

Town of Newmarket

Hollingsworth and Adjacent Lands
An Integrated Development Approach

Milestone Report
May, 2015

Overview of Presentation

- History of the Project
 - About SanMichael
 - Integrated Development Concept
 - The Schedule
 - Discussion
 - Closing Statement
-



Kohn SanMic

**Brookfield
MULTIPLEX**
Built to outperform.



HBR
Planning



ROBINS APPLEBY
BARRISTERS + SOLICITORS



Newmarket

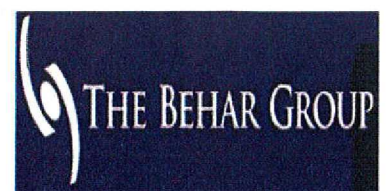


Dr. LEE

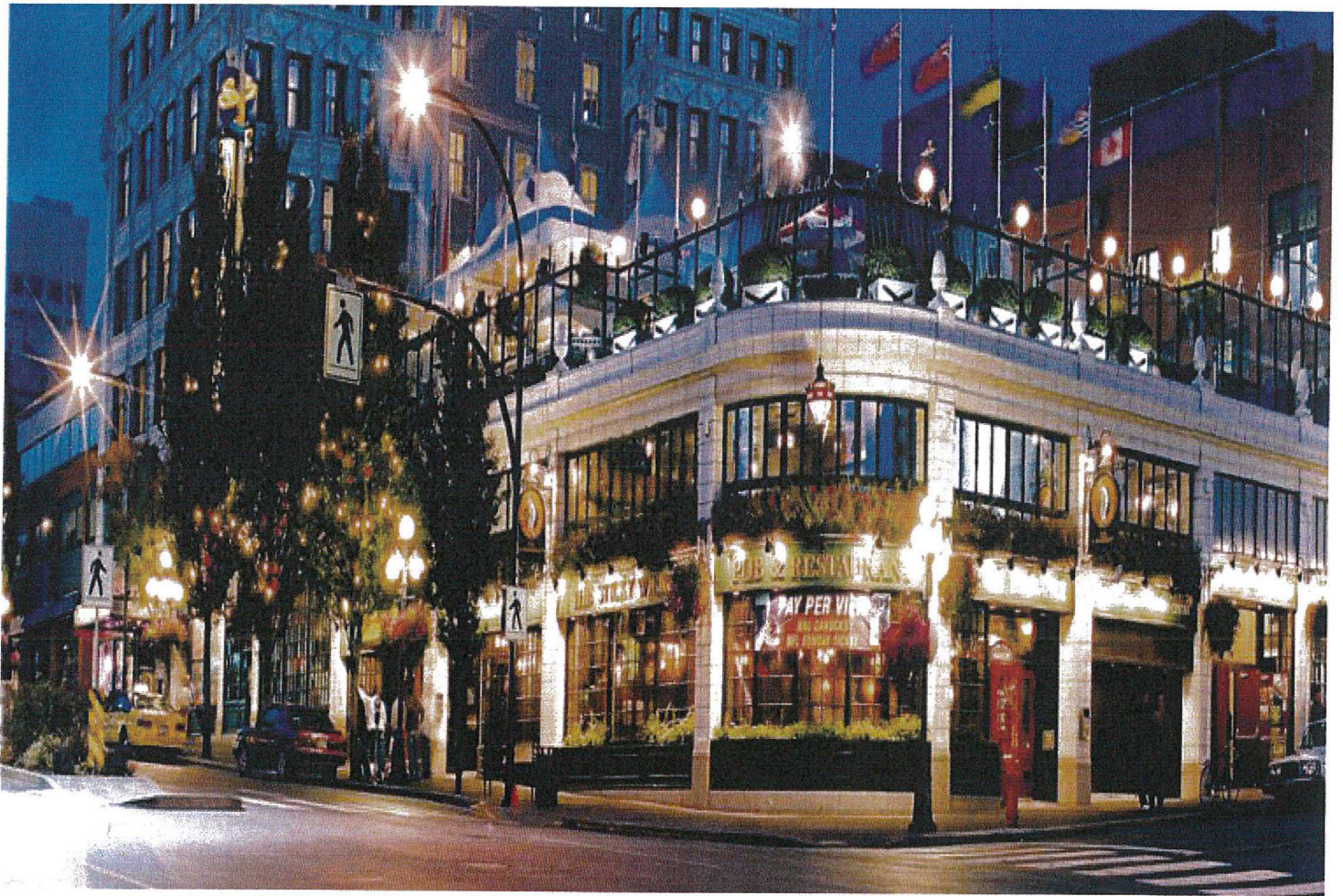


