

13236 Dufferin Street



Nature surrounded Mid-rise
Development Lands

Confidential Investment Memorandum



Country Day School



The Exceptional Team That Gives You Results.



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Executive Summary

The Offering

This prime trophy development site will facilitate the buildout of a luxury residential building with a boutique look and feel. The 10.32 acre subject property proposes the development of the subject lands into a medium density residential building, plus three townhomes or apartment units within the existing Heritage lot footprint. One level of underground parking is proposed with access via a private driveway from Dufferin Street.

The Opportunity

The Advisor on behalf of the Vendor is soliciting development and building firms for an Agreement of Purchase of Sale. Please submit all offers to Brennan Shier, Aran Pope, Daniel Hunt, or Dillon Stanway.

13236 Dufferin Street at a Glance

 **10.32 Acres**
Gross Area
1.23 Acres
Net Area

 **R4-6-H: Residential Apartment**
Zoning

 **Medium Density Residential**
Official Plan

 **\$11,500,000**
Asking Price

 **One Five-Storey Residential Building**
Subject Property

± 115,000 GFA (Option to enclose Courtyard & Increase GFA by +/- 20,000)

82 Units (Potential for unit count to increase)

>79 Residential Units
>3 Townhomes or Apartment Units

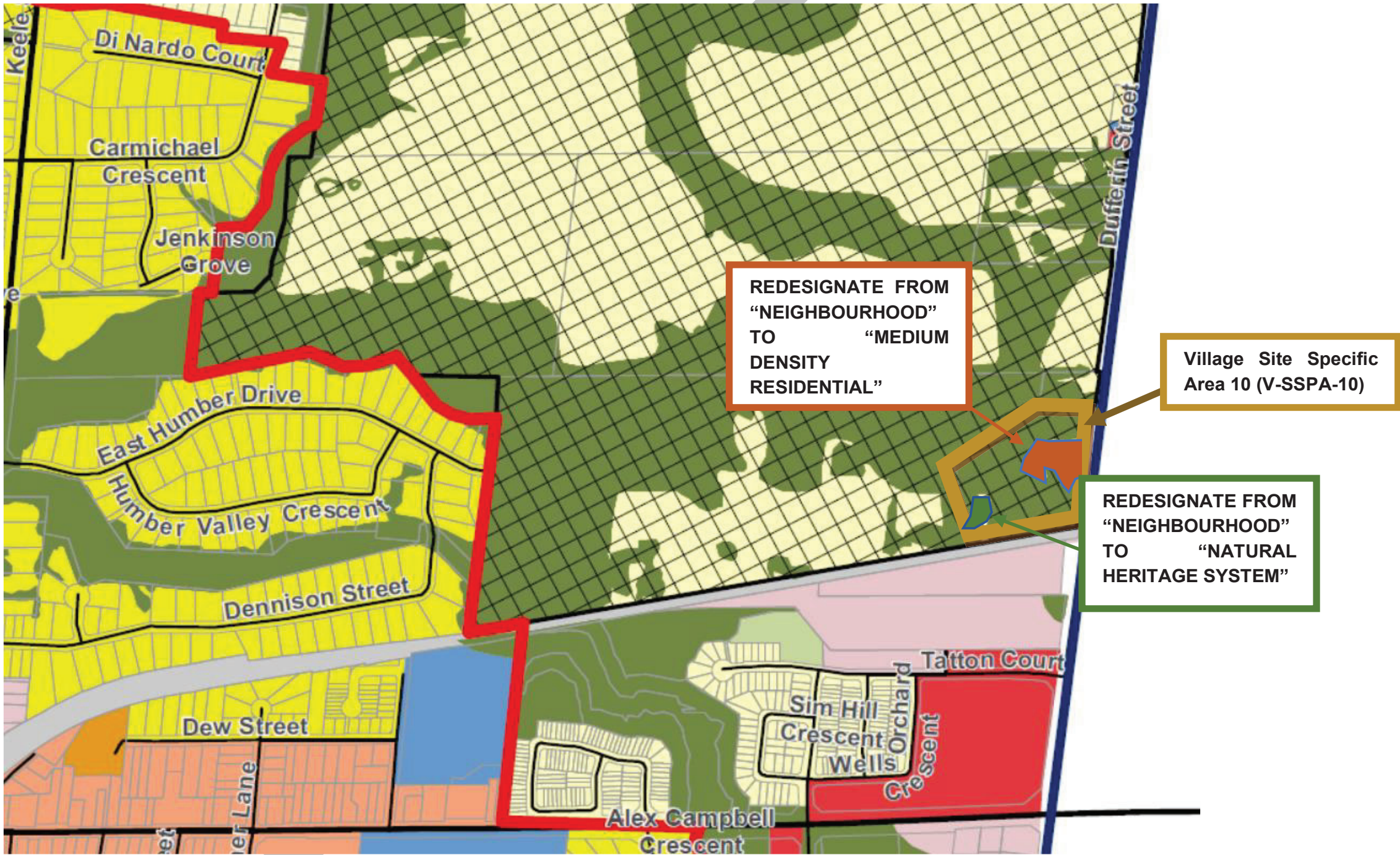
• Within the Existing Heritage Dwelling lot footprint



