

12530

CHINGUACOUSY ROAD

CALEDON, ONTARIO

For Sale: 44.94 Acres of Residential Development Land



Lennard: **CBRE**



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Executive Summary

Lennard Commercial Realty and CBRE Limited (“the Advisors”) have been exclusively retained by their clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 44.94 acres located in the Town of Caledon, Ontario (“the Property”).

The land is located on the west side of Chinguacousy Road, just north of Mayfield Road and is designated “New Community Area” within the Caledon Official Plan. The Property is surrounded by amenities, numerous neighbouring developments, the Mayfield West Secondary Plan, and is minutes away from Highway 410 and the proposed Highway 413. The Property benefits from its proximity to the Mayfield West 2 development area.

Offering Process

The Advisors, on behalf of the Vendors, are soliciting investors, developers and builders for Agreements of Purchase and Sale on the Vendor’s standard form. The offering process will be communicated to interested parties via the online dataroom. The offers will be responded to at the Vendor’s discretion. All offers are to be submitted to Sara Hagerman and and Eva Viele.

Property Highlights



Surrounded by active development groups and prominent developers’ land.



Directly south of the future Highway 413 and a short drive to Highways 410, 407, and 401.



Designated “New Community Area” in the Caledon Official Plan



Located next to the Mayfield West Secondary Plan



Located in a rapidly growing municipality that is expected to increase to 150,000 people by 2035.

Property Overview



Location

Located on the west side of Chinguacousy Road, North of Mayfield Road



Planning

Zoned A1 - Agricultural
Proposed RMD-AAA-HDD
Mixed Density Residential



Total Site

44.94 Acres

Frontage

413 Ft.



Legal Descriptions

PT LT 20 CON 3 WHS
CHINGUACOUSY
PART 1, 43R10208 ; CALEDON
PT LT 20 CON 3 WHS
CHINGUACOUSY
PART 2, 43R19559 ; CALEDON



Current Official Plan Land Use Designation

Prime Agricultural (Caledon
Official Plan 2018); New
Community Area (Caledon
Official Plan March 2024)

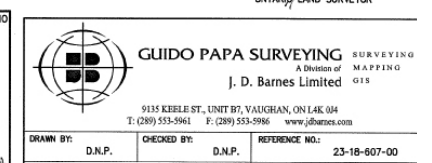


PIN's

142520050
142520048




Lennard:



Official Plan

In November 2022, the Province approved the new Region of Peel Official Plan which brings 12530 Chinguacousy Road into the 2051 New Urban Expansion Area. From Spring 2022 to February 2024, The Town of Caledon undertook the process of reviewing and updating the municipal Official Plan, further refining and providing land use designations within these new designated expansion areas. At the Council Meeting on March 26, 2024, Council adopted and advanced the Official Plan to help shape the future Caledon wants to see for the next 30 years. The Official Plan has now been submitted to the Region of Peel for approval. Within the adopted Official Plan, the Subject Property



TOWN OF CALEDON

OFFICIAL PLAN

Schedule

B4

Land Use Designations

Land Use

Extractive Industrial Area

Rural Economic Development Area

Estate Residential Area

New Community Area

New Employment Area

Prime Agricultural Area

Rural Lands

Parks and Open Space

Natural Features and Areas

Campbell's Cross Transition Area

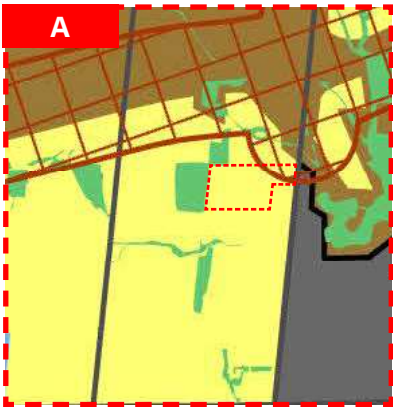
Other Map Elements

Planned Highway 413 and NWGTA Transmission Corridor Protection Area

Reddington Retirement Community


See Schedules E2 to E11 for Land Use Designations

Refer to Part A, Section 1.2



has since been redesignated from “Prime Agricultural Area” to **“New Community Area”**. The new Official Plan will be implemented in three phases. Phase 1, now complete, provides the framework and policies to guide development and decision-making to 2051. The updated town structure is supported by town-wide policies and policies for three defining systems: the Environment and Open Space System, the Rural System, and the Urban System. Future secondary plans will provide detailed

policies for these areas. Phase 2 (in progress) and phase 3 of the Official Plan will add more policies as studies are completed about growth management, major transit station areas, mineral aggregate resources, and truck parking and goods movement as well as updated policies for the Town’s existing secondary plan areas - until then, those areas will remain subject to the existing Town of Caledon Official Plan.