**D. BOTTERO
& ASSOCIATES LIMITED**

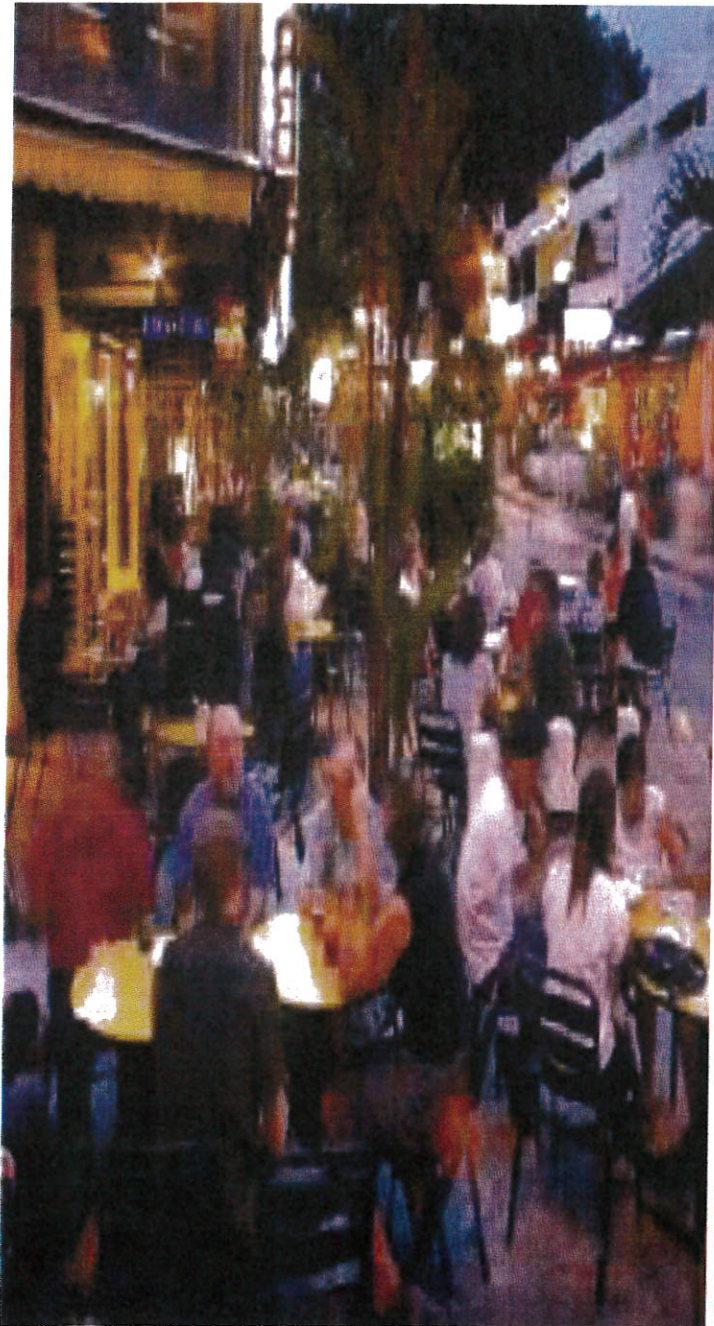
PROPERTY VALUATION AND REALTY CONSULTING SERVICES



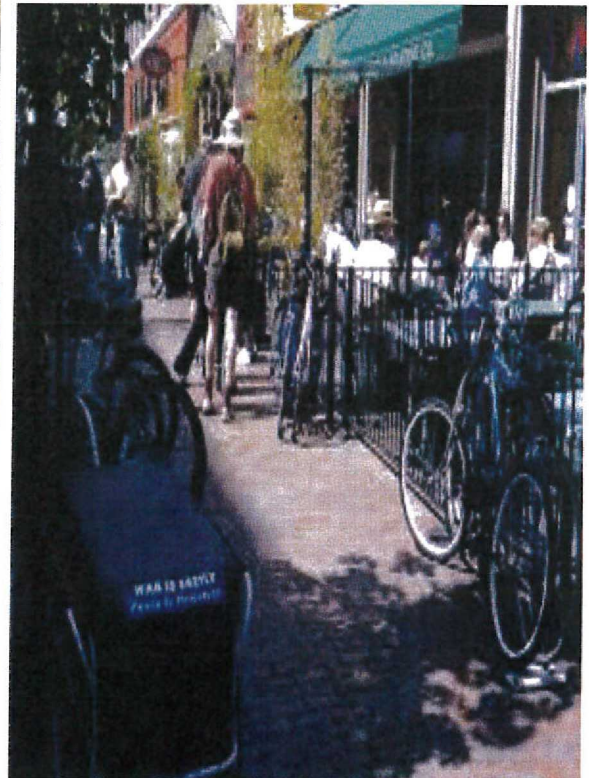
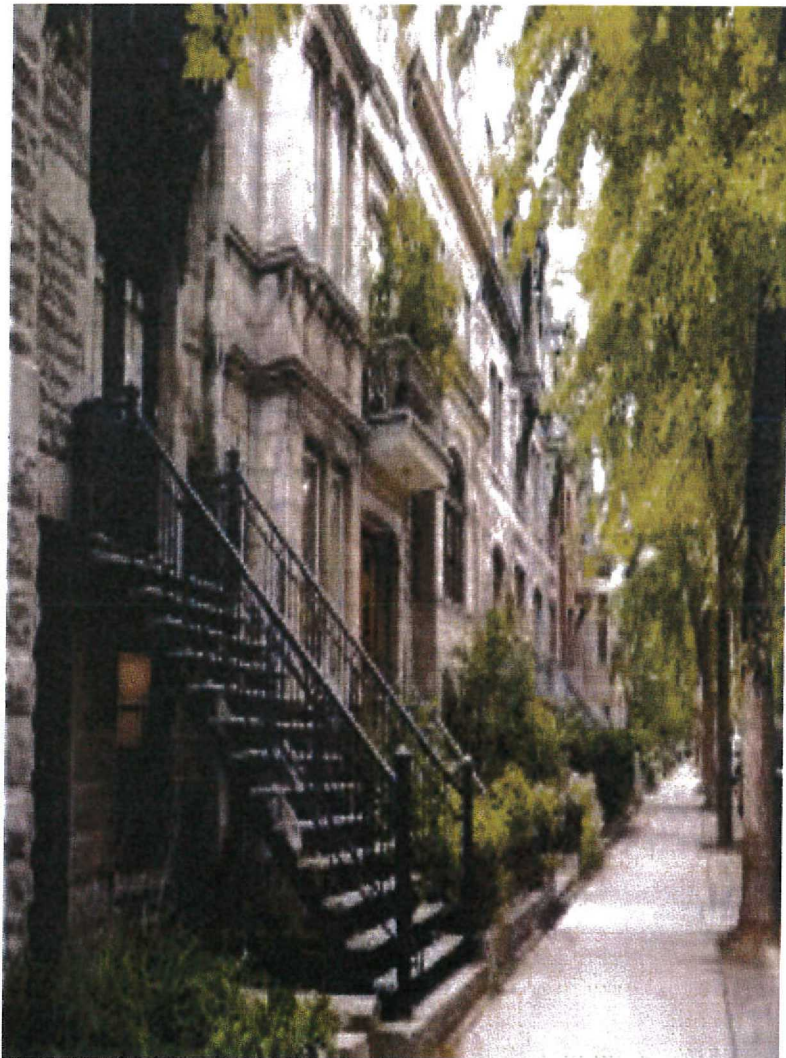
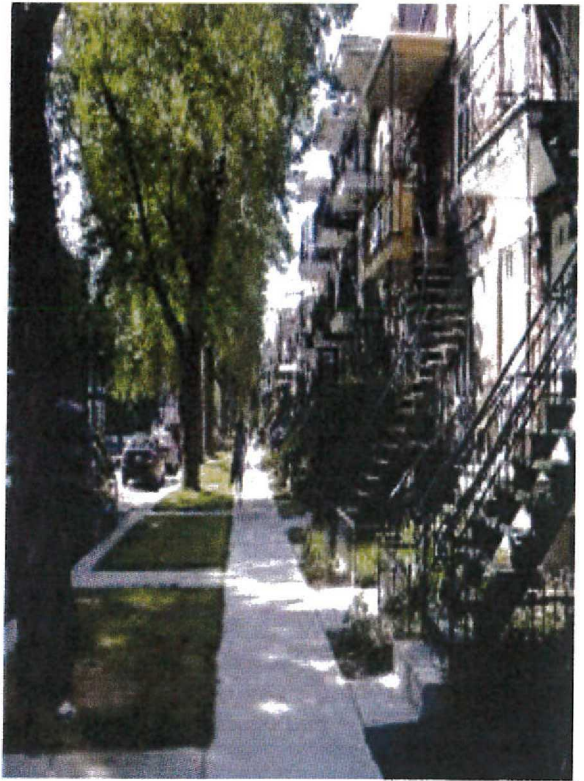
Inspirations



