



FRPO'S FAIR EXCHANGE OF RENTAL INDUSTRY NEWS

New Tribunal Chair

Dr. Lilian Ma, the New Chair of the Ontario Rental Housing Tribunal

Province Announces Rent Increase Guideline

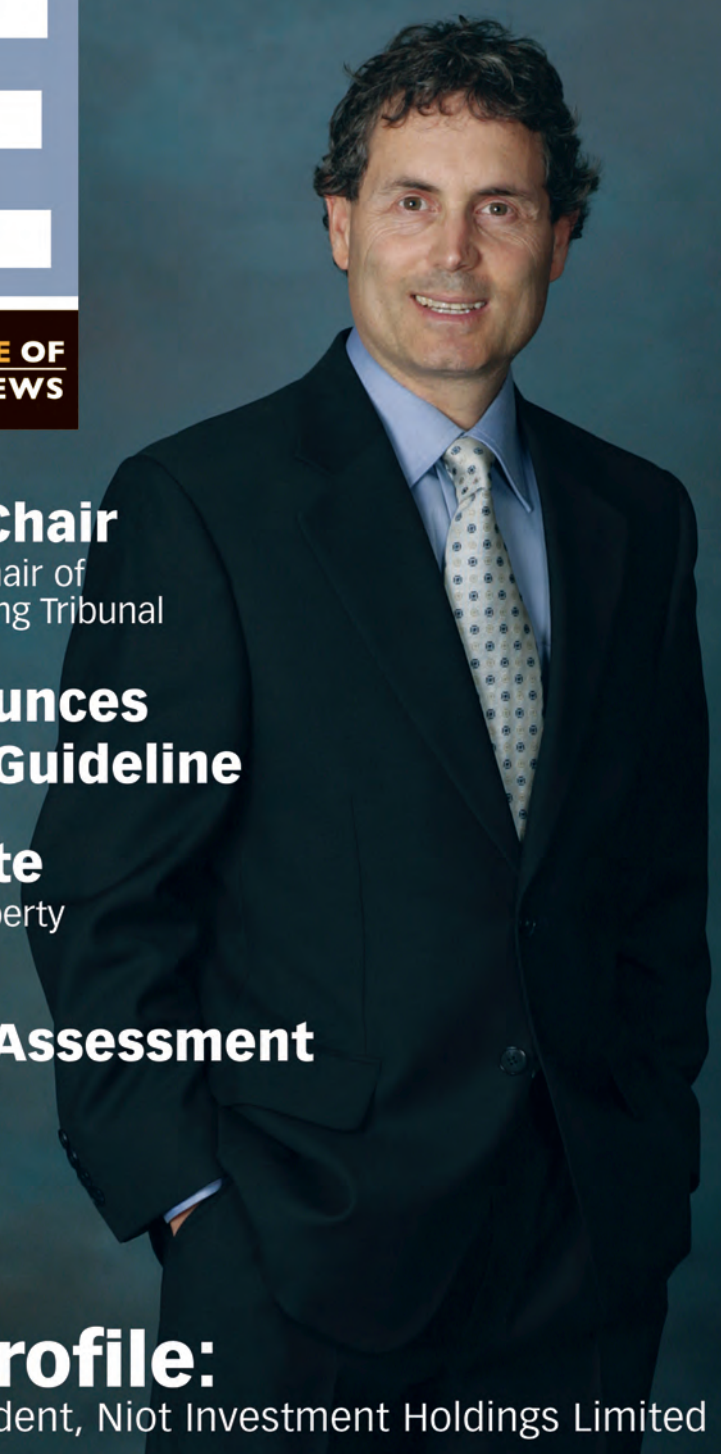
Regional Update

The Kingston Rental Property Owners Association

2005 Property Assessment

Member Profile:

Simon Benattar, President, Niot Investment Holdings Limited



Member Profile:

Simon Benattar, President, Niot Investment Holdings Limited



"There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB."