TOWN OF CALEDON

OFFICIAL PLAN

Schedule

D2a

New Urban Area Preliminary Natural Environment System

Natural Features and Areas with 30m Buffer

Supporting Features and Areas

Permanent and Intermittent Streams

Potential Linkage

Potential Enhancement Area

Greenbelt Plan Boundary

New Urban Area and Schedule Boundary


Other Map Elements

Oak Ridges Moraine Conservation Plan Boundary

Planned Highway 413 Transportation Corridor

Refer to Part A, Section 1.2

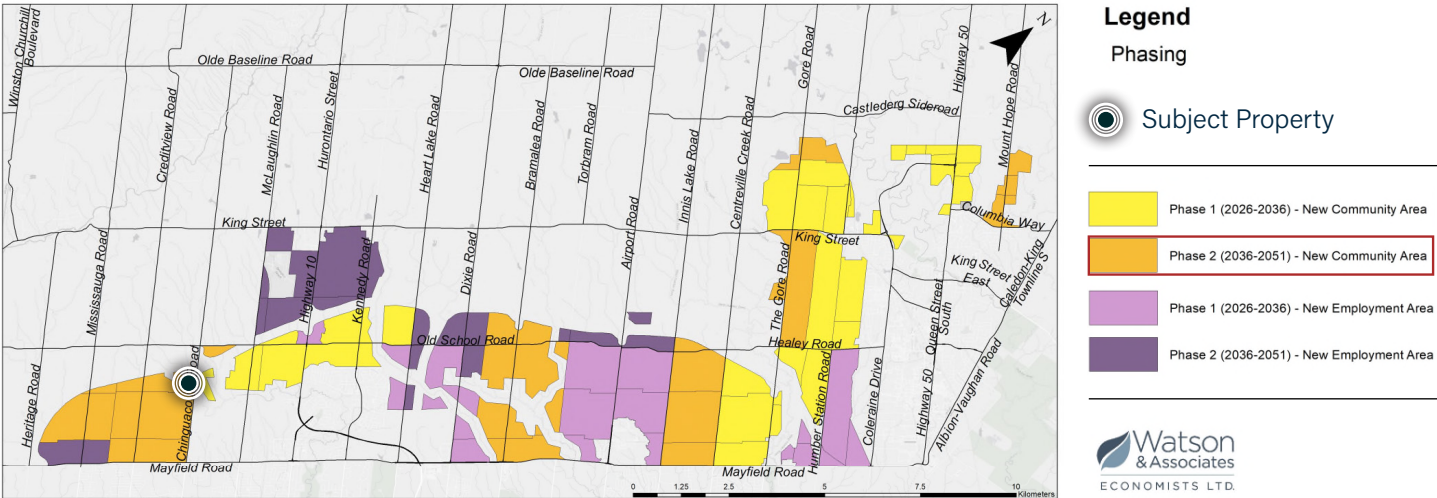
Rural System (See Schedule E1)



