

VANDYK PROPERTIES SET TO TRANSFORM THE MIMICO TRIANGLE WITH NEW TRANSIT-ORIENTED COMMUNITY IN PARTNERSHIP WITH METROLINX:

GRAND CENTRAL MIMICO

Vandyk Properties leads the revitalization of the Mimico Triangle, a priority regeneration area in Toronto, with over two million square feet of planned mixed-use development

February 16, 2021 (TORONTO) - Vandyk Properties, a leading city builder in real estate development and investments, unveils additional details on their transformational Grand Central Mimico project; a new, master-planned, transit-tailored community located in the Mimico Triangle in South Etobicoke. With over four decades of experience, Vandyk Properties represents over \$1 billion in completed value creation and over \$1 billion in value of owned assets under development in both Canada and the United States.

Premier Mimico Location

Recognized as a priority “Regeneration Area” by the City of Toronto, The Mimico Triangle is strategically positioned in close proximity to many of Toronto’s major arterials including the Gardiner Expressway, The Queensway and Lakeshore Boulevard. Vandyk is underway in the master-planning of this area as majority owners in this new district through Grand Central Mimico, a vision by Vandyk intended to serve this highly anticipated future community. The transformational project will encompass over two million square feet of mixed-use development that spans over four city blocks and nine proposed towers, anchored by over 1.85 million square feet of new residential living and 200,000 square feet of commercial and employment opportunities by Vandyk. As a Regeneration Area, and a new master planned neighbourhood, the provincial and municipal commitment to promote significant investment and intensification in the area presents a unique opportunity for both end-users and investors alike.

Identifying the potential of such urban growth and infrastructure is what initially piqued Vandyk’s interest in the revitalization of the 55-acre Mimico Triangle. Mimico is home to a culturally rich history, an exceptional mix of amenities and attractions, including numerous recreational facilities, top-tier public and professional services, and wide range of commercial offerings. One of Toronto’s most prominent waterfront landmarks, The Humber Bay Arch Bridge, provides pedestrian and cyclist access between Mimico and the High Park neighbourhood in Old Toronto. Mimico’s Royal York Road is known for its charming shops, authentic character, artisan foods, and café culture — everything accessible within walking distance from Grand Central Mimico.

Grand Central Mimico: The Vision

The vision for Grand Central Mimico is to create a transit-oriented community that supports a vibrant public realm while seamlessly redefining conventional understanding of Toronto’s geography with its immediate connectivity to an upgraded Lakeshore West GO line and the planned Ontario Line currently

underway. With Vandyk Properties as the majority landowner in the area, it allows for the team and its partners to create a cohesive, new urban experience. Key improvements in the surrounding area include the creation of the future 1.25 km Greenway, a multi-use path along the rail corridor with a new pedestrian bridge overpass, as well as new and expanded commuter parking facilities and a new pedestrian pick-up & drop-off area for Mimico GO Transit riders, and a new 12-acre active sports field currently under construction by the City of Toronto. Architecturally celebrated plazas, landscaped open spaces and public art will support the continued, and future use of the Mimico GO Station.

“Our vision for Grand Central Mimico is to create an all-inclusive environment that not only offers new housing but fosters a thriving business community; an urban experience that utilizes globally inspired and thoughtful design considerations, putting Mimico on the map as one of Toronto’s most significant and innovative neighbourhoods,” says **John Vandyk, President and CEO of Vandyk Properties**.

“With Grand Central Mimico being the first signed, binding TOC partnership with Metrolinx in Ontario, residents will be able to experience what connected living really means, transforming the modern living experience as we know it.”

Fully Integrated Transit-Oriented Community

Transit-Oriented Communities (TOC) are a globally recognized, proven development strategy to improve urban vitality in major cities. Vandyk Properties introduces this world-class concept to Toronto, a city with an ever-growing population currently sitting at 6.3 million, that requires the necessary infrastructure to support a broad group of new residents from a wide array of demographics searching for enhanced property value within the 416 and walking distance away from major transit infrastructure

“We’ve kept our finger on the pulse for many years identifying where market opportunities exist and how we can continue to meet the needs of a collective society,” says **Sherman Chan, VP, Managing Director, Real Estate, Vandyk Properties**. “Transit-Oriented Communities are the future; regeneration neighbourhoods that positively change our cityscape is the future; and Grand Central Mimico is the golden goose that represents this on behalf of our city.”

Grand Central Mimico is the first signed, binding agreement between a developer and **Metrolinx** for a transit-oriented community. This all-inclusive, future-proof neighbourhood will feature a new modern reconstruction of the Mimico GO station, with integrated access points to several new mixed-use buildings, connecting residents to downtown Toronto and the future Ontario Line.

Mimico GO Station will be conveniently located just two stops west of Toronto’s downtown Union Station, the city’s busiest and most significant transit hub, and one stop away from Exhibition Station, the future south-west terminus of the Ontario Line. This gateway location puts Grand Central Mimico residents just a 11-minute commute away from downtown Toronto and 15 minutes from the financial district, making daily commutes, future events, and culture just minutes away, and car-free living possible and convenient.

