



# 80 HARBOUR

ROAD, OSHAWA



## Executive SUMMARY

**Colliers Private Capital Investment Group is pleased to present a Power of Sale opportunity at 80 Harbour Road, Oshawa, Ontario (the "Property" or the "Site"), a 4.95-acre mixed-use residential development site approved for up to 35 storeys.**

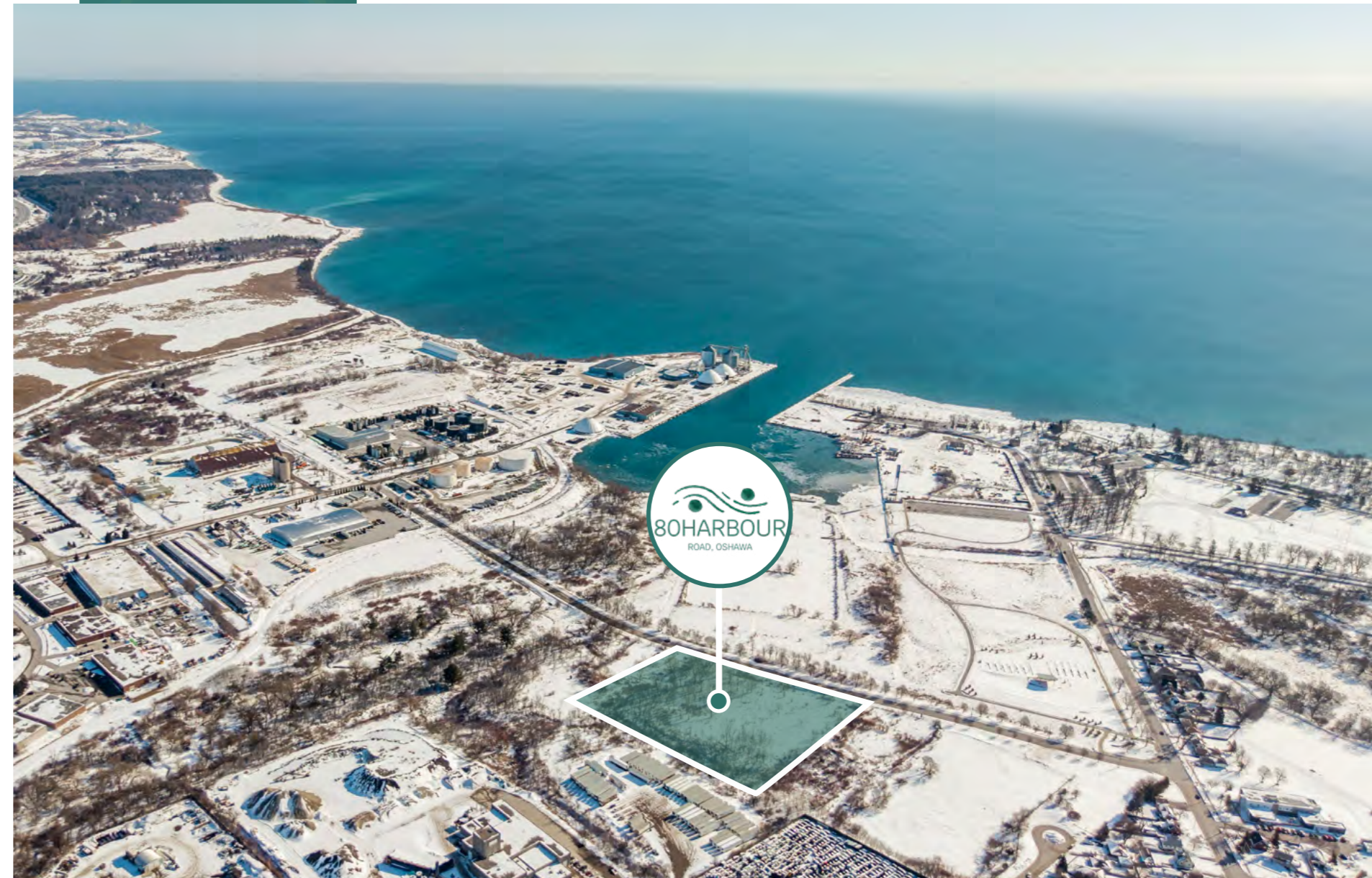
The City of Oshawa redesignated the lands between Harbour Road and Wellington Street from prior industrial permissions to residential use. This establishes a clear municipal directive toward waterfront residential intensification and supports flexibility across multiple built forms, including low-rise, mid-rise, and high-rise development.

