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For Sale: Land

5030 King Vaughan Road

A Rare Land Investment Opportunity In The City Of Vaughan

Total Area
30.07 AC

Whitebelt Land
~10.69 AC

Greenbelt Land
~19.38 AC

Frontage
2,075 FT



King Vaughan Road

Lennard:

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Executive Summary

Lennard Commercial Realty, Brokerage is pleased to present, on behalf of the Vendor, the opportunity to acquire 5030 King Vaughan Road — a 30.07-acre parcel of land situated at the northwest corner of King Vaughan Road and Kipling Avenue in the City of Vaughan, Ontario. The Property represents one of the most strategically positioned landholdings available in the GTA West growth corridor, comprising approximately 10.69 acres of Whitebelt land and approximately 19.38 acres of Greenbelt land.

Address	5030 King Vaughan Road, Vaughan, ON
Intersection	King Vaughan Road & Kipling Avenue
Total Site Area	30.07 Acres
Whitebelt Area	Approximately 10.69 Acres
Greenbelt Area	Approximately 19.38 Acres
Road Frontage	Approximately 2,075 ft on King Vaughan Road
Current Zoning	Agricultural (A)
Official Plan	Natural Areas & Countryside / Greenbelt Plan Area
Improvements	Residential bungalow and small storage shed on site
Servicing	No existing municipal services (~10 years away)
MTO Corridor	No longer of MTO interest per 2019 Focused Analysis Area

Site Description

The Property is a 30.07-acre parcel of predominantly open agricultural land located at the intersection of King Vaughan Road and Kipling Avenue in the City of Vaughan. The site has a large, irregular configuration with approximately 2,075 feet of frontage along King Vaughan Road, offering significant exposure and future access potential. The land is generally flat and open, with tree cover along portions of the perimeter. A residential bungalow and small storage shed are currently located on the Property.

Land Composition

The Property is divided between two distinct land designations under the provincial Greenbelt Plan and related mapping

Whitebelt Land
~10.69 Acres

Lands lying outside the Greenbelt boundary. These lands represent the principal development opportunity and are subject to ongoing provincial and municipal planning policy discussions regarding future urban expansion

Greenbelt Land
~19.38 Acres

Lands designated within the provincial Greenbelt Plan Area. These lands are subject to strict provincial policy restrictions and are anticipated to remain in their current agricultural/natural state for the foreseeable future.

GTA West Transportation Corridor

The Property is located within the broader GTA West Transportation Corridor Study Area; however, as confirmed by the Ministry of Transportation Ontario's 2019 Focused Analysis, the Property sits within the area where MTO has reduced interest. Development applications are anticipated to proceed through standard municipal planning processes without MTO interference. The Property is no longer subject to MTO interest as per the 2019 Focused Analysis Area.

Current Improvements

- Residential bungalow located on the Property
- Small storage shed on site
- No existing municipal servicing capacity (estimated approximately 10 years to service delivery)
- Private well and septic system currently service the residential use





Strategically Located Whitebelt Land

The Property contains approximately 10.69 acres of Whitebelt land — lands designated outside the Greenbelt, positioned within one of the GTA's most closely watched future growth corridors. As provincial policy continues to evolve to accommodate housing demand, Whitebelt properties in Vaughan are attracting significant attention from developers and long-term land investors.

Significant Road Frontage on King Vaughan Road

With approximately 2,075 feet of frontage on King Vaughan Road, the Property offers excellent visibility and accessibility. This scale of frontage on a major arterial road in the GTA West is exceptionally rare and adds meaningful strategic value for any future development or planning application.

Adjacent to the Preferred Highway 413 Route

The Property is located adjacent to the Preferred Highway 413 route alignment — a major planned provincial infrastructure investment. Proximity to Highway 413 is expected to significantly enhance long-term land values and attract employment and residential development to this node.

Outside the MTO Highway Corridor of Interest

As confirmed by the Ministry of Transportation Ontario's 2019 Focused Analysis, the Property is located in an area where MTO has reduced interest. Development applications may proceed through municipal planning processes without anticipated MTO interference, reducing a key regulatory risk for purchasers.

GTA West Growth Corridor

The Property sits within the GTA West corridor — one of the most actively studied and planned growth areas in the Greater Golden Horseshoe. Major infrastructure investment, employment growth, and population intensification projections all point to continued appreciation of land values in this corridor over the long term.

Evolving Planning Environment

The City of Vaughan and the Province of Ontario are actively advancing planning policy changes to address housing supply and employment land needs. Landowners within the Whitebelt are well-positioned to benefit as Official Plan Amendments, Zoning By-law Amendments, and Ministerial Zoning Orders continue to advance through the regulatory process.

Existing Residential Bungalow — Interim Income or Owner-Occupancy

The site is improved with a residential bungalow, providing the opportunity for interim owner-occupancy or holding income while a purchaser advances their planning strategy. A small storage shed also exists on site.

Proximity to Nobleton and Established Communities

The Property is situated in close proximity to the Village of Nobleton and other established communities in King Township and Vaughan, offering context within a recognizable and growing residential market.

Current Zoning & Official Plan Designations

The Property currently carries Agricultural (A) zoning under the City of Vaughan's Zoning By-law, and is designated Natural Areas & Countryside / Greenbelt Plan Area under the City of Vaughan Official Plan. The Property spans two distinct provincial planning frameworks — the Greenbelt Plan and the non-Greenbelt (Whitebelt) area — which create different development prospects and timelines for each portion of the land.

