

**RESIDENTIAL DEVELOPMENT OPPORTUNITY** 

# 3064 TRAFALGAR ROAD

OAKVILLE | ONTARIO



### THE OFFERING

CBRE Limited is pleased to offer for sale 3064 Trafalgar Road, Oakville (the "Property" or "Site"), a landmark investment opportunity (up to 100% interest) located on Trafalgar Road just north of Dundas Street East, in a burgeoning mixed-use node featuring dense affluent residential communities and best-in-class retail amenities. This 2.02 acre rectangular Site is in the initial phases of the approval process to permit a two-tower residential development featuring approximately 441,258 sq. ft. of residential gross floor area.

Oakville, known for vibrant shopping districts, picturesque harbours, an active arts community, and some of the best dining options in the area, is one of the fastest growing and most affluent communities in the Greater Toronto Area. Recently awarded the Best Place to Live in Canada by Maclean's Magazine, Oakville also received recognition as the best place for new Canadians, the third best place to retire and the fifth best place to raise a family in the country.

Just 30 minutes from Downtown Toronto, Oakville provides an ideal location for business and families. As such, neighbourhoods and planning policies have been aligned to embrace urbanization and guide future growth in the prestigious community. Located within the planned New Communities of Oakville, and designated within the North Oakville East Secondary Plan, the Site represents one of Oakville's landmark development opportunities catering to future residents of the area.

The Property is designated for high density residential development as part of the North Oakville East Secondary Plan. The Vendor has advanced the initial planning approvals for the Site, including completed area plan submissions and pre-consultation meetings with the Town as part of the rezoning application. The proposed development on the Property offers the ability to capitalize on the sales momentum in Oakville in an intensifying area. The high prices of detached and semi-detached homes are leading to a vertically-oriented typography to support the growing population of the top suburban living destination in the GTA.

### **PROPERTY OVERVIEW**

Address	3064 Trafalgar Road, Oakville
Site Area	87,944 sq. ft. (2.02 ac.)
Trafalgar Road Frontage	71 m (233 ft.)
Property Depth	114 m (374 ft.)
North Oakville East Secondary Plan	Trafalgar Urban Core Area; Glenorchy Community

months once a complete rezoning application has been submitted.







Phase 1 residential sold out, Phase 2 mixed density residential



### HIGHLIGHTS

### LANDMARK DEVELOPMENT OPPORTUNITY



3064 Trafalgar represents a unique opportunity to capitalize on a landmark residential development that will set the precedence for future growth in the node. The Site rests at the gateway of the New Communities of Oakville – an area designated to embrace and fast-track land intensification and urbanization in a transit oriented and pedestrian friendly manner.

### HIGH MOMENTUM RESIDENTIAL NODE POISED FOR GROWTH



With a 19% projected increase in population over the next decade, Oakville has implemented municipal plans to facilitate the continued growth of the township including upgraded transit infrastructure and support for transformative projects.



### **TOP QUALITY OF LIFE**

The location presents the ultimate suburban living – Oakville was recently designated the Best Place to Live in Canada by MacLean's Magazine.

### EASE OF ACCESS ON ALL FOUR DIRECTIONS



The Site sits at the north end of an established residential community at the confluence of two major arterials – Trafalgar Road and Dundas Street East. Just 3 km from Highways 403 and 407, the area is being reconfigured to support functional infrastructure such as road widening to allow for rapid transit systems.



### LIVABILITY ENHANCING DESIGN

With retail amenities already established in the community, the proposed development has been designed with the resident in mind featuring over 8,200 sq. ft. of indoor amenities and an outdoor communal terrace while maintaining an 86% saleable area efficiency.



### LOCATION OVERVIEW

The Property is located to the north of Oakville's Uptown Core on the west side of Trafalgar Road, immediately north of Dundas Street East – the gateway to an area positioned for significant growth. The Site borders an established residential community setting with schools, parks, best-in-class shopping and additional amenities. Backing on to natural ravine space with a 200 km trail network, the Site's location is minutes away from a number of cultural attractions, golf courses, trails and recreation centres, making it ideal for families. The Site is 3 km south from Highway 407, 3 km west from Highway 403, and is adjacent to a bus stop providing a direct link to the Oakville GO Station from which access to Toronto's Union Station can be obtained in just 40 minutes.

