

INVESTMENT SUMMARY

1173



OLD GOLFLINKS
Road





executive Summary

Ancaster by 1823, due to its accessible waterpower and location at the juncture of prehistoric indigenous trading routes, Ancaster had become Upper Canada's largest industrial and commercial centre.

Presenting 1173 Old Golflinks Road (the "Property"), an exceptional development opportunity nestled in the heart of Ancaster, Ontario, being one of the 6 communities that make up Hamilton. The Property is 2.776 acres, with 1.00± acres designated as non-developable conservation land, leaving 1.776± acres of prime developable space. Currently, the site stands as vacant land, primed for transformation. The proposed development entails a well thought out eleven-storey residential apartment building featuring an open courtyard at its center, with a well thought out suite mix. The project envisages the construction of 430 residential units, encompassing a total gross construction area (GCA) of 285,579 square feet (and a GFA of 256,815 SF).

This prime location offers amazing accessibility, situated just south of the Lincoln M. Alexander Parkway. Additionally, it is adjacent to the largest retail hub in Ancaster, boasting various shopping centers and big-box stores such as Costco, Best Buy, and Sobeys, providing residents with convenient access to everyday amenities and entertainment options. Moreover, a bus stop is conveniently located in close proximity to the property, enhancing connectivity for residents and commuters alike.

With its strategic location, thoughtfully designed amenities, and excellent transit accessibility, 1173 Old Golflinks Rd presents an unparalleled opportunity to create a vibrant residential community, enriching the fabric of

Key High lights



2.776 acres of vacant land ready for a medium-density residential project



Close proximity to a large variety of retail amenities including big box retailers, plazas and shopping centres



Situated in Hamilton within the Ancaster community, just south of the Lincoln M. Alexander Parkway



GCA - 285,579 SF (GFA - 256,815 SF) and 430 units. There is opportunity for a Buyer to add an additional storey of residential bringing the total to approximately 477 units.



Property Details

Address	1173 Old Golflinks Road, Ancaster, Ontario
Legal Description	PT LT 53, CON 2 ANCASTER, BEING PT 1 ON 62R20259 CITY OF HAMILTON
Pin Number	170790117
Lot Size	2.776 Acres (120,910.89 SF)
Current Status	Vacant Residential Land
Zoning	"C5" - Mixed Use – Medium Density; Exception 329; Holding H86
Official Plan	Mixed Use Medium Density & Linkages
Secondary Plan	Mixed Use – Medium Density with Site Specific Policy A

Situated in one of the most accessible locations in Ancaster, the Property represents an incredible opportunity to transform 2.776 acres of vacant land into a residential mid rise apartment. The Property fronts on Old Golf links Road with 437.2 SF of frontage on this one-lane road, but is in incredibly close proximity to the major roadway Mohawk Road and the highway Lincoln M. Alexander Parkway.

Completely devoid of any structures, the Property stands as shovel-ready land, eliminating any demolition costs for prospective developers. Notably, the eastern portion of the site features a swale and greenspace, enhancing the natural appeal of the surroundings. While approximately 1 acre is designated as conservation land, rendering it undevelopable, the vast majority of the site remains readily available for development, presenting an ideal site for development.

Property **Overview** _____

When Ancaster became part of the Regional Municipality of Hamilton-Wentworth in 1974, the Town of Ancaster absorbed the Township of Ancaster (including other hamlets like Jerseyville, Lynden and Alberton).



Area Overview



Ancaster, situated on the Niagara Escarpment within the city of Hamilton, Ontario, is a charming and well-connected community offering residents a blend of natural beauty and modern amenities. Conveniently located just west of Hamilton, Ancaster enjoys excellent accessibility via major transportation routes, including the Lincoln M. Alexander Parkway and Highway 403. The area is well-served by public transit, with the Hamilton Street Railway (HSR) providing regular bus services, enhancing connectivity to surrounding neighborhoods and urban centers in the Greater Toronto Area. Residents benefit from easy access to various transportation options, making Ancaster an ideal location for commuters and travelers alike.



In addition to its transportation infrastructure, Ancaster boasts a diverse range of residential neighborhoods, featuring a mix of single-family homes, townhouses, condominiums, and luxury estates. The community offers ample opportunities for outdoor recreation, with numerous parks, trails, and conservation areas, such as the Dundas Valley Conservation Area and the Royal Botanical Gardens, providing residents with scenic settings for leisure activities and relaxation. Ancaster's retail and commercial sector thrive with shopping centers, boutiques, and restaurants catering to diverse tastes and preferences. Prominent retail hubs include the Meadowlands Power Centre, Ancaster SmartCentres, and the Ancaster Village Shopping Centre, providing residents with access to a wide array of stores and services.



