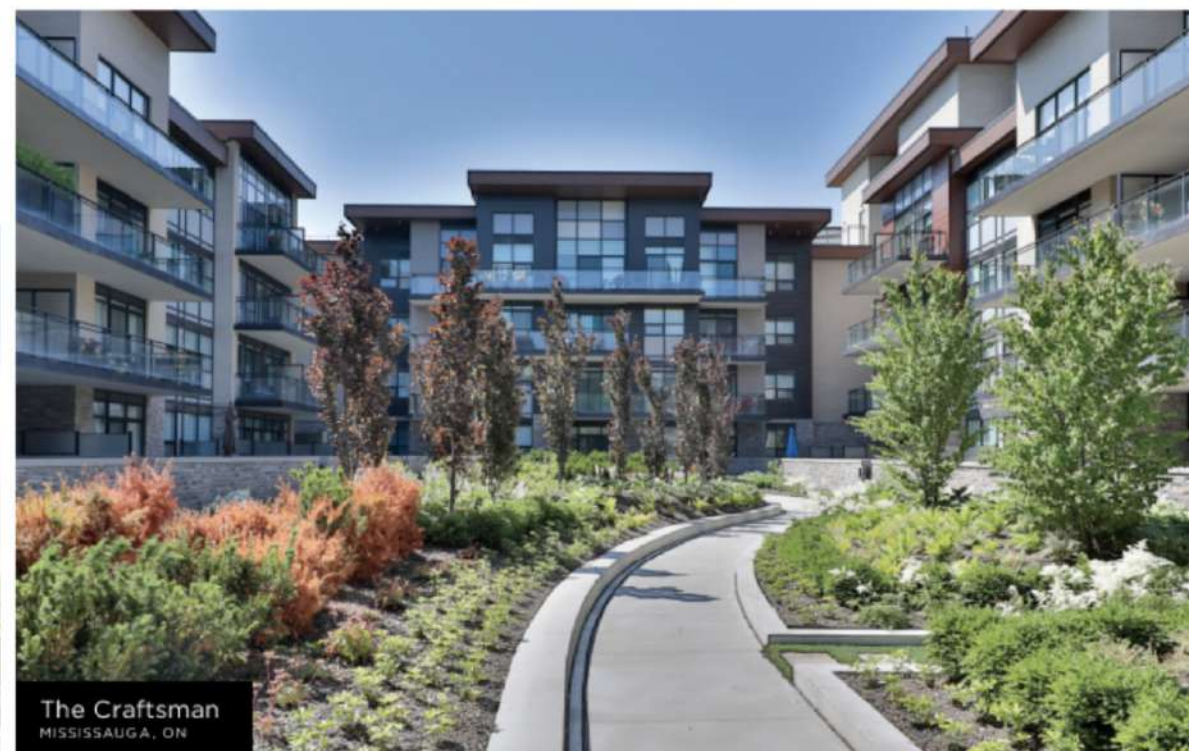
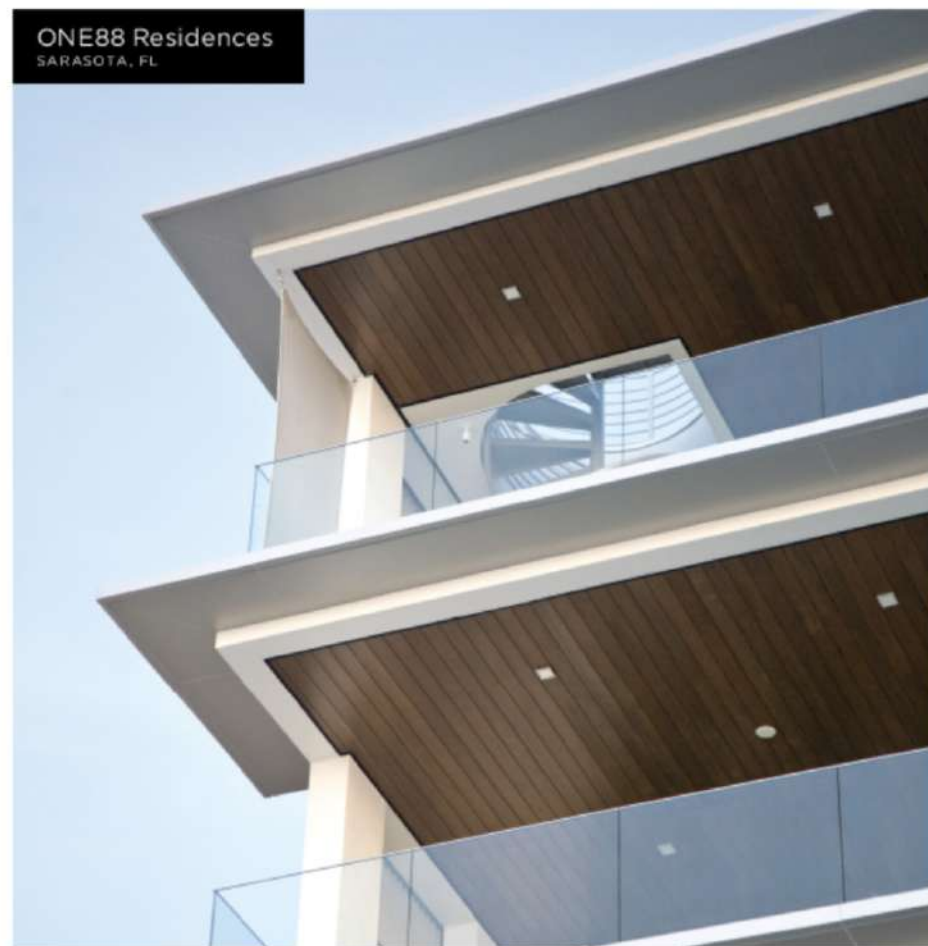
Platinum Buyer Preview Presentation

