

GRAND  
CENTRAL  
MIMICO™

# Platinum Buyer Preview Presentation



**SAM McDADI**  
REAL ESTATE INC BROKERAGE

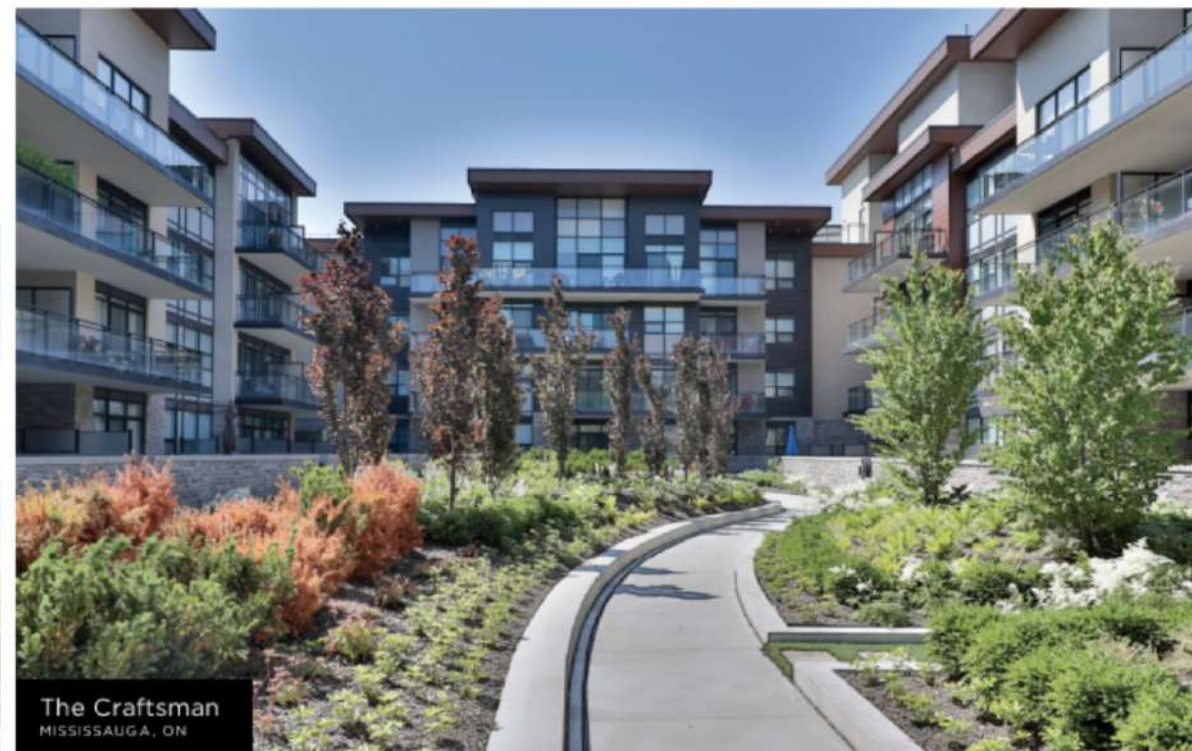
**VANDYK**  
PROPERTIES



# 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 GREENWAY

GRAND AVENUE PARK

THE BUCKINGHAM

PHASE 3

PHASE 2





THE  
**BUCKINGHAM**

---

GRAND CENTRAL MIMICO



**SAM McDADI**  
REAL ESTATE INC BROKERAGE





















Vandyk + Metrolinx:

# GTA's First Transit Tailored Community





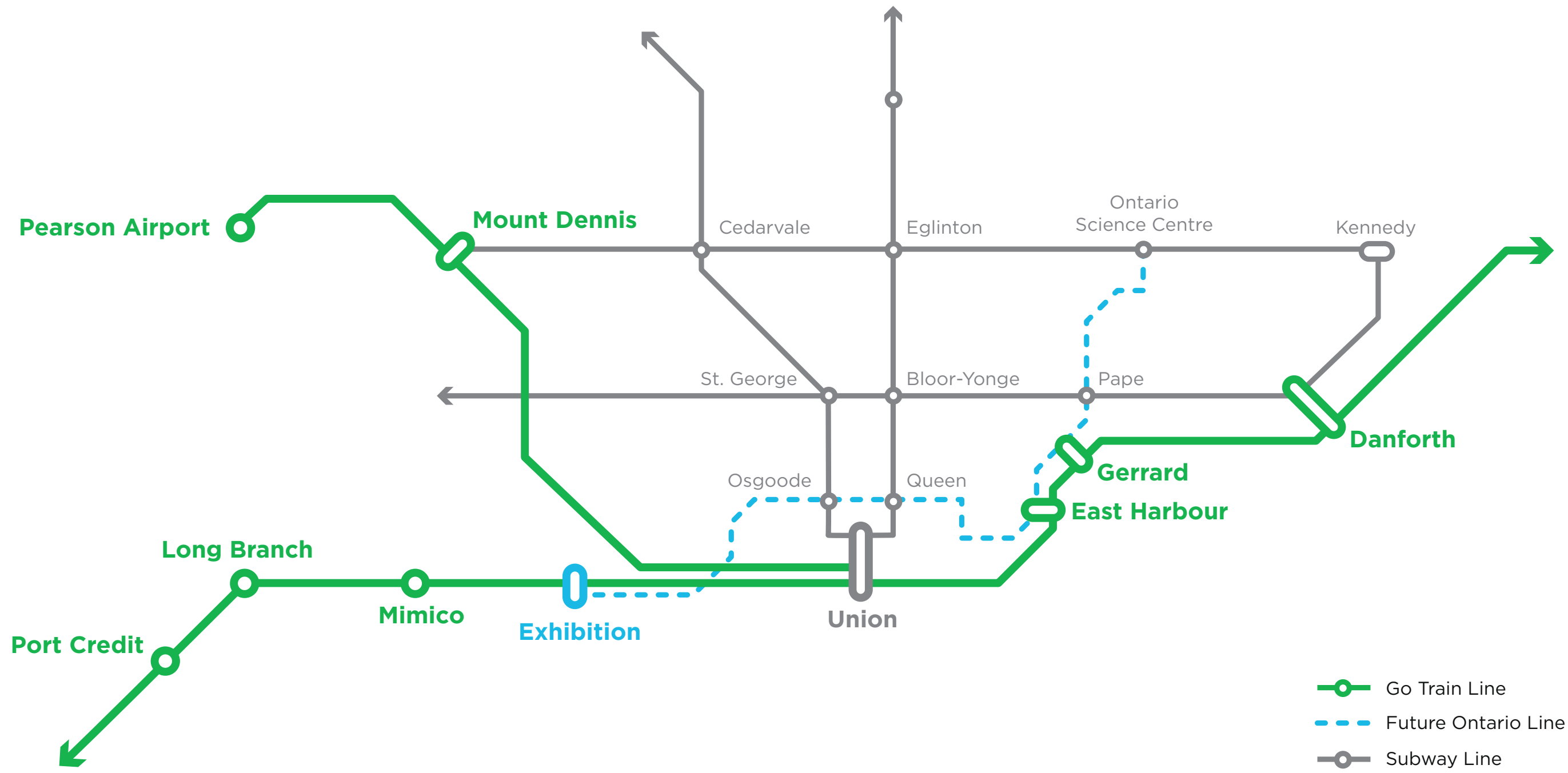
## The most connected master-plan in the GTA