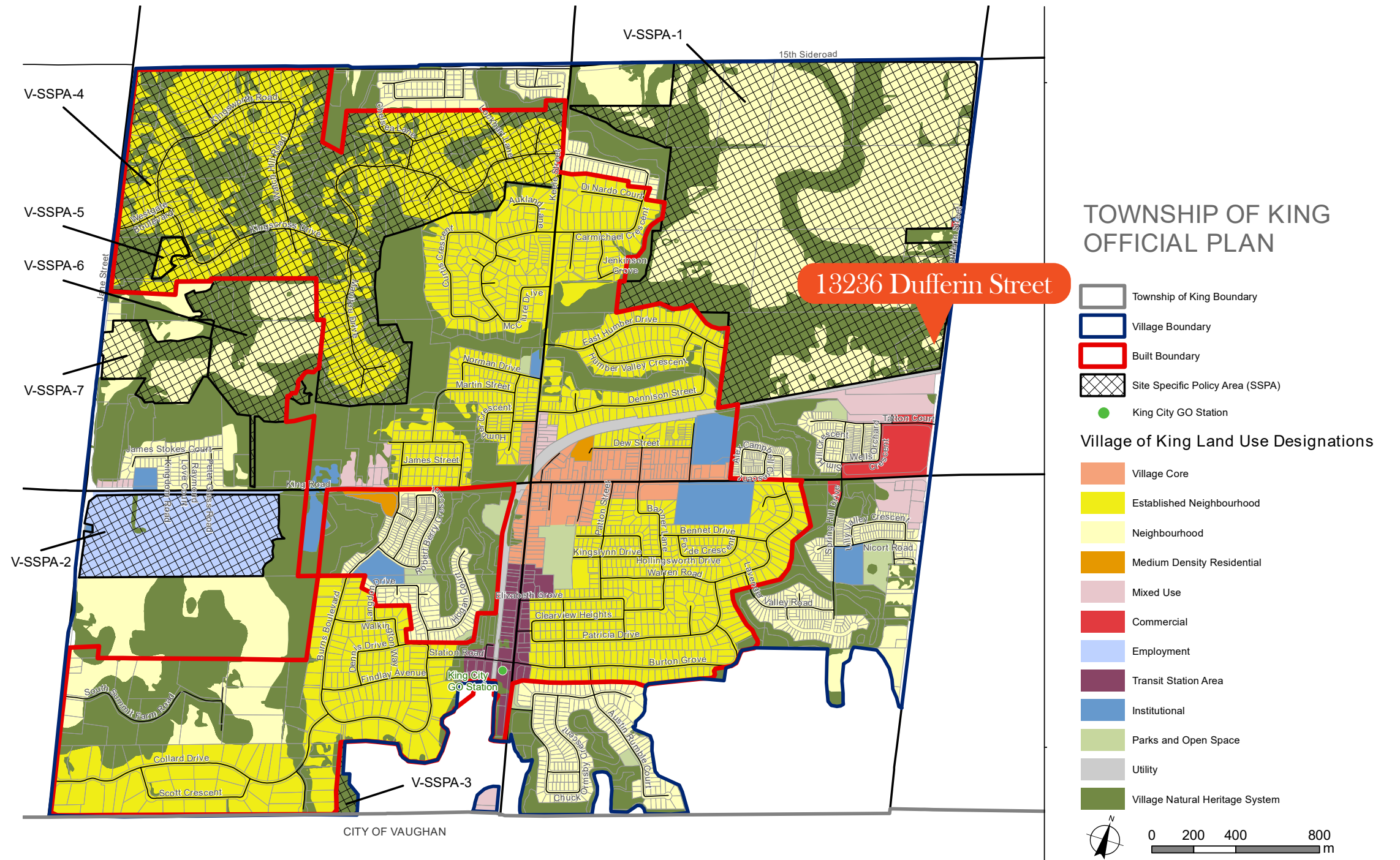
Renderings



Secondary Plan Land Use Map



Official Plan



R4-6-H: Residential Apartment Zoning

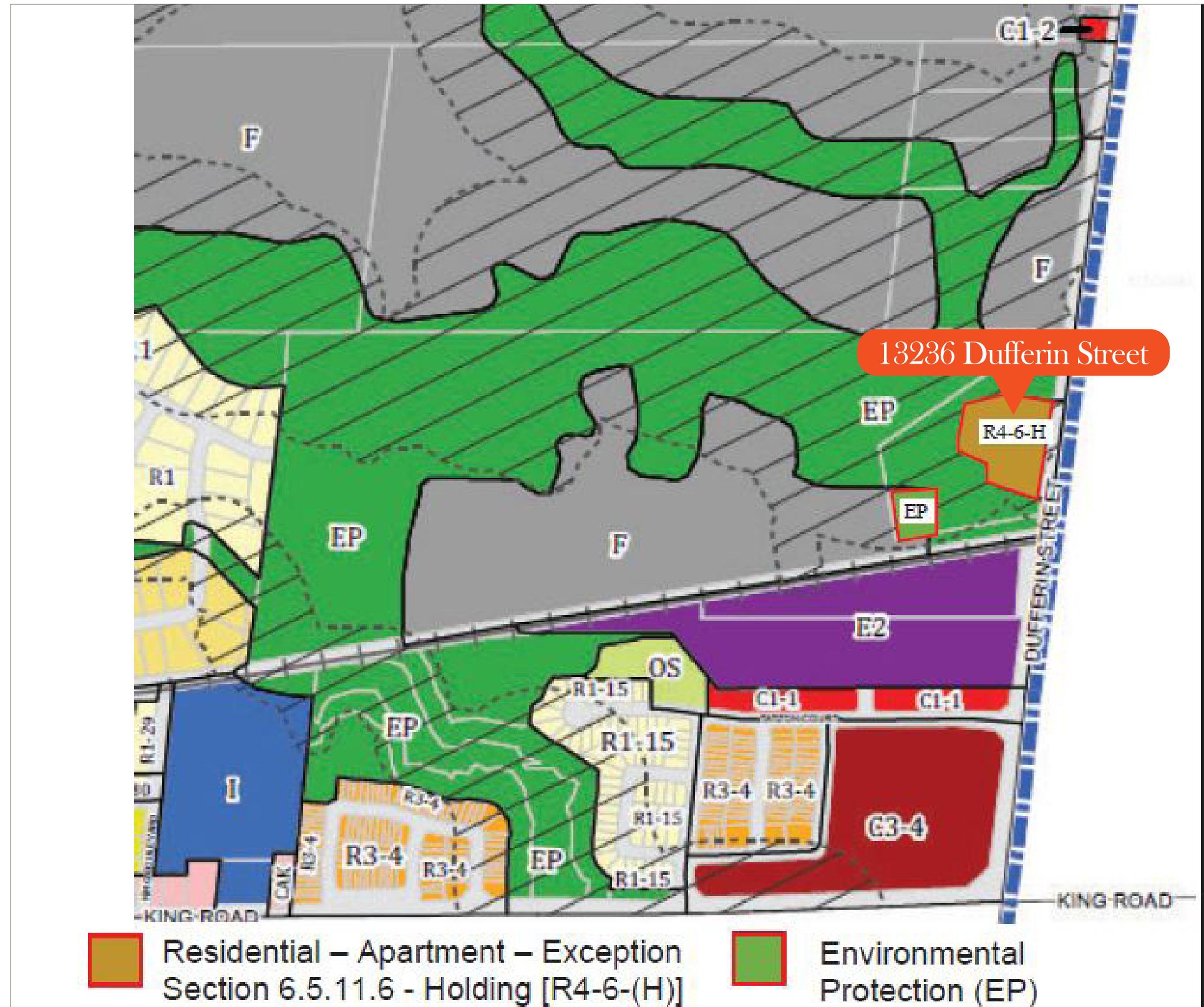
Uses Permitted in the Residential Zones (Other Dwelling Types)

No person shall within the Residential - Apartment (R4-6) Zone use any lot or block or erect any building or structure for any purpose except for one or more of the following uses:

- Apartment Dwellings and Buildings;
- Accessory Uses, Buildings and Structures related to the permitted uses and subject to Section 3.2 of the Zoning By-law.

Lot and Building Requirements for the Residential Zones (Other Dwelling Types)

- a. The maximum number of residential units shall be 82.
- b. The minimum lot area shall be 5,000 square metres.
- c. The minimum lot frontage shall be 90 metres.
- d. The minimum front yard shall be 5.0 metres.
- e. The minimum rear yard shall be 1.5 metres.
- f. The minimum north side yard shall be 1.5 metres.
- g. The minimum south side yard shall be 1.0 metres.
- h. The minimum exterior side yard shall be 3.5 metres.
- i. The maximum lot coverage shall be 50%.
- j. The minimum previous surface as a percentage of the front yard shall not apply.
- k. The maximum height of Building #1 shall be the lesser of 20.0 metres or 5 storeys, exclusive of any mechanical structures which shall not exceed a height of 5 metres.
- l. The maximum height on Building #2 shall be the lesser of 11.0 m or 2 storeys.
- m. The minimum number of parking spaces including designated parking for visitors shall be 110;
- n. The minimum front, side, exterior, and rear yards shall be measured from the lot line or contiguous lot lines dividing a lot from a street and shall not be affected by required corner roundings, as if there is no corner rounding.
- o. The minimum amount of amenity area required shall be 475 square metres.



The Neighbourhood

Discover the Tranquil Charm of King City, Ontario.

Welcome to King City, a picturesque and sought-after community nestled in the heart of Ontario's breathtaking countryside. With its idyllic surroundings, close-knit community spirit, and convenient location, King City offers an exceptional lifestyle that combines the best of both worlds: the tranquility of nature and the convenience of urban amenities.

