



18823 Old Yonge Street

East Gwillimbury, Ontario

Lennard:

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*Sales Representative

Land
For Sale

18823 Old Yonge Street

Property Details & Highlights

 Lot Size
±31.8969 Acres

 Zoning
RU

 Price
\$6,500,000

 Official Plan, Schedule 2A:
Urban Structure:

- DGA Community Area
- New Community Area

Significant Planning & Progress

Next Steps:

Committee of the Whole and Public Information Sessions took place on October 7 and 16th, 2025, respectively



Release Draft OP/CCSP and submit to Province: Q4, 2025



90 days for Provincial Review: Opportunity for further internal review and commentary



Council Adoption: Q1/Q2, 2026

Servicing Infrastructure Steering Committee

- Water and Wastewater Master Plan (amended), see data room.
- Projected in-service date anticipated for 2031 (subject to financing agreements).
- With respect to water, it appears that the Subject Property would be part of a Newmarket pressure district. The Region is planning to construct an elevated water tank near Yonge in the area of Redwood/Argo (immediately south of Subject). Apparently it is an approved Regional project that is to be constructed sometime between 2026 and 2031.

EG Landowner Group and Yonge Corridor Group

- Seller is currently a member.
- Group members that participate in the infrastructure financing will receive first opportunity at servicing allocation when it becomes available.

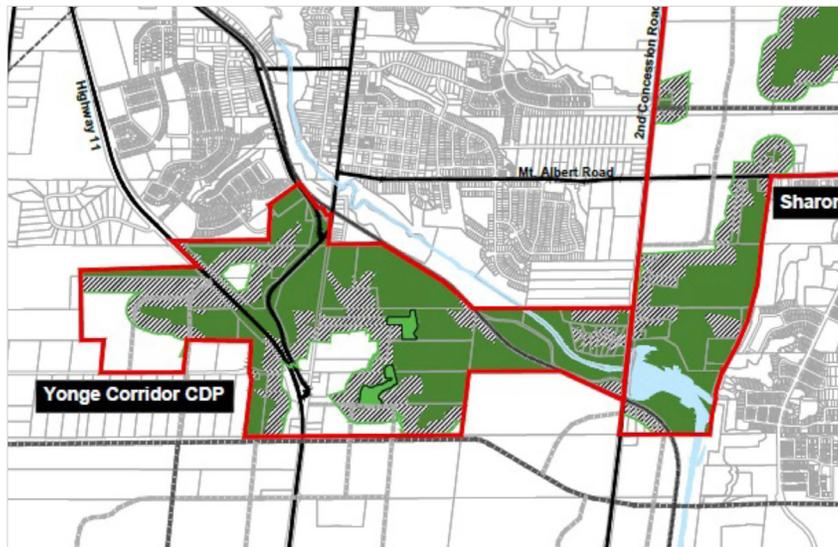
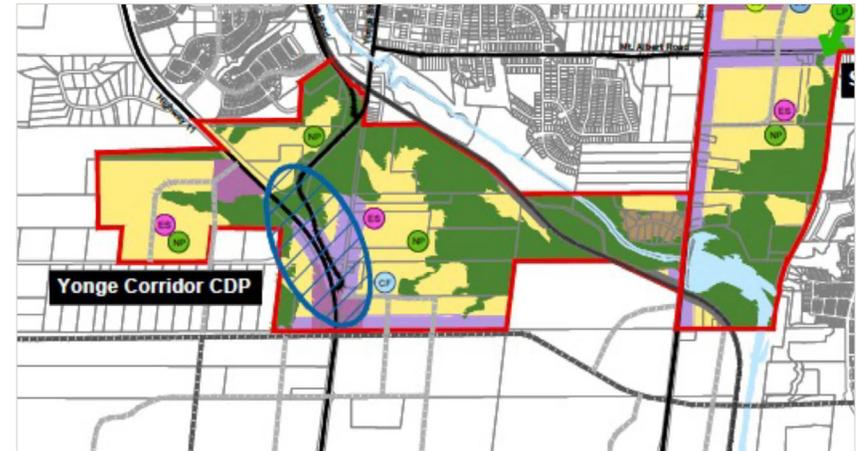
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18823 Old Yonge Street

Draft Land Use Plan

The attached Draft Land Use Plan would designate the frontage of the property (light purple) as a Residential Mixed Use - Area Specific Policies II corridor and the yellow as Low Density Residential Designation - Area Specific Policies II and the green as Environmental Protection Designation. The landowner group consultants have proposed mixed uses in buildings up to 15 storeys in the frontage corridor and a variety of residential uses in the yellow area up to 4 storeys in height.



