



For Sale

6.9 Acres

Residential Development Opportunity



9650 HIGHWAY 27, VAUGHAN



Investment Highlights



Exceptional Regional and Future Transit Connectivity

Vaughan benefits from excellent regional connectivity, supported by immediate access to Highway 27 and Highway 427, which provide strong north-south links and seamless connections to Highway 400 and Highway 407, enabling efficient travel throughout the Greater Toronto Area and to Downtown Toronto. Public transit is currently served by York Region Transit, offering extensive bus connections to surrounding residential and employment areas. Future connectivity is expected to improve further with a proposed GO Transit commuter rail service along the nearby CP rail corridor, including two planned stations near Rutherford Road and Major Mackenzie Drive West at Highway 27, both in close proximity to the Property, enhancing long-term accessibility and commuter appeal.



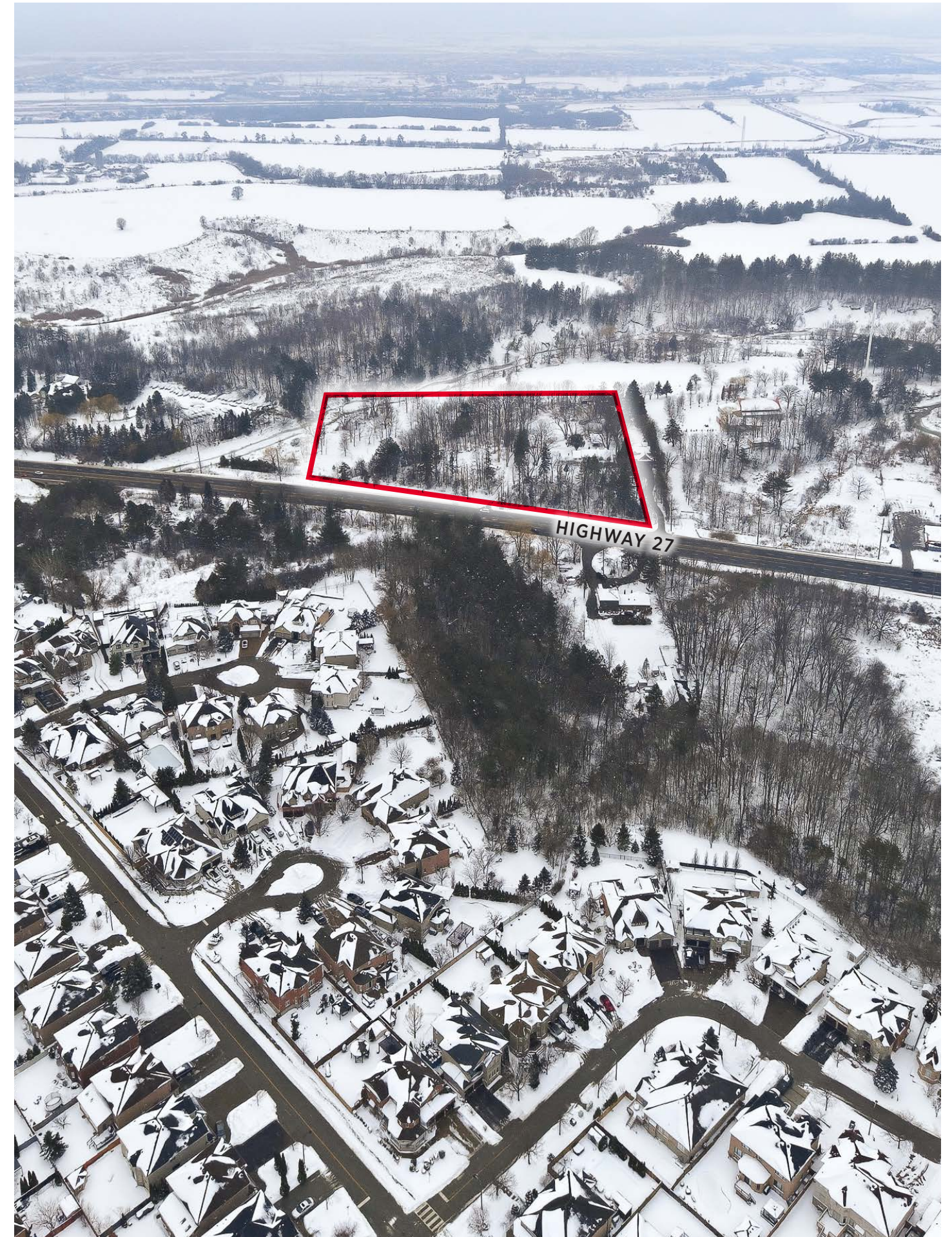
Flexible Residential Redevelopment Potential