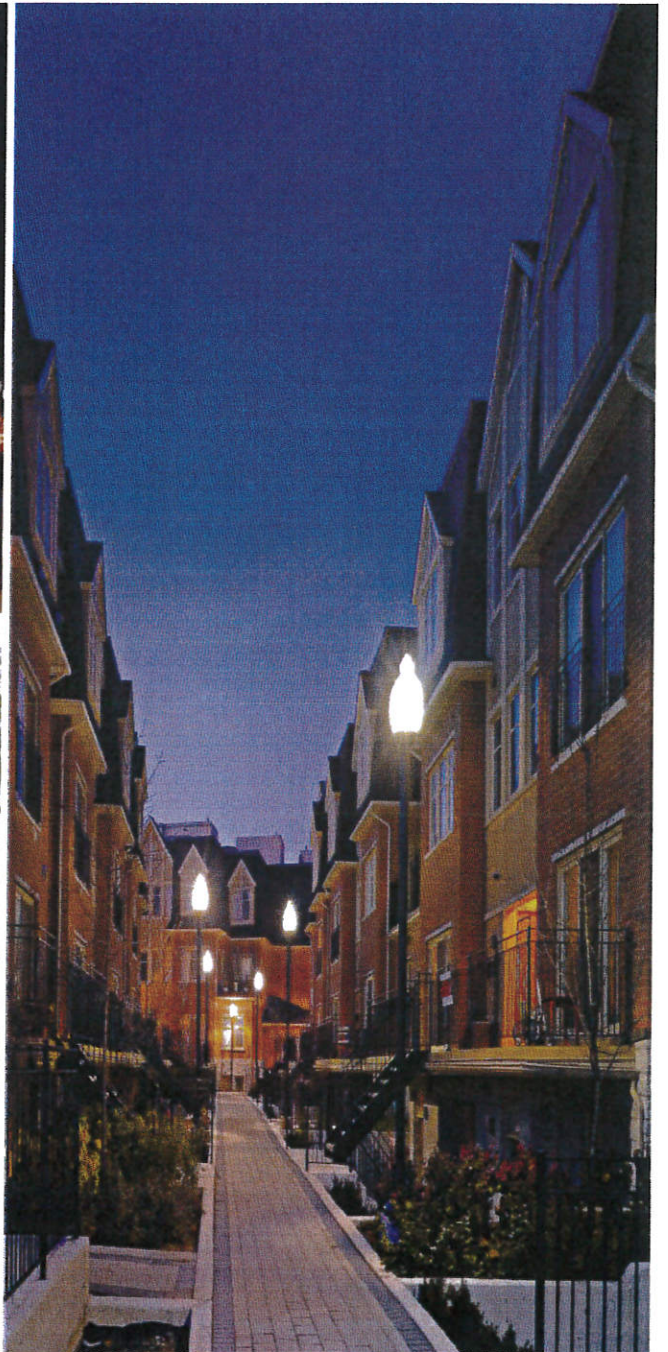
Inspirations



Inspirations



Inspirations



Inspirations



Inspirations



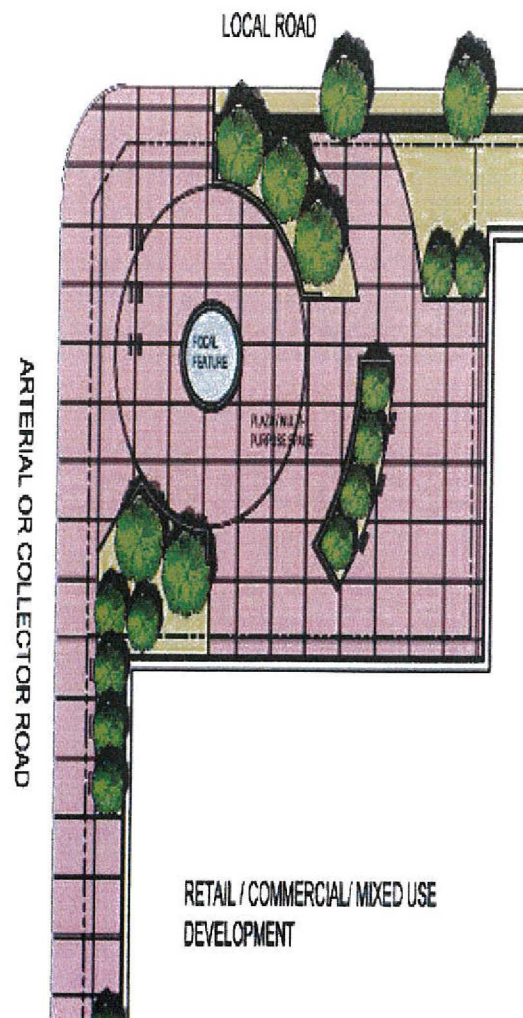
Inspirations

