

APPROVED TOWNHOUSE & MID-RISE DEVELOPMENT

in the Community of Concord



7850 DUFFERIN STREET, VAUGHAN, ONTARIO

ABOUT THE OFFERING

CBRE's Land Services Group is pleased to offer for sale 7850 Dufferin Street (known as the "Site" or "Property") in the City of Vaughan, Ontario. This ±4.98 ac. Property represents a prime infill residential development with Official Plan and Zoning approvals for 68 stacked townhouses and three mid-rise buildings ranging from 6 storeys and 12 storeys in height with a total of 532 apartment units. In addition, the Site has an advanced Site Plan Approval application in place.

In June 2025, Official Plan and Zoning By-law Amendment applications were submitted, seeking to increase the unit count to 610, with the re-allocation of the townhouse units into a now 8-storey proposed rental building. Underground parking is also proposed to be replaced with solely surface parking in the first Phase of development.

The Site is located in the growing Concord community of Vaughan, just north of Dufferin Street and Centre Street intersection. The Site is adjacent to the Patricia Kemp Community Centre to the north and a proposed development featuring two mixed-use buildings and townhouses to the south. This upcoming project further supports the area's appeal and potential. Within a 2km radius of the Site, the area is projected to experience an 8.5% population increase over the next four years, slightly exceeding the City of Vaughan's growth rate of 7% (Sitewise, 2025). The Site's location also benefits from being in close proximity to transit, and amenities including grocery stores, restaurants, retail, schools and parks. The Site is conveniently situated near Highway 407, with access to the Viva Bus Rapid Transit (BRT) along Centre Street and a 10-minute drive to the Vaughan Metropolitan Centre (VMC) transit hub, which connects to the TTC's Subway Line 1 (Yonge-University).

With the Site's development approvals and an advanced Site Plan Application process already in place, this offering represents a prime development opportunity featuring both townhouses and mid-rise buildings in the growing Concord community of Vaughan. It provides an exceptional infill residential development prospect for any purchaser or investor looking to navigate the final stages of the Site Plan Application or pursue purely apartment development through the 2025 OPA and ZBA applications for the Site.



INVESTMENT HIGHLIGHTS



Zoning and Official Plan permits 68 stacked townhouse units and 532 apartment units in 3 mid-rise buildings ranging from 6 - 12 storeys



Positive Demographic Trends and Demand for Housing Options



Close Proximity to Highway 407 and Transit



Site Plan Application Submitted

PROPERTY INFORMATION

PIN(s): 032740103 & 032740104

TOTAL AREA: 4.98 ac.

FRONTAGE: 570.50 ft. along Dufferin Street

EXISTING CONDITIONS: The majority of the Site is vacant, with the exception of the sales centre located along the Site's frontage of Dufferin Street.

ACCESS: Access is provided off of Dufferin Street.

Please see the data room for all the detailed documents pertaining to the Property.

OFFICIAL PLAN: The Site is designated as **Mid-Rise Residential** and **Parks** with a site-specific policy permitting a maximum height limit of up to 12 storeys and a density of 2.84 FSI. This was enacted through OPA 71, By-law 018-2022. The Site is also within the Dufferin BRT Protected Major Transit Station Areas (PMTSA 58).

ZONING: The Site is zoned as **RM2 Multiple Residential** and **OS2 (Open Space)** with a site-specific provision to permit 68 stacked townhouse dwelling units and 532 apartment building units. This was enacted through By-law 017-2022.

ENVIRONMENTAL: A Phase 1 & 2 Environmental Site Assessment (ESA) was completed in October 2017 by V.A. Wood Associates Limited. A Record of Site Condition (RSC) was filed on June 16, 2018.

GEOTECHNICAL: A geotechnical report was completed on April 30, 2019 by Sirati & Partners Consultants Limited.

PARKLAND DEDICATION AND DENSITY BONUSING: A Section 37 Density Bonusing Agreement and cash in-lieu of parkland will be required, subject to an updated Land Appraisal.

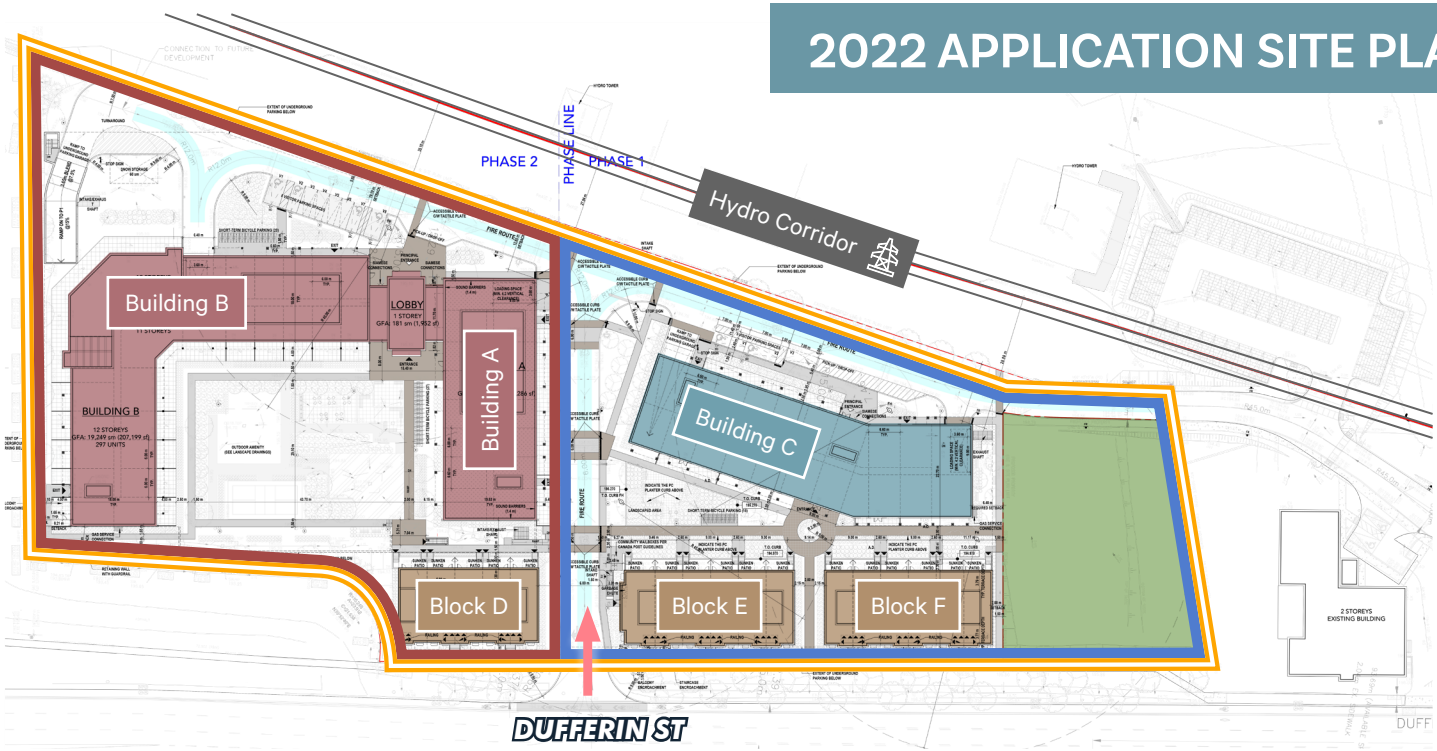
obtaining all necessary approvals and easements for building a private access road to the