



CN MILTON LOGISTICS HUB

The Milton Logistics Hub is a proposed CN Rail intermodal facility at 5123 Tremaine Road in Milton, Ontario. In March 2015, CN Rail formally announced its plan to build a \$250-million, 400-acre facility that will operate 24 hours per day, seven days a week. The proposal is in response to growing demand for intermodal capacity in the Greater Toronto Area (GTA) to facilitate the transfer of goods between railcars and trucks and the movement of goods across the GTA and throughout North America.

FACT SHEET

PROJECT

CN Milton Logistics Hub

LOCATION

5123 Tremaine Road,
Milton, Ontario

DEVELOPER

Canadian National Railway
(CN)

ESTIMATED BUDGET

\$250 million

STATUS

Environmental Impact
Assessment

EXPECTED COMPLETION

TBD



Platinum member

Partnership. Performance.

CN MILTON LOGISTICS HUB FACT SHEET

FACT SHEET

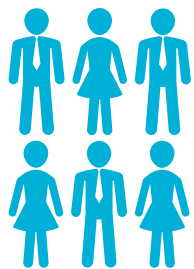
This site will process up to four trains per day, and is projected to bring at least 1,600 truck trips to and from the facility on a daily basis. The capacity of the Milton Logistics Hub could reach 3,216 twenty-foot equivalent units (TEUs) per day, which represents 3,126 twenty-foot-long containers. Once completed, the CN Milton Logistics Hub will be the third major intermodal terminal in the GTA, alongside CN Brampton Intermodal Terminal (55 Devon Road), and CP Vaughan Intermodal Terminal (6830 Rutherford Road).



GTA'S PROJECTED POPULATION GROWTH

POPULATION IN:

2017



6.9M



PROJECTED POPULATION IN:

2041

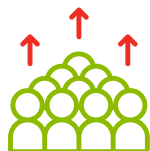
9.7M

PROJECTED INCREASE BY:

41%



2.8M

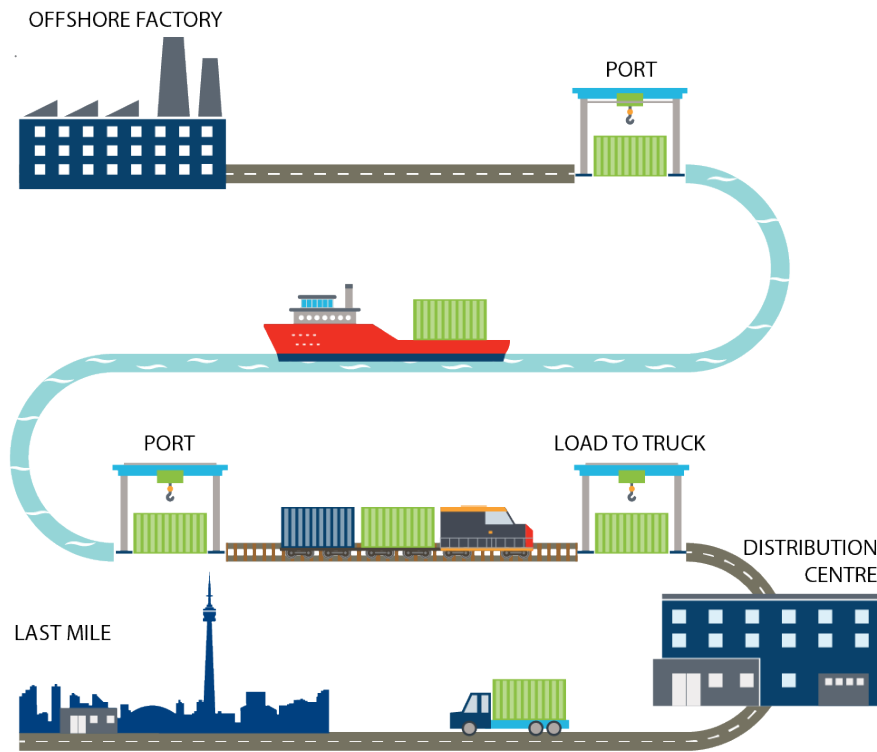


The GTA's population is projected to grow from 6.9 million in 2017 to 9.7 million in 2041 – an increase of 2.8 million, or 41%. The bulk of that growth (approximately 1.8 million people) will be in the suburban regions of the GTA (Durham, Halton, Peel, and York). Given the large growth in population, the proposed Milton Logistics Hub will be required in order to service increasing demand for goods shipped to the GTA by container. Without intermodal facilities such as the Milton Logistics Hub, goods in containers would have to be shipped by long-haul trucks, which would generate up to four times more greenhouse gas emissions, and also increase congestion on regional highways.