Parks Policy Development Manual

The Redevelopment Component

4.2 Utilizing Urban Squares & Plazas

Figure 6: Conceptual Diagram of an Urban Plaza

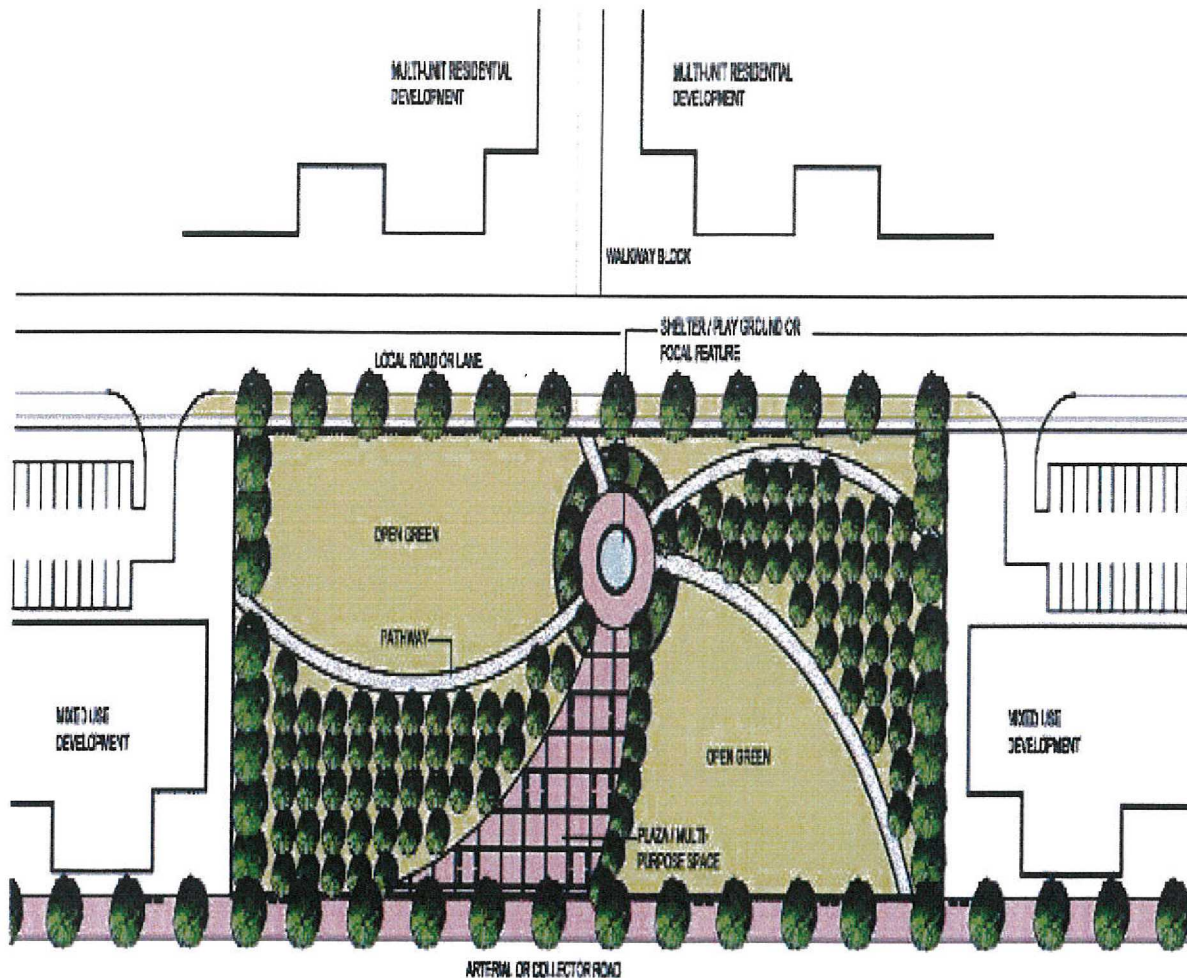


Inspirations