Give us an overview of your company:

Niot Investment Holdings Limited has been engaged in the real estate development business for over 25 years. Niot has over the years been retained by many companies to either act on their behalf on complicated real estate matters and transactions or has been retained by such companies to secure office premises for their head office locations. This has included Fortune 500 companies such as General Motors, Estee Lauder, and Revlon and Sun Life.

Our focus for many years was acting as a consultant to major corporations while concurrently building our own portfolio. Niot and its subsidiaries have developed condominium buildings and own apartment buildings, medical/dental buildings, retail and office buildings as well as commercial/retail space in Toronto and New York.

What services do you provide your clients?

Our clients are twofold: The typical client is not in the real estate business but has major real estate requirements requiring a professional to collate all the many facets required to put together a real estate transaction. In these cases our client is looking to make a head office move and in the course of that acquire a significant piece of property in a high profile location and at the same time rely on our expertise as to the ability to erect the structure they intend to build.

31

In these circumstances, we are most often making a purchase on behalf of our client then either an official plan amendment or commencing a rezoning application on behalf of our clients as well as dealing with the design of the new building, obtaining vacant possession of all tenants, legal aspects, etc. We become the in-house real estate department on these assignments but from our own offices.

The second facet of our mandate for clients is helping major corporations re-negotiate their head office lease or re-locate to alternate premises. In this capacity, our client's advantage is that our primary interest is in pursuing the best possible deal for them and since we have so frequently acted for landlords we are invariably better in achieving the best possible terms for them.

Our responsibility is to achieve the lowest real occupancy costs. A brokers' compensation is based on the aggregate of the net rent and the operating costs paid by the tenant. We, on the other hand, focus in great depth on the operating inclusions and exclusions to achieve the lowest real occupancy costs. As a consequence we are directly involved in negotiating the actual lease documentation and with the client's attorney, make certain that the documentation is sensitive to areas of potential abuse of the operating and realty tax provisions.

Can you give us an example of a head office location that you have done?

Sure. Many of our head office location efforts have involved major assemblies of land in order to procure such developments. For example, Sun Life Assurance Company of Canada retained us to locate a suitable downtown site for them. We proceeded to assemble, purchase and rezone the Northeast corner of King Street and

University Avenue. This included buying the air rights from St. Andrew's Church in order to allow for increased density for their tower.

What about your own portfolio?

Our knack has always been to maximize the potential with any site purchased. While we are not passive investors, we oftentimes purchase property where at the outset it appears there is little to do other than manage it but our thoughts always focus on how we can change the use of the property, increase the GFA on surplus lands or rezone the site for some alternate use which will generate a much more significant return than the original investment.

...our primary interest is in pursuing the best possible deal for them and since we have so frequently acted for landlords we are invariably better in achieving the best possible terms for them.

For example in Don Mills, we purchased 32 low rise buildings bounded by The Donway West, Lawrence Avenue East and Don Mills Road. Over a period of time we rezoned that 17 acre parcel of land to multi-residential use and later built condominiums on those lands in various staged blocks.

During the same assembly, in order to control the entire frontage on Lawrence Avenue East, it acquired the two apartment buildings on the Northwest corner of Don Mills Road and Lawrence Avenue East. Those apartment buildings had surplus capacity for additional density and so Niot most

recently converted the surplus lands to a drive-thru location for the TDL Group. We also converted part of the ground floor to commercial use through a rezoning, thereby increasing the net revenues of the building.

How did you get started in the real estate and rental housing business?

In 1983, I joined Niot Investments and at the same time purchased a co-op in Manhattan, several duplexes along the lakefront in Mimico, Ontario (which were later converted to 4 plexes) and a 12 plex with three retail stores on the ground floor on Greenwich Avenue, in Greenwich Village, New York.

On the Greenwich Village Building, I expanded the retail by converting back storage space to a larger ground floor. We negotiated a lease with a restaurant and then vacated some of the rental apartments which were not occupied by the so called tenants but by subtenants. I later sold that property for many times its original cost due to the uplift in rents. Finding out who the exact tenants were in the residential component was no small feat as many of the tenants were renting at \$350.00 per month for a two bedroom unit with a fireplace and by using private investigation for background checks we were able to ascertain that more than half of the tenants had not lived in the building for over a decade, and were simply subletting and making a profit rent off the building.