Ancaster is home to well-regarded schools, recreational facilities, libraries, and community centers, fostering a strong sense of community and quality of life for its residents. With its blend of convenient transportation, natural beauty, and modern amenities, Ancaster offers an exceptional living experience within the Greater Hamilton Area, appealing to individuals and families seeking a vibrant and welcoming community to call home.

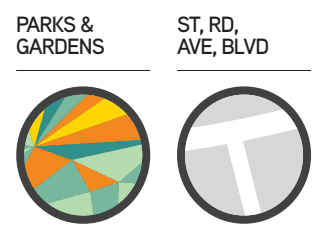


8

Amenities Map



- Amenities**
 - 1 Costco Wholesale
 - 2 The Home Depot
 - 3 Cineplex Cinemas Ancaster
 - 4 Healthy Planet
 - 5 PetSmart
 - 6 Farm Boy
 - 7 TD Canada Trust
 - 8 Best Buy
 - 9 Michaels
 - 10 Party City
- Restaurants & Cafes**
 - 11 Tim Hortons
 - 12 Subway
 - 13 Wendy's
 - 14 Jack Astor's Bar and Grill
 - 15 Montfort Mediterranean Grill
 - 16 Lone Star Texas Grill
 - 17 Royal Pho
 - 18 Quiznos
 - 19 Swiss Chalet
 - 20 McDonald's
 - 21 Chipotle Mexican Grill
 - 22 Bento Sushi
 - 23 A&W's
 - 24 Milestones
 - 25 Pür & Simple





Planning Overview

The former municipality had a population of 33,232 in the 2006 census, a considerable increase from the 2001 census of 27,485.

Official Plan

The Property is subject to two designations within the Hamilton Official plan, being Mixed Use Medium Density, and Linkages.

In accordance with Schedule E-1 – Official Map Plan in the Hamilton Official Plan, the Property is designated as Mixed Use – Medium Density. This designation allows for a diverse range of commercial and residential activities at a moderate scale and permits various commercial uses such as retail stores, institutional uses, entertainment venues, hotels, and multiple dwellings. Buildings within this designation are typically limited to a maximum of six storeys, with the possibility of reaching up to 12 storeys under certain conditions. These conditions include providing a mix of unit sizes, incorporating sustainable building principles, avoiding adverse shadow impacts on adjacent residential areas, and ensuring appropriate setbacks from neighboring properties and streets.

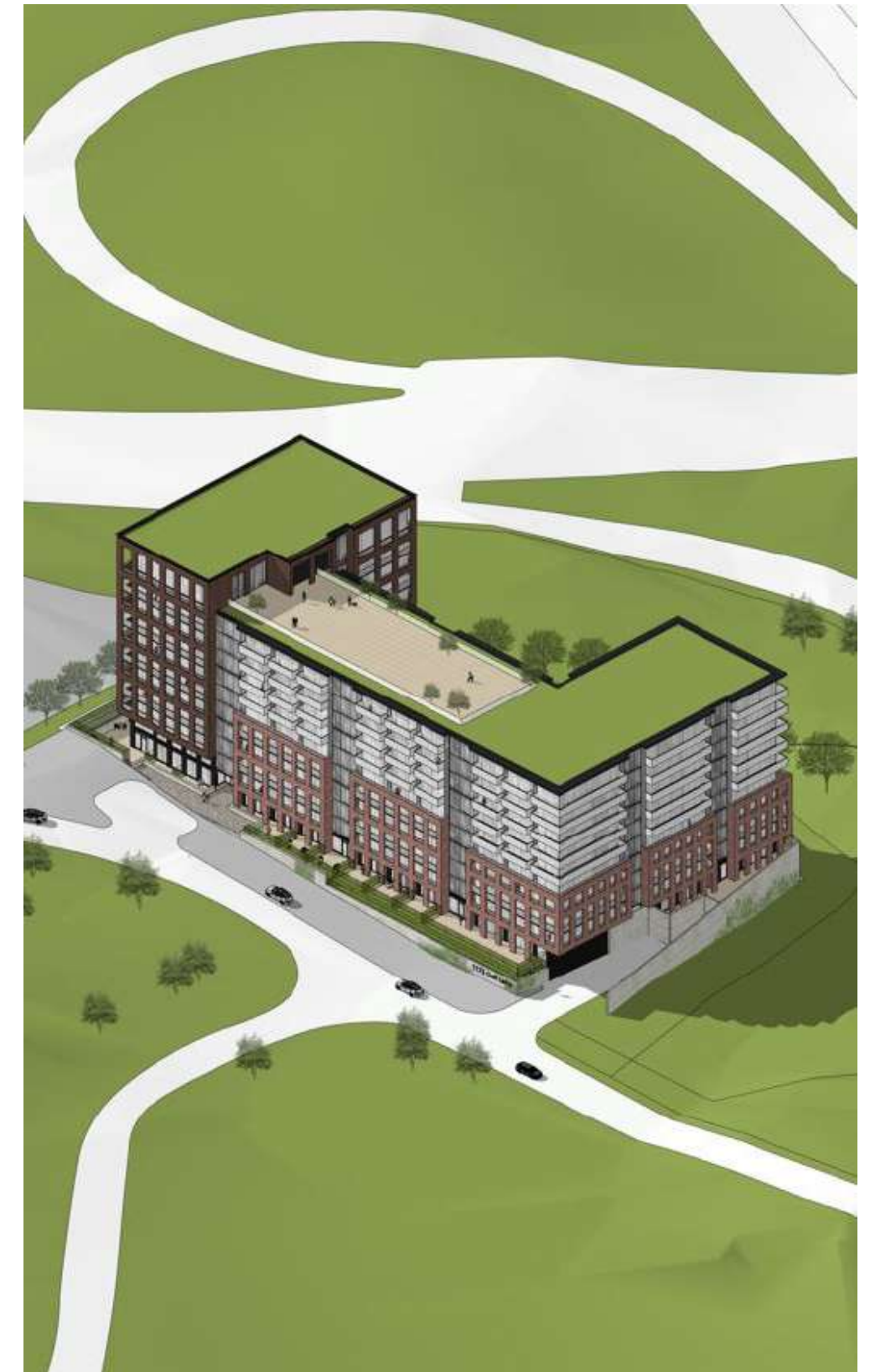
The Linkages designation in the Hamilton Official Plan (Schedule B, Natural Heritage Systems) identifies natural areas that connect core areas within the landscape. These connections facilitate plant and animal movement, maintain hydrological and nutrient cycling, and contribute to the overall ecological health and integrity of the Natural Heritage System. Recognizing the importance of these linkages, the city aims to reduce habitat fragmentation and preserve species diversity and ecosystem resilience. Policies are in place to protect, restore, and enhance linkages wherever possible. When proposing new development or site alterations within designated linkages, applicants must prepare a Linkage Assessment, which includes identifying and assessing the linkage's features, evaluating potential impacts, and making recommendations to protect, enhance, or mitigate these impacts through planning, design, and construction practices.