Transit-oriented, pedestrian-friendly development and the subsequent planned infrastructure is a key component of the North Oakville East Secondary Plan policies. As per the North Oakville East Secondary Plan and Livable Oakville Plan policies, Trafalgar Road north of Dundas Street East is anticipated for a future higher order transit corridor that will better connect North Oakville with the surrounding area. A bus stop is located at the corner of Trafalgar Road and Dundas Street E that provides a direct link to the Oakville GO Station. Additionally, the Trafalgar Road frontage is already designed by the Town to feature a new bus stop adjacent to the Site.

The built form surrounding the Property is a mix of single family housing, regional commercial and retail centres, including SmartCentres Oakville to the south of Dundas Street. The Site is surrounded by diverse retail offerings, including coveted brands such as Walmart, Winners, Home Sense, Canadian Tire, LCBO and the Beer Store, as well as multiple restaurant offerings. The Site is also surrounded by a plethora of new development, including low rise, single family homes and townhouse units, as well as mid to high rise condominium buildings. With no immediate neighbours to the north, west, or east, the area south of the Property is designated high density land. The significant growth that the area is witnessing is resulting in greater land intensification and urbanization, owing to the changes in both provincial and municipal planning for the North Oakville East Secondary Plan area.





### DEVELOPMENT OVERVIEW

The Property proposes a two-tower residential development with a total GFA of 441,258 sq. ft. totaling 534 units. The two towers, 24 and 23 storeys, are carefully designed to provide three levels of underground parking and 8,203 sq. ft. of functional amenity space while maintaining a saleable area efficiency of 86%. The Site represents a fantastic opportunity for a high density, residential development within North Oakville, where growth and intensification has been focused. A small portion of the Site on the southwest corner is within regional ravine setbacks and is addressed by the proposed site plan.

The proposed development conforms with existing planning policies as it resides within the North Oakville East Secondary Plan and is designated Trafalgar Urban Core. A pre-consultation meeting was held on January 17, 2018 to facilitate the application and planning process, during which the Town staff indicated that the proposal is consistent with the desire to have the area developed with high density residential uses as planned for in the North Oakville East Secondary Plan. The Town staff advised that an Area Design Plan (ADP) would be required as part of finalizing the pre-consultation process. The purpose of the ADP is to coordinate the proposed development with the lands to the south and the future build-out of these properties. The ADP, prepared by Korsiak Urban Planning, was submitted to municipal council on June 18, 2018.

From a planning standpoint, the proposed project conforms to in-place asof-right density allowances within the existing Official Plan, with the recently approved Official Plan Amendment 321 removing the FSI cap within the Trafalgar Urban Core. The Region of Halton has indicated that the proposed allocation process will be prioritized for higher density sites within the Urban Cores including 3064 Trafalgar Road. Consequently, the Town confirmed it will advance the zoning and site plan process while the allocation program is being finalized to limit any time delays, anticipating that the Regional allocation program could be in place by early 2019. Korsiak Urban Planners estimate that the necessary planning approvals could be obtained within 18-24 months of the complete submission of the rezoning application. It should be noted that the vendor was able to obtain both a zoning by-law amendment and official plan amendment within 8 months of the initial application submission on the Property located at 407 Dundas Street West.

### NEXT STEPS

A formal zoning by-law amendment will need to be submitted to the Town to begin the application process. Initial and necessary steps have been taken by the vendor to further the process, including a pre-consultation meeting, and the completion of an ADP, Phase 1 ESA, Development Concept, Regional Storm Floodplain & Servicing Memo, Transportation Memo and Natural Heritage memo (please see Document Centre for further information). No applications have been submitted by the properties to the south of the Site.

A review by Urbantech on June 15, 2018, concluded that an extension to existing infrastructure can accommodate and facilitate the proposed development.