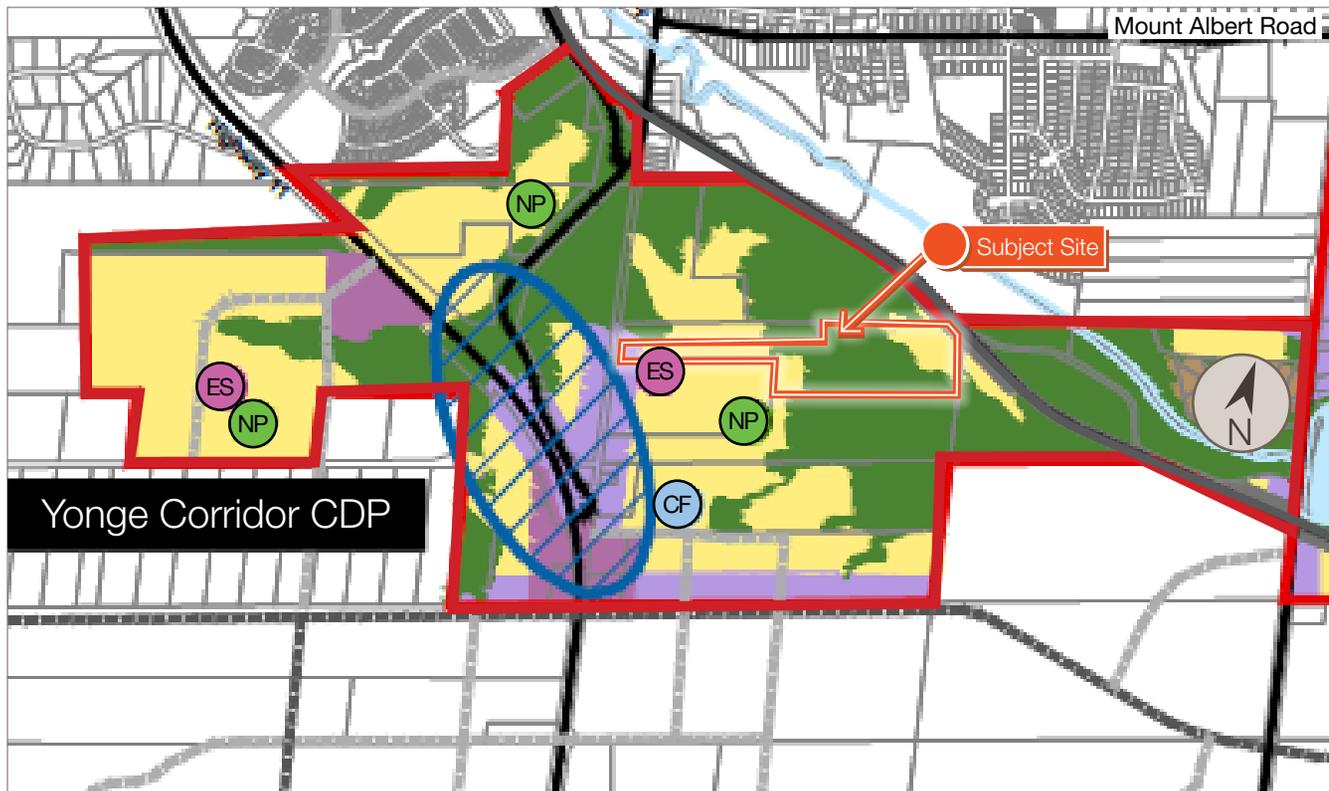
Draft Natural Heritage System

Abutting the Low Density Residential Designation on the Draft Land Use Plan, there is an area referred to as Environmental Feature Assessment Overlay (light green). The owner has prepared a second Draft Massing Plan (Option B) as input to the study and is part way through an environmental evaluation to help determine the development area. The top of bank and tree drip line area have been staked in this area and the first massing plan (Option A) has used the top of bank as the development limit. The consultant has determined the slope in the area is stable. The owner's architect, engineer and environmental consultant are currently evaluating the Option B massing plan which modifies and squares off the easterly development boundary somewhat to create a more efficient and regular building layout, which would increase the number of potential residential units proposed for the easterly development block.