The Site is located 3 minutes from Highway 401 and 9 minutes from the Oshawa GO Station, while being surrounded by marina amenities, parkland, and established trail networks, offering an ideal balance of waterfront living and urban accessibility.

The Property provides a prospective purchaser with the opportunity to acquire a 4.95-acre waterfront development site with advanced approvals in place, offering flexibility across purpose-built rental, senior housing, and condo uses.



# INVESTMENT HIGHLIGHTS



## ZERO COMPETITION

The waterfront area currently has no active residential construction and limited proposed development. As one of the only residential development opportunities directly adjacent to the harbour, the Site benefits from limited competitive supply and the ability to capture unmet demand.

## ENTITLEMENT CERTAINTY

Height and density provisions have been established through approved Official Plan and Zoning By-law amendments, providing an incoming developer with a clear path to construction and the flexibility to refine project specifications through the Site Plan process.

## END-USER OPTIONALITY

The Site's location supports a senior living use, supported by Oshawa's position as a leading Canadian retirement destination. Alternatively, a purpose-built rental or condo development has the potential to achieve premium pricing supported by its proximity to the waterfront.

## TRANSIT & HIGHWAY ACCESS

The Site is well served by Durham Region Transit, with bus stops located along and immediately surrounding the Site, offering frequent service. The Site is a 9-minute drive to Oshawa GO Station, providing a 1 hour and 6-minute rail connection to Union Station, with Highway 401 access within 3 minutes.

# Property OVERVIEW

<b>Address</b>	80 Harbour Road
<b>Municipality</b>	Oshawa
<b>Official Plan</b>	Mixed Use
<b>Zoning</b>	R3-A(6)/R4-A/R6-D(7) /CC-A(5) "h-52" "h-53"
<b>Site Area</b>	4.954 ac (215,805 SF)
<b>Frontage</b>	502 ft
<b>Depth</b>	377 ft



# Development OVERVIEW

Approved zoning entitlements secure height and density, supporting a large-format residential development, with core entitlement risk substantially mitigated. The Site offers incoming purchasers the ability to focus on design refinement through the Site Plan Approval process. The scale, flexibility, and certainty of the approvals position 80 Harbour Road as a compelling, execution-ready development opportunity within a growing waterfront community.

Tower  
ONE

Height	35 storeys
Gross Floor Area (GFA)	595,819 SF
Net Sellable Residential Area (NSA)	590,889 SF
Residential Units	720
Net Sellable Commercial Area (NSA)	4,930 SF
Commercial Units	1
Levels of Underground Parking	3
Parking Stalls	634
Bike Stalls	562