Natural Beauty at Your Doorstep

Immerse yourself in the stunning natural beauty that surrounds King City. Boasting lush green spaces, majestic forests, and rolling hills, this region is a haven for outdoor enthusiasts. Explore the pristine trails of King Township's extensive park system, perfect for hiking, biking, and horseback riding. Take a leisurely stroll along the Humber River, or tee off at one of the many world-class golf courses that dot the landscape.

A Convenient Oasis

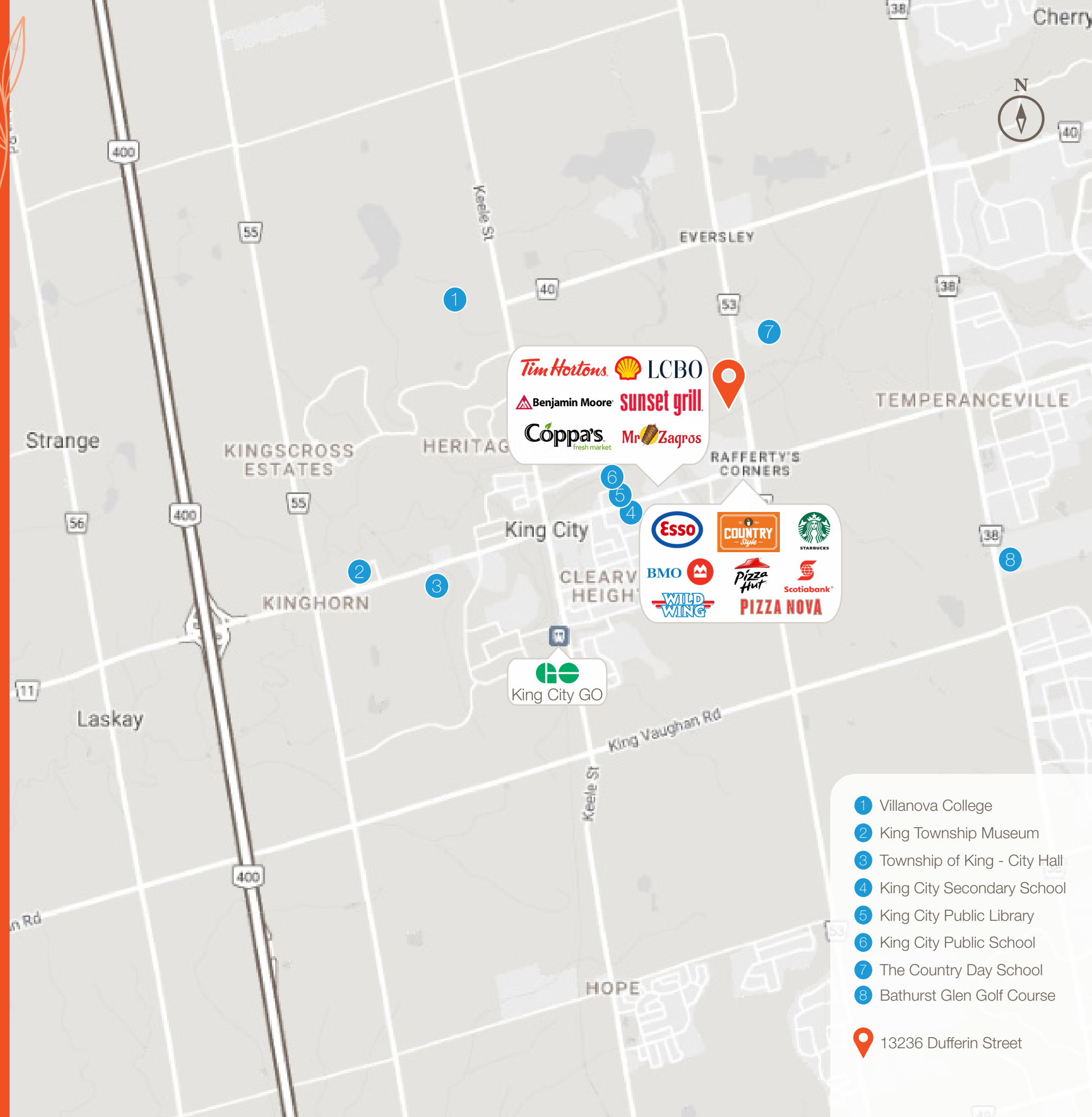
While King City offers a serene escape from the bustle of the city, it doesn't compromise on convenience. Located just a short drive from downtown Toronto, King City provides easy access to a host of urban amenities. Enjoy a seamless commute with the nearby GO Transit station, which connects you to Toronto's core in no time. Shopping enthusiasts will delight in the proximity to premier retail destinations like Vaughan Mills and the bustling streets of nearby Richmond Hill.

A Rich Tapestry of Culture and History

King City is steeped in a rich tapestry of culture and history. Visit the King Heritage and Cultural Centre, where you can delve into the area's past and explore its vibrant heritage. Attend one of the many local festivals and events that celebrate the community spirit and showcase the talents of local artisans. From art exhibits to live performances, there's always something exciting happening in King City.

