



78 TISDALE AVENUE



TISDALE AVE

EGLINTON AVE E

EXECUTIVE SUMMARY

On behalf of Grant Thornton Limited, in its capacity as Receiver (the “Receiver” or the “Vendor”) for the property located at 78 Tisdale Avenue (the “Property” or “Site”), Colliers Macaulay Nicolls Inc. (the “Advisor”) has been retained on an exclusive basis to arrange the sale of the Property.

78 Tisdale is an approved, townhouse redevelopment site located near the intersection of Victoria Park Avenue and Eglinton Avenue East. This development project has received zoning by-law amendment (ZBA) approval for the construction of six townhouse blocks comprising a total of 52 residential units and up to 75,350 square feet of gross floor area (GFA). A complete rendering for a townhouse community of 93 residential units over 92,603 SF has been completed by RAW Architects and is likely to be fully approved based on talks with the city in

2025. Previously, this development project has received zoning by-law amendment (ZBA) approval for the construction of six townhouse buildings comprising a total of 52 residential units and up to 75,350 square feet of gross floor area (GFA).

The Property benefits from its strategic location with a 5 minute drive to the Don Valley Parkway and close proximity to the upcoming Eglinton Crosstown LRT, making it highly accessible to downtown and surrounding neighborhoods.



INVESTMENT HIGHLIGHTS



This shovel-ready development site offers a unique opportunity for investors, with Zoning By-law Amendment (ZBA) approval in place to construct six townhouse blocks, totaling 52 units. The property boasts an approved Gross Floor Area (GFA) of 75,350 SF and is strategically located just 1 minute from Victoria Park & Eglinton Avenue East, in a rapidly growing residential neighborhood.

The site is surrounded by new infrastructure investments, offering strong appeal for end-users. It is within walking distance to parks,

schools, grocery stores, and other daily essentials, with immediate access to Don Valley Parkway and major arterial roads.

With an efficient land use and a Floor Space Index (FSI) of ~2.19 across 1.5 acres, the approved density supports a community-style development. This is a rare opportunity in North York, where comparable pre-approved townhouse sites are scarce, making it an ideal investment for long-term growth and strong commuter demand.



Fully Zoned Site

- ZBA Approved & Ready for Development.
- Zoning By-law Amendment approved to construct 6 townhouse buildings totaling 52 units.
- Total approved Gross Floor Area (GFA): 75,350 SF.
- Site is currently vacant and shovel-ready, allowing for streamlined development execution.



Potential for Additional Density

- 2025 study by RAW Design has increased density to 92,602 SF of GFA over 93 units.
- Talks with the city indicate that this additional density is highly likely to be approved