“As the region continues to grow, Metrolinx is undergoing massive transformation to better serve this growth in our communities,” says Phil Verster, Metrolinx President and CEO. “We are pleased to partner with Vandyk to deliver an expanded and accessible Mimico GO Station, making it easier and faster for our customers to get to the places that matter most – bringing jobs, destinations, and housing closer to transit. The station at 315/ 327 Royal York Road will service the expected three-fold increase in daily ridership at the station by 2031. A better customer experience is on the way.”

The Buckingham – Phase One of Grand Central Mimico

Heritage serves as inspiration for both Master Planner & Executive Architects, **SvN Architects + Planners** and Design Architects, **Kohn Partnership Architects Inc.** The distinctive historic details reflected in the design of the community, including rich brickwork, steel awnings, black mullions and cross bracing, celebrate Mimico warehouse heritage and rail history.

The Buckingham, the first condominium in the Grand Central Mimico District will include 751 condominium units with a variety of different unit styles appealing to nearly all buyer demographics spread; approximately 20,000 square feet of retail space, to be anchored by an urban grocery store and restaurants; and approximately 30,000 square feet of office space. The commercial components will be in the podium below the residences. Units at The Buckingham will begin in the \$400s.

Featuring three towers, each building in phase one will have a private entrance and a secure lobby for residents and their guests. The Buckingham’s re-imagined industrial design lobby aesthetic continues throughout all the amenity spaces for a seamless industrial-inspired area.

Vandyk Properties has appointed **Figure3** as The Buckingham’s interior design partner. The interiors are bright, brilliant spaces with modern, design-forward features and finishes. Kitchen highlights include contemporary cabinets, modern linear tiled backsplash, coordinated quartz kitchen countertops and the choice of three designer-selected colour palettes.

The Buckingham amenities include:

- A social club complete with brass accents to embody a private club feel; additional features include two fireplace lounges, a sports lounge, a virtual golf simulator, movie theatre rooms, wrap-around outdoor terrace, and party/dining rooms
- Polished and professional co-working space to stay connected without the commute
- State-of-the-art, over 7,500 sq.ft. fully equipped Wellness Centre featuring gym, yoga studio, steam room, massage therapy rooms and lounge
- Each tower features an outdoor landscaped amenity terrace complete with seating areas, cabana lounge, fire pit lounge areas, bbq stations and al fresco dining

The second and third phases of the project will also be mixed-use, primarily residential, with 2,500 additional units and a new Mimico GO Transit station. Vandyk Properties anticipates the opening of the Experience Centre for Spring 2021 to launch condo sales.

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ABOUT VANDYK PROPERTIES

Vandyk Properties is a privately owned real estate development and investment management company with over 40 years of expertise in the North American real estate property sector. As real estate development experts, Vandyk is committed to creating sustainable neighbourhoods, comprehensively considering each project as a reinvestment within the community. As an investment management company, the company's diversified real estate operations are focussed on strategic growth; building long-term relationships with investors while carefully curating a first-class real estate portfolio representing one billion in completed value creation and one billion in owned assets.

For more information, please visit: grandcentralmimico.com

On social media: [LinkedIn](#), [Instagram](#), [Facebook](#)

ABOUT METROLINX

Metrolinx is undertaking the largest transportation investment in Ontario's history to get you where you need to go better, faster, easier, while also operating GO Transit, UP Express and PRESTO. We have a unique opportunity to plan, build, operate and connect transportation in the Greater Golden Horseshoe.

For more information, please visit: <http://www.metrolinx.com/en/>

ABOUT KOHN PARTNERSHIP ARCHITECTS

For over 20 years, Kohn Partnership Architects has been advancing architectural design solutions that contribute to the growth and vibrancy of the cities and communities we serve. Specializing in a range of multi-unit residential buildings – low-rise, mid-rise and high-rise – Kohn offers a unique mix of technical and creative expertise that engages with existing communities while appealing to buyers. We have designed mixed-use, residential, retail and commercial projects ranging from large suburban developments to dense urban infill projects including revitalized historical buildings. Kohn Partnership Architects understands the unique needs of every project and works with clients to realize intelligent, compelling and functional design.

For more information, visit: www.kohnarchitects.com

ABOUT SvN ARCHITECTS + PLANNERS

SvN is one of the only integrated design firms that has urban designers, planners, architects, and landscape architects under one roof. As a multi-disciplinary office, our unique strength is our ability to offer clients a full-service team capable of guiding a project through each stage from conception to implementation. Our plans, designs, and strategies respond to the specific needs of people and their environments while remaining open to adaptation and change in response to new conditions as they arise. Over the past 40 years, our firm has shaped the built environment in regions, cities and towns around the world. We have revitalized industrial waterfronts, developed new forms of affordable housing, designed resilient neighbourhoods, stimulated improvements to the quality of the public realm, and promoted economic development of both rural and urban regions.

For more information, visit: <https://svn-ap.com/>