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Complete Communities Plan
Land Use Designations

Draft Land Use Plan

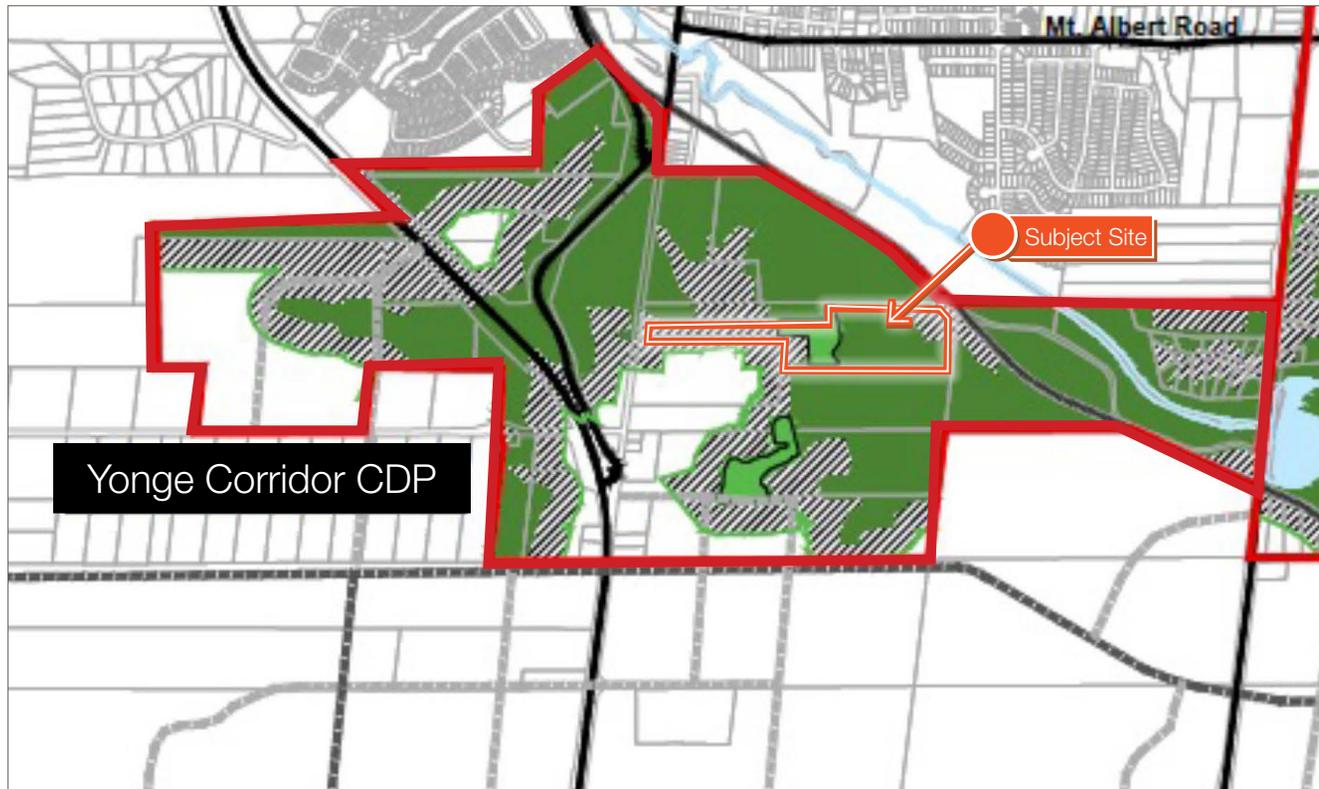


- Secondary Plan Area
- Estate Residential
- Low Density Residential*
- Residential Mixed-Use*
- Commercial Mixed
- General Employment
- Prestige Employment Area
- Major Infrastructure
- Cemetary
- Environmental Protection Area
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Community Facility
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor
- Old Yonge Street / Highway 11 Intersection - Subject to Further Study

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Complete Communities Plan
Natural Heritage System