Excellent Education and Family-Friendly Community

Families will find King City to be an ideal place to call home. The area is renowned for its exceptional schools, providing top-tier education for children of all ages. The community fosters a safe and welcoming environment, with a strong sense of togetherness and neighborly camaraderie. Create lifelong memories at one of the nearby family-friendly attractions, such as Canada's Wonderland or the Kortright Centre for Conservation.



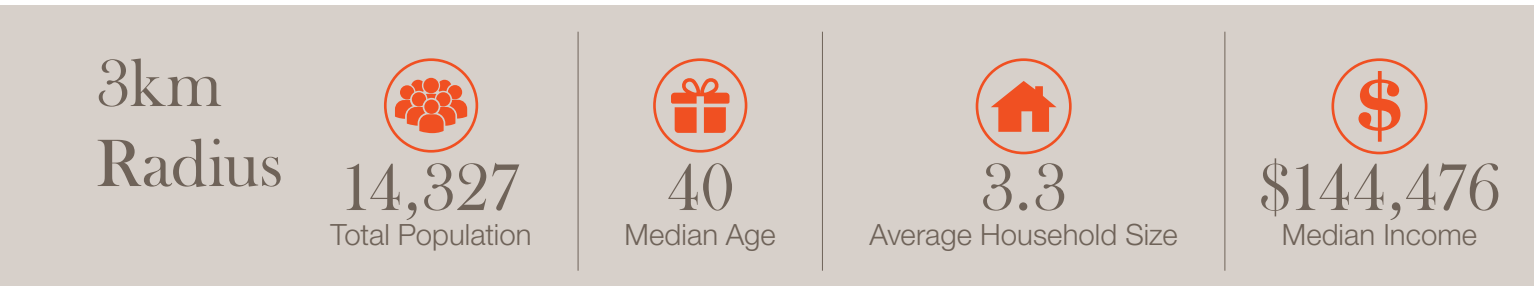
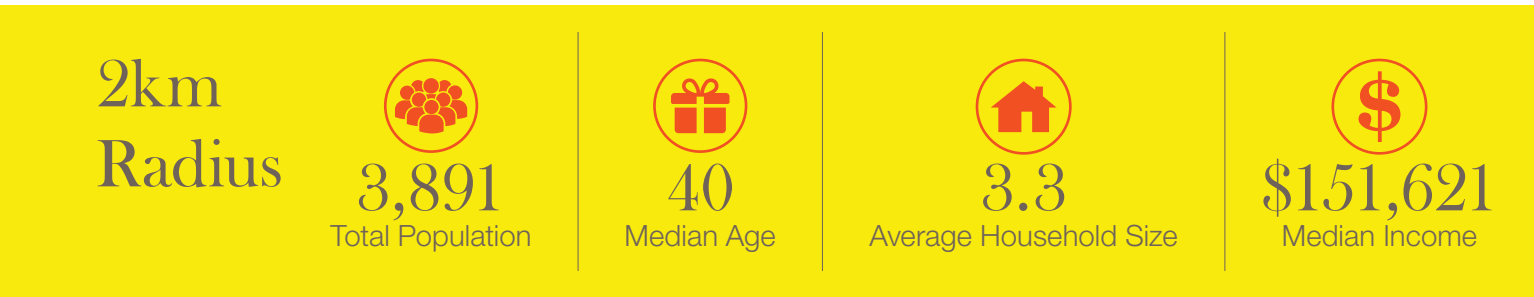
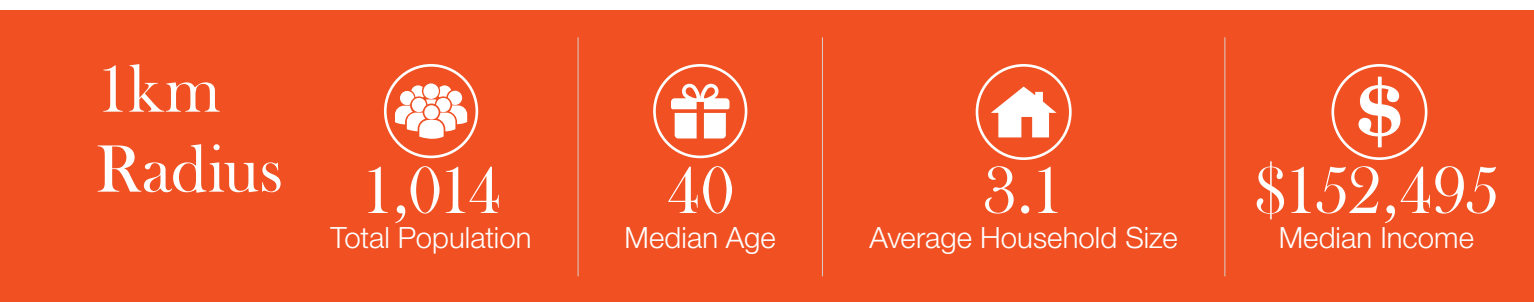
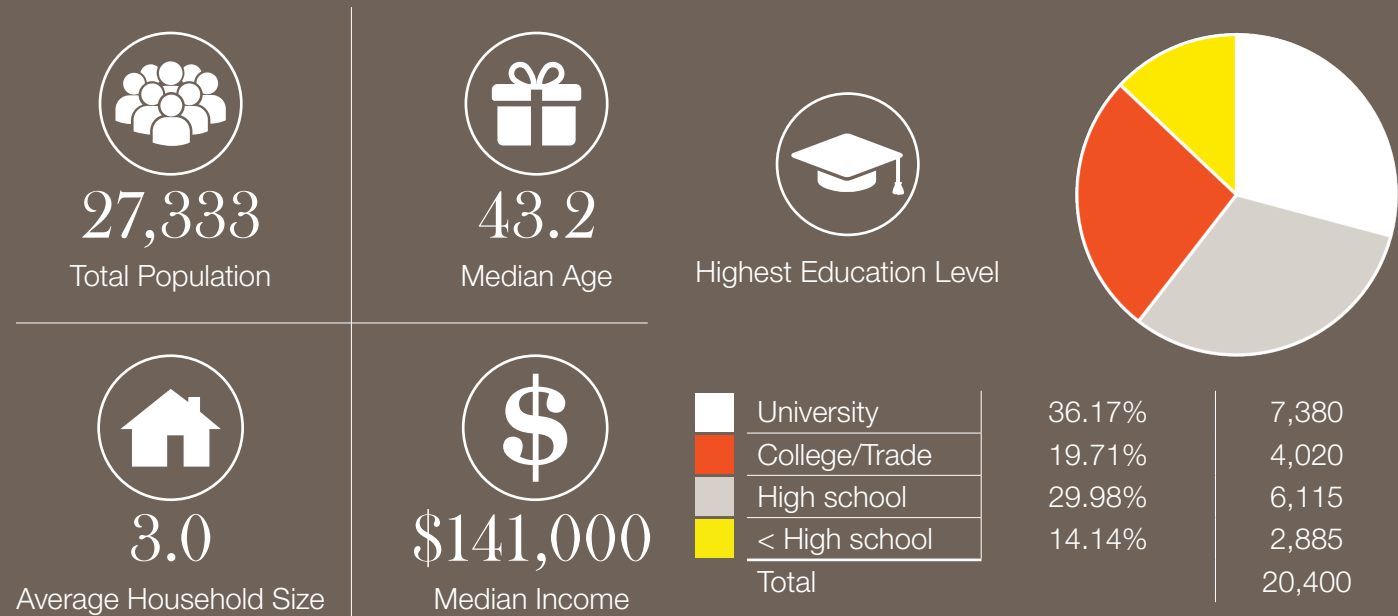
- 1 Villanova College
- 2 King Township Museum
- 3 Township of King - City Hall
- 4 King City Secondary School
- 5 King City Public Library
- 6 King City Public School
- 7 The Country Day School
- 8 Bathurst Glen Golf Course