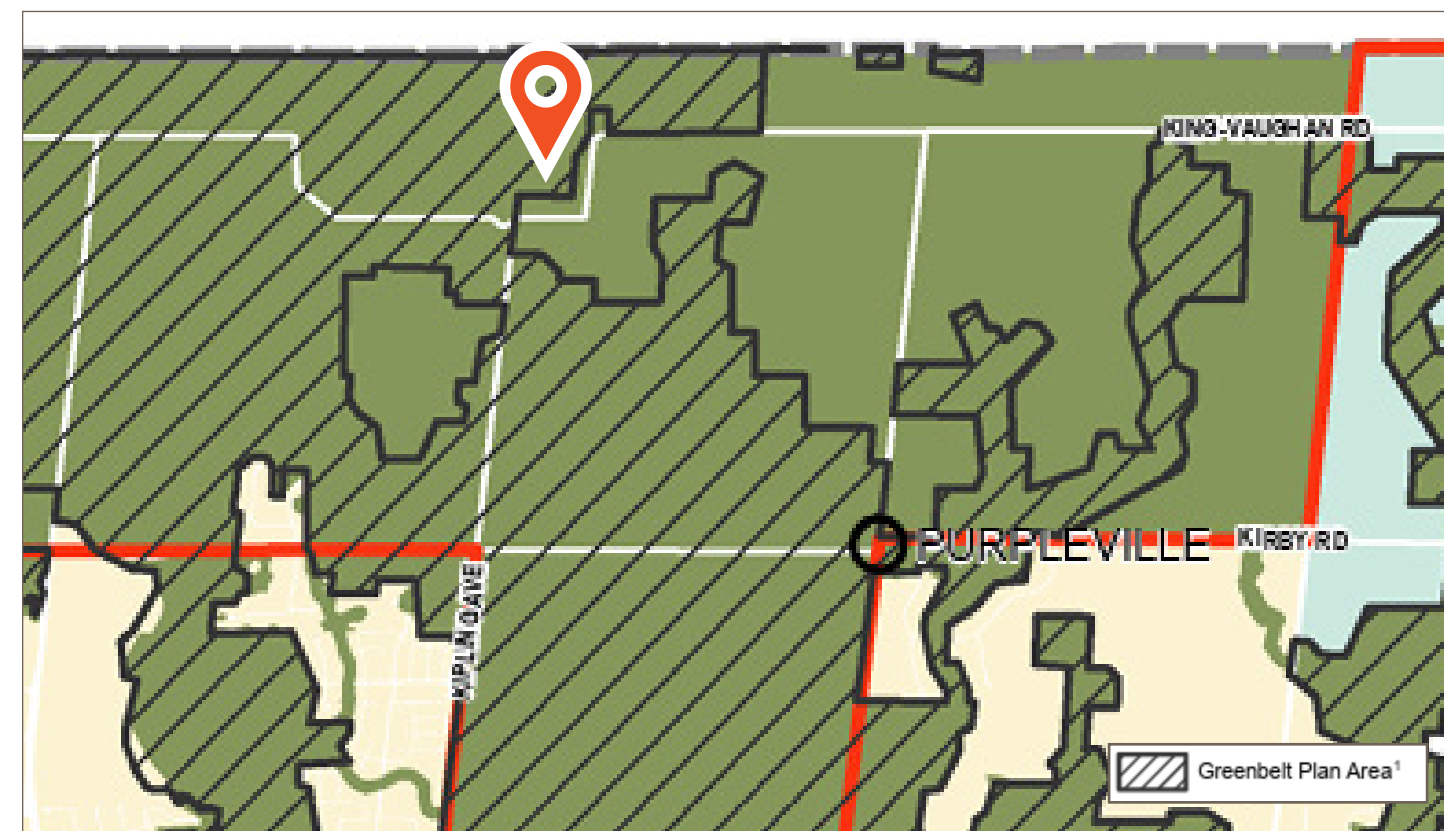
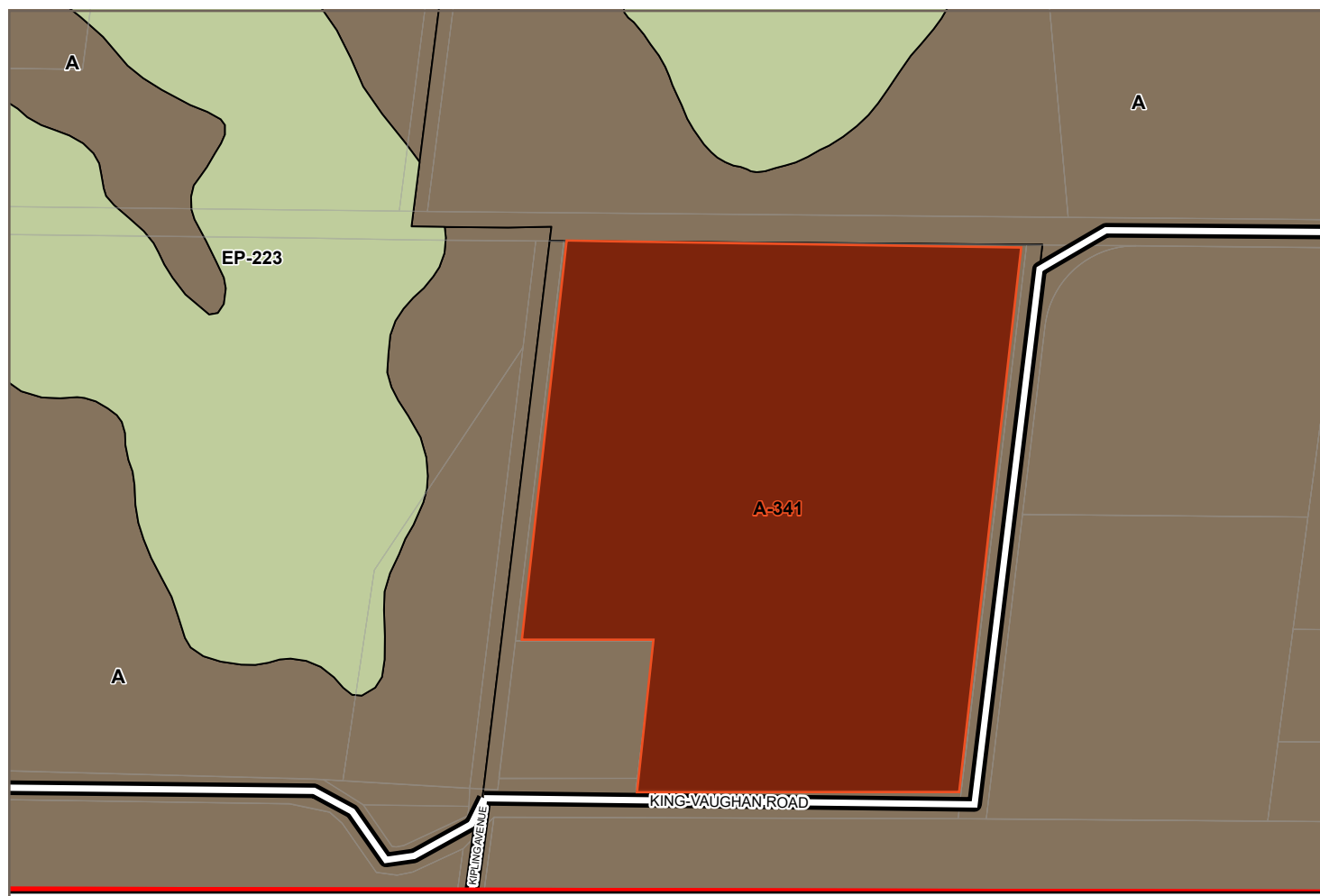
Current Zoning Agricultural (A) — City of Vaughan Zoning By-law