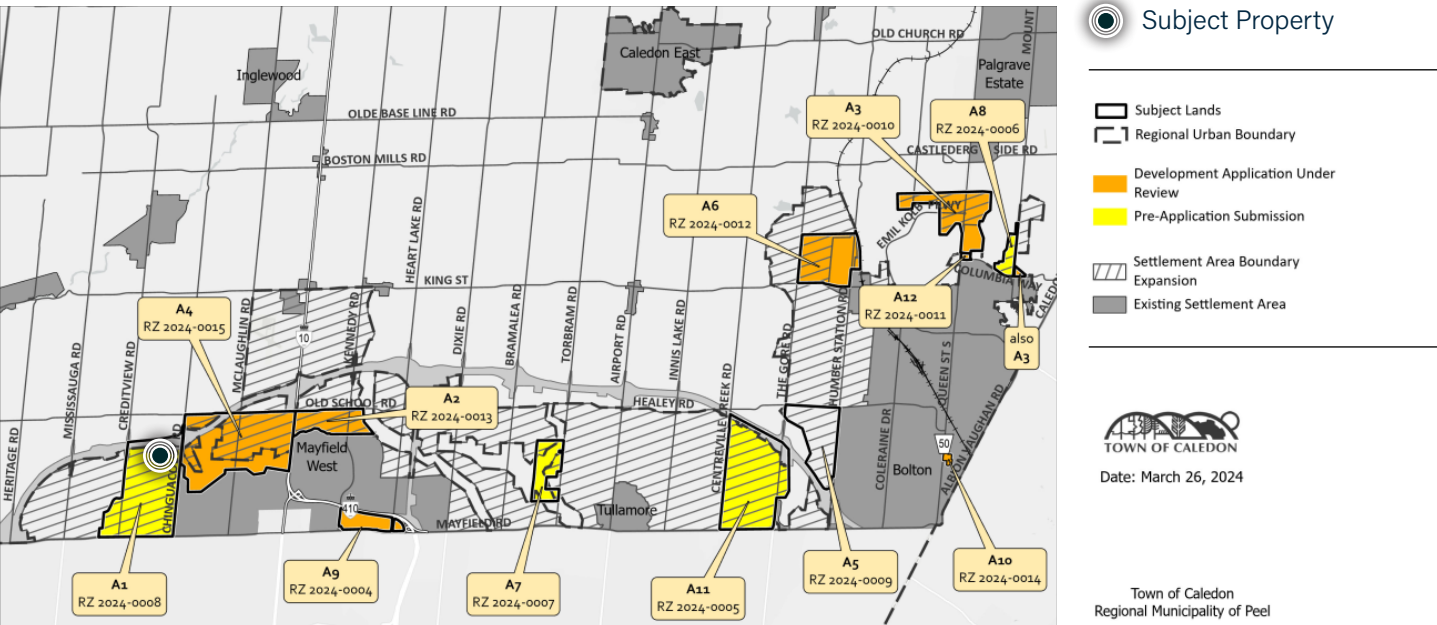


Official Plan

Town of Caledon Proposed Growth Phasing: 2026-2051

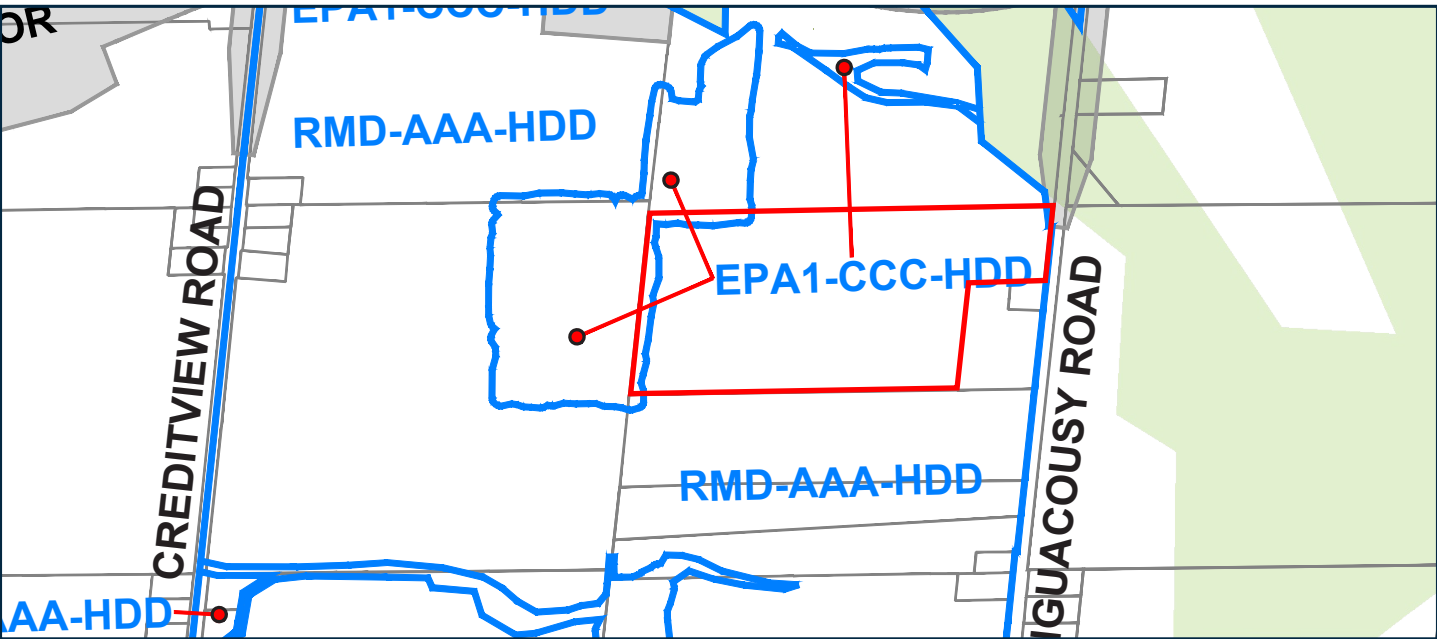


On November 21, 2023, the Town of Caledon had a committee meeting to introduce the Growth Management and Phasing Plan. The proposed Phasing Plan currently designates the Property as Phase 2 New Community Area. New Community Area's permit various residential type uses. The Phasing Plan timelines are being reviewed and are subject to change.