 13236 Dufferin Street

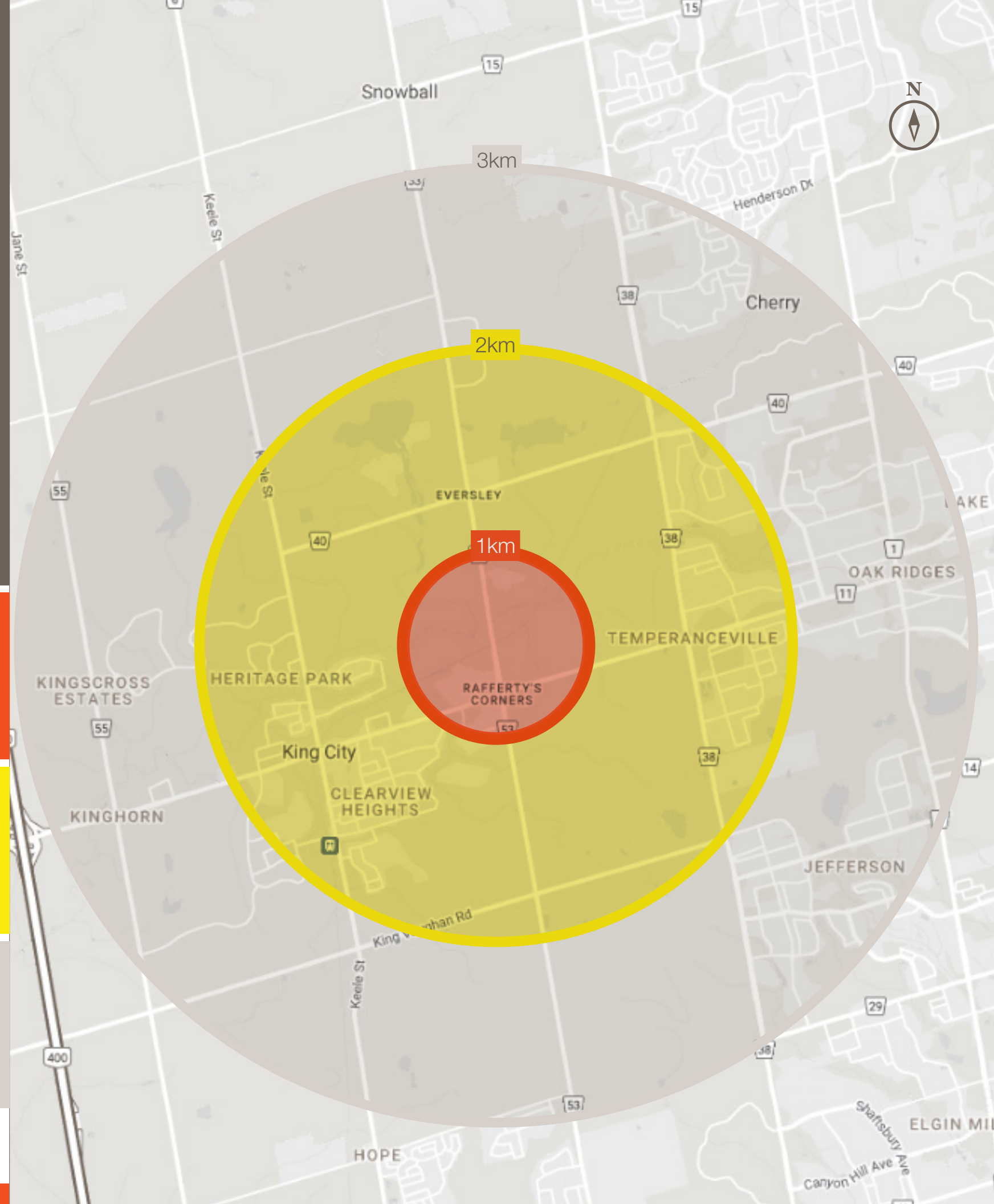
Aerial Views



King City Demographics



Source: 2021 Census Information From Statistics Canada.

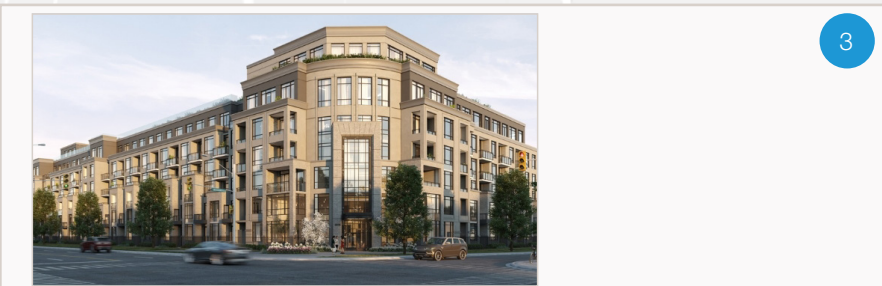


Active/Coming Soon Developments



King City By Acorn Developments 1

Type: Detached | Total Units: 55



King Terraces By Zancor Homes 3

Type: Mid-Rise | Total Units: 284 | Units Sold: 220 | Remaining: 17

Purchase Price Range: \$639,990 to \$1,898,990 | Avg. PPSF: \$1,503

- Studio**
 - Size Range (SF): 451-451 | Purchase Price Range: \$639,990 to \$639,990
- 1 Bedroom**
 - Size Range (SF): 442-578 | Purchase Price Range: \$698,990 to \$918,990
- 1 Bedroom + Den**
 - Size Range (SF): 609-667 | Purchase Price Range: \$888,990 to \$1,084,990
- 2 Bedroom**
 - Size Range (SF): 688-886 | Purchase Price Range: \$889,990 to \$1,084,990
- 2 Bedroom + Den**
 - Size Range (SF): 940-940 | Purchase Price Range: \$1,398,990 to \$1,398,990
- 3 Bedroom**
 - Size Range (SF): 1,447-1,447 | Purchase Price Range: \$1,898,990 to \$1,898,990