Draft Natural Heritage System

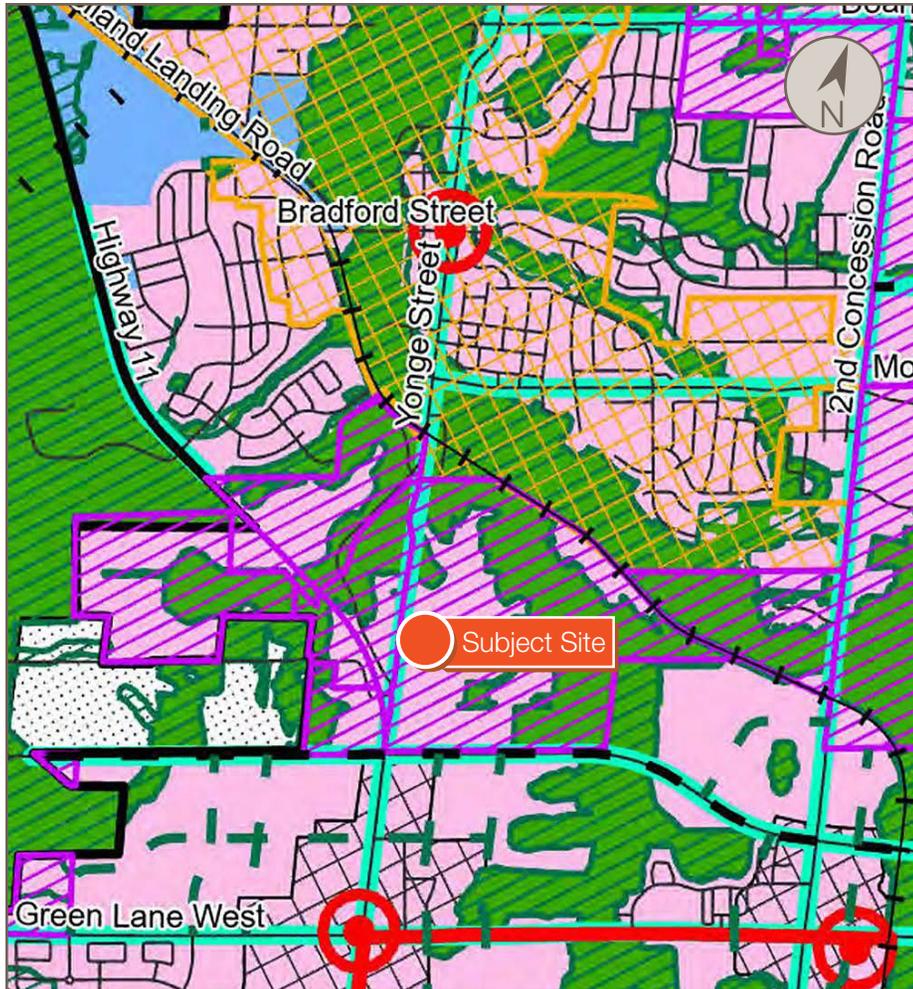


- Secondary Plan Area
- Environmental Protection Area
- Adjacent Lands Overlay Design
- Environmental Feature Assessment
- Highway 404
- Proposed Bradford By-Pass
- Proposed Bradford By-Pass Interchanges
- Arterial Roads
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor

0 400 800 1,600 Metres

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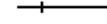
Official Plan, Schedule 2A*
Urban Structure



Rural and Agricultural Area

-  Oak Ridges Moraine Boundary
-  Greenbelt Protected Countryside
-  Future Urban Area
-  Regional Greenlands System
-  Environmental Protection Designation

Settlement Areas

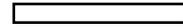
-  Major Local Centres
-  Corridors
-  Settlement Area Boundary
-  Built-Up Area
-  New Community Areas
-  DGA Community Area
-  Employment Areas
-  Major Transit Station Access
-  Hydro Corridor
-  Railway
-  Highway 404 (Existing)
-  Highway 404 (Proposed)
-  Roads