Parks Policy Development Manual

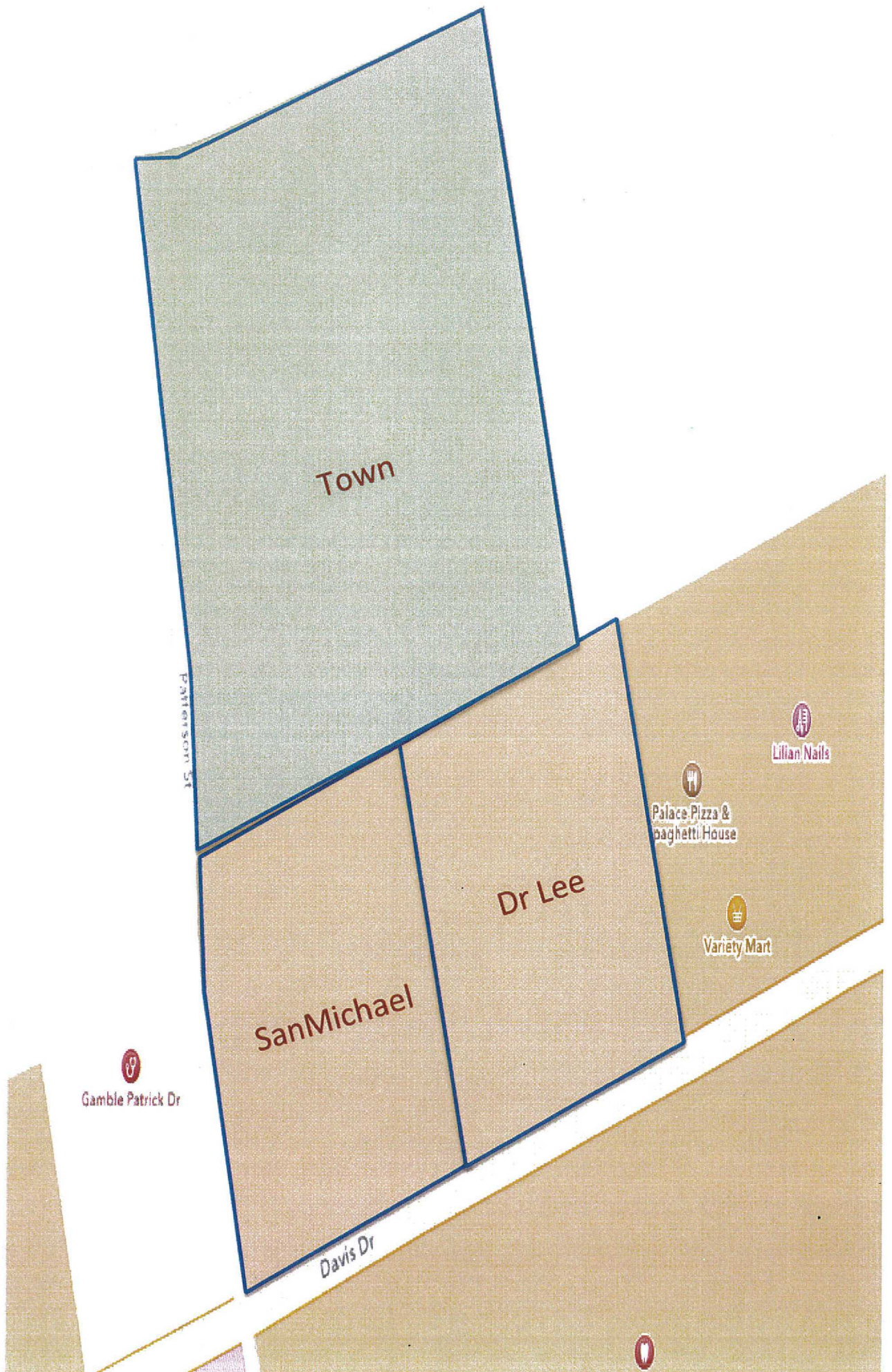
The Redevelopment Component

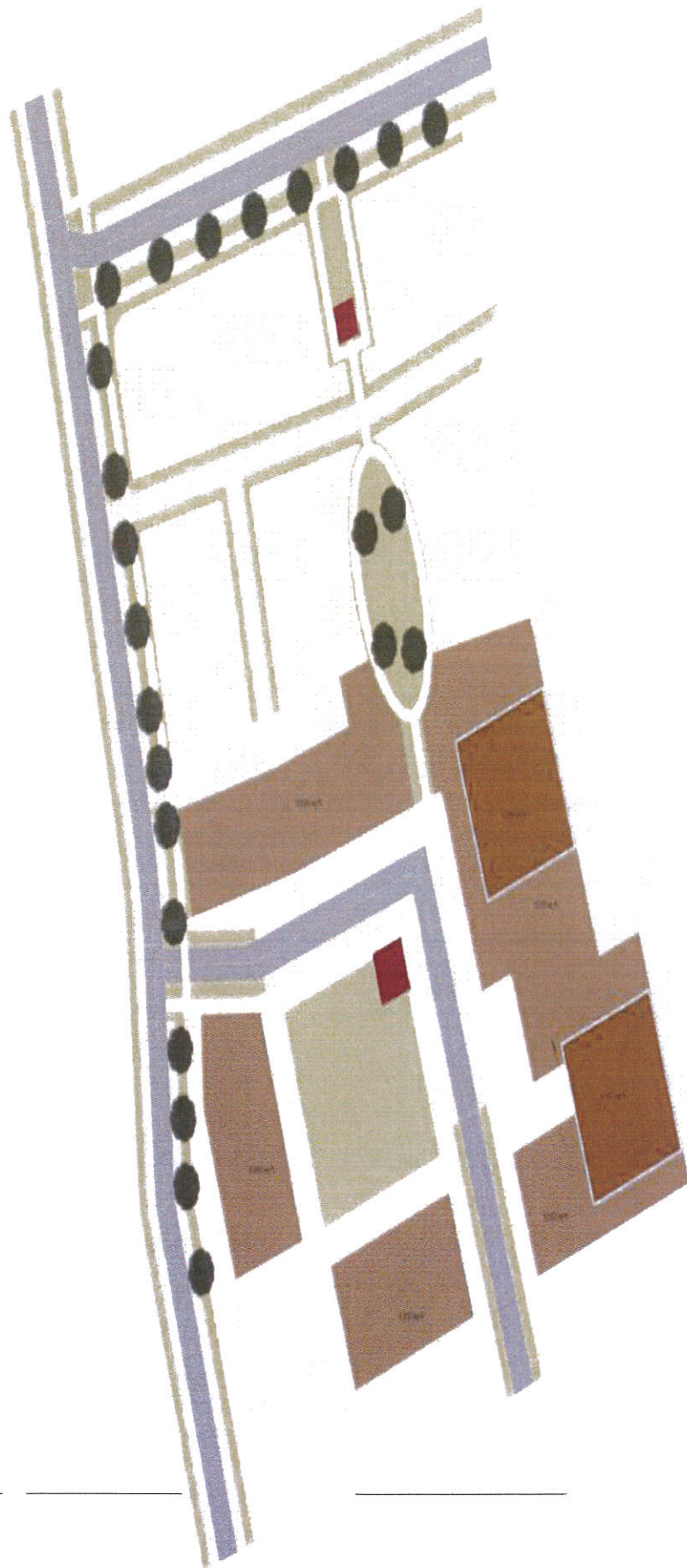
Figure 7: Conceptual Diagram of an Urban Square