We hear your mother had a big influence in your start in real estate. Tell us about that.

My mother's influence was nothing less than huge. She was an extremely powerful woman in her day and was the President of the North American Operations of an enormous conglomerate called London Merchant Securities PLC (LMS). LMS had

strategic properties in strategic cities in North America including Toronto. My mother dealt with the most controversial of these projects for over 20 years. Controversial in the sense of going against the official plan, rezoning and demolition where there was strict demolition control.

My mother was brilliant and was an amazing mentor. She was always teaching her principles and to this day my conservative approach and complete thoroughness in analyzing any transaction results from me having worked with her for so many years.

My mother always said the word "can't" did not exist in her vocabulary. She believed that any goal could be achieved through perseverance.

People who want to redevelop rental housing sites typically get a rough ride in the City of Toronto. What was your experience like?

Removing existing rental stock from the market for us was an extremely difficult process.

In the case of the 32 low rise buildings which we vacated in Don Mills, we actually found new homes for all of those individuals. We were concurrently rezoning the site for condo and mixed use commercial and found the process nothing less than exhausting for everyone. Moreover, the same amount of work is required for both a small job and a large job and so in this case I would only take it on again if it was a large parcel of land.

We hear you had an interesting experience trying to put a Tim Horton's on your property. Tell us about that.

At the northeast corner of Don Mills & Lawrence there was a surplus piece of property as part of two apartment buildings we bought several years ago.

I approached Tim Horton's directly and after many months of negotiations eventually consummated a deal.

At that time, the Don Mills Ratepayers Association (an association that relishes appealing everyone's application to the Ontario Municipal Board) was in the midst of a transition and so at that end it was fairly straight forward. However, at the City's end we ended up with 32 revisions before it was finally approved and to this day the corner is probably the most heavily landscaped corner that any Tim Horton's is located on anywhere in the Province due to the strict impositions of the City and the ratepayers!

Having a great municipal lawyer made a huge difference.

The province is talking about giving cities more control over development, and possibly restricting what may go to the OMB. What would such a system have meant for your portfolio, and what do you think the implications are generally for development in Toronto?

There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB. On the other hand, there are numerous cases that I have been involved with where restricting what may be permitted to go to the OMB would be extremely onerous in that the applications were using sound planning principles but for the sake of one ratepayer I was appealed to the Board.

I think it would make a lot more sense to increase the cost significantly for appealing Committee of Adjustment decisions which would in turn make it more difficult for a hostile ratepayer group to bump an application to the Board.

You are also active in New York. How would you compare the real estate business in New York and Toronto?

Niot also looks very closely at the New York market where we originally started and actively pursues opportunities there as well, not in terms of development but in terms of investment in retail in high traffic locations, mostly in the suburbs just outside of New York City.

In New York, the universe of potential commercial tenants is much larger than Toronto thereby making it more attractive for us in certain circumstances, particularly in the smaller more affluent towns just outside of New York City. Additionally, most lenders in New York work on a non recourse basis which from a borrower's perspective is extremely attractive. However, the rent control rules in New York make rental real estate less attractive. In addition, the absentee management component is a negative side of investing in the U.S.

What are your interests outside of work?

Being the father of three keeps me pretty busy but when I do have spare time I enjoy mountain biking, sailing and skiing.

What is next for NIOT?

We plan to continue seeking investment opportunities where we see that we can add additional value. On the slate right now is a retail commercial development fronting on Lawrence Avenue East directly across the street from the Don Mills Shopping Centre where we intend to build approximately 30,000 sq' of ground floor retail commercial space. This will complete the last undeveloped piece of land in central Don Mills and as part of the original 17 acres assembled by us several years ago.