Official Plan — Natural Areas, Agricultural & Greenbelt Plan Area

Whitebelt Designation Outside Greenbelt — subject to future growth policy

Greenbelt Designation Provincial Greenbelt Plan — Protected Countryside/Natural Heritage

Pre-Application PAC.25.054 prepared January 22, 2026 — filed with City of Vaughan



Pre-Application Consultation

A Pre-Application Consultation (PAC.25.054) was prepared and filed with the City of Vaughan in January 2026. The City has issued its PAC Understanding document (Schedule B: Urban Design Submission Requirements Matrix), outlining the required submissions for any future Official Plan Amendment (OPA), Zoning By-law Amendment (ZBL), Draft Plan of Subdivision (SUB), or Site Plan Approval (DA) application. This material is available within the due diligence data room for qualified purchasers.

Concept Plan

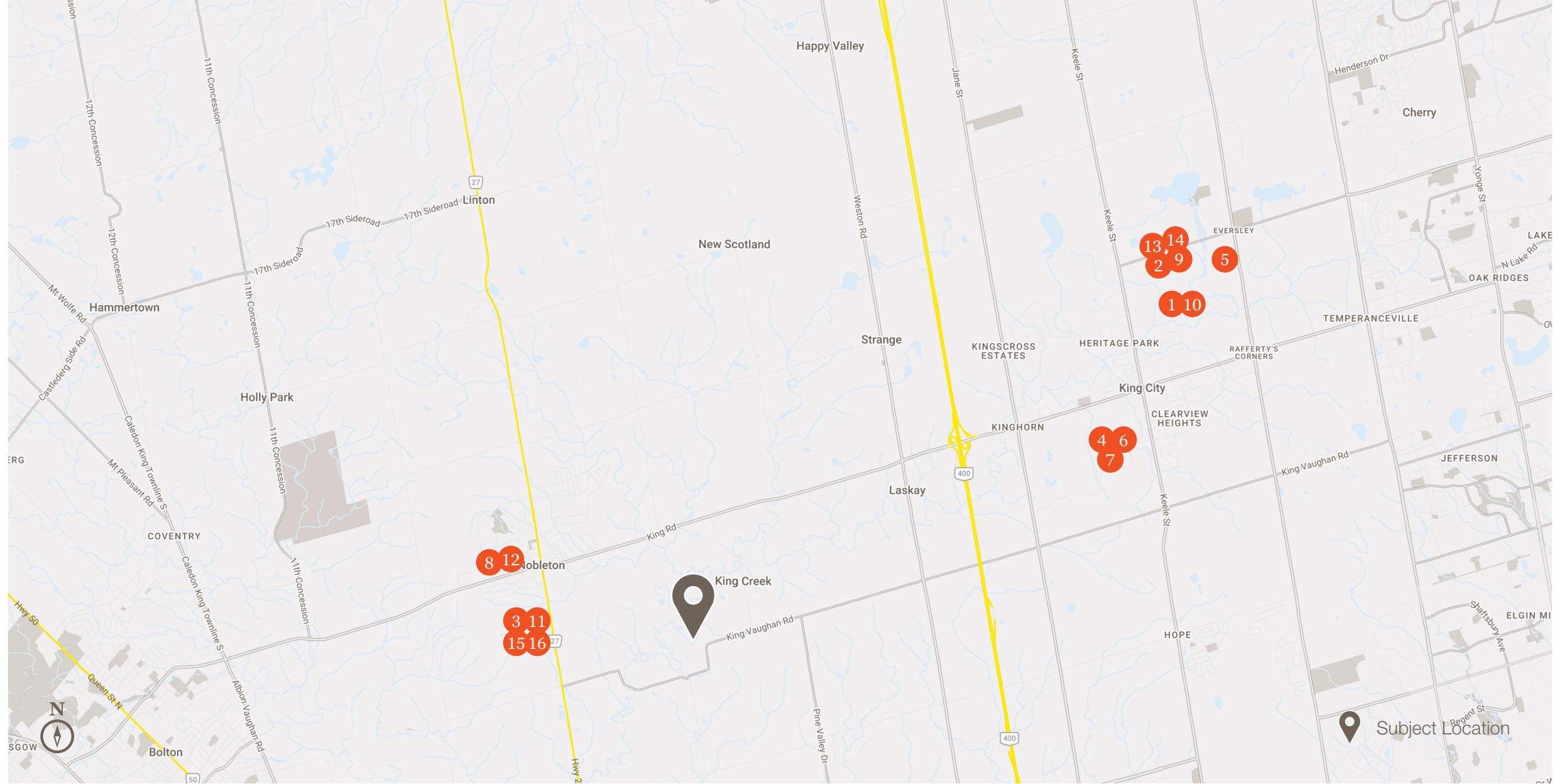
A concept plan has been prepared for the Property, identifying a potential development program across the Whitebelt portions of the site. The concept contemplates a residential subdivision configuration with individual lot frontages, an internal road network, and associated open space and road widening dedications. Key concept parameters include:

- Up to 17 lots across the Severed Lands portion, with 30-metre frontages (Lots 10–17)
- Up to 9 lots in the western portion with 25-metre frontages (Lots 1–9)
- Proposed internal road access from King Vaughan Road
- Proposed road widening along King Vaughan Road
- Retained Lands of approximately 195 metres depth identified for future planning
- Concept plan prepared by ARN — available in the data room

Note: All planning scenarios are illustrative and subject to municipal and provincial approvals. Purchasers are encouraged to conduct independent planning due diligence.

