

# Starlight Completes Site Plan Application for Office Tower Development in Highway 427 Corridor of Toronto



Toronto – **August 24, 2020** – Starlight Developments (“Starlight”), a division of Starlight Investments, is pleased to announce the completion of a site plan application for a new Class “A” office tower development in the heart of the Highway 427 corridor in Toronto’s west end. 181 The West Mall (the “Property”) is a planned architectural masterpiece that is poised to deliver all of the convenience expected of a modern office tower development, paired with tomorrow’s vision of health, wellness and performance.

Designed by Sweeny & Co architects, this Class "A" office building is at the forefront of high-performance design and technology. The Property will comprise a total of 198,779 square feet of gross leasable area. The ground floor will be home to 450 square feet of convenience retail space, while the fourth floor will host 7,000 square feet of indoor amenities and 5,000 square feet of private outdoor amenities. Within the building, office space is located on floors five through 12, and five levels of parking span from two levels below grade and three above grade. The Property will be the new home for an industry leader that prioritizes the importance of ensuring its employees have a workplace that exceeds expectations.

***“181 The West Mall is well positioned for maximum exposure to Highway 427 and is being designed for the comfort and productivity of its tenants. This Class “A” office building will include amenities and features to promote health, wellness and the environment through its architecture, air quality, access to natural light and HVAC controls in addition to the latest technologies for delivering energy efficiency,” explained Josh Kaufman, Head of Development and Construction at Starlight Investments.***

The Property is targeting LEED Certification for Building Design and Construction: Core and Shell. The high-performance standards include: two outdoor terraces; under floor air systems; increased exposure to natural light and access to fresh outdoor air; internal air quality; 80% reduction of airborne bacteria, viruses and odours; and, reduced costs through energy savings. The base building infrastructure also reduces tenant capital costs to build their new customized office environment. Additionally, the building is situated to provide maximum visibility, corporate signage and branding.



*\*All renderings shown for illustration purpose only.*

The Property's location brings together east and west Toronto and creates a new hub for business and innovation with its strategic location between downtown Toronto and GTA West. The Property is located in a neighbourhood built for convenience and is minutes away from dining, shopping via Sherway Gardens Mall and parks. The Property delivers excellent access to major highways including the Gardner Expressway, Queen Elizabeth Way, 427, 401, 409 and 410, as well as convenient connections to the TTC, MiWay, GO Transit and is minutes away from Pearson International Airport.



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### **About Starlight Developments**

Starlight Developments is one of Canada's leading developers of purpose-built rental housing, office, retail and mixed-use real estate. Starlight Developments has completed two development projects with an additional 11 projects underway. Starlight Development's portfolio consists of approximately 12,000 multi-residential units and 800,000 square feet of commercial properties across Canada. Starlight Developments strives to deliver improved quality of living with access to best-in-class amenities in environments that are modern, diverse and sustainable. The division of Starlight Investments is committed to protecting the health and safety of tenants, staff and neighbours through active engagement and contribution to the community.

### **About Starlight Investments**

Starlight Investments is a privately held Toronto-based, full service, multi-family and commercial real estate investment and asset management company driven by an experienced team of over 225 professionals. The company currently manages over \$14.0 billion of direct real estate as well as real estate investment securities. Investment vehicles include institutional joint ventures, True North Commercial REIT, Starlight U.S. Multi-Family Funds and Starlight Capital Funds. Starlight Investment's portfolio consists of approximately 43,000 multi-residential units across Canada and the U.S. and over 7.0 million square feet of commercial properties. Please visit us at [www.starlightinvest.com](http://www.starlightinvest.com) and connect with us on LinkedIn at [www.linkedin.com/company/starlight-investments-ltd-](http://www.linkedin.com/company/starlight-investments-ltd-)

**David Chalmers**

President

Canadian Multi-Family

+1-416-234-8444

[dchalmers@starlightinvest.com](mailto:dchalmers@starlightinvest.com)

**Joshua Kaufman**

Head

Development and Construction Communications and Human Capital

+1-416-234-8444

[jkaufman@starlightinvest.com](mailto:jkaufman@starlightinvest.com)

**Lauren Kenney**

Vice President

+1-416-234-8444

[lkenney@starlightinvest.com](mailto:lkenney@starlightinvest.com)