33



September / October 2006

FRPO'S FAIR EXCHANGE OF RENTAL INDUSTRY NEWS

September / October 2006

SEPTEMBER / OCTOBER 2005



FRPO'S FAIR EXCHANGE OF RENTAL INDUSTRY NEWS



New Tribunal Chair
Dr. Lilian Ma, the New Chair of the Ontario Rental Housing Tribunal

Province Announces Rent Increase Guideline

Regional Update
The Kingston Rental Property Owners Association

2005 Property Assessment

Member Profile:
Simon Benattar, President, Niot Investment Holdings Limited

Member Profile:
Simon Benattar: President, Niot Investment Holdings Limited










"There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB."

Give us an overview of your company:
Niot Investment Holdings Limited has been engaged in the real estate development business for over 25 years. Niot has over the years been retained by many companies to either act on their behalf on complicated real estate matters and transactions or has been retained by such companies to secure office premises for their head office locations. This has included Fortune 500 companies such as General Motors, Estee Lauder, and Revlon and Sun Life.

Our focus for many years was acting as a consultant to major corporations while concurrently building our own portfolio. Niot and its subsidiaries have developed condominium buildings and own apartment buildings, medical/dental buildings, retail and office buildings as well as commercial/retail space in Toronto and New York.

What services do you provide your clients?
Our clients are twofold: The typical client is not in the real estate business but has major real estate requirements requiring a professional to collate all the many facets required to put together a real estate transaction. In these cases our client is looking to make a head office move and in the course of that acquire a significant piece of property in a high profile location and at the same time rely on our expertise as to the ability to erect the structure they intend to build.

31

In these circumstances, we are most often making a purchase on behalf of our client then either an official plan amendment or commencing a rezoning application on behalf of our clients as well as dealing with the design of the new building, obtaining vacant possession of all tenants, legal aspects, etc. We become the in-house real estate department on these assignments but from our own offices.

What about your own portfolio?
Our knack has always been to maximize the potential with any site purchased. While we are not passive investors, we oftentimes purchase property where at the outset it appears there is little to do other than manage it but our thoughts always focus on how we can change the use of the property, increase the GFA on surplus lands or rezone the site for some alternate use which will generate a much more significant return than the original investment.

How did you get started in the real estate and rental housing business?
In 1983, I joined Niot Investments and at the same time purchased a co-op in Manhattan, several duplexes along the lakefront in Mimico, Ontario (which were later converted to 4 plexes) and a 12 plex with three retail stores on the ground floor on Greenwich Avenue, in Greenwich Village, New York.

On the Greenwich Village Building, I expanded the retail by converting back storage space to a larger ground floor. We negotiated a lease with a restaurant and then vacated some of the rental apartments which were not occupied by the so called tenants but by subtenants. I later sold that property for many times its original cost due to the uplift in rents. Finding out who the exact tenants were in the residential component was no small feat as many of the tenants were renting at \$350.00 per month for a two bedroom unit with a fireplace and by using private investigation for background checks we were able to ascertain that more than half of the tenants had not lived in the building for over a decade, and were simply subletting and making a profit rent off the building.

We hear your mother had a big influence on your start in real estate. Tell us about that.
My mother's influence was nothing less than huge. She was an extremely powerful woman in her day and was the President of the North American Operations of an enormous conglomerate called London Merchant Securities PLC (LMS). LMS had recently converted the surplus lands to a drive-thru location for the TDL Group. We also converted part of the ground floor to commercial use through a rezoning, thereby increasing the net revenues of the building.

Can you give us an example of a head office location that you have done?
Sure. Many of our head office location efforts have involved major assemblies of land in order to procure such developments. For example, Sun Life Assurance Company of Canada retained us to locate a suitable downtown site for them. We proceeded to assemble, purchase and rezone the Northeast corner of King Street and University Avenue. This included buying the air rights from St. Andrew's Church in order to allow for increased density for their tower.

...our primary interest is in pursuing the best possible deal for them and since we have so frequently acted for landlords we are invariably better in achieving the best possible terms for them.

For example in Don Mills, we purchased 32 low rise buildings bounded by The Donway West, Lawrence Avenue East and Don Mills Road. Over a period of time we rezoned that 17 acre parcel of land to multi-residential use and later built condominiums on those lands in various staged blocks.