Although it was initially proposed in 2015, the project remains at the proposal stage as a result of ongoing debate between CN Rail, the Regional Municipality of Halton and the Province of Ontario. CN Rail's position is that the hub falls under federal jurisdiction and that the province and municipality have no say in the matter. However, the provincial and municipal governments firmly believe that there are aspects of the Milton Logistics Hub that fall under provincial and municipal jurisdiction due to its impact on the

CN MILTON LOGISTICS HUB FACT SHEET

FACT SHEET



local area, and they are concerned that the for-profit rail company will have the ability to self-regulate. In February 2018, legal action was taken by the Halton regional and municipal governments to confirm the jurisdiction of the Province and Halton municipalities with respect to CN Rail’s proposed project.

As of June 2019, the project is undergoing environment impact assessments through a Canadian Environmental Assessment Agency Joint Review Panel Process. There is an ongoing concern from local residents with respect to the additional traffic congestion that would result from so many

additional trucks coming to and from the facility on a daily basis. The federally appointed review panel was expected to rule on the Milton Logistics Hub in late 2018 or early 2019; however, with the ongoing legal issues this date will be pushed back. There is a public hearing scheduled for June 19, 2019 in Milton to allow all stakeholders involved (including members of the public, Indigenous groups and government representatives) to voice their opinions about the project to the Review Panel. The public hearing is expected to take place over a period of approximately one month.

MAJOR INTERMODAL TERMINALS IN THE GREATER TORONTO AREA

Terminal	Address	Capacity/ Volume (TEUs/Day)	Capacity/Volume	Year Built	Within a 5-km Radius: Number of Industrial Buildings 100,000 sf or greater
CN Brampton Intermodal Terminal (BIT)	55 Devon Road	7,700	160 trucks/hour, 8-9 trains per day	1978	192 Buildings (47,000,000 sf)
CP Vaughan Intermodal Terminal	6830 Rutherford Road	3,600	1,800 containers/day	1991, 2001 expansion	12 Buildings (6,000,000 sf)
CN Milton Logistics Hub	5213 Tremaine Road	3,200	Est. 67 trucks/hour, 4 trains per day	Proposed	2 Buildings (400,000 sf)

SOURCES:

1. <https://www.insidehalton.com/news-story/8898730-province-takes-a-stand-with-halton-in-cn-intermodal-hub-dispute/>
2. <http://www.halton.ca/The-Region/Projects-and-Initiatives/CN-Milton-Logistics-Hub-Project>
3. <http://kirkandco.ca/portfolio/milton-logistics-hub/>
4. <https://www.fin.gov.on.ca/en/economy/demographics/projections/table10.html>
5. <https://business.financialpost.com/opinion/trans-mountain-tactics-come-to-greater-toronto-threatening-a-badly-needed-rail-hub>
6. <https://www.cn.ca/en/about-cn/>



**AVISON
YOUNG**

avisonyoung.ca



Platinum member

© 2019 Avison Young Commercial Real Estate (Ontario) Inc., Brokerage. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young. Acknowledgment: Some of the data in this report has been gathered from third party sources and has not been independently verified by Avison Young. Avison Young makes no warranties or representations as to the completeness or accuracy thereof.

For more information, please contact:

Bill Argeropoulos
Principal & Practice Leader, Research (Canada)
416.673.4029
bill.argeropoulos@avisonyoung.com

Steven Preston
Research Manager, Downtown Toronto
416.673.4010
steven.preston@avisonyoung.com

Charles Torzsok
Research Analyst
905.968.8023
charles.torzsok@avisonyoung.com

Warren D'Souza
Research Manager, Toronto Suburban Markets
905.283.2331
warren.dsouza@avisonyoung.com

Anthony Hong
Research Analyst
905.283.2392
anthony.hong@avisonyoung.com