Tower  
TWO

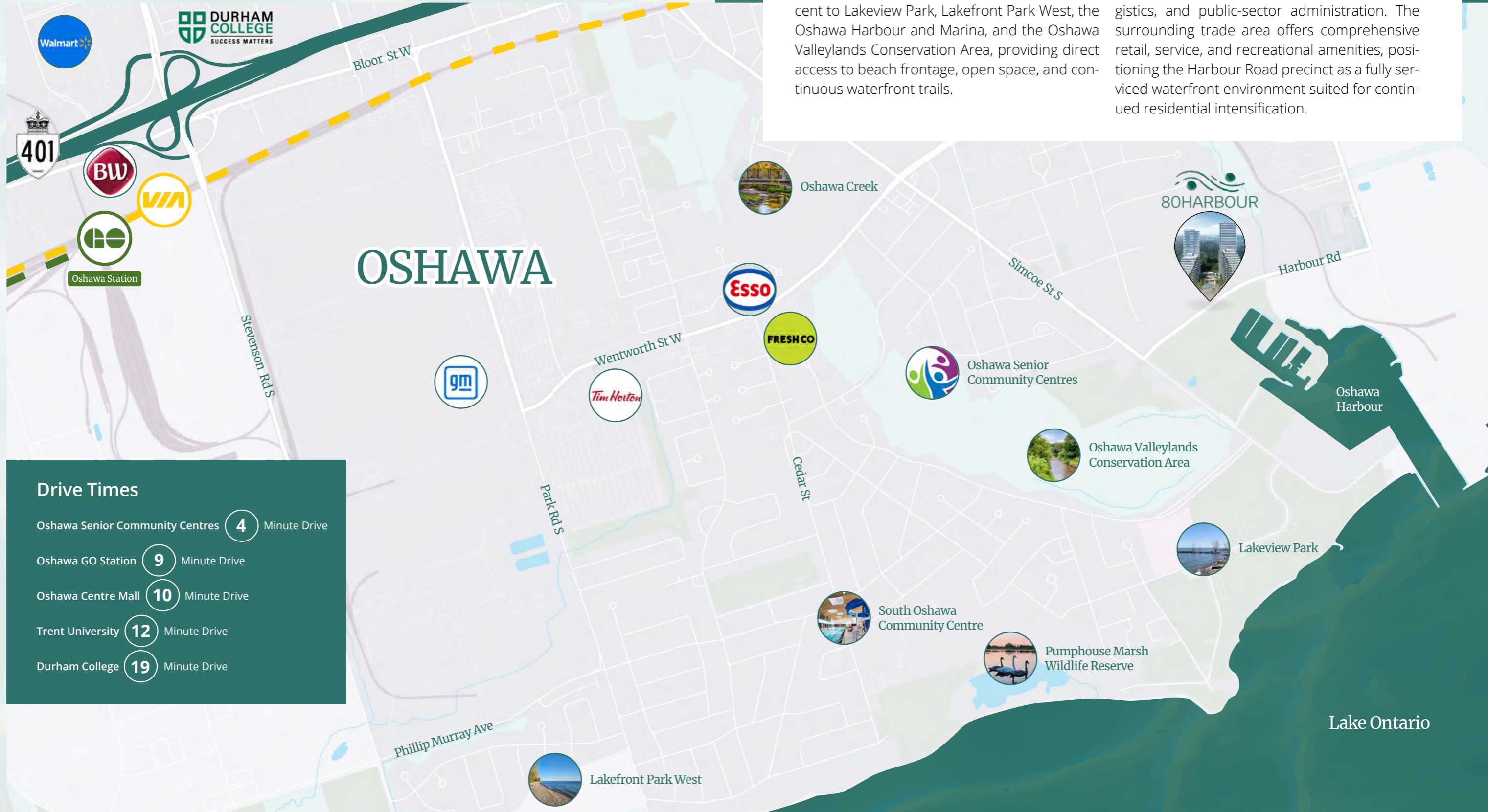
Height	30 storeys
Gross Floor Area (GFA)	581,857 SF
Net Sellable Residential Area (NSA)	570,757 SF
Residential Units	694
Net Sellable Commercial Area (NSA)	11,100 SF
Commercial Units	8
Levels of Underground Parking	3
Parking Stalls	605
Bike Stalls	540

# Area OVERVIEW

## Oshawa

80 Harbour Road is situated within Oshawa's established waterfront district along the northern shoreline of Lake Ontario, forming part of a publicly accessible lakefront corridor defined by parkland, marina facilities, and an integrated trail network. The Property is immediately adjacent to Lakeview Park, Lakefront Park West, the Oshawa Harbour and Marina, and the Oshawa Valleylands Conservation Area, providing direct access to beach frontage, open space, and continuous waterfront trails.

The City is anchored by major post-secondary institutions including Ontario Tech University, Durham College, and Trent University Durham GTA, supporting sustained residential demand alongside a diversified employment base spanning healthcare, advanced manufacturing, logistics, and public-sector administration. The surrounding trade area offers comprehensive retail, service, and recreational amenities, positioning the Harbour Road precinct as a fully serviced waterfront environment suited for continued residential intensification.



**Drive Times**

- Oshawa Senior Community Centres **4** Minute Drive
- Oshawa GO Station **9** Minute Drive
- Oshawa Centre Mall **10** Minute Drive
- Trent University **12** Minute Drive
- Durham College **19** Minute Drive

PCIG



Complete the Confidentiality Agreement for Full Access:

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**Jeremiah Shames\***

Executive Vice President  
Private Capital Investment Group  
+1 647 884 5449  
jeremiah.shames@colliers.com

**Myles Kenny\***

Vice President  
Private Capital Investment Group  
+1 416 948 0207  
myles.kenny@colliers.com

**Colliers International**

Private Capital Investment Group  
181 Bay Street, Suite 1400, Toronto, Ontario M5J 2V1  
T: +1 416 777 2200 F: +1 416 777 2277



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