- 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



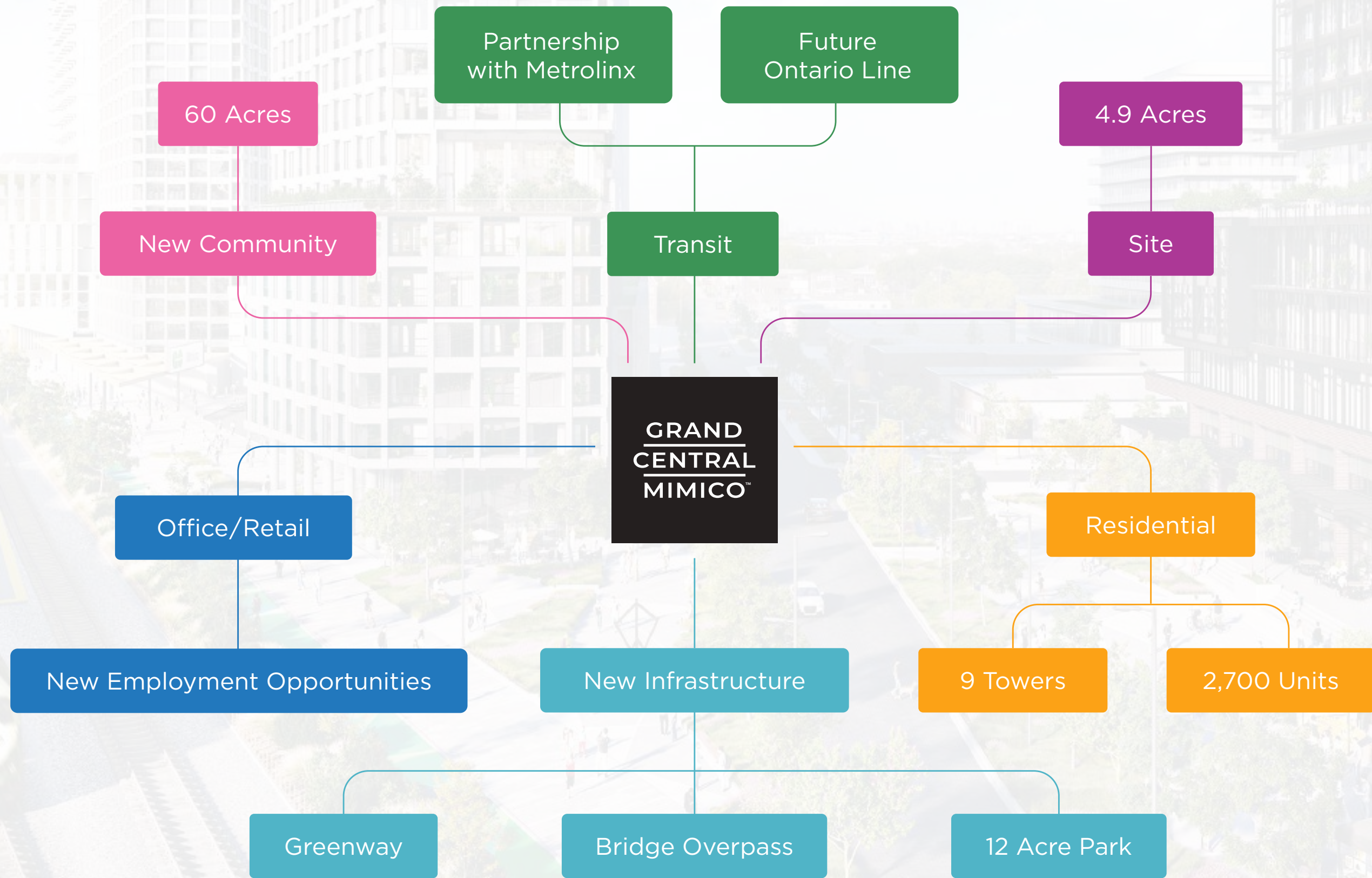
- Go Train Line
- Future Ontario Line
- Subway Line



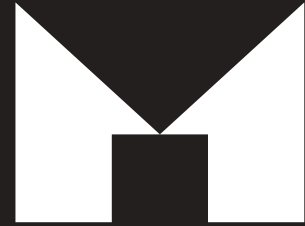
Grand Central Mimico:  
**Where It All  
Comes Together**











**SAM McDADI**  
REAL ESTATE INC BROKERAGE

**905. 502. 1500**

**Thank You**

**VANDYK**  
P R O P E R T I E S