Active Pre-Construction Projects

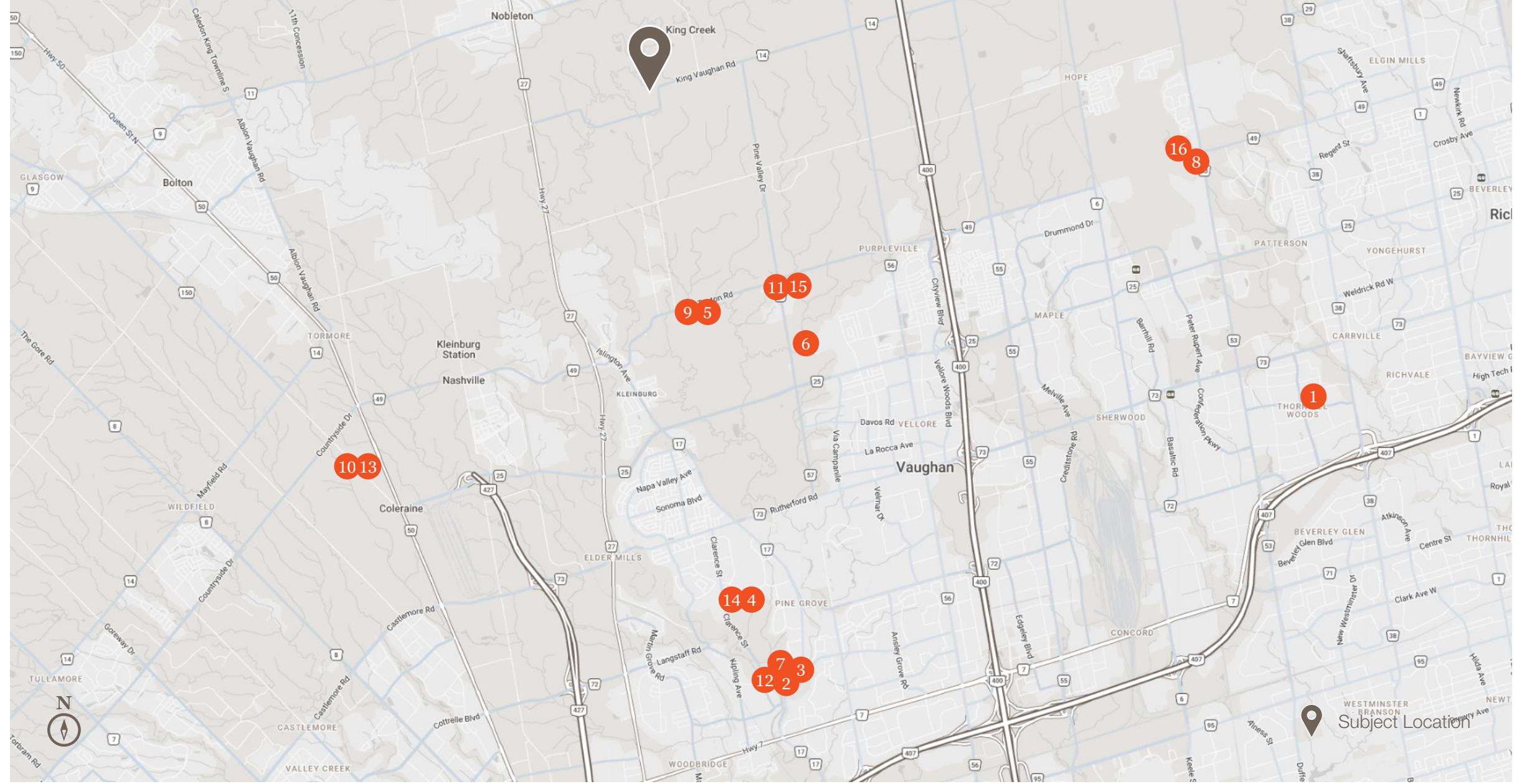
King City



#	Development Name	Developer	Remaining Inventory	Total units	Address	First Occ. Date	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Initial PPSF	Lot Size (ft)	Sales Start Date
1	Eversley Estates	Treasure Hill	11	34	60 Tawes Trail	Oct 1, 2024	4,170	5,760	\$ 3,199,900.00	\$ 4,064,900.00	\$ 765.00	\$ 706.00	62	Jun 17, 2023
2	King's Calling	Zancor Homes	2	19	1925 15th Sideroad	Sep 1, 2025	2,806	5,236	\$ 2,649,990.00	\$ 2,899,990.00	\$ 662.00	\$ 677.00	50	Jun 3, 2023
3	Gates of Nobleton	Tribute Communities	5	44	12750 Highway No. 27	Feb 1, 2016	2,664	3,531	\$ 2,369,000.00	\$ 2,494,000.00	\$ 745.00	\$ 283.00	50	Sep 28, 2013
4	King Station	King Station Inc.	0	30	76 Dennis Drive	Oct 1, 2013	3,176	5,589	\$ 3,350,000.00	\$ 3,700,000.00	\$ 672.00	\$ 314.00	60	Jan 14, 2012
5	Triple Crown Estates	Greenpark Group	16	19	13500 Dufferin Street, 13700 Dufferin Street	Jan 1, 2027	3,618	4,434	\$ 2,125,900.00	\$ 2,220,900.00	\$ 542.00	\$ 580.00	50	May 24, 2025
6	King Station	King Station Inc.	0	5	76 Dennis Drive	Oct 1, 2013	4,863	5,853	\$ 3,600,000.00	\$ 3,650,000.00	\$ 703.00	\$ 298.00	70	Jan 14, 2012
7	King Station	King Station Inc.	0	3	76 Dennis Drive	Oct 1, 2013	6,055	6,172	\$ 4,000,000.00	\$ 4,000,000.00	\$ 655.00	\$ 305.00	80	Jan 14, 2012
8	Via Moto	Fandor Homes	11	66	6178 King Road	Jan 1, 2019	1,876	4,338	\$ 1,759,000.00	\$ 2,268,000.00	\$ 613.00	\$ 446.00	50	Mar 22, 2017
9	King's Calling	Zancor Homes	2	6	1925 15th Sideroad	Sep 1, 2025	3,268	3,543	\$ 2,499,990.00	\$ 2,499,990.00	\$ 730.00	\$ 711.00	42	Jun 3, 2023
10	Eversley Estates	Treasure Hill	26	63	60 Tawes Trail	Oct 1, 2024	1,957	3,973	\$ 1,799,900.00	\$ 2,679,900.00	\$ 775.00	\$ 764.00	42	Jun 17, 2023
11	Gates of Nobleton	Tribute Communities	2	107	12750 Highway No. 27	Mar 1, 2016	2,450	4,673	\$ 2,819,000.00	\$ 3,074,000.00	\$ 843.00	\$ 291.00	60	Sep 28, 2013
12	Via Moto	Fandor Homes	0	5	6178 King Road	Jan 1, 2019	4,687	6,905	\$ 3,039,000.00	\$ 3,114,000.00	\$ 521.00	\$ 332.00	80	Mar 22, 2017
13	King's Calling	Fernbrook Homes	3	5	1925 15th Sideroad	Sep 1, 2025	3,268	3,543	\$ 2,499,990.00	\$ 2,499,990.00	\$ 730.00	\$ 709.00	42	Jun 3, 2023
14	King's Calling	Zancor Homes	5	18	1925 15th Sideroad	Sep 1, 2025	2,151	4,141	\$ 2,449,990.00	\$ 2,549,990.00	\$ 694.00	\$ 675.00	45	Jun 3, 2023
15	Gates of Nobleton	Tribute Communities	3	57	12750 Highway No. 27	Mar 1, 2016	2,950	5,414	\$ 3,289,000.00	\$ 3,429,000.00	\$ 805.00	\$ 265.00	70	Sep 28, 2013
16	Gates of Nobleton	Tribute Communities	4	20	12750 Highway No. 27	Mar 1, 2017	2,378	6,002	\$ 3,749,000.00	\$ 3,899,000.00	\$ 859.00	\$ 377.00	80	Sep 26, 2015