VANDYK
PROPERTIES

About Vandyk Properties

- Leading city builder
- Over \$2 billion in real estate developments completed and under development
- Locally and internationally acclaimed with developments in Canada and USA
- Over 4 decades of experience
- Multi-disciplined team with in-house expertise:
Development & zoning, construction, finance and marketing

Project Portfolio



A Short Introduction:

Welcome to Mimico

TORONTO

MIMICO

Grand Central Mimico In Good Company

- Mimico is one of the most historically significant neighbourhoods in Toronto
- Established over 150 years ago
- Offers residents a vibrant lifestyle
- Multiple parks & ample retail



Mimico Triangle:

Toronto's Greatest Redevelopment Story



MIMICO
REGENERATION
AREA
60 ACRES

GRAND
CENTRAL
MIMICO

Transition from Industrial to Mixed-Use

- In 2013 Toronto's city council adopted an official plan amendment to completely regenerate this neighbourhood
- The "Regeneration Area (RA)" designation is very rare, with Mimico being only one of seven areas in the city redesignated as "RA" under this amendment
- **The intention of the RA designation:**
 - accommodate significant employment
 - create massive residential growth
 - build new density around major transit infrastructure (Mimico Go Station)
 - provide enhanced green spaces for future residential growth (new 12 Acre park)

Transition from Industrial to Mixed-Use

- The newly received RA designation resulted in a massive land acquisition spree by some of Ontario's largest developers
- It took 8 years to plan this community from amendment adoption to the launch of the first project, the Buckingham
- This is one of the best investment opportunities in the entire GTA to get in on the **ground floor** of a massive transformation!