PROPOSED	SITE	PLAN
LEGEND		



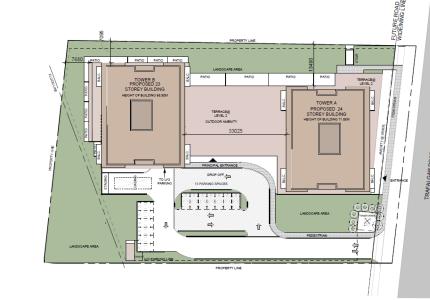
### **PROPOSED DEVELOPMENT STATISTICS**

Site Area	87,944 sq. ft. (2.02 ac.)		
Proposed Development Density	Tower A	Tower B	Total
Gross Floor Area (sq. ft.)	230,985	210,273	441,258
Gross Saleable Area (sq. ft.)	194,181	186,449	380,630
Efficiency	84.1%	88.7%	86.3%
Unit Count	271	263	534
Levels Above Grade	24	23	
Levels Below Grade (Parking)	3		
Proposed Density (FSI)	5.02		
Trafalgar Road Frontage	71 m (233 ft.)		
Property Depth	114 m (374 ft.	.)	
Lot Coverage	80%		
Indoor Amenities	8,203 sq. ft.		
Parking GFA	211,776 sq. ft	•	

Car Parking Provided (Below Grade) 553 (180 per level of parking + 13 Surface)







## POLICY CONTEXT

### **PROVINCIAL POLICY STATEMENT (2014)**

The Provincial Policy Statement (PPS) completed a mandatory review and a new version came into force on April 30, 2014. The PPS provides policy direction on matters that are of provincial interest including land use planning and development. The proposed development is consistent with the policies and goals of the PPS as it introduces higher densities to a major intersection within an area of Oakville where growth and greater intensification is projected.

### GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2017)

The Growth Plan for the Greater Golden Horseshoe was created under the Places to Grow Act in 2006, and was recently updated in May 2017 to provide policy direction up until 2041. The Growth Plan (2017) provides a policy framework for implementing the vision of building more complete and compact communities to better utilize lands that are already within a designated urban area. The updated Growth Plan calls for greater intensification through higher density development and infill development, in order to ensure the build out of complete, pedestrian friendly and transit-oriented communities. The proposed development within a urban centre and growth node.

### HALTON REGION OFFICIAL PLAN (JUNE 2018)

The Regional Official Plan (ROP) is Halton's guiding document that provides planning direction for land use and development. The ROP was recently consolidated on June 19, 2018. The goals of the ROP is to ensure that growth and development are undertaken with sustainable measures to ensure that natural environment is not degraded. The concept of landscape permanence is essential to the ROP. The proposed development is in line with the vision of the ROP, and will utilize an Area Design Plan (ADP) to demonstrate that through a coordinated development concept the development will address the natural heritage system that runs throughout North Oakville.

### TOWN OF OAKVILLE OFFICIAL PLAN - LIVABLE OAKVILLE PLAN (2009)

The Livable Oakville Plan was adopted by Council in 2009 to set out how lands within the municipality should be used through to 2031. The Plan focuses on intensification and urban development within six growth areas in the Town, which includes the Uptown Core that is approximate to the Site. The goals and vision of the Plan is to preserve the distinct character of Oakville and sense of community, by directing the majority of new growth to areas identified by the Town where higher density, transit and pedestrian oriented development can be accommodated. Although the Property is not designated within the Plan, the proposed development is in line with the vision and goals of the Livable Oakville Plan by ensuring that high density development is located along major arterial roads.

#### NORTH OAKVILLE EAST SECONDARY PLAN (FEBRUARY 2008)

The Property is located within the North Oakville East Secondary Plan Area. The purpose of the Plan is to provide a planning framework and series of policies for the future build-out of North Oakville and urban development expected for the area. The guiding vision for development within North Oakville is predicated upon smart growth that incorporates a mix of residential densities through intensification and infill development, with Oakville's distinct historical roots and environmental features. The planning area that makes up the secondary plan is comprised of residential communities and employment districts, of which the Site is within the Glenorchy Community.



## MARKET OVERVIEW

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Given the superb location and quality of life, Oakville boasts some of the most affluent communities in Canada, with an average price of detached homes reaching \$1.3M in September 2018. The Toronto Real Estate Board reported a 2018 Year-to-Date average price of \$1.03M for all home types in Oakville – 45% higher than the average home price in the Peel Region, and 39% above the average price in other townships of the Halton Region.