The Property offers the flexibility to accommodate a range of residential built forms, supported by planning work undertaken by the Owner. A comprehensive ZBA and OPA submission has been progressed for a high-density residential development concept and is currently within the OLT process, providing a prospective purchaser with the opportunity to leverage the work completed to date and potentially expedite a settlement toward final approval, subject to their ultimate development vision. The submitted concept contemplates a 21-storey building totaling approximately 338,952 square feet of GFA, comprising 339 residential units and 407 parking spaces, including 301 spaces above grade, with planning discussions to date also indicating that a mid-rise density concept of approximately 10-15 storeys would likely be supported at settlement by Spring 2026. As an alternative to the submitted planning application, Barbir & Associates Planning Consultants have prepared a medium-density planning analysis confirming that approximately 3.4 acres of hilltop lands are suitable for low-rise residential development, with a further 2.4 acres potentially supporting residential uses subject to TRCA approval. Based on this medium-density analysis, the site could accommodate up to approximately 120 townhouse units on the hilltop lands and an additional 50 to 60 units on the remaining lands, for a total potential yield of up to approximately 180 residential units.



Poised For Growth

York Region is forecast to grow to a population of 2,020,000 and 990,000 jobs by 2051, accounting for 22% of all population growth in the Greater Toronto and Hamilton Area. The City of Vaughan's population is forecast to grow to approximately 570,400 residents by 2051, representing an increase of approximately 67%, underscoring the need for new housing supply within the municipality. In addition to population growth, Vaughan's employment base is forecast to increase by approximately 111,400 jobs by 2051, bringing total employment to approximately 351,500 jobs. This significant growth in employment will further reinforce demand for housing, services, and infrastructure to support a growing workforce within the City.





Property Details

PIN	033200062
Legal Description	PT LT 18 CON 8 VAUGHAN AS IN VA67889 ; VAUGHAN
Gross Land Area	6.9 acres
Net Land Area	3.4 acres (potential for additional 2.4 acres)
Land Breakdown	Proposed Development Site - 3.4 acres Additional Development Site - 2.4 acres
Frontage	672 ft
Regional Structure	Urban Area
York Region Official Plan	Urban Boundary, Community Area, Built-Up Area
City of Vaughan Official Plan	Key Development Area / Intensification Area
Zoning	Open Space
Additional Features	<ul style="list-style-type: none"> • On-site Natural Amenity features • Proximity to mature, upscale residential communities • Direct access to commuter routes • Access to existing municipal servicing infrastructure

Location Overview

Vaughan is strategically located immediately north of Toronto, forming a key part of the Greater Toronto Area (GTA) and benefiting from direct access to Highway 27, Highway 400, Highway 407, and Highway 427. Its proximity to Toronto, combined with major regional attractions such as Vaughan Mills and Canada's Wonderland, has driven sustained population and employment growth, positioning Vaughan as one of the fastest-growing municipalities in the GTA. The City of Vaughan has a current population of approximately 345,000 residents and continues to experience steady growth supported by strong housing demand, high quality of life, and a diversified economic base. Vaughan's economy is anchored by key sectors including advanced manufacturing, logistics and distribution, construction, professional services, retail, and healthcare, with major tourism and retail destinations further contributing to employment generation and regional visibility. Employment is projected to continue expanding over the long term, reinforcing Vaughan's role as a major employment node within the region. Major employers within Vaughan include Magna International, UPS Canada, FedEx, KPMG Canada, Longo's, and the City of Vaughan.