Four Corners By King Station Inc. 2

Type: Mid-Rise | Total Units: 100

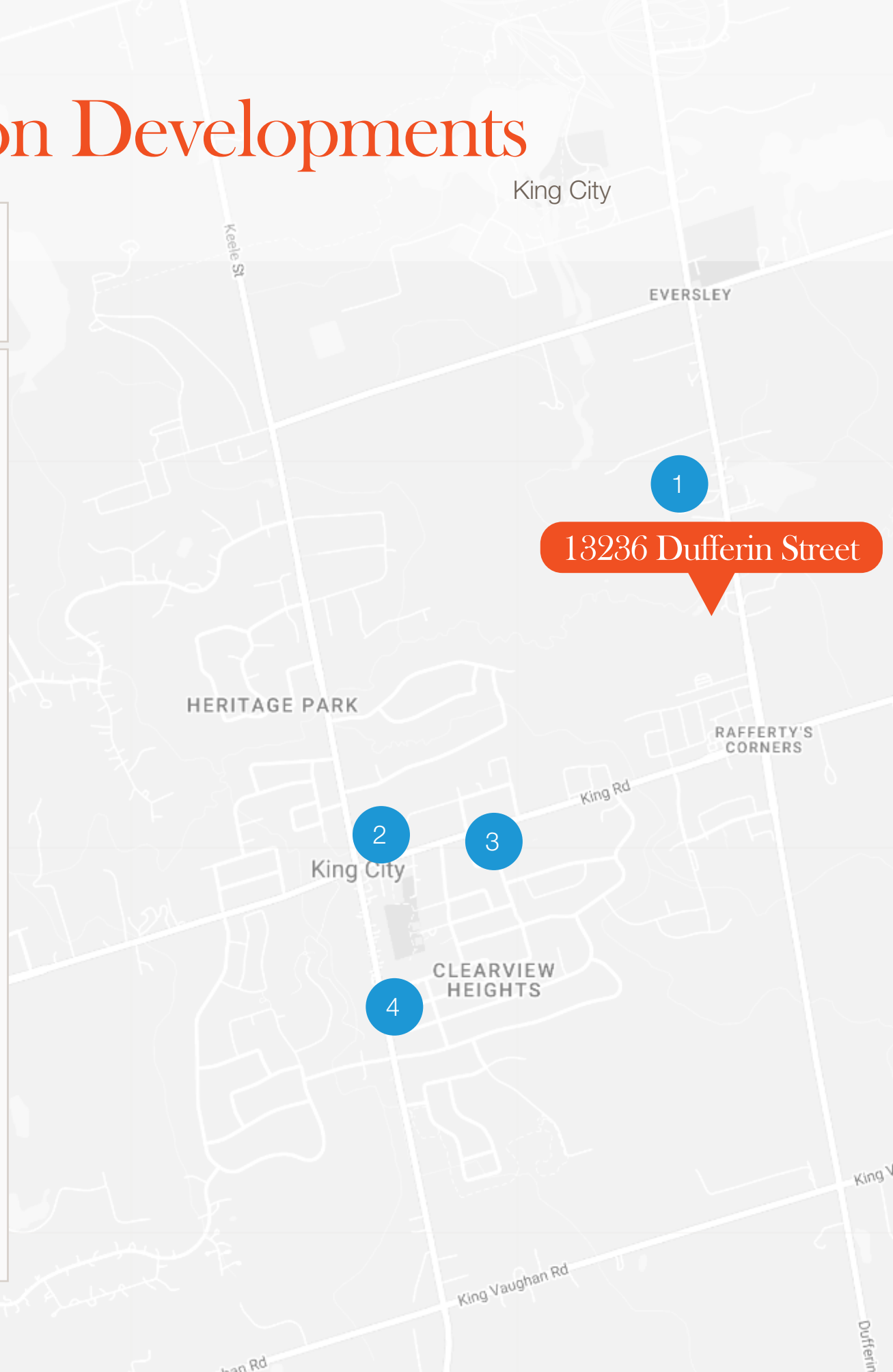


King Heights By Aracon Homes Ltd 4

Type: Mid-Rise | Total Units: 130 | Size Range (SF): 467 to 1,539

Purchase Price Range: \$735,990 to \$2,157,990 | Avg. PPSF: \$1,412

- 1 Bedroom**
 - Size Range (SF): 467-767 | Purchase Price Range: \$735,990 to \$1,091,990
- 1 Bedroom + Den**
 - Size Range (SF): 625-860 | Purchase Price Range: \$897,990 to \$1,212,990
- 2 Bedroom**
 - Size Range (SF): 732-891 | Purchase Price Range: \$1,020,990 to \$1,245,990
- 2 Bedroom + Den**
 - Size Range (SF): 881-1,183 | Purchase Price Range: \$1,225,990 to \$1,680,990
- 3 Bedroom**
 - Size (SF): 1,539 | Purchase Price: \$2,157,990



Offering Process

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by the Vendor to coordinate the sale of a Mid-rise Development Lands consisting of approximately 10.32 acres located on the northwest corner of Dufferin Street and King Road in the Municipality of King.

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 Vendor 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 Vendor 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 Vendor or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves 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 on the Vendor’s Standard Form of Agreement of Purchase and Sale to address the following requirements:

- The purchase price and deposits for the Property
- Proposed timeline and the terms of due diligence and closing
- Confirmation that the Property will be purchased Site Plan Approved in principal and on an ‘As Is’ basis
- Name of the ultimate beneficial owners of the Purchaser

After review of the offer, it is the intent of the Vendor 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 Vendor or the Advisors. Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

Sale Conditions

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 Vendor, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor 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 Vendor.

Submission Process & Timing

Offers are to be submitted on a standard form of Agreement of Purchase and Sale to Lennard Commercial Realty to the attention of Brennan Shier, Aran Pope, Daniel Hunt, and Dillon Stanway.

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

The Advisors and the Vendor intend to review all offers as soon as possible following the submission date. Following the review, the Vendor 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 Brennan Shier, Aran Pope, Daniel Hunt, and Dillon Stanway at Lennard Commercial Realty as exclusive agents for the Vendor.





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Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.