SECONDARY PLAN

The Property is situated within the Mixed Use – Medium Density with Site Specific Policy A boundary of the Hamilton secondary plan boundary. This designation allows for a range of commercial and residential activities at a moderate scale, including retail, service commercial, entertainment, and institutional uses. Specific to the Property, Site Specific Policy A sets a maximum building height of six storeys and 22 meters. This plan aligns with the broader goal of increasing the proportion of mixed-use buildings with retail and commercial uses at street level.

ZONING BY-LAW

The Property is zoned as "C5" - Mixed Use – Medium Density; Exception 329; Holding H86. Under the "C5" zoning, various uses are permitted, including artist studios, commercial entertainment, multiple dwellings, medical clinics, and more. Exception 329 regulates aspects such as lot coverage, yard setbacks, maximum building height (22.0 meters and 6 storeys), and parking. Additionally, Holding designation H86 imposes restrictions on development until certain conditions are met, including approval of a servicing study, reconstruction of Old Golf Links Road, and conducting an archaeological assessment of the property to mitigate impacts on significant archaeological resources.



Development Overview

The proposed development is an eleven storey residential apartment building with a GCA of 285,573 SF (a GFA of 256,815 SF) and 430 proposed units. The suite mix is meticulously crafted to cater to diverse lifestyles, comprising 29 bachelor units, 218 one-bedroom units, 79 one-bedroom plus den units, 102 two-bedroom units, and 2 two-bedroom plus units. The residential units will be throughout the first 10 storeys of the development, with the eleventh floor containing mechanical rooms and amenities. The development includes ample parking for residents, with 2 underground parking floors accommodating 280 parking spaces and 231 bike spaces to promote sustainable transportation options. It will also include amenities for resident enjoyment, which will come to 5,452 SF of indoor amenities and 24,322 SF of outdoor amenities.