Vaughan is well connected by commuter routes, with Highway 27 and Highway 427 providing direct north-south access and convenient connections to Highway 400 and Highway 407, offering efficient access to Toronto and the broader Greater Toronto Area. Public transportation within the City is primarily served by York Region Transit, which operates an extensive network of bus routes connecting residential neighbourhoods and employment areas. A commuter rail line is proposed to utilize the existing CP rail tracks, which is located just west of the Property, with two proposed GO Transit stations planned nearby, the first near the intersection of Rutherford Road and Highway 27 and the second near Major Mackenzie Drive West and Highway 27. Both proposed stations are within close proximity to the Property and is expected to further enhance the appeal of the area for residents commuting within Vaughan and to Toronto's Downtown Core.

Vaughan benefits from extensive access to green space and recreational amenities, offering a high quality of life for residents and employees alike. The area is surrounded by a network of parks, conservation lands, and trail systems, including the Humber River Valley, Boyd Conservation Area, and the Kortright Centre for Conservation, which provide opportunities for walking, cycling, and outdoor recreation. The subject site builds upon the natural heritage amenities of the surrounding community with the opportunity to leverage integrated natural heritage features in the final development concept of the Property that may position the site as an exclusive, gated community. Vaughan is also well known for its concentration of premier golf courses, including Copper Creek Golf Club, The National Golf Club of Canada, and Eagle's Nest Golf Club, all located within close proximity to the Subject Lands. Together, these amenities enhance Vaughan's appeal as a balanced urban environment with immediate access to natural open space and year-round recreational opportunities.



Vaughan Mills Mall



Copper Creek Golf Club



Canada's Wonderland



Kortright Centre for Conservation

Community Amenities

- 1 Food Basics
- 2 Tim Hortons
- 3 McDonalds
- 4 Shoppers Drug Mart
- 5 Starbucks
- 6 Pür & Simple
- 7 Fortinos Woodbridge
- 8 Walmart Supercentre
- 9 Bar 6ix Restaurant + Grill
- 10 St. Louis Bar & Grill
- 11 Planet Fitness
- 12 LCBO
- 13 Vaughan Valley Centre
- 14 Costco
- 15 Vaughan Grove Sports Park
- 16 Westridge Power Centre
- 17 Vaughan Mills Mall
- 18 Canada's Wonderland