During the same assembly, in order to control the entire frontage on Lawrence Avenue East, it acquired the two apartment buildings on the Northwest corner of Don Mills Road and Lawrence Avenue East. Those apartment buildings had surplus capacity for additional density and so Niot most

32

strategic properties in strategic cities in North America including Toronto. My mother dealt with the most controversial of these projects for over 20 years. Controversial in the sense of going against the official plan, rezoning and demolition where there was strict demolition control.

My mother was brilliant and was an amazing mentor. She was always teaching her principles and to this day my conservative approach and complete thoroughness in analyzing any transaction results from me having worked with her for so many years.

My mother always said the word "can't" did not exist in her vocabulary. She believed that any goal could be achieved through perseverance.

People who want to redevelop rental housing sites typically get a rough ride in the City of Toronto. What was your experience like?
Removing existing rental stock from the market for us was an extremely difficult process.

In the case of the 32 low rise buildings which we vacated in Don Mills, we actually found new homes for all of those individuals. We were concurrently rezoning the site for condo and mixed use commercial and found the process nothing less than exhausting for everyone. Moreover, the same amount of work is required for both a small job and a large job and so in this case I would only take it on again if it was a large parcel of land.

We hear you had an interesting experience trying to put a Tim Horton's on your property. Tell us about that.
At the northeast corner of Don Mills & Lawrence there was a surplus piece of property as part of two apartment buildings we bought several years ago.

I approached Tim Horton's directly and after many months of negotiations eventually consummated a deal.

At that time, the Don Mills Ratepayers Association (an association that relishes appealing everyone's application to the Ontario Municipal Board) was in the midst of a transition and so at that end it was fairly straight forward. However, at the City's end we ended up with 32 revisions before it was finally approved and to this day the corner is probably the most heavily landscaped corner that any Tim Horton's is located on anywhere in the Province due to the strict impositions of the City and the ratepayers!

Having a great municipal lawyer made a huge difference.

The province is talking about giving cities more control over development, and possibly restricting what may go to the OMB. What would such a system have meant for your portfolio, and what do you think the implications are generally for development in Toronto?
There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB. On the other hand, there are numerous cases that I have been involved with where restricting what may be permitted to go to the OMB would be extremely onerous in that the applications were using sound planning principles but for the sake of one ratepayer I was appealed to the Board.

I think it would make a lot more sense to increase the cost significantly for appealing Committee of Adjustment decisions which would in turn make it more difficult for a hostile ratepayer group to bump an application to the Board.

You are also active in New York. How would you compare the real estate business in New York and Toronto?
Niot also looks very closely at the New York market where we originally started and actively pursues opportunities there as well, not in terms of development but in terms of investment in retail in high traffic locations, mostly in the suburbs just outside of New York City.

In New York, the universe of potential commercial tenants is much larger than Toronto thereby making it more attractive for us in certain circumstances, particularly in the smaller more affluent towns just outside of New York City. Additionally, most lenders in New York work on a non recourse basis which from a borrower's perspective is extremely attractive. However, the rent control rules in New York make rental real estate less attractive. In addition, the absentee management component is a negative side of investing in the U.S.

What are your interests outside of work?
Being the father of three keeps me pretty busy but when I do have spare time I enjoy mountain biking, sailing and skiing.

What is next for NIO?
We plan to continue seeking investment opportunities where we see that we can add additional value. On the slate right now is a retail commercial development fronting on Lawrence Avenue East directly across the street from the Don Mills Shopping Centre where we intend to build approximately 30,000 sq of ground floor retail commercial space. This will complete the last undeveloped piece of land in central Don Mills and as part of the original 17 acres assembled by us several years ago.