Transit-Oriented

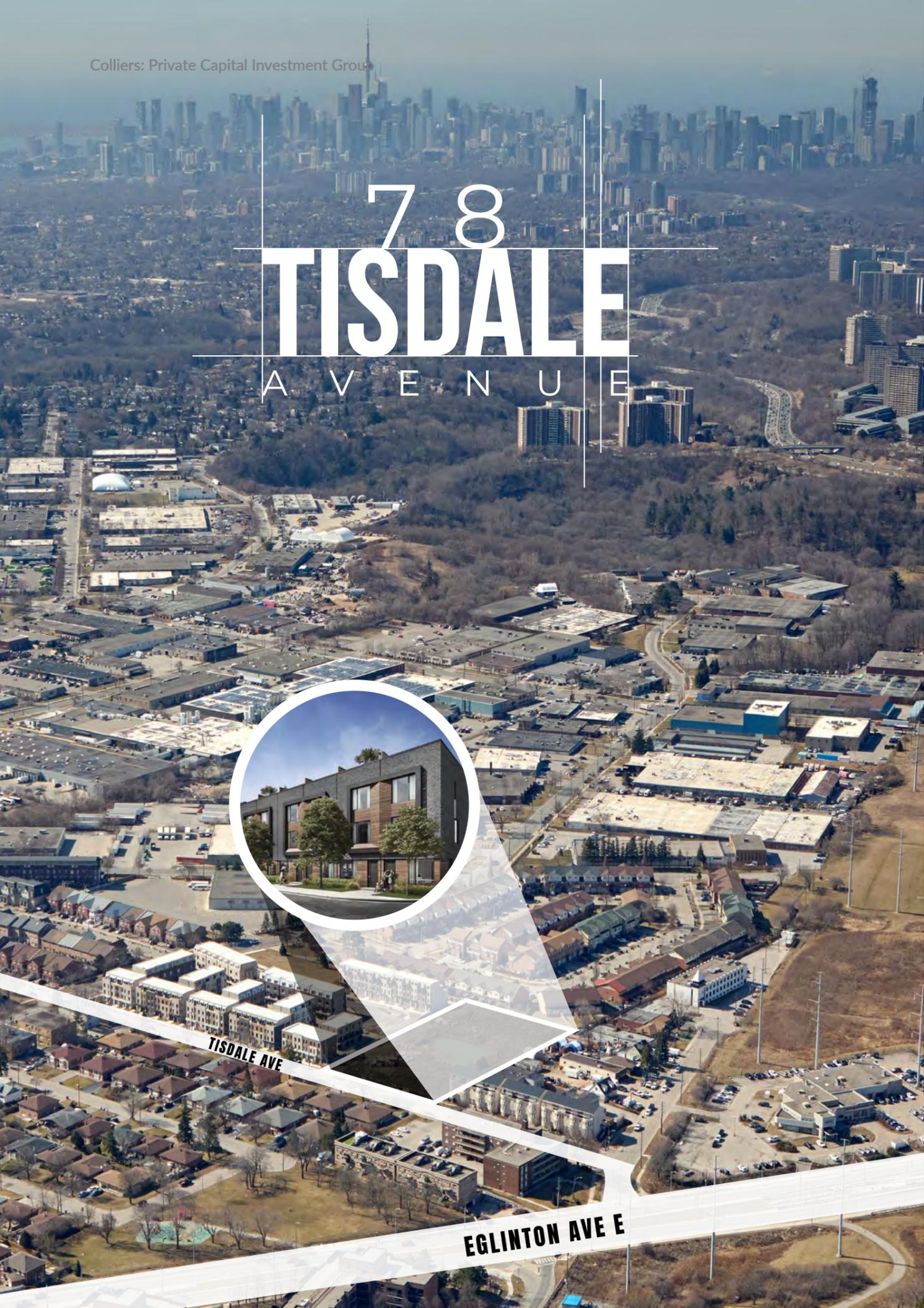
- Immediate access to Don Valley Parkway and major arterial roads.
- Less than 5 minutes to the upcoming Eglinton Crosstown LRT.
- Ideal for commuters with strong east-west transit connections.



Attractive Pricing

- Scarcity of comparable pre-approved townhouse sites in North York.
- Efficient land use with FSI of ~2.19 across 1.5 acres.
- Approved density supports a community-style development with multiple buildings and strong end-user appeal.

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PROPERTY OVERVIEW

The property is 1.5 acres of vacant development land located on the west side of Tisdale Avenue in North York. The site provides a clean slate for immediate construction.

It is surrounded by a mix of low-rise residential housing and community amenities, with strong access to arterial roads and future rapid transit infrastructure.

The approved development will introduce a thoughtfully planned six-building townhouse community.

Municipality	Toronto (North York)
Municipal Address	78 Tisdale Avenue
Site Area	65,340 SF (1.5 AC)
Frontage	264 FT (Along Tisdale Avenue)
Depth	351 FT
Zoning	Residential Detached (RD) – ZBA Approved
Official Plan	Neighbourhoods
Urban Structure	Built-Up Area / Neighbourhood Context

AREA OVERVIEW

Eglinton East/ Victoria Village

Toronto's Victoria Village / Eglinton East neighbourhood is a growing residential hub within North York, known for its diverse community, green spaces, and excellent transit access. Home to over 29,000 residents, the area has experienced steady population growth and is poised for further intensification with the arrival of the Eglinton Crosstown LRT. The neighbourhood offers a mix of low-rise and mid-rise housing and is especially appealing to young families and first-time homebuyers seeking value and accessibility just outside the downtown core.

The surrounding commercial corridors, including Eglinton Square and Golden Mile, are undergoing major redevelopment, transforming the area into a new mixed-use destination. In addition, the Golden Mile Business Improvement Area (BIA) actively supports local growth through streetscape improvements, community programming, and business support. The area is walkable and well-connected, offering both residential charm and urban convenience.