Inspirations







COMPANY PROFILE

Brookfield Asset
Management

100% ownership



Brookfield Multiplex Group

100% ownership



Brookfield Multiplex
Construction Canada

- BM is a full service construction company
- 827 completed projects since 1962
- 300 high rise projects globally
- 7 countries 3,900 staff
- \$59 BN of work to date
- Toronto office established in 2010
- Current Ontario project value \$1 BN
- Robust local supply chain with over 350 pre-qualified trades
- Canadian project size between \$12M - \$300M

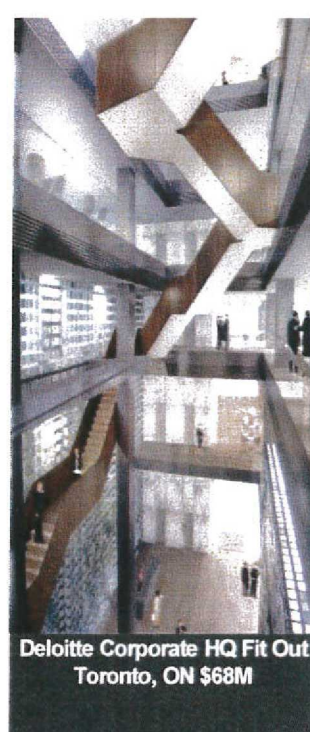
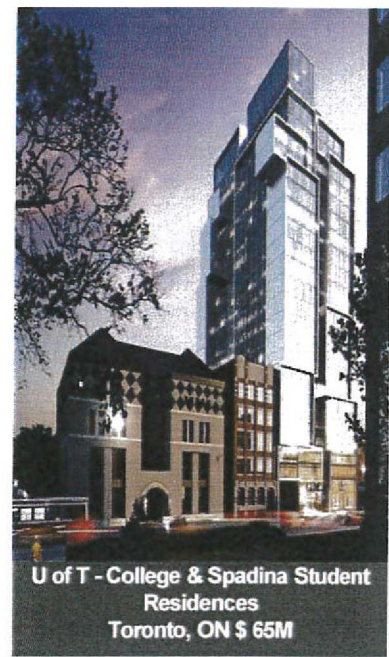
SELECTED GTA PROJECTS

- Hotel X, Toronto



- ✦ Hotel Development; 406 Rooms; 29 storeys; \$160M
- ✦ Retail, Sports and Entertainment Podium
- ✦ Retail Frontage along Princes' Boulevard
- ✦ CM contract converted to GMP
- ✦ BMCC was involved since schematic design phase