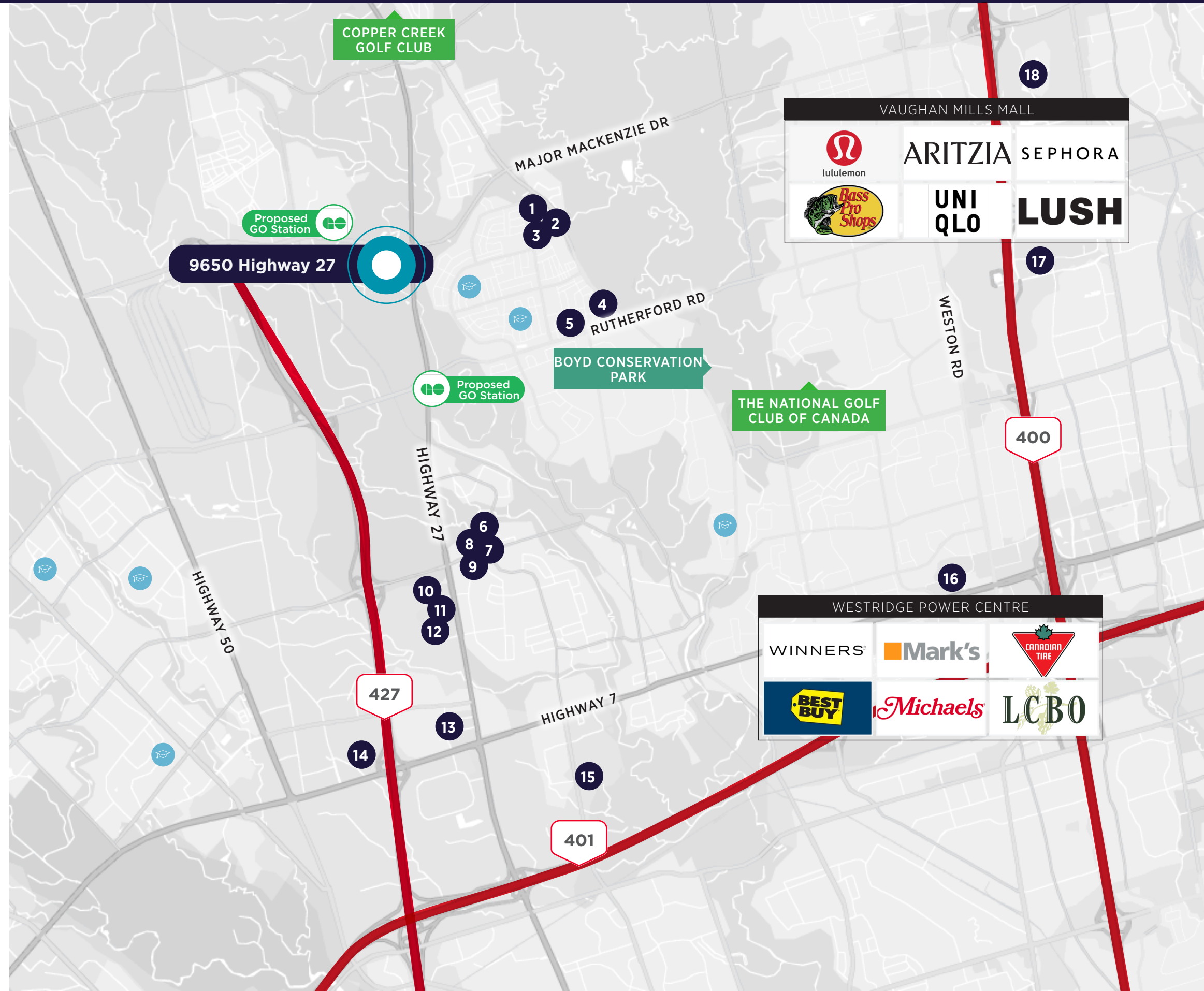
DEMOGRAPHICS - 3KM RADIUS


26,500
 TOTAL
 POPULATION


\$177,500
 AVG. HOUSEHOLD
 INCOME

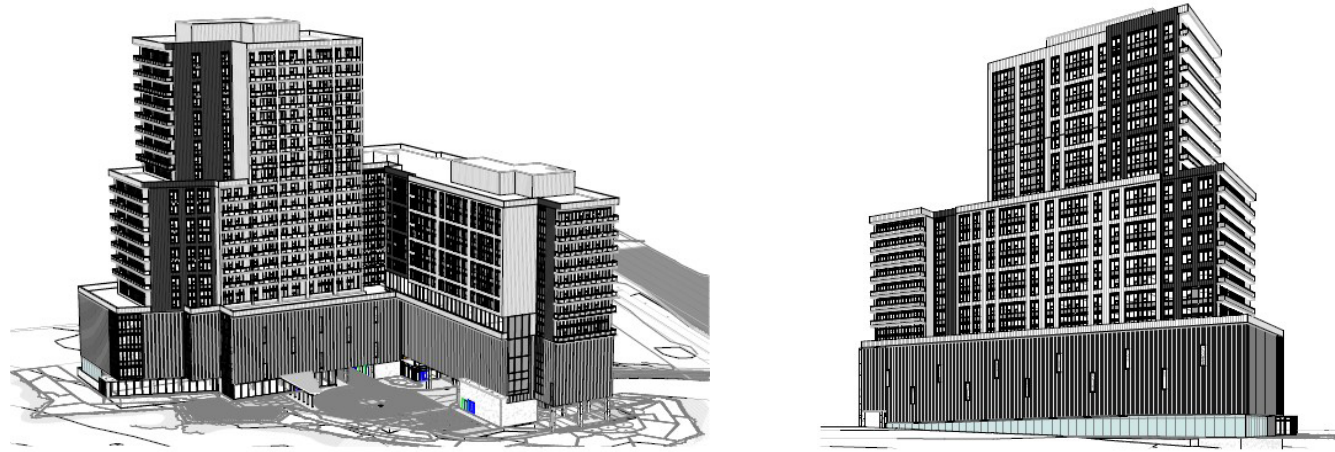

7,750
 TOTAL
 HOUSEHOLDS


39
 AVG.
 AGE



Advanced High Rise Development Proposal

The Owner has proactively advanced a comprehensive ZBA and OPA submission for the Property, supported by all required supplemental studies, reports, and analyses for a high-density residential development concept. The application is currently within the OLT process, offering a prospective purchaser the ability to benefit from the work completed to date and potentially expedite a settlement toward final approval, subject to their ultimate development vision, with a Case Management Conference scheduled for February 2026. The submitted concept contemplates a 21-storey building totaling approximately 338,952 square feet of GFA, comprising 339 residential units and 407 parking spaces, including 301 spaces above grade. In addition, planning discussions to date suggest that a mid-rise density concept of approximately 10-15 storeys would likely be supported at settlement by Spring 2026.