Already Completed Reports

- Phase 1
- Archaeological
- Geotech
- Landscape Design options
- Cost Budget
- Architectural Drawings
- Appraisal

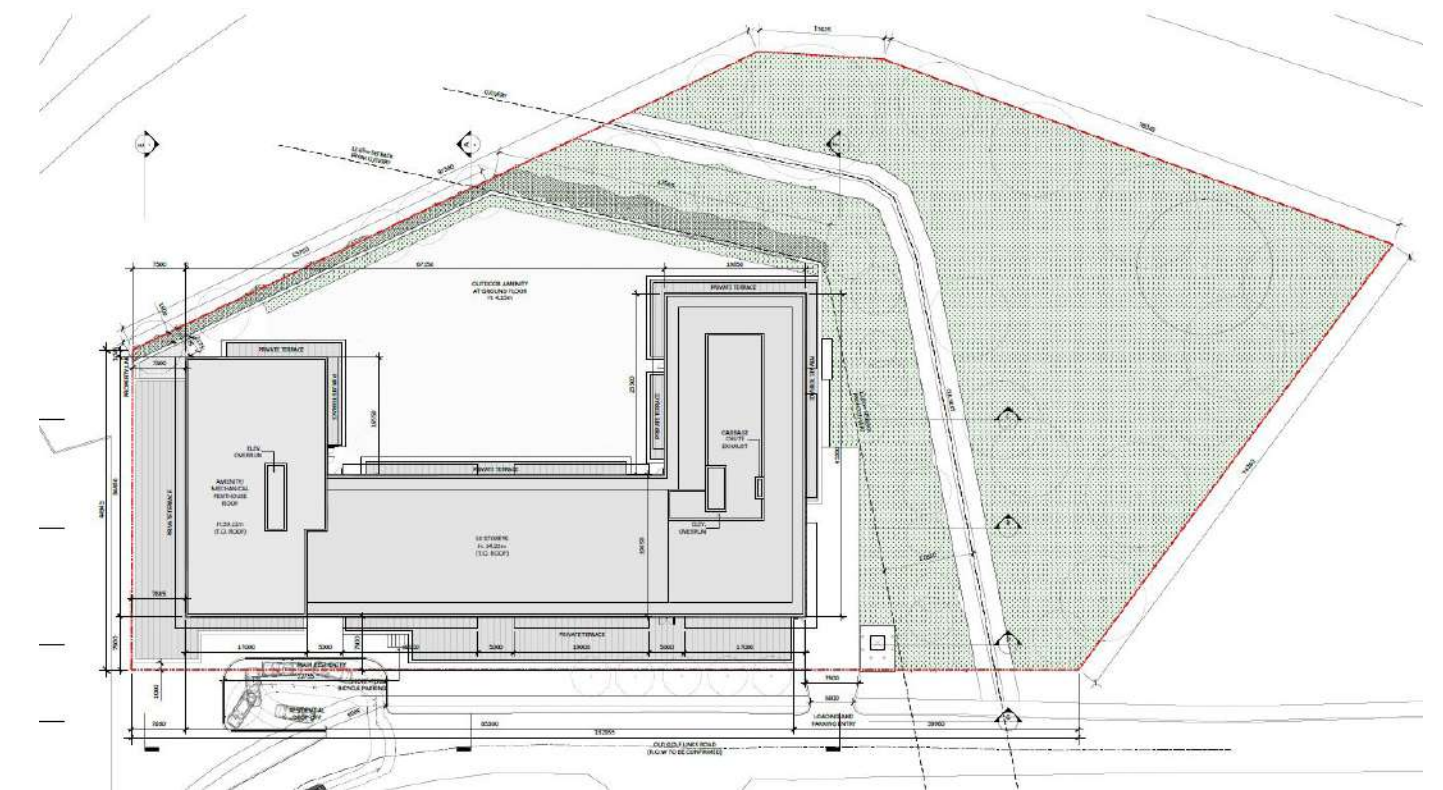


Property Statistics

Building Height (SF)	421.94
Total GFA (SF)	256,815
Total GCA (SF)	256,815
Site Area (SF)	120,436
FSI	2.1
No. of Units	430

Tremendous Upside

There is ample parking available in this concept. The Developer has an opportunity to reduce 4 levels of parking to 3 whereby converting that level of parking to a residential floorplate. This will add an additional 24,493 SF of residential (~44 units). There is still sufficient parking to support city requirements.



Offering Process

Urban Life Residential Inc. (the "Vendor") has retained Colliers (the "Advisor") on an exclusive basis to offer for sale the property located at 1173 Golflinks Road, Ancaster (the "Property").

The Vendor invites interested parties to submit an offer to purchase the Property on the Purchaser's form of Letter of Intent (the "LOI") to the Advisor.

Following a review of the LOIs, the Vendor may elect to negotiate with a single purchaser or select a short-list of purchasers. If/ when the Vendor selects a short-list of purchasers, each will be asked to re-submit full based on the Vendor's standardized agreement of purchase and sale (the "APS") The Purchaser with the most attractive overall terms (based on the Vendor's sole discretion) will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the Property as possible based on information provided.

PRESENTATION OF OFFERS

Offers will be considered as they are presented to Seller. Buyers are encouraged to present offers at any time.



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[CONFIDENTIALITY AGREEMENT](#)

OR

Please print the CA, complete, sign and scan an email copy to the Advisor.



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