33



SEPTEMBER / OCTOBER 2005

FRPO'S FAIR EXCHANGE OF RENTAL INDUSTRY NEWS

New Tribunal Chair

Dr. Lillian Ma, the New Chair of the Ontario Rental Housing Tribunal

Province Announces Rent Increase Guideline

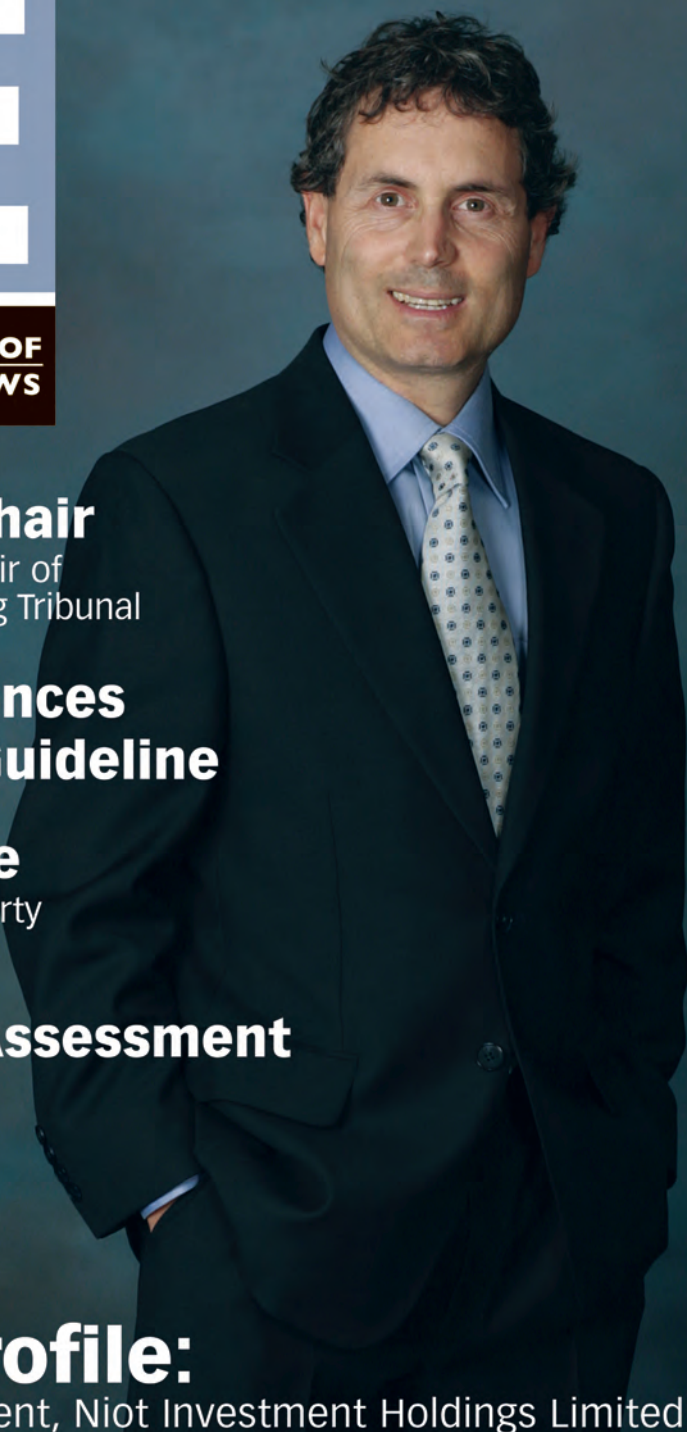
Regional Update

The Kingston Rental Property Owners Association

2005 Property Assessment

Member Profile:

Simon Benattar, President, Niot Investment Holdings Limited



FRPO'S FAIR EXCHANGE OF RENTAL INDUSTRY NEWS

September / October 2006

Member Profile: Simon Benattar: President, Niot Investment Holdings Limited



"There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB."

Give us an overview of your company:

Niot Investment Holdings Limited has been engaged in the real estate development business for over 25 years. Niot has over the years been retained by many companies to either act on their behalf on complicated real estate matters and transactions or has been retained by such companies to secure office premises for their head office locations. This has included Fortune 500 companies such as General Motors, Estee Lauder, and Revlon and Sun Life.