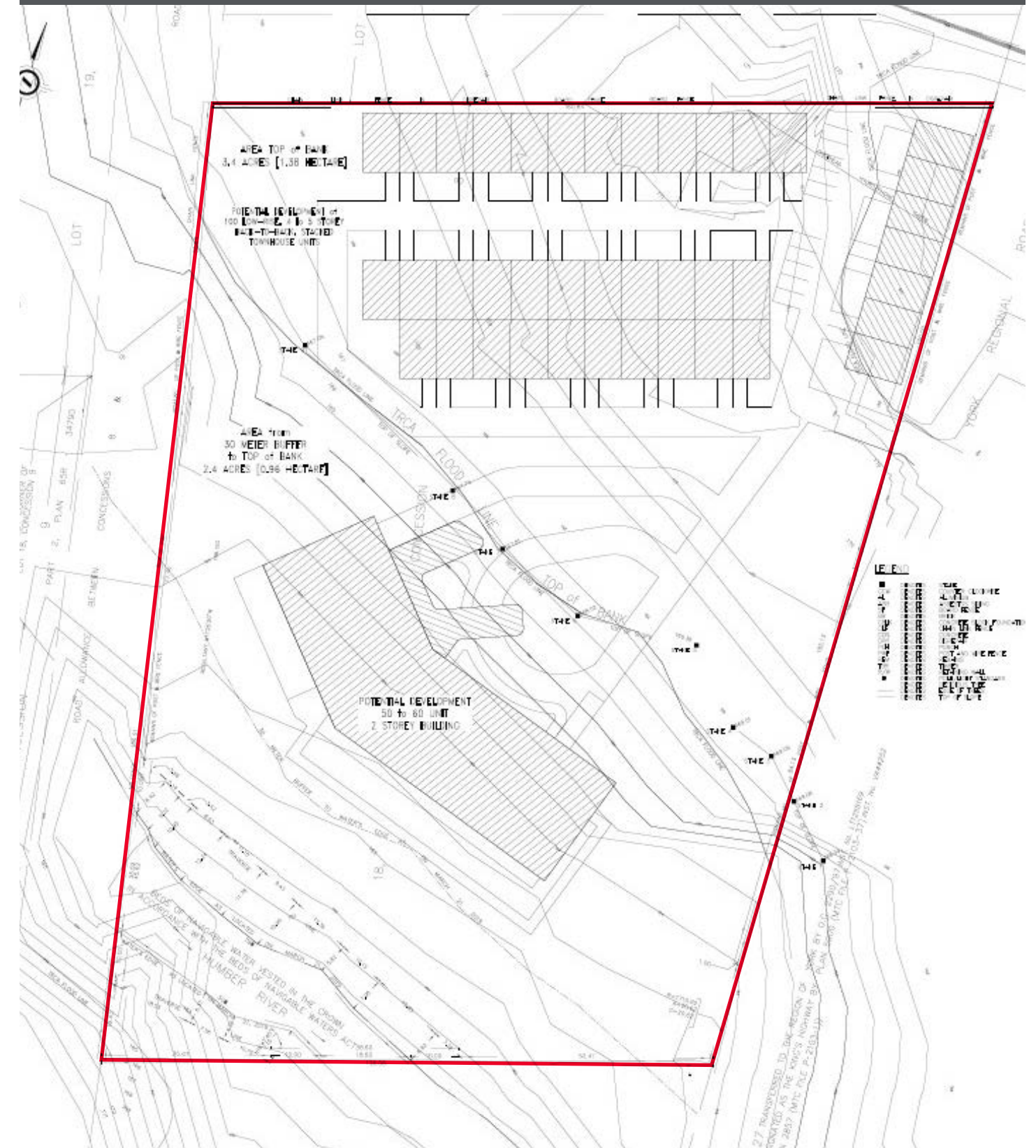


Townhouse Development Concepts

Barbir & Associates Planning Consultants have also prepared a planning analysis on behalf of the Owner for the Property. The analysis confirms that approximately 3.4 acres of the Property, located on a hilltop portion of the site, are suitable for low-rise residential development and are situated outside the floodplain. In addition, the analysis identifies a further 2.4 acres of land that can potentially support residential development within a regulated area subject to Toronto and Region Conservation Authority (TRCA) approval. Based on applicable planning policies and site constraints, the consultants have evaluated three low-rise residential development options for the Property. Collectively, the analysis demonstrates that the 3.4-acre hilltop portion of the site can accommodate up to approximately 120 townhouse units, while the additional 2.4 acres of land can accommodate approximately 50 to 60 residential units, resulting in a total potential yield of up to approximately 180 residential units across the site.

Site Component	Option 1 Low-Rise Two-Storey Townhouses	Option 2 Low-Rise Three-Storey Townhouses	Option 3 Low-Rise Four to Five- Storey Back-to-Back Townhouses
3.4 Acre Portion	50 units	100 units	120 units
2.4 Acre Portion	50 - 60 units within 2-storey building		
Total	100 - 110 units	150 - 160 units	170 - 180 units

Townhouse Development Site Plan



Market Context

Vaughan is experiencing steady low-rise residential development. Current projects are priced from \$1,469,990 to over \$1,669,990 which is comprised predominately of townhouse product. Active and Coming Soon projects include:



TOWNS OF RUTHERFORD HEIGHTS

135 Simmons Street

Developer: Caliber Homes
Product Type: Townhouse
Total Units: 20
Unit Sizing: 2,001 - 2,401 sf
Unit Pricing: \$1,469,990 - \$1,669,990



VALLEY WOODBRIDGE

737 Clarence Street

Developer: Remington Homes, Maycroft Homes
Status: Coming Soon
Open Date: Q1 2026
Product Type: Townhouse
Total Units: 136



FIFTH AVENUE HOMES WOODBRIDGE

8473 - 8487 Islington Avenue

Developer: Fifth Avenue Homes
Status: Coming Soon
Open Date: Q2 2026
Product Type: Townhouse



VELLORE TRAILS

9465 Weston Road

Developer: Arista Homes
Status: Coming Soon
Open Date: Q1 2026
Product Type: Townhouse
Total Units: 157



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the for the sale of 9650 Highway 27, Vaughan, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Seller. The Offers to Purchase are encouraged to be submitted on the Seller’s form of offer, which is available on C&W’s virtual data room. Offers will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

Contact

RENE SERIN

Vice President

+1 905 501 6434

rene.serin@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2
cushmanwakefield.com



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