



THORNLODGE DRIVE

JOE DALES DRIVE

For Sale

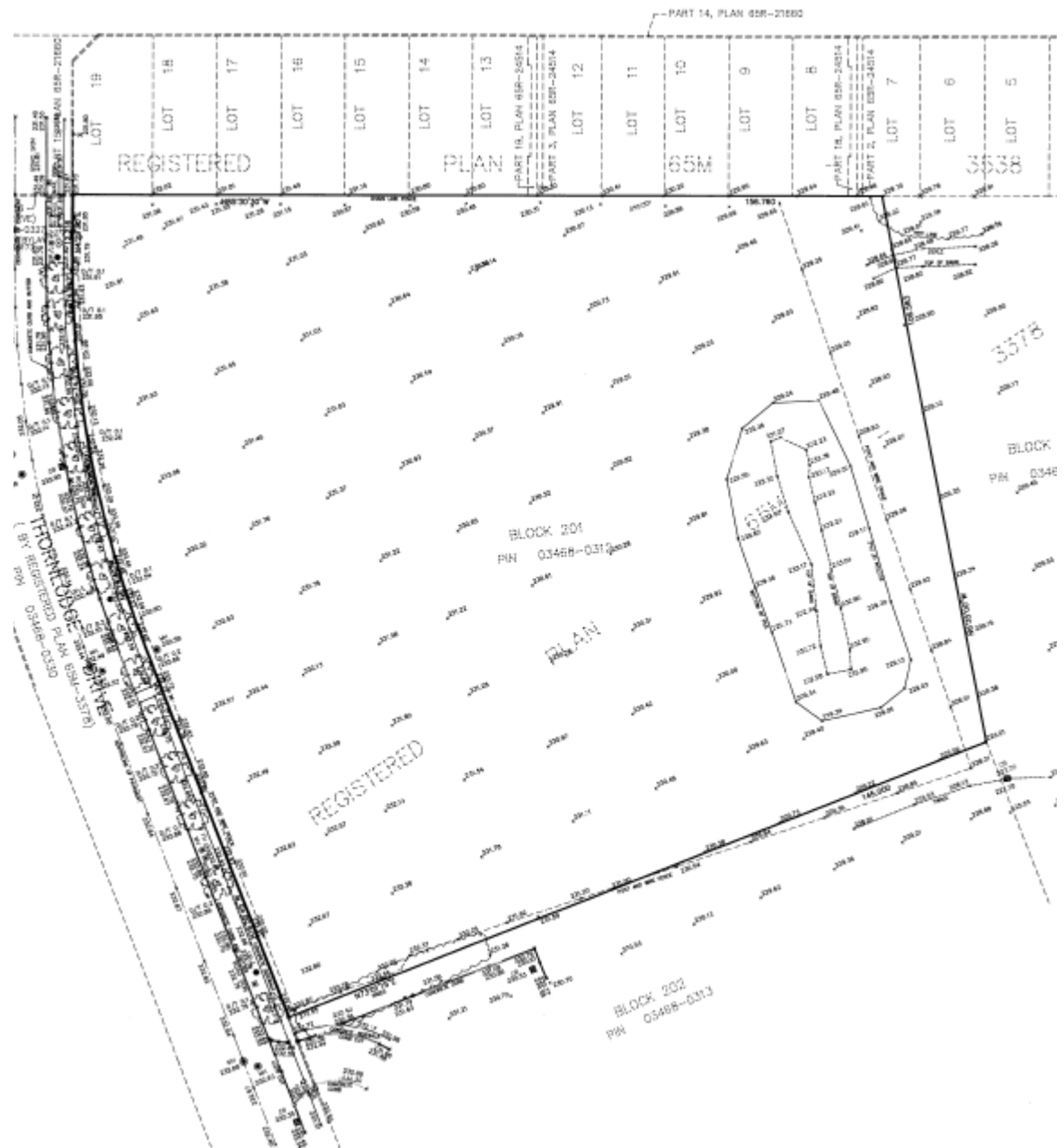
# Prime 5.17 acre Infill Development Site | Thornlodge Drive, Keswick



