

*Townhouse*  
DEVELOPMENT OPPORTUNITY



±1.61 ACRES OF COASTAL DEVELOPMENT LAND | 19 TOWNHOUSE UNITS | ±32,308 SF BUILDABLE AREA

# Executive SUMMARY

CBRE Southern Ontario Investment Team is pleased to offer for sale Meaford Towns (the "Property" or the "Site"), a ±1.61 acre townhouse development site situated in Meaford, Ontario.

The immediate neighbourhood is flanked by Georgian Bay and the Meaford Golf Course making the surrounding area an attractive option for redevelopment. In recent years, investment including residential projects such as the Golf View Estates and Fairways developments have enjoyed successful absorption and sales revenue. The Property represents an opportunity to participate in this development momentum by acquiring an exceptionally located Site with strong redevelopment potential.

Meaford is a residential market with excellent underlying fundamentals. The CMHC primary residential rental vacancy rate is 1.65% and the median new-build townhome price is \$840,000 for Grey County as of July 2023.

The Site's preliminary development concept illustrates 6 blocks of townhouses divided between two parcels, totaling 19 units, ±32,308 SF of building area, and 62 parking spaces. The Vendor is actively seeking Zoning Bylaw and Official Plan Amendments and is working through the process to sever the parcels. Offers are conditional upon severance.

## Development Statistics - Parcel A

Units	12
Building Area	±20,516 SF
Parking	40 Spaces (incl. 20 garage spaces)

## Development Statistics - Parcel B

Units	7
Building Area	±11,792 SF
Parking	22 Spaces (incl. 11 garage spaces)

## Development Statistics - Total

Units	19
Building Area	±32,308 SF
Parking	62 Spaces (incl. 31 garage spaces)



# Property DETAILS

Site Area	Parcel A: ±1.05 Acres Parcel B: ±0.56 Acres Total: ±1.61 Acres
Frontage	Parcel A Cook Street: ±212 ft Parcel A Lombard Street: ±226 ft Parcel B Thompson Street: ±209 ft
Current Official Plan	Institutional
Pending Official Plan	Residential
Current Zoning	Development (D-284(H))
Pending Zoning	Residential Multiple (RM) - Townhouse Dwelling
Asking Price	\$1,500,000



# Investment HIGHLIGHTS

- **Strong Market Growth:** In recent years Meaford has experienced sustained expansion in the local economy facilitating a 9.5% rise in the population since 2017, with future growth expected to continue. Despite Meaford undergoing notable residential growth, there has been limited delivery of townhouse product. Meaford's limited housing supply creates a unique development prospect for the Site, offering an exceptionally rare opportunity to take advantage of the Region's growing housing demand by supplying more affordable townhouse product at an attractive price point.
- **Exceptional Location:** Fronting on several streets, the Site is a single block from Meaford's main arterial road, Sykes Street, and two blocks from Georgian Bay providing unmatched accessibility to Meaford's downtown core. At the Property's doorstep are regional commercial, retail, and cultural amenities including Meaford Hall, Meaford Community Centre and the Meaford Marina. Situated on the Southern Shore of Georgian Bay, the Municipality of Meaford is nestled within the Georgian Triangle renown for its lakeside tourism while maintaining a short drive from Collingwood, Barrie and the Greater Toronto Area via Highway 26 and Ontario's major 400 series highway.
- **Development Precedent:** With Zoning By-Law and Official Plan Amendments underway for the Subject Property, it is important to note several ongoing development applications and completed projects that serve as valuable precedent for redevelopment efforts with a similar context. A recently completed Long-Term Care Facility and a future Retirement Home flank the townhouse blocks, providing a unique opportunity to target the retirement demographic.
- **Fully Serviced:** The Property receives full municipal servicing. It has paved roads, curbs, hydro, telephone, gas, Municipal water, fire/police protection, sanitary sewer, storm sewer and street parking.





MEAFORD GOLF

TOM THOMSON PARK

BAYVIEW ESCARPMENT  
PROVINCIAL NATURE  
RESERVE

ROEBUCK FAMILY  
CAMP GROUND

GEORGIAN BEACH

KIOWANA BEACH

GEORGIAN BAY

MEAFORD AND  
ST. VINCENT  
COMMUNITY CENTRE

LONG TERM CARE FACILITY

MEAFORD  
INTERIORS

Ultramar

DQ

FRED RAPER PARK

THOMPSON STREET

LOMBARD STREET

TILLY'S BY THE BAY  
CAFE & BAKERY

ServiceOntario

COLLINGWOOD STREET W

COOK STREET

CIRCLE K

Pizza  
Hut

THE LEEKY CANOE  
RESTAURANT

HIGHWAY 26

NELSON STREET W

MEAFORD  
GENERAL  
HOSPITAL

THE DAM PUB  
GASTROPUB &  
WHISKY BAR

MEAFORD MUSEUM

BEAUTIFUL JOE PARK

MEAFORD HARBOUR  
AND MARINA

TROUT HOLLOW  
CONSERVATION AREA

GEORGIAN TRAIL



GEORGIAN BAY

MEAFORD MEMORIAL PARK

MEAFORD HARBOUR AND MARINA

MEAFORD MUSEUM

THE DAM PUB GASTROPUB & WHISKY BAR

GEORGIAN TRAIL

THE LEEKY CANOE RESTAURANT

MEAFORD PUBLIC LIBRARY

GEORGIAN BAY COMMUNITY SCHOOL

DOLLARAMA

Tim Hortons

BEER STORE

McDonald's

TILLY'S BY THE BAY CAFE & BAKERY

ServiceOntario

CIRCLE K

Pizza Hut

TD

Rexall Drugstore

LCBO

FRED RAPER PARK

MEAFORD AND ST. VINCENT COMMUNITY CENTRE

DQ

HIGHWAY 26

MEAFORD INTERIORS

COOK STREET

COLLINGWOOD STREET W

THOMPSON STREET

LOMBARD STREET

MEAFORD GOLF



## Contact

### **Conor Eardley\***

Sales Representative

+1 519 286 2004

conor.eardley@cbre.com

### **Martin Cote\***

Vice President

+1 519 340 2317

martin.cote@cbre.com

### **Joe Benninger\* CCIM**

Vice President

+1 519 340 2323

joe.benninger@cbre.com

### **James Craig\***

Vice President

+1 519 340 2330

james.craig2@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | \*Sales Representative

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