Proposed Collector Roads

-  Proposed Major Collector
-  Proposed Minor Collector

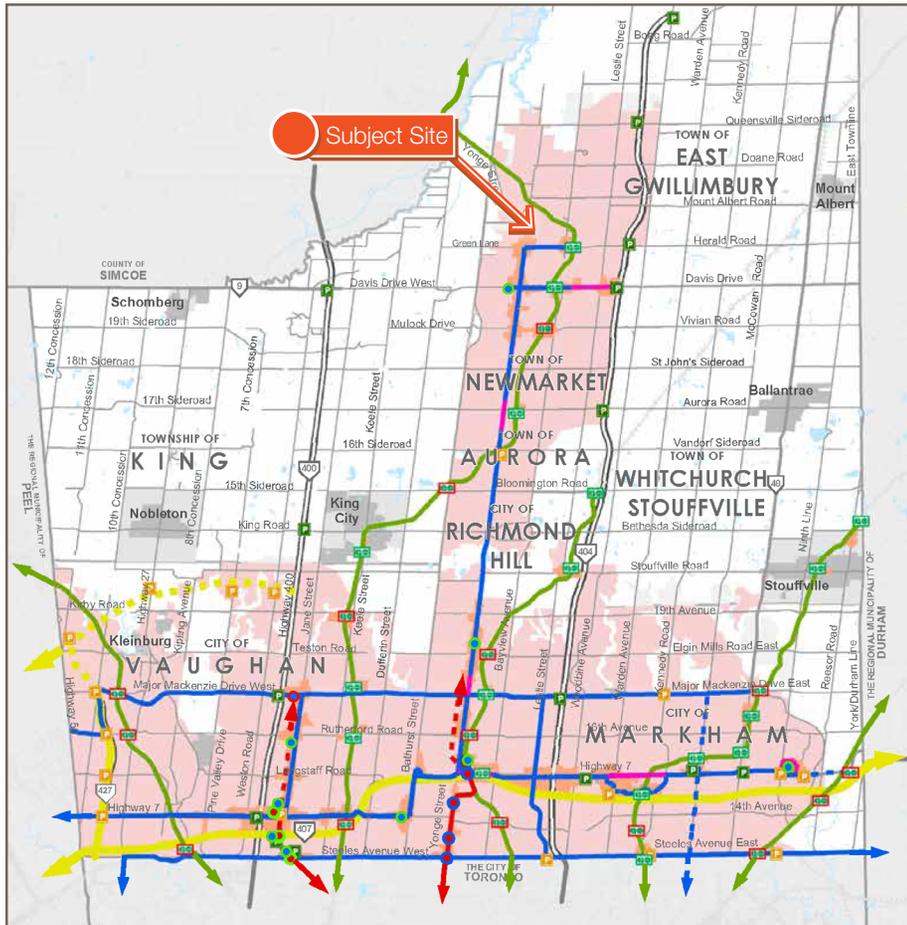
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*Acquired from the Proposed Modified Plan

 1,000 Metres

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2051 Rapid Transit Network



Base Map Information

- Provincial Freeway
- Provincial Highway
- Road
- Railway
- Urban Boundary
- Built-Up Area
- Designated Urban Area

Bus Terminals

- Existing Bus Terminal
- Recommended Bus Terminal

Commuter Parking Lots

- Existing Lot
- Potential Lot

Subway Service

- Subway
- Subway subject to further study

Subway Stations

- Proposed Subway Station
- Existing Subway Station

Rapid Transit Service

- Rapid Transit Corridor
- Rapid Trans subject to further study
- BRT Curbside Service

GO Rail

- GO Rail Station
- GO Rail Station subject to further study
- Provincial GO Rail Corridor

Transit Way Service

- Transitway Alongside Existing Provincial Highway
- Transitway Alongside Proposed Provincial Highway
- Major Transit Area

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Rapid Transit Network Plan

PRIORITY SUBWAY

- 1 Yonge North Subway Extension**
Finch Station to High Tech Rd.

PRIORITY BUS RAPID TRANSIT

- 2 Jane St.**
Highway 7 to Major Mackenzie Dr.
- 3 Highway 7 East corridor**
 - Highway 7 East
Kennedy Rd. to Cornell Bus Terminal
 - Markham Centre
Birchmount Rd. to Kennedy Rd.
 - Kennedy Rd.
- 4 Highway 7 West**
Highway 50 to Helen St.
- 5 Major Mackenzie Dr.**
Jane St. to Leslie St.
- 6 Leslie St.**
Steeles Ave. to Major Mackenzie Dr.
- 7 Major Mackenzie Dr. West**
Highway 50 to Jane St.
- 8 Major Mackenzie Dr. East**
Leslie St. to Donald Cousens Pkwy.
- 9 Yonge St.**
19th/Gamble Rd. to Savage Rd. North
- 10 Yonge St. North and Green Lane**
Davis Dr. to East Gwillimbury GO Stn.
- 11 McCowan Rd., subject to further study**
Steeles Ave. to Major Mackenzie Dr.
- 12 Steeles Ave., [City of Toronto jurisdiction] subject to further study**
Highway 27 to York-Durham Line
- 13 Subway extension, subject to further study**
Jane St: Highway 7 to Major Mackenzie Dr.
- 14 Subway extension, subject to further study**
Yonge St: High Tech Rd. to Major Mackenzie Dr.