72

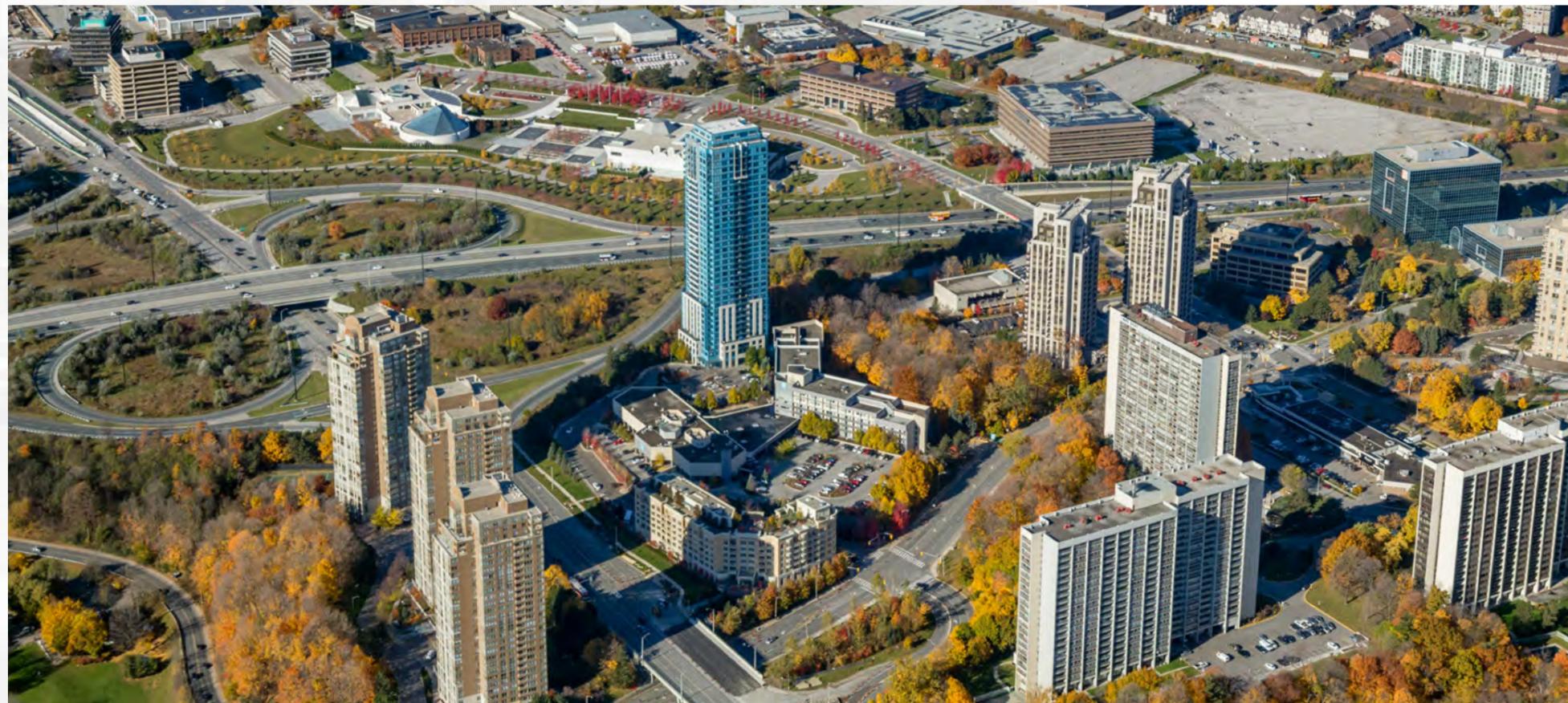
Walking Score. 1 minute walk to the nearest Eglinton LRT stop (O'Connor).

85

Transit Score. Many nearby public transportation options.

61

Bike Score. Some bike infrastructure.



Local Amenities

The property is steps from the intersection of Victoria Park Avenue and Eglinton Avenue East, offering convenient access to a wide range of local amenities. The area features nearby parks, schools, shopping centres, and dining options, along with the future Eglinton Crosstown LRT which will further enhance connectivity. Residents will enjoy proximity to grocery stores such as No Frills and Metro, as well as community hubs like the Victoria Village Library, Eglinton Square Mall, and numerous fitness centres and medical clinics.

The surrounding neighbourhood is well-served by educational institutions, including a mix of public, catholic, and private schools, making it an ideal location for families seeking accessibility, lifestyle, and convenience in an established residential setting.

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