THE
BUCKINGHAM

GRAND CENTRAL MIMICO











Vandyk + Metrolinx:

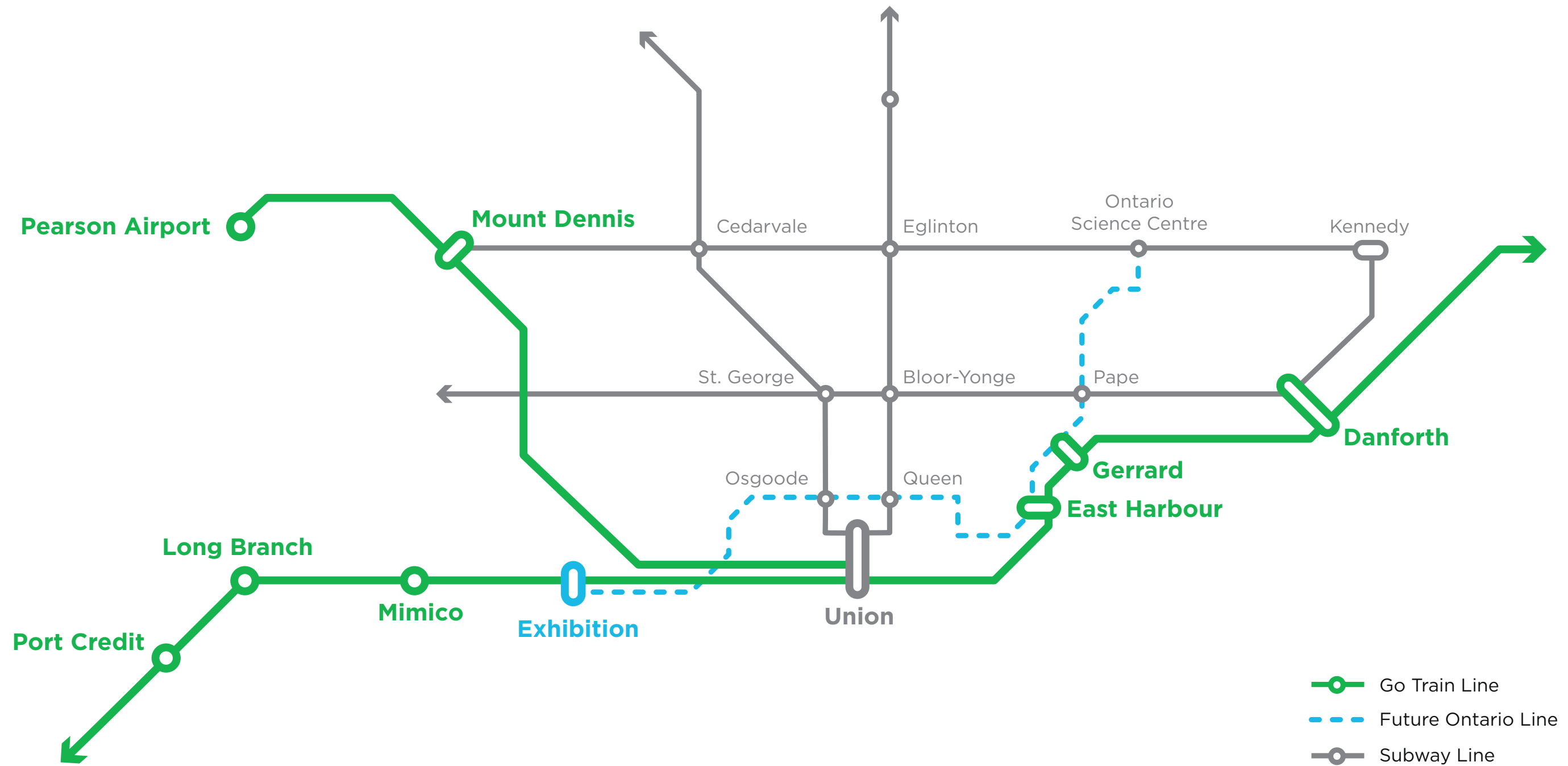
GTA's First Transit Tailored Community



The most connected master-plan in the GTA

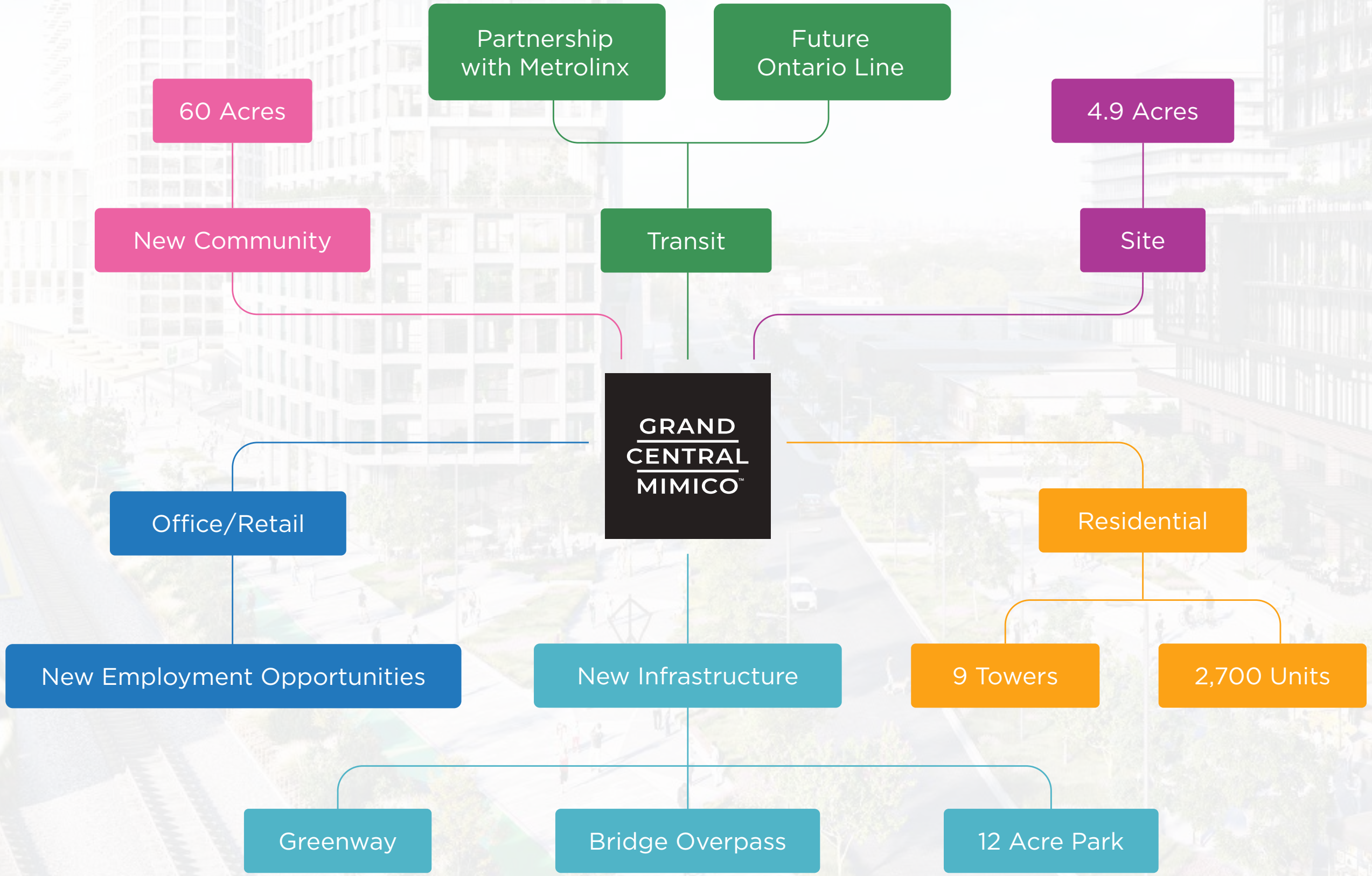
- Grand Central Mimico is the first partnership between developer and Metrolinx for a transit-oriented community
- Residents will benefit from direct access to Mimico GO Station
- Integrated access points to several of the Grand Central Mimico mixed-use buildings
- Only 2 stops to Union Station
- Only 1 stop to the future Ontario Line, Downtown Toronto's first subway line in 60 years!

The most connected master-plan in the GTA



Grand Central Mimico:
Where It All
Comes Together





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Thank You