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* All corridors except the Yonge North Subway Extension and Kennedy Rd. are subject to funding commitments, and are not numbered in order of priority. Network is based on York Region's Transportation Master Plan. The map is not to scale, and was last revised in August 2024.

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 **Transit**
York Region Transit
Route #52 along
Yonge Street & Old Yonge Street

 **Train**
GO Train Station at
Green Lane & 2nd Concession

 **Retail & Amenities**
Established at
Yonge Street & Green Lane
intersection

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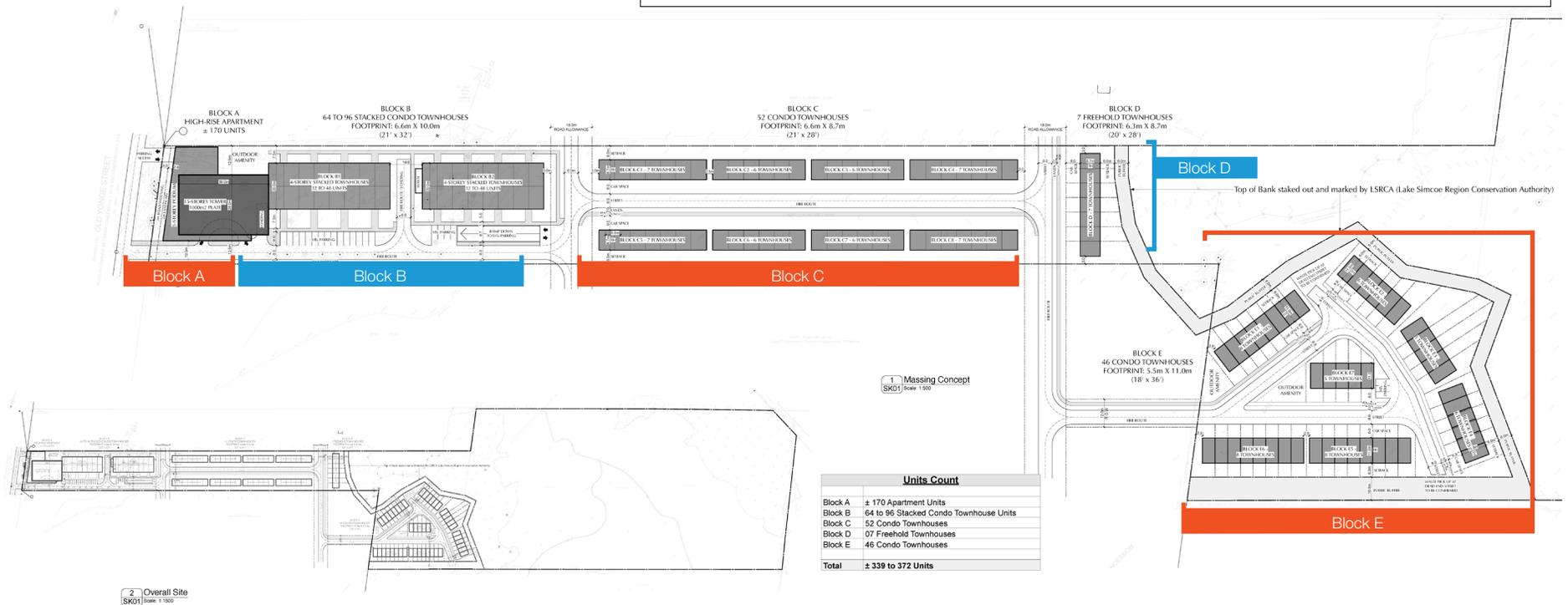
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Massing Concept* (Option A)

Option A Units Count

Block A	±170 Apartment Units
Block B	64 to 96 Stacked Condo Townhouse Units
Block C	52 Condo Townhouses
Block D	07 Freehold Townhouses
Block E	46 Condo Townhouses
Total	±339 to 372 Units

**The Massing Concept (Option A) is a first draft drawing prepared by the Vendor's architect to illustrate a potential subdivision design, and further study and planning approvals are required to determine final yield.*