Our focus for many years was acting as a consultant to major corporations while concurrently building our own portfolio. Niot and its subsidiaries have developed condominium buildings and own apartment buildings, medical/dental buildings, retail and office buildings as well as commercial/retail space in Toronto and New York.

What services do you provide your clients?

Our clients are twofold: The typical client is not in the real estate business but has major real estate requirements requiring a professional to collate all the many facets required to put together a real estate transaction. In these cases our client is looking to make a head office move and in the course of that acquire a significant piece of property in a high profile location and at the same time rely on our expertise as to the ability to erect the structure they intend to build.

© 2006 FRPO. All rights reserved. FRPO is a registered trademark of FRPO. FRPO is a registered trademark of FRPO.

In these circumstances, we are most often making a purchase on behalf of our client then either an official plan amendment or commencing a rezoning application on behalf of our clients as well as dealing with the design of the new building, obtaining vacant possession of all tenants, legal aspects, etc. We become the in-house real estate department on these assignments but from our own offices.

The second facet of our mandate for clients is helping major corporations re-negotiate their head office lease or re-locate to alternate premises. In this capacity, our client's advantage is that our primary interest is in pursuing the best possible deal for them and since we have so frequently acted for landlords we are invariably better in achieving the best possible terms for them.

Our responsibility is to achieve the lowest real occupancy costs. A brokers' compensation is based on the aggregate of the net rent and the operating costs paid by the tenant. We, on the other hand, focus in great depth on the operating inclusions and exclusions to achieve the lowest real occupancy costs. As a consequence we are directly involved in negotiating the actual lease documentation and with the client's attorney, make certain that the documentation is sensitive to areas of potential abuse of the operating and realty tax provisions.

Can you give us an example of a head office location that you have done?

Sure. Many of our head office location efforts have involved major assemblies of land in order to procure such developments. For example, Sun Life Assurance Company of Canada retained us to locate a suitable downtown site for them. We proceeded to assemble, purchase and rezone the Northeast corner of King Street and

University Avenue. This included buying the air rights from St. Andrew's Church in order to allow for increased density for their tower.

What about your own portfolio?

Our knack has always been to maximize the potential with any site purchased. While we are not passive investors, we oftentimes purchase property where at the outset it appears there is little to do other than manage it but our thoughts always focus on how we can change the use of the property, increase the GFA on surplus lands or rezone the site for some alternate use which will generate a much more significant return than the original investment.

...our primary interest is in pursuing the best possible deal for them and since we have so frequently acted for landlords we are invariably better in achieving the best possible terms for them.

For example in Don Mills, we purchased 32 low rise buildings bounded by The Donway West, Lawrence Avenue East and Don Mills Road. Over a period of time we rezoned that 17 acre parcel of land to multi-residential use and later built condominiums on those lands in various staged blocks.

During the same assembly, in order to control the entire frontage on Lawrence Avenue East, it acquired the two apartment buildings on the Northwest corner of Don Mills Road and Lawrence Avenue East. Those apartment buildings had surplus capacity for additional density and so Niot most

recently converted the surplus lands to a drive-thru location for the TDL Group. We also converted part of the ground floor to commercial use through a rezoning, thereby increasing the net revenues of the building.

How did you get started in the real estate and rental housing business?

In 1983, I joined Niot Investments and at the same time purchased a co-op in Manhattan, several duplexes along the lakefront in Mimico, Ontario (which were later converted to 4 plexes) and a 12 plex with three retail stores on the ground floor on Greenwich Avenue, in Greenwich Village, New York.

On the Greenwich Village Building, I expanded the retail by converting back storage space to a larger ground floor. We negotiated a lease with a restaurant and then vacated some of the rental apartments which were not occupied by the so called tenants but by subtenants. I later sold that property for many times its original cost due to the uplift in rents. Finding out who the exact tenants were in the residential component was no small feat as many of the tenants were renting at \$350.00 per month for a two bedroom unit with a fireplace and by using private investigation for background checks we were able to ascertain that more than half of the tenants had not lived in the building for over a decade, and were simply subletting and making a profit rent off the building.