Active Pre-Construction Projects

Vaughan



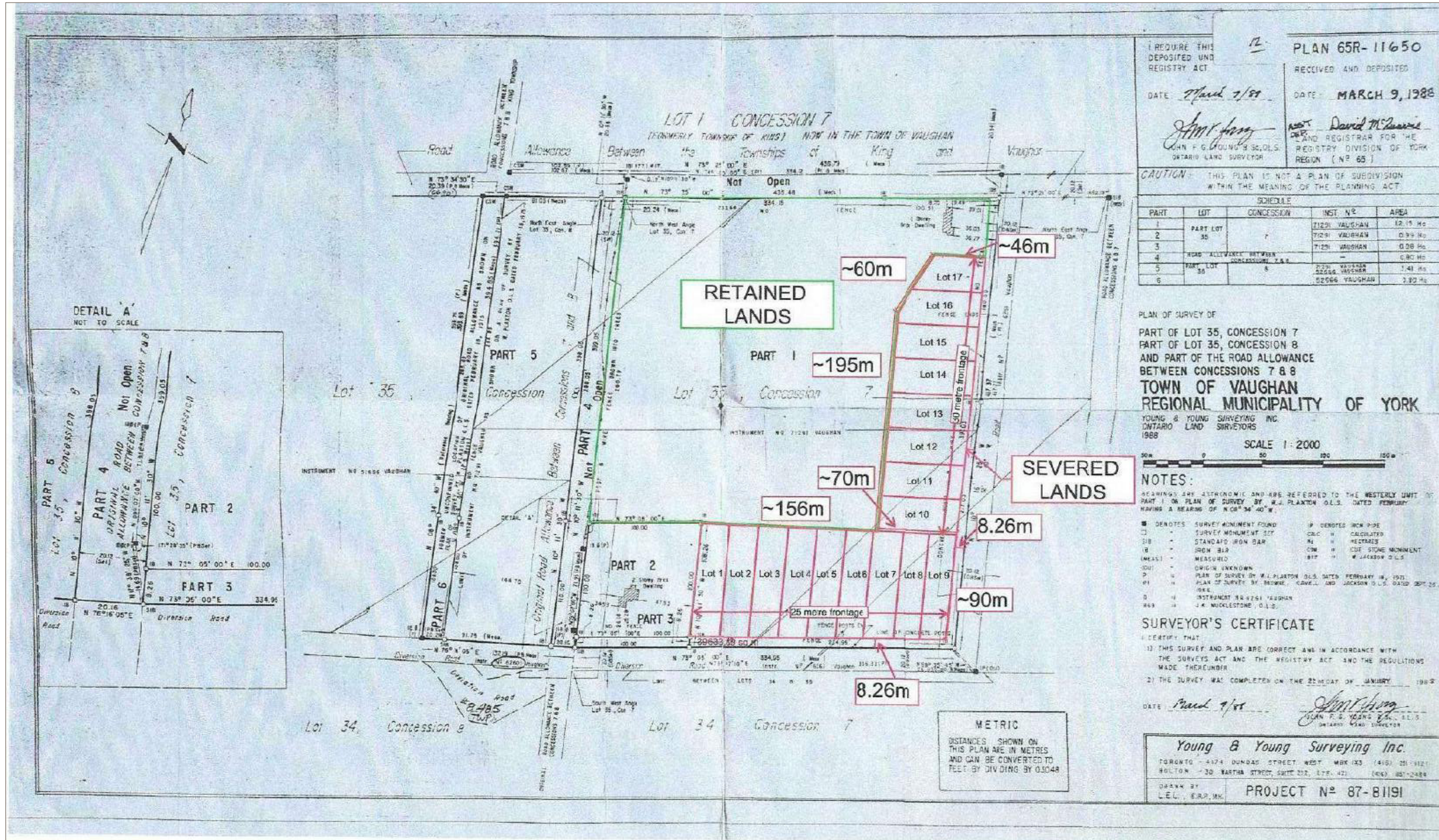
#	Development Name	Developer	Remaining Inventory	Total units	Address	First Occ. Date	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Initial PPSF	Lot Size (ft)	Sales Start Date
1	T.H Woods	Vogue Development Group	1	21	118 Donsgrove Court	Aug 1, 2023	3,261	4,843	\$ 2,650,000.00	\$ 2,650,000.00	\$ 586.00	\$ 702.00	40	Apr 30, 2022
2	Valley Woodbridge	Poetry Living	13	25	20 Lloyd Street	Aug 1, 2027	2,402	3,853	\$ 1,759,990.00	\$ 2,114,990.00	\$ 621.00	\$ 621.00	40	Apr 17, 2026
3	Valley Woodbridge	Remington Homes	7	7	20 Lloyd Street, 737 Clarence Street, 757 Clarence Street, 241 Wycliffe Avenue	Oct 1, 2027	3,377	3,956	\$ 2,079,990.00	\$ 2,146,990.00	\$ 575.00	\$ 575.00	45	Apr 17, 2026
4	Kleinburg Hills	CountryWide Homes	3	82	1 Ross Vennare Crescent	Mar 1, 2014	2,330	3,641	\$ 1,959,990.00	\$ 2,129,990.00	\$ 609.00	\$ 323.00	40	Mar 28, 2012
5	Sora Vista	CountryWide Homes	9	36	4801 Teston Road	Jun 1, 2023	2,418	3,892	\$ 2,059,990.00	\$ 2,409,990.00	\$ 736.00	\$ 749.00	42	Apr 16, 2022
6	View	Mosaik Homes	1	39	10355 Pine Valley Drive	Apr 1, 2013	2,105	4,400	\$ 3,299,990.00	\$ 3,299,990.00	\$ 750.00	\$ 277.00	50	Mar 24, 2012
7	Valley Woodbridge	Marycroft Homes	4	14	20 Lloyd Street	Jun 1, 2027	3,008	4,301	\$ 2,042,000.00	\$ 2,223,000.00	\$ 605.00	\$ 605.00	45	Apr 18, 2026
8	Mapleside Meadows	Uniq Communities	17	39	1600 Teston Road	Mar 1, 2026	1,765	4,762	\$ 1,900,000.00	\$ 2,789,990.00	\$ 708.00	\$ 715.00	40	Nov 28, 2024
9	Sora Vista	CountryWide Homes	23	45	4801 Teston Road	Jun 1, 2025	2,771	4,272	\$ 2,329,990.00	\$ 2,629,990.00	\$ 728.00	\$ 677.00	45	Oct 7, 2023
10	Kleinburg Hills	CountryWide Homes	0	60	1 Ross Vennare Crescent	Mar 1, 2014	3,896	6,262	\$ 3,049,990.00	\$ 3,669,990.00	\$ 667.00	\$ 277.00	60	Feb 2, 2013
11	Pine Valley Forevergreen	Gold Park Homes	21	130	10699 Pine Valley Drive	Mar 1, 2021	3,568	4,764	\$ 2,459,990.00	\$ 2,629,990.00	\$ 603.00	\$ 670.00	50	Feb 15, 2020
12	Valley Woodbridge	Poetry Living	9	11	20 Lloyd Street	Aug 1, 2027	2,509	4,588	\$ 2,014,990.00	\$ 2,234,990.00	\$ 599.00	\$ 599.00	45	Apr 17, 2026
13	Kleinburg Hills	CountryWide Homes	0	92	1 Ross Vennare Crescent	Mar 1, 2014	2,894	4,052	\$ 2,559,990.00	\$ 2,829,990.00	\$ 745.00	\$ 282.00	50	Mar 28, 2012
14	Valley Woodbridge	Remington Homes	21	36	20 Lloyd Street, 737 Clarence Street, 757 Clarence Street, 241 Wycliffe Avenue	Oct 1, 2027	2,505	3,557	\$ 1,789,990.00	\$ 1,912,990.00	\$ 632.00	\$ 632.00	40	Apr 17, 2026
15	Pine Valley Forevergreen	Gold Park Homes	5	18	10699 Pine Valley Drive	Mar 1, 2023	5,377	5,765	\$ 3,049,990.00	\$ 3,149,990.00	\$ 554.00	\$ 593.00	60	Mar 28, 2022
16	Mapleside Meadows	Uniq Communities	3	7	1600 Teston Road	Dec 1, 2027	4,306	5,421	\$ 2,691,990.00	\$ 2,984,990.00	\$ 569.00	\$ 625.00	60	Nov 28, 2024
17	Valley Woodbridge	Marycroft Homes	12	19	20 Lloyd Street	Jun 1, 2027	2,440	3,234	\$ 1,769,000.00	\$ 1,878,000.00	\$ 648.00	\$ 648.00	40	Apr 18, 2026