On March 24, 2024 the Town of Caledon released an advanced rezoning plan to expedite nearly 35,000 housing units in Caledon within the new urban boundary. The rezoning plan is currently under review and if approved, the Property may be subject to an accelerated timeline for development.

12530 Chinguacousy Road, Caledon, ON Proposed Zoning By-Law Amendment



Permitted Uses

RMD-AAA-HDD			
<ul style="list-style-type: none">Accessory UsesAdult Day CentreAmusement ArcadeAnimal HospitalApartment, AccessoryArt GalleryArtist Studio and GalleryBakeryBed and Breakfast EstablishmentsBuilding, ApartmentBuilding, Apartment, Senior CitizensBuilding, Mixed UseBusiness OfficeClinicCommunity CentreConference CentreConvenience StoreCrisis Care FacilityCultural CentreDay Care, Private HomeDay Nursery	<ul style="list-style-type: none">Drive-Through Service FacilityDry Cleaning or Laundry OutletDwelling, Back-to-Back TownhouseDwelling, DetachedDwelling, Detached, Rear LaneDwelling, Semi-DetachedDwelling, Semi-Detached, Rear-LaneDwelling, Stacked TownhouseDwelling, TownhouseDwelling, Townhouse, Rear-LaneEmergency Service FacilityEnvironmental ManagementFarmers MarketFinancial InstitutionFitness CentreForest ManagementFuneral HomeFurniture ShowroomGovernment OfficeGrocery Store	<ul style="list-style-type: none">Home OccupationHospitalHotelLaboratory, MedicalLaundromatLibraryLive-Work UnitLong-Term Care FacilityMedical CentreMerchandise Service ShopMotor Vehicle Gas BarMotor Vehicle Washing EstablishmentMultiplexMunicipal DrainMuseumNon-Market HousingOutdoor Seasonal Garden Centre, AccessoryOutdoor Display or Sales Area, AccessoryParkPatio, Outdoor	<ul style="list-style-type: none">Personal Service ShopPharmacy - Place of AssemblyPlace of EntertainmentPlace of WorshipPrinting and Processing Service ShopPrivate ClubPublic Transit DepotRecreation, Non Intensive RestaurantRetail StoreRetail Store, AccessorySales, Service and Repair ShopSchoolSeniors Retirement FacilityShopping CentreSupermarketTraining FacilityVeterinary HospitalVideo Outlet/Rental StoreWellness Centre
EPA1-CCC-HDD			
<ul style="list-style-type: none">Additional Permitted Uses:Environmental ManagementForest Management	<ul style="list-style-type: none">Flood or Erosion ControlRecreation, Non-Intensive, TrailsEssential Infrastructure		

Neighbouring Developers

- 1 Argo Development Corp
- 2 Calton Developments
- 3 Castlepoint
- 4 Castleridge Homes
- 5 Corteva Agriscience
- 6 Fieldgate Developments
- 7 Golden Gate Group
- 8 Laurier Group
- 9 Mattamy Homes
- 10 Paradise Developments
- 11 Peel District School Board
- 12 Remington
- 13 Zancor Homes

Highway 413 Project Route

Preliminary Highway Right-of-Way Design



Location Overview

Restaurants ●

- 1

Butter & Cup Café & Tea House
- 2

Subway
- 3

Tim Hortons
- 4

Antica Osteria Italian Eatery Limited
- 5

Authentique Delights Inc.
- 6

Harvey's
- 7

Nando's PERi-PERi
- 8

Five Guys
- 9

Kelseys Original Roadhouse
- 10

The Keg Steakhouse + Bar
- 11

Jack's Brampton
- 12

Moxies

Retail & Entertainment ●

- 1

Sobey's
- 2

Shoppers Drug Mart
- 3

Food Basics
- 4

Metro
- 5

LCBO
- 6

Walmart Supercentre
- 7

Indigo
- 8

Fortinos
- 9

No Frills
- 10

Foodland
- 11

Canadian Tire
- 12

The Home Depot
- 13

Sport Chek
- 14

Silvercity Brampton Cinemas

Parks & Recreation ●

- 1

Heart Lake Conservation Park
- 2

Treetop Trekking
- 3

Conservation Drive Park
- 4

Turnberry Golf Club

Drive Times

- Hwy 410
- Hwy 407
- Hwy 401
- Brampton Caledon Airport
- Toronto Pearson International Airport
- Downtown Toronto