# The Property

## Highlights

- Residential **infill development opportunity** located within an established community
- Site provides a logical connection to the surrounding subdivision street pattern, supporting residential development
- **Located west of Woodbine Avenue and Ravenshoe Road**
- Less than 2.5 km from Highway 404, providing convenient commuter access across York Region and the Greater Toronto Area
- Close proximity to major amenities including Walmart, Zehrs, and Shoppers Drug Mart
- Several schools and the Cook's Bay waterfront are located within a 5 km radius
- Area characterized by single-family homes and townhouses
- **Preliminary planning indicates potential for: 49 detached homes, or 73-77 townhouse units** (*Planning Opinion Report – Highest and Best Use, Brutto Consulting, September 4, 2018*)
- Municipal services available at Thornlodge Drive, supporting redevelopment potential





## The Property

The property is located in south Keswick within an established residential neighbourhood, offering a natural fit for residential infill development and a logical extension of the surrounding street network.

Situated just west of Woodbine Avenue and north of Ravenshoe Road, the site is less than 2.5 kilometres from the northern terminus of Highway 404, providing convenient commuter access throughout York Region and the Greater Toronto Area.

The area is well-served by nearby amenities, including Walmart, Zehrs, Shoppers Drug Mart, several schools, and the Cooks Bay waterfront, all within approximately five kilometres.

## Development Potential\*

The property is situated within a traditional residential neighbourhood primarily consisting of single-family homes and townhouses. Preliminary planning assessments indicate the site could support a range of housing forms, including detached homes (approximately 49 units) or townhouses (approximately 73-77 units).

Low-density residential uses are supported by the Town of Georgina Official Plan and the Keswick Secondary Plan, with municipal services available at Thornlodge Drive.

*\*(Planning Opinion Report – Highest and Best Use, Brutto Consulting, September 4, 2018)*

## Property Details

<b>Site Area</b>	5.17 acres
<b>Frontage</b>	540.69 feet
<b>Depth</b>	Irregular
<b>Zoning</b>	Institutional (I)
<b>Official Plan</b>	Neighbourhood Residential / Greenlands System

## Development Potential

Type	Option 1 Detached	Option 2 Condo Towns	Options 3 Freehold Towns
<b>Units</b>	49	73	77
<b>Storeys</b>	2	3	3
<b>Linear Frontage</b>	500 Feet	545 Feet	520 Feet

# OFFERING GUIDELINES

Colliers (the "Advisor"), represented by Matthew Johnson, has been retained by the York Catholic District School Board (the "Vendor") to solicit proposals for the acquisition of a 5.17-acre site located on the east side of Thornlodge Drive in Keswick, Ontario (the "Property").

The Property is being offered for sale without a set asking price and will be sold on an as-is, where-is basis. The Vendor's goal is to maximize sale proceeds, with preference given to offers that contain limited or no conditions and provide for a timely closing.

## PROCESS

### 1. Investment Overview

The Advisor has prepared a marketing brochure for prospective purchasers ("Proponents") outlining the key details of the Property and the opportunity.

### 2. Access to Due Diligence Materials

Proponents must execute the Confidentiality Agreement provided upon request and return it to the Advisor. Upon receipt, the Advisor will provide access to additional due diligence information to support further review of the opportunity.

### 3. Inquiry Period

Proponents may submit questions to the Advisor regarding the Property, supporting materials, or development potential prior to the Offer Submission Deadline.

### 4. Submission of Offers

Proponents are invited to submit an Agreement of Purchase and Sale using the Vendor's offer form ("Offer"). Offers must be submitted to the Advisor on behalf of the Vendor no later than 5:00 PM (EST), April 8, 2026. Offers received prior to this deadline will not be reviewed until that time.

**Offers are to be delivered to:**

### **COLLIERS, BROKERAGE**

**Attn: Matthew Johnson**

Matthew.johnson@colliers.com

181 Bay Street, Suite 1400

Toronto, Ontario M5J 2V1

In evaluating offers, the Vendor will consider several factors including the purchase price, the Proponent's financial capacity to complete the transaction, and the proposed conditions and closing timeline.

Initial offers, regardless of form or content, shall not create any binding obligation for the Vendor or the Advisor. The Vendor reserves the right to accept or reject any offer and to modify the offering process at any time without notice.

# Reach out to get started.

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