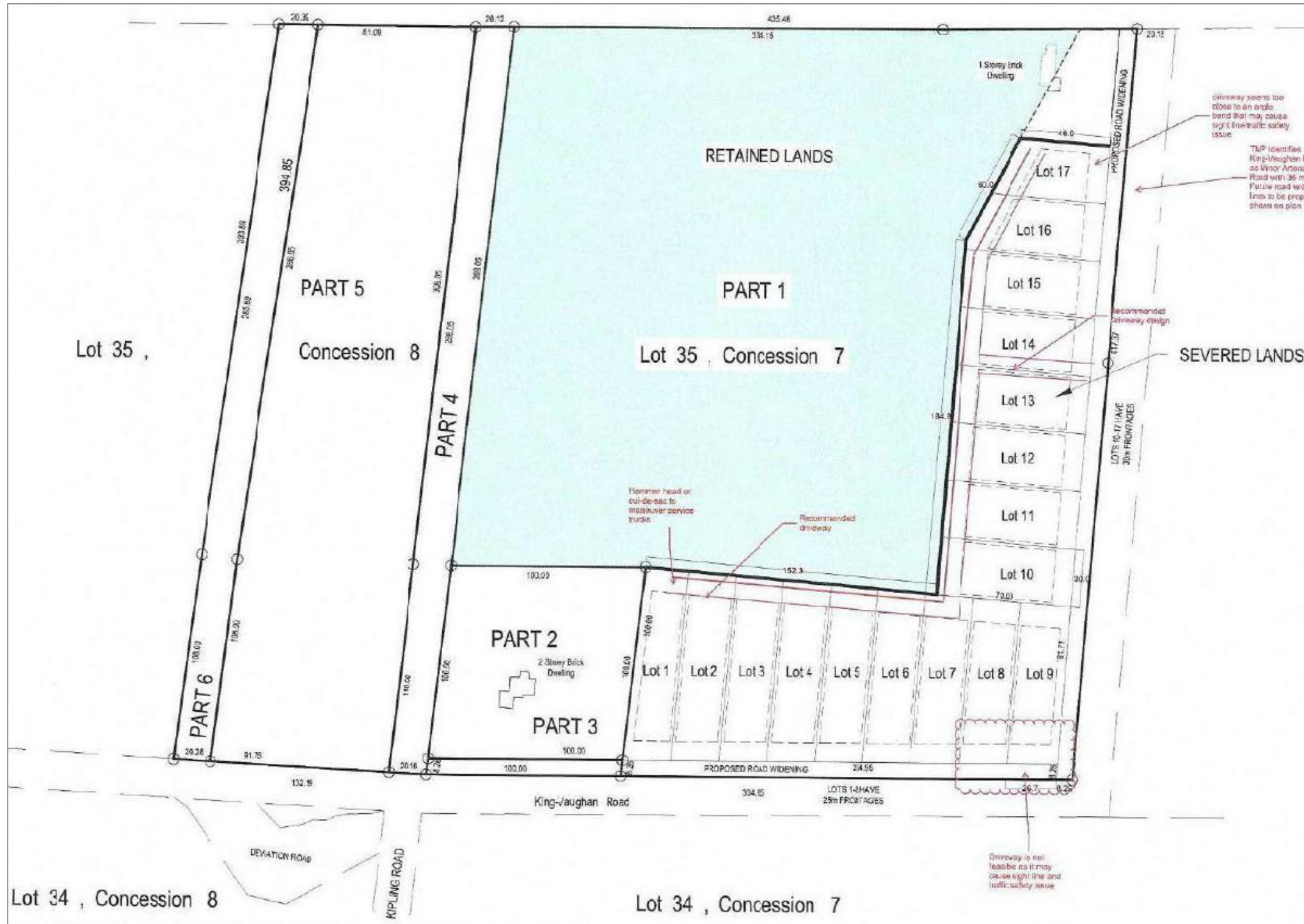
The following plans have been prepared in connection with the Property. The registered Plan of Survey (Plan 65R-11650, dated March 9, 1988) documents the legal boundary configuration of Lot 35, Concession 7, within the former Town of Vaughan. The Concept Plan (prepared by ARN — Property Development) illustrates a potential development configuration for the Severed Lands, identifying an internal road network, proposed lots, retained lands, and associated road widening dedications. Both plans are reproduced below for reference purposes only. Purchasers are encouraged to obtain independent survey and planning advice.