Residential development has flourished in Oakville in recent years, which is in line with the growing population and push towards greater urbanization. Surging detached home prices, in conjunction with planning policies that focus on greater intensification along major arterial roads, has led to an increase in vertical typographies with high rise and mid rise condominium development becoming more frequent. The expansion north of Dundas Street, dubbed the New Communities of Oakville, is diversifying from the typical detached and semi-detached home communities and intensifying the land use around major arterials to include a mix of high rise and mid rise projects.

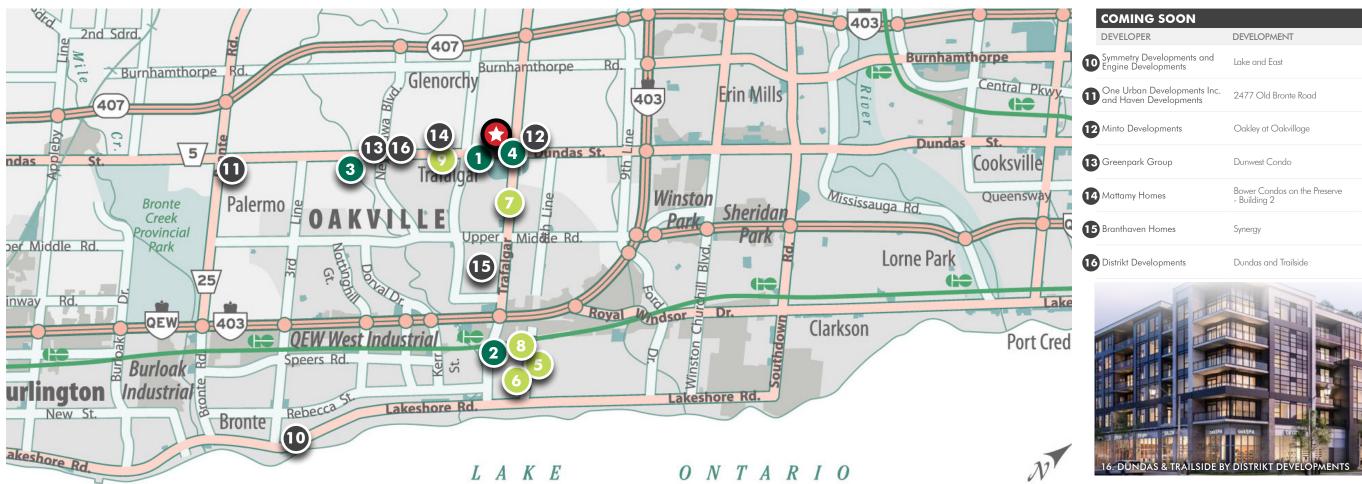
With regards to condominium sales in the area, there are 7 active projects scheduled for first occupancy in 2019, as well as 2 sold-out projects, that provide meaningful insight as to the strength of the condominium market in Oakville. Two notable high rise projects in the immediate area include Oak & Co. Condominiums by Cortel Group and Insignia by Opus Signature Collection – collectively 79% sold. The most comparable project, Phase One of the Oak & Co. Condominiums, reached 70% absorption within one month of sales in late 2017 and is currently 94% sold.





RECENT CONDOMINIUM S	ALES ACTIVITY						
DEVELOPER	DEVELOPMENT	STOREYS	\$/SF	TOTAL UNITS	REMAINING	OPENING DATE	OCCUPANC
Cortel Group	Oak & Co.1	25	\$632	242	14	2017-08-24	2020-05-01
	Oak & Co Tower II1	17	\$634	187	68	2017-10-26	2020-05-0
Opus Signature Collection	Insignia	9	\$899	29	12	2017-04-21	2019-09-0
Mattamy Homes	Bower Condos on the Preserve	6	\$531	208	0	2017-11-18	2019-08-0
Ballantry Homes	Neighbourhoods of Oak Park The Cosmopolitan	5	\$426	107	0	2016-03-12	2019-01-0

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RECENT TOWNHOUSE SALES ACT		STOREYS	\$/SF	TOTAL UNITS	Remaining	OPENING DATE	OCCUPANC
Rosehaven Homes	Randall Residences	4	\$1,374	36	10	2012-10-06	2019-03-01
Mayfair Property Developers	Mayfair Residences	4	\$867	24	24	2016-11-01	2020-04-01
Biddington	Block 55	4	\$491	36	9	2017-11-18	2019-06-01
	331 Sheddon Avenue - Building A	3	\$1,249	10	2	2016-12-02	2019-04-01
JRB Group	331 Sheddon Avenue - Building B	3	\$1,159	9	3	2016-12-02	2019-04-01
Metroly Developments and Distrikt Developments	6ixth	3	\$416	109	4	2016-05-14	2019-04-01