SELECTED CANADIAN PROJECTS

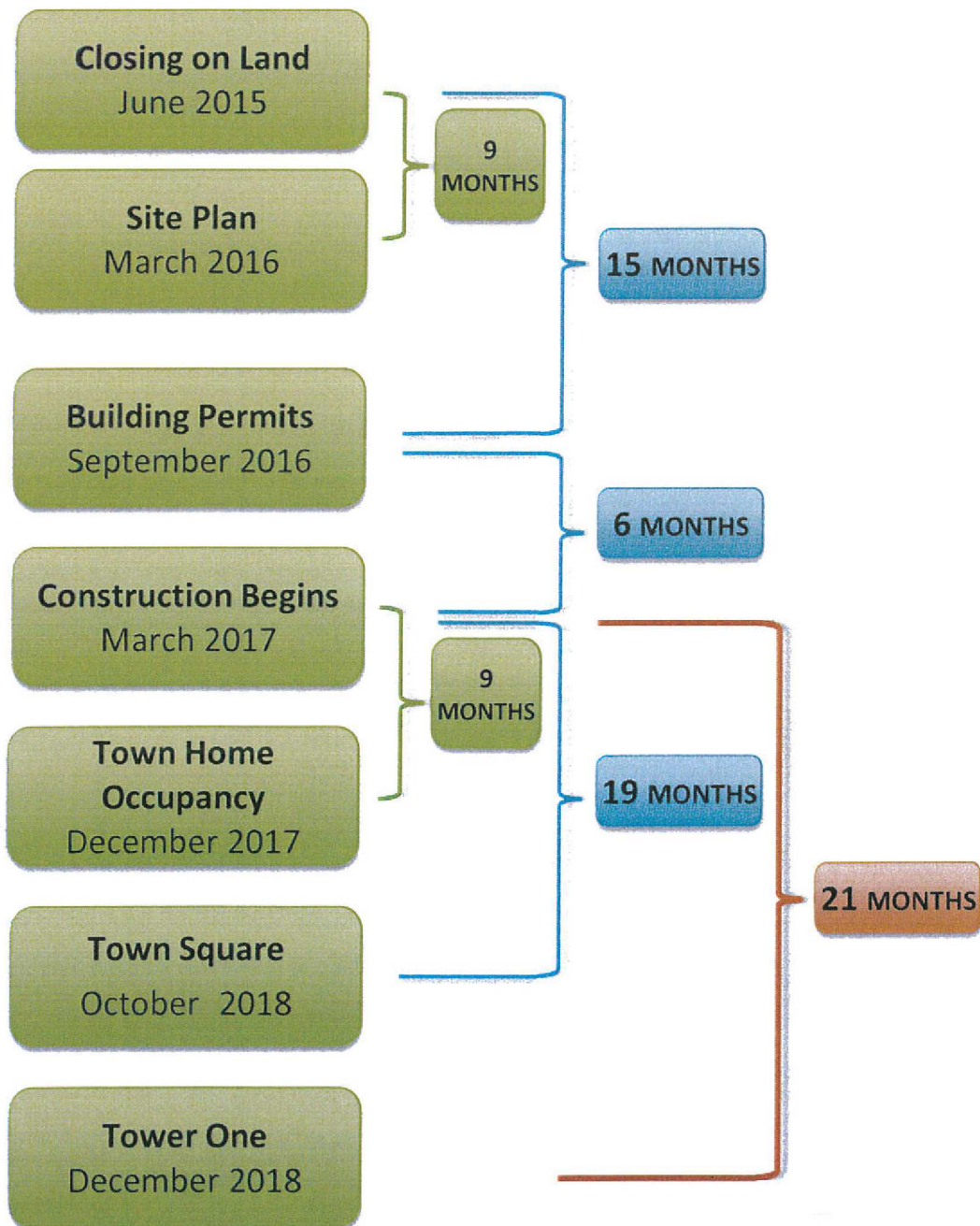


CASE STUDY – TRUMP TOWER, TORONTO

- First Canadian project for BMCC
- Assumed Construction Management of Tower **in distress** in 2011
- Hand selected several staff members from previous CM and integrated them into BM
- Site staff supplemented by existing BM expertise (facade, schedule, technical)
- Pre qualified all existing trades on site to BM standards
- Re-finished most of already completed hotel suites to bring them to BM quality standards
- **Met targeted budget and schedule**



Schedule





DEFINING & MANAGING RISK

May 2015

DEFINING RISK: WHAT IF ?

1. Prior to closing conditions are not met ?
2. Closing occurs but the construction does not begin ?
3. Construction begins but the townhomes are not completed ?
4. Town Square is not completed ?
5. 1st Tower is not completed ?

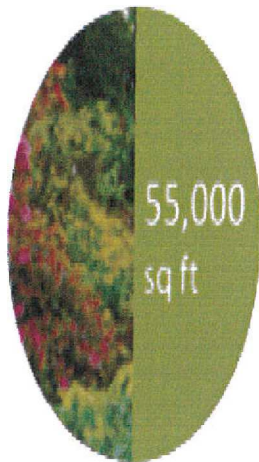
MANAGING RISK:

1. \$100,000 deposit.
2. \$100,000 plus \$1,200,000 plus arena land
3. Occupancy permits not released and mortgage on title
4. The Town will exercise the \$1.0M letter of credit.
5. Lenders will complete project Town exercise \$1.0M letter of credit

- is this the right location ?
- high speed transit system at the doorstep
- directly across from Southlake Hospital
- 2 blocks away from Go Station
- around the corner from Main Street
- in the heart of newmarket

- how will it impact the town ?
- \$1,000,000 annual income
- contribute to the usage of the high speed transit system
- meet the objectives of “ places to grow”
- driving force behind new development

63,000 sq today



60 %
=
OPEN
SPACE

... this will serve as an urban stage, a celebration of life with space for events, exhibitions and gatherings.

During the winter months, as a tribute to the old arena that will no longer be, this space will be transformed into an outdoor skating surface.

People of all ages will interact and form lifelong connections.

- what about the local residents ?
- there will be a public engagement process
- my objective is to revitalize and be the heart and soul of the neighbourhood
- perfect transition from existing low rise homes
- the design will create a genuine, identifiable, and enduring neighbourhood
- they will love it