Registered Plan of Survey — Plan 65R-11650

Part of Lot 35, Concession 7 & Part of the Road Allowance Between Concessions 7 & 8, Town of Vaughan, Regional Municipality of York. Scale 1:2000.

Surveyor: Young & Young Surveying Inc. Registered March 9, 1988.





Property Development Concept Plan — Drawing X-1

Concept Plan prepared by ARN — Property Development. Illustrates Severed Lands configuration, proposed lot layout, internal road access, Retained Lands (shaded blue), and proposed road widening along King Vaughan Road. Subject to municipal and provincial approvals. Not to be relied upon as a survey or planning approval.

Severed Lands	Lots 1–17 identified across two lot groups with distinct frontages
Lots 1–9 (Western)	~25-metre frontages; internal road access off King Vaughan Road
Lots 10–17 (Southern)	30-metre frontages along internal road
Retained Lands	Large parcel (~195m depth) retained for future planning consideration
Internal Road Width	8.26 metres (identified on plan)
Road Widening	Proposed road widening along King Vaughan Road frontage
Existing Structure	2-storey brick dwelling identified on Severed Lands (Part 2)

Strategic Options

Based on a thorough review of the Pre-Application Consultation checklist provided by the City of Vaughan, current planning policy, and prevailing market conditions, the following three strategic pathways have been identified for the Property. These scenarios are intended to assist prospective purchasers in evaluating timing, risk tolerance, and potential value creation. Purchasers are encouraged to seek independent planning and legal advice before relying on any of these scenarios:

Option 1

Hold Position & Await Official Plan Land Use Change

Agricultural to Employment

Risk Level	Upfront Budget	Timeline	Potential Land Value Uplift
Low	\$0 Upfront Capital Required	Mid to Late 2026	~\$1M per developable acre (comparable to nearby listings)

This strategy involves maintaining the Property in its current state while awaiting the Minister of Municipal Affairs and Housing (MMAH) to sign the Official Plan Amendment approving a land use redesignation from Agricultural to Employment. Historically, landowners in growth corridors across Southern Ontario have realized modest but steady value appreciation through passive holding strategies. This option carries the least risk and requires no upfront capital; however, it also presents the lowest potential financial return of the three pathways and is contingent on provincial policy timelines that are beyond the control of any individual owner.

Option 2

Await Official Plan Change & Start Development Planning Work

Then Secure Employment Subdivision & Site Plan Approvals

Risk Level	Upfront Budget	Timeline	Potential Land Value Uplift
MEDIUM	\$500,000 – \$800,000	1–2 Years	~\$1M per lot (potential for up to 17 lots)

Once an Official Plan Amendment is in place, this strategy involves pursuing employment-based Subdivision and Site Plan Approval. This approach provides greater certainty and aligns with municipal growth and job-creation priorities. The site’s proximity to planned infrastructure improvements and the anticipated Highway 413 expansion strengthens its long-term appeal. This option would involve changing the land use and zoning to allow a residential subdivision, although municipal approval is not guaranteed. The main benefit is that development could move forward without waiting for municipal water and sewer services, since the homes would use private wells and septic systems. This would include costs for building the internal road, completing studies and approvals, and designing and installing private servicing. Potential total return: ~\$17M (\$1M per lot × 17 lots).

Option 3

Apply for Residential Use & Create Sellable Ready Lots

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Risk Level	Upfront Budget	Timeline	Potential Land Value Uplift
MEDIUM-HIGH	\$250,000 – \$400,000	10–15 Years (servicing to reach property)	\$2M per developable acre × 9 acres = ~\$18M total

This option represents the higher-risk, higher-reward strategy. Residential land values in Southern Ontario have historically significantly outperformed employment land where approvals have been secured. The strategy would involve pursuing a full Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision approval to create shovel-ready residential lots. The main benefit is that a draft plan approval provides significantly greater certainty and creates a ‘shovel-ready’ asset that is highly attractive to end-users and developers. Note that for this specific property, the layout of the developable land area and future site plans may present some challenges, and it is important to note that sanitary sewers and watermain infrastructure could take approximately 10–15 years to reach the property.

Note: All strategic scenarios are illustrative only and do not constitute planning, legal, or financial advice. Timelines, budgets, and value projections are estimates based on current market conditions and planning policy, which are subject to change. Prospective purchasers should conduct their own independent due diligence.