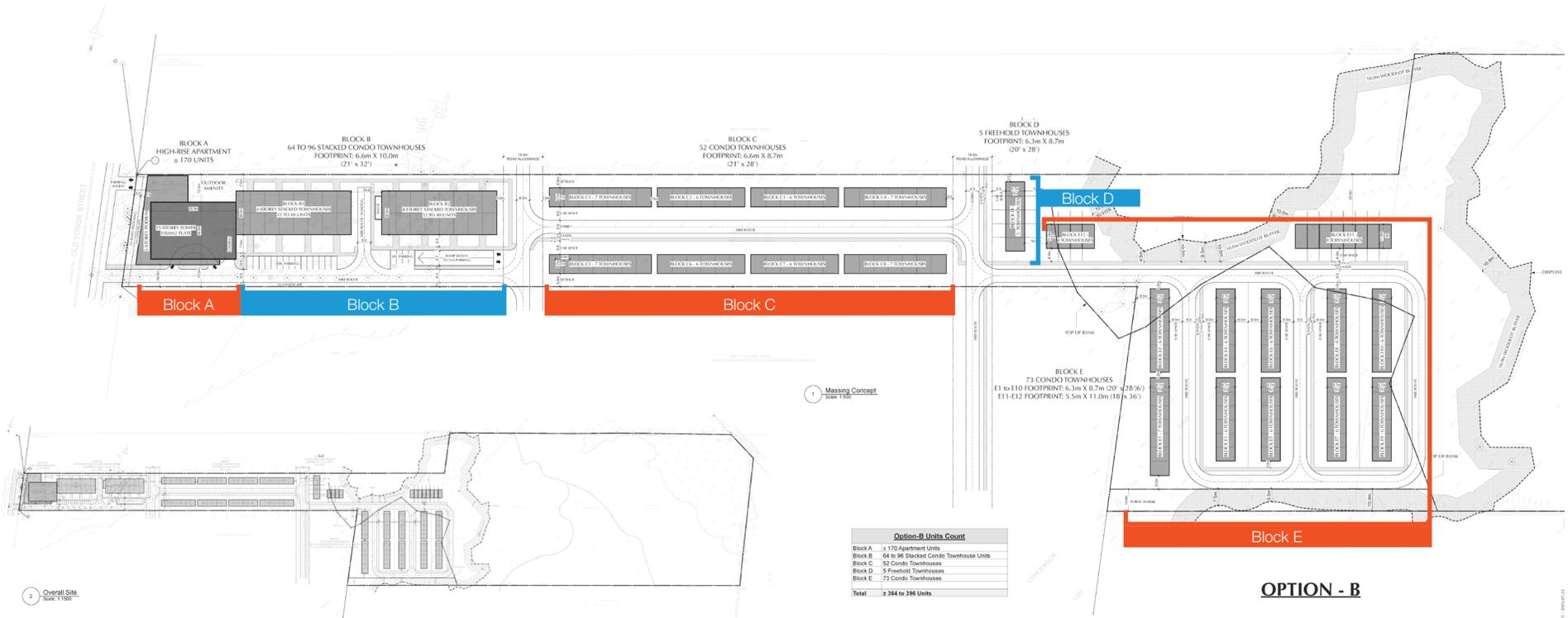
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Massing Concept* (Option B)

Option B Units Count

Block A	±170 Apartment Units
Block B	64 to 96 Stacked Condo Townhouse Units
Block C	52 Condo Townhouses
Block D	05 Freehold Townhouses
Block E	73 Condo Townhouses
Total	±364 to 396 Units

**The Massing Concept (Option B) is a draft drawing prepared by the Vendor's architect to illustrate a potential subdivision design, and further study and planning approvals are required to determine final yield.*



Lennard Commercial Realty (the “Advisor”) has been retained by the Vendor as exclusive Agent to seek proposals for the disposition of 18823 Old Yonge Street, East Gwillimbury, Ontario. The property will be sold on an ‘as-is, where is basis’. The marketing material provided is to the best of the Vendor’s understanding and potential purchasers are to undertake their own due diligence to satisfy themselves as to the potential future use(s) of the lands and the timing for such development.

Process:

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: Purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Kindly direct all offers to [Terry Alexander](#) at talexander@lennard.com. Offers welcome at any time and will be dealt with on a first come, first serve basis.

To gain access to the secure Data Room, please execute the [Confidentiality Agreement](#)



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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.