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<sup>1</sup> Unit pricing has reached +\$670 PSF (RealNet, 2018)

SOON				
	DEVELOPMENT	STOREYS	TOTAL UNITS	TYPE
velopments and opments	Lake and East	14	140	Condo
evelopments Inc. evelopments	2477 Old Bronte Road	8	127	Condo
pments	Oakley at Oakvillage	TBA	243	Condo
roup	Dunwest Condo	8	153	Condo
nes	Bower Condos on the Preserve - Building 2	6	192	Condo
omes	Synergy	10	219	Condo
opments	Dundas and Trailside	10	223	Condo, Stacks, Townhouses



## DEMOGRAPHICS

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Oakville is experiencing significant growth through urbanization and immigration, propelling the expansion of new residential communities north towards Highway 407. The unmatched quality of life is the key driver of the projected population increase of 19.1% throughout the next decade, nearly 6% higher than the projected population increase for the entire GTA.

The average household income in Oakville for 2018 is projected to be \$170,217 – 44% higher than the average household in the GTA. Household income is expected to increase a further 24% by 2028 to \$211,665. The affluent consumer base is comprised of highly educated individuals as 78% of those aged 25-64 have a post-secondary education. 2018 DEMOGRAPHIC SNAPSHOT

	Oakville		GTA	
Population Trends				
2018 Estimated	209,039		6,419,713	
2023 Projected	228,532		6,844,220	
2028 Projected	248,975		7,277,953	
% Pop. Change (2013-2018)	7.9%		7.7%	
% Pop. Change (2018-2023)	9.3%		6.6%	
% Pop. Change (2018-2028)	19.1%		13.4%	
2018 Total Population by Age				
0 to 4 years	9,843	5%	351,942	6%
5 to 19 years	2,163	20%	1,038,886	16%
20 to 24 years	14,786	7%	452,969	7%
25 to 34 years	22,301	11%	969,242	15%
35 to 44 years	26,525	13%	922,496	14%
45 to 54 years	34,232	16%	909,334	14%
55 to 64 years	27,893	13%	819,223	13%
65 to 74 years	17,309	8%	539,843	8%
75 years+	13,987	7%	415,778	6%
Income Trends				
Average Household Income	\$170,217		\$118,346	

### **OAKVILLE OVERVIEW**

Oakville is recognized as one of the most affluent municipalities in the GTA. Located halfway between Toronto and Hamilton within Halton Region, the Town of Oakville is well situated with easy access to Highways QEW, 403 and 407, as well as GO Transit along the Lakeshore Line. Additionally, Oakville enjoys a large frontage along the northern shores of Lake Ontario, with a historic downtown known for its scenic harbours, vibrant storefronts and restaurants.

Known for some of the highest real estate values in the country, Oakville continues to see an increase in growth and development pressures. With ongoing growth in North Oakville and the future development potential of the Glen Abbey Golf Course, where 3,200 new residential units are proposed, Oakville continues to be a highly desirable area for housing and big business. The Town is also home to the Sheridan College's Institute of Technology and Advanced Learning Trafalgar Campus, and numerous office headquarters such as Ford Canada, Siemens Canada, Tim Hortons and the Weather Network, Oakville continues to be a desirable location to live and work.

There are also a number of parks with an interconnected system of trails and recreational amenities, including Nipegon Trail, Oakridge Park, Lions Valley Park and Oakville Golf Club. One of Oakville's greatest achievements has been the Town's ability to preserve over 2,223 acres of green space and natural environment areas, ensuring that new growth is compatible with the surrounding natural features.

RIVER OAKS COMMUNITY CENTRE











86% of residents say it is a better place to live than anywhere else in the GTA (Oakville, 2017)

CBRE



## OFFERING PROCESS

### **MEMORANDUM CONTENTS**

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This Confidential Information Memorandum ("CIM") has been prepared by the Advisor and is being delivered to prospective partners/purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides information relating to certain of the physical, locational and financial characteristics of the Property.