7 Location Overview

City of Vaughan

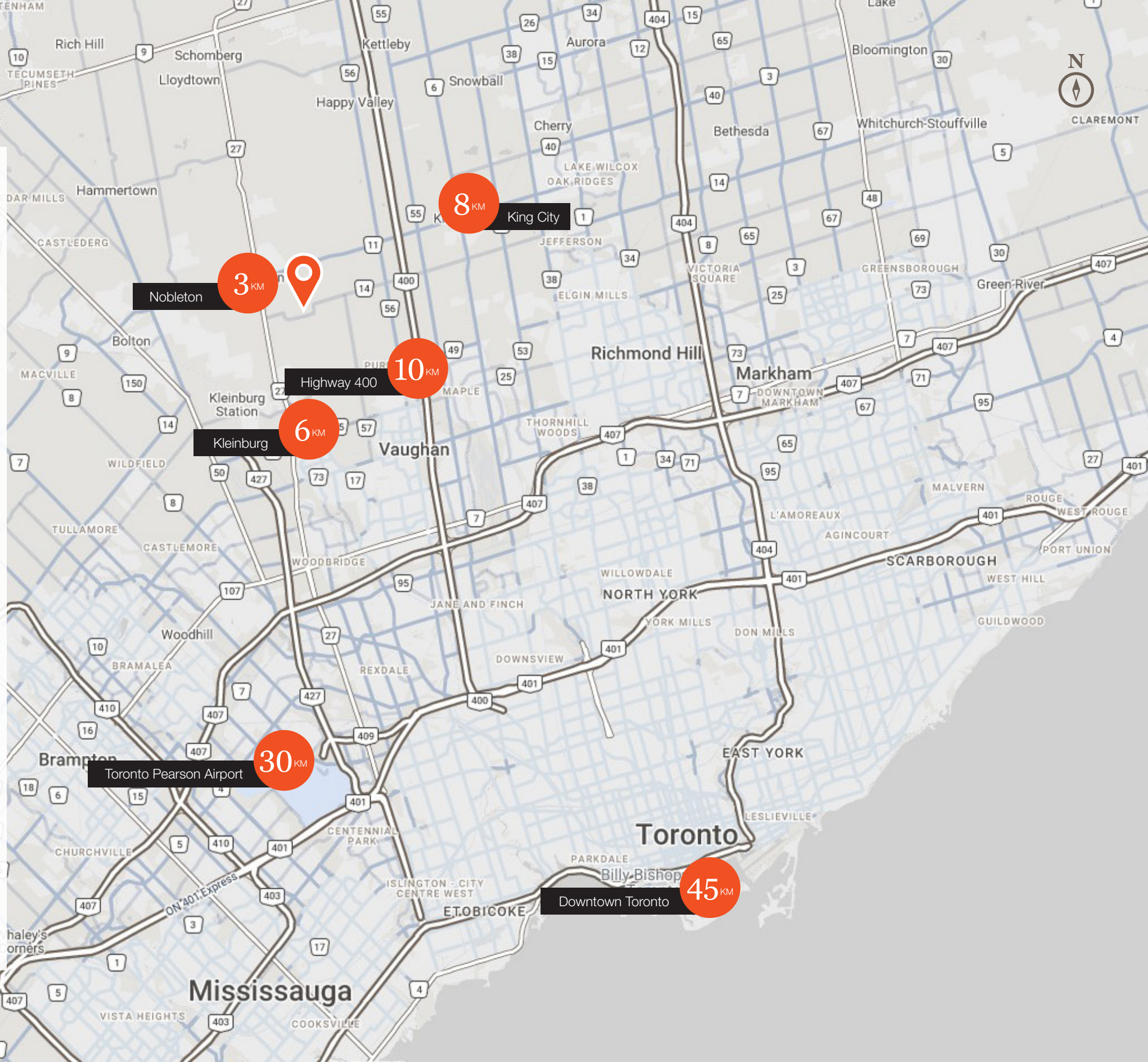
The City of Vaughan is one of Canada's fastest-growing municipalities and forms part of the Regional Municipality of York. Located immediately north of the City of Toronto, Vaughan benefits from proximity to major employment centres, established retail and commercial corridors, and a growing network of transit and highway infrastructure. The city has experienced consistent population and assessment growth and continues to attract significant residential and commercial development investment.

GTA West & Highway 413 Context

The Property is situated in the GTA West corridor — an area that has been the subject of major provincial infrastructure planning for over a decade. The Province of Ontario's Highway 413 — a planned 400-series highway connecting Highway 400 in Vaughan to Highway 401 in Mississauga — has a preferred route alignment that passes in close proximity to the Property. The construction of Highway 413 is expected to fundamentally transform land values and development economics in this corridor, creating employment and residential development opportunities at major interchange nodes.

Local Context & Nearby Communities

- Nobleton (Village of King) — approximately 3 km to the northwest
- King City — approximately 8 km to the northeast
- Kleinburg — approximately 6 km to the southeast
- Canada's Wonderland / Vaughan Mills — approximately 15 km to the south
- Hwy 400 interchange at Major Mackenzie Drive — approximately 10 km to the south
- Kipling Avenue — major north-south arterial road forming the Property's eastern boundary



Offering Process

Sale Process

The Property is being offered for sale through an unpriced, competitive bid process managed exclusively by Lennard Commercial Realty, Brokerage. This structured approach is designed to maximize value for the Vendor by exposing the Property to the broadest possible qualified buyer pool while maintaining a controlled and transparent process.

Register & Sign NDA

Complete and return the executed Confidentiality Agreement to Lennard to receive access to the full data room.

Due Diligence

Qualified registrants gain access to the online data room containing surveys, tax information, planning materials, PAC documentation, and the concept plan.

Site Tour

Arrange a property tour through your Lennard contact. All tours are conducted by appointment only.

Submit Offer

Submit your offer to purchase at any time; offers will be reviewed and accepted as they come

Vendor Review

The Vendor reserves the right to accept, reject, or negotiate any or all offers received, or to conduct a second round of bidding.

Closing

Upon execution of a firm Agreement of Purchase and Sale, standard closing procedures will follow as negotiated.

Offer Requirements

- Offers must be submitted in the form of a signed Agreement of Purchase and Sale
- Offers should clearly state purchase price, deposit amount, conditions, and closing date
- The Vendor is not bound to accept the highest or any offer
- All offers are to be submitted to Lennard Commercial Realty, Brokerage by the Bid Date
- Purchasers are encouraged to minimize or waive conditions where possible
- Vendor financing may be considered at the Vendor's sole discretion

Please send all offers to: Sam Hall*, Vice President
416.999.3032 • sam.hall@lennard.com



Lennard:

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416.999.3032
sam.hall@lennard.com

209-1 Yorkdale Road, Toronto
905.752.2220
lennard.com

*Sales Representative

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