We hear your mother had a big influence in your start in real estate. Tell us about that.

My mother's influence was nothing less than huge. She was an extremely powerful woman in her day and was the President of the North American Operations of an enormous conglomerate called London Merchant Securities PLC (LMS). LMS had

strategic properties in strategic cities in North America including Toronto. My mother dealt with the most controversial of these projects for over 20 years. Controversial in the sense of going against the official plan, rezoning and demolition where there was strict demolition control.

My mother was brilliant and was an amazing mentor. She was always teaching her principles and to this day my conservative approach and complete thoroughness in analyzing any transaction results from me having worked with her for so many years.

My mother always said the word "can't" did not exist in her vocabulary. She believed that any goal could be achieved through perseverance.

People who want to redevelop rental housing sites typically get a rough ride in the City of Toronto. What was your experience like?

Removing existing rental stock from the market for us was an extremely difficult process.

In the case of the 32 low rise buildings which we vacated in Don Mills, we actually found new homes for all of those individuals. We were concurrently rezoning the site for condo and mixed use commercial and found the process nothing less than exhausting for everyone. Moreover, the same amount of work is required for both a small job and a large job and so in this case I would only take it on again if it was a large parcel of land.

We hear you had an interesting experience trying to put a Tim Horton's on your property. Tell us about that.

At the northeast corner of Don Mills & Lawrence there was a surplus piece of property as part of two apartment buildings we bought several years ago.

I approached Tim Horton's directly and after many months of negotiations eventually consummated a deal.

At that time, the Don Mills Ratepayers Association (an association that relishes appealing everyone's application to the Ontario Municipal Board) was in the midst of a transition and so at that end it was fairly straight forward. However, at the City's end we ended up with 32 revisions before it was finally approved and to this day the corner is probably the most heavily landscaped corner that any Tim Horton's is located on anywhere in the Province due to the strict impositions of the City and the ratepayers!

Having a great municipal lawyer made a huge difference.

The province is talking about giving cities more control over development, and possibly restricting what may go to the OMB. What would such a system have meant for your portfolio, and what do you think the implications are generally for development in Toronto?

There is no question that the current regime makes it too easy for hearings at the Committee of Adjustments to be appealed by only one person and then moved up to the OMB. On the other hand, there are numerous cases that I have been involved with where restricting what may be permitted to go to the OMB would be extremely onerous in that the applications were using sound planning principles but for the sake of one ratepayer I was appealed to the Board.

I think it would make a lot more sense to increase the cost significantly for appealing Committee of Adjustment decisions which would in turn make it more difficult for a hostile ratepayer group to bump an application to the Board.

You are also active in New York. How would you compare the real estate business in New York and Toronto?

Niot also looks very closely at the New York market where we originally started and actively pursues opportunities there as well, not in terms of development but in terms of investment in retail in high traffic locations, mostly in the suburbs just outside of New York City.

In New York, the universe of potential commercial tenants is much larger than Toronto thereby making it more attractive for us in certain circumstances, particularly in the smaller more affluent towns just outside of New York City. Additionally, most lenders in New York work on a non recourse basis which from a borrower's perspective is extremely attractive. However, the rent control rules in New York make rental real estate less attractive. In addition, the absentee management component is a negative side of investing in the U.S.

What are your interests outside of work?

Being the father of three keeps me pretty busy but when I do have spare time I enjoy mountain biking, sailing and skiing.

What is next for NIOT?

We plan to continue seeking investment opportunities where we see that we can add additional value. On the slate right now is a retail commercial development fronting on Lawrence Avenue East directly across the street from the Don Mills Shopping Centre where we intend to build approximately 30,000 sq ft of ground floor retail commercial space. This will complete the last undeveloped piece of land in central Don Mills and as part of the original 17 acres assembled by us several years ago.

© 2006 FRPO. All rights reserved. FRPO is a registered trademark of FRPO. FRPO is a registered trademark of FRPO.