The information in this CIM has been obtained from various sources considered reliable. Neither the Owner nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Owner and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Owner or the Advisor, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information and verification.

### CONFIDENTIALITY

Upon receipt of this CIM, purchasers will have executed a confidentiality agreement (the "Confidentiality Agreement") under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective partners/purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Owner and without first obtaining from such person, firm or entity a separate Confidentiality Agreement in a form provided and approved by the Owner. Prospective partners/purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Owner, the Advisor or their respective affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading "Memorandum Contents" relate to all sections of the CIM as if stated independently therein. The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Owner. It is made available to prospective partners/purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. Upon request, the recipient will promptly return all material received from the Owner and the Advisor (including the CIM) without retaining any copies thereof. In furnishing the CIM, the Owner and the Advisor undertake no obligation to provide the recipient with access to additional information.

The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

### **CONFIDENTIALITY AGREEMENT**

Potential purchasers that require access to the online Data Room must complete a CA and return to **Isggta@cbre.com** 

### **OFFER SUBMISSIONS**

The Owner has adopted a negotiated transaction process. Based on information contained in this brochure and other information that may be made available upon request, interested parties are invited to submit a Letter of Intent that addresses the requirements outlined under "Submission Guidelines".

### SUBMISSION GUIDELINES

Proposals are requested to be submitted to **melissa.nowak@cbre.com** on a Purchaser's form of LOI addressing the following elements:

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing);
- Name of the ultimate beneficial owners of the partner/purchaser; and
- Evidence of the partner/purchaser's financial ability to complete the transaction, including the method of financing the transaction.

The Owner reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

### **SALE CONDITIONS**

The proposal should be in the Partner/Purchaser's Form of Letter of Intent. The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Owner or the Advisor or any other person, by a prospective partner/purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

#### ADVISOR

The Advisor is acting solely as agent for the Owner and not as agent for the partner/purchaser. All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE Limited, Brokerage, as Advisor for the Owner.

### NATIONAL INVESTMENT TEAM

CBRE Limited, Brokerage Toronto Downtown Office 145 King Street West, Suite 1100 Toronto, Ontario M5H 1J8

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President Canadian Capital Markets 416 815 2355 peter.senst@cbre.com

### **Casey T. Gallagher\***

Executive Vice President 416 815 2398 casey.gallagher@cbre.com

#### Tristan Chart\*

Senior Financial Analyst 416.815.2343 tristan.chart@cbre.com

### **DEBT & STRUCTURED FINANCE**

For further information regarding financing options for this Property, please contact:

#### Andrew Odd<sup>1</sup>

Executive Vice President, Debt & Structured Finance 145 King Street West, Suite 1100, Toronto ON M5H 1J8 T 416 874 7271 | F 416 362 8085 | C 416 725 4151 andrew.odd@cbre.com

\*Sales Representative, \*\*Broker, 1Mortgage Broker



CBRE Limited, Brokerage Toronto North Office 2005 Sheppard Avenue East, Suite 800 Toronto, Ontario M2J 5B4

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Senior Vice President 416 495 6223 lauren.white@cbre.com



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### To Receive the Due Diligence Package Please Complete and Return to LSGGTA@CBRE.COM

### CONFIDENTIALITY AGREEMENT FOR 3064 TRAFALGAR ROAD, OAKVILLE

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group and the National Investment Team, has been retained by the vendor on an exclusive basis to arrange the sale of 3064 Trafalgar Rd in Oakville, ON (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, including, without limitation, the delivery of a confidential information memorandum (the "CIM"), the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, including the CIM, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the CIM and the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

The buyer agrees to continue to work through the Land Services Group at CBRE Limited for the above-mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the buyer wishes to make any offer within said time-frame and the buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the buyer has acknowledged by signing below.

The buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The buyer and/or their representative will not at any time contact the vendor directly.

CBRE and the vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be original signed copy.

#### THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.

Proponent Name	Representative/Advisor
Company	Company
Email Address	Email Address
Additional Email 1	Additional Email
Additional Email 2	Phone Number
Date Signed	Date Signed
Signature	Signature

(I have the authority to bind the Corporation)

This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information to the recipient any time information noise or obligation to the recipient from CBRE.