- 5 min | 4.3 km
- 17 min | 24.5 km
- 26 min | 37.5 km
- 6 min | 5.3 km
- 29 min | 42.6 km
- 1 hr 2 min | 59.6 km

Active Developments

Active Townhouse Developments ●

#	Development Name	Developer	Remaining Inventory	Total Units	Total Units Released	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Lot Type	Lot Size (ft)	Sales Start Date	Tenure
1	Caledon Towns	Auriga Homes	5	6	6	2,145	2,217	\$ 1,039,900	\$ 1,089,900	\$ 481	Rear Lane	18	Oct 27, 2023	Freehold Common Element
			8	11	11	2,139	2,184	\$ 1,069,900	\$ 1,099,900	\$ 501	Traditional	18	Oct 27, 2023	Freehold Common Element
2	Ellis Lane	Mattamy Homes	34	58	58	1,350	1,640	\$ 792,990	\$ 879,990	\$ 548	Back-to-Back	21	Oct 21, 2023	Freehold
			63	101	101	1,712	2,048	\$ 877,990	\$ 962,990	\$ 488	Rear Lane	20	Oct 21, 2023	Freehold

Active Detached Developments ●

#	Development Name	Developer	Remaining Inventory	Total Units	Total Units Released	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Lot Type	Lot Size (ft)	Sales Start Date
1	Caledon Trails	Laurier Homes and Yorkwood Homes	14	54	54	2,035	2,551	\$ 1,499,900	\$ 1,639,900	\$ 675	Traditional	30	Feb 6, 2021
			9	97	97	2,440	3,033	\$ 1,589,900	\$ 1,709,900	\$ 606	Traditional	36	Feb 6, 2021
			10	95	95	2,655	3,500	\$ 1,699,900	\$ 1,909,900	\$ 593	Traditional	42	Feb 6, 2021
2	Ellis Lane	Mattamy Homes	35	180	180	1,804	2,683	\$ 1,225,990	\$ 1,428,990	\$ 595	Wide Shallow	36	Jul 25, 2020
			13	63	63	1,707	2,170	\$ 1,092,990	\$ 1,196,990	\$ 593	Wide Shallow	30	Jul 25, 2020
		Poetry Living	0	21	21	1,780	2,427	\$ 859,000	\$ 937,000	\$ 430	Wide Shallow	30	Jul 25, 2020
			0	47	47	2,118	2,726	\$ 975,000	\$ 1,055,000	\$ 425	Wide Shallow	36	Jul 27, 2020
			5	13	13	2,264	3,730	\$ 1,899,990	\$ 2,129,990	\$ 655	Traditional	45	Sep 14, 2022
3	Mayfield Collection	Rosehaven Homes	3	12	12	2,257	3,374	\$ 1,799,990	\$ 1,974,990	\$ 651	Wide Shallow	41	Sep 14, 2022
			2	13	13	1,973	3,143	\$ 1,659,990	\$ 1,869,990	\$ 707	Wide Shallow	38	Sep 14, 2022
			2	11	11	1,628	2,304	\$ 1,399,990	\$ 1,539,990	\$ 761	Traditional	30	Sep 14, 2022
			9	17	17	2,889	3,237	\$ 1,980,000	\$ 2,160,000	\$ 652	Wide Shallow	41	Jun 16, 2023
		Townwood Homes	6	19	19	2,256	3,026	\$ 1,805,000	\$ 1,915,000	\$ 685	Wide Shallow	38	Jun 16, 2023
			17	23	23	3,064	3,761	\$ 2,105,000	\$ 2,195,000	\$ 632	Traditional	45	Jun 16, 2023
			4	15	15	1,956	2,317	\$ 1,570,000	\$ 1,685,000	\$ 762	Traditional	30	Jun 16, 2023

Source: Altus Data Studio

Offering Process

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Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this Confidential Investment

Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

Submission Process & Timing

Offers are to be submitted on the Vendors’ Standard Form of Agreement of Purchase and Sale to Lennard Commercial Realty and CBRE Limited to the attention of Sara Hagerman shagerman@lennard.com and Eva Viele eva.viele@cbre.com, on a date to be announced.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisors and the Vendors intend to review all offers as soon as possible following the submission date. Following the review, the Vendors will, at their discretion, choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Aran Pope, Brennan Shier, Glenn Crosby, Pat Viele, Jordan Earls, Frank Protomanni and Alex Protomanni.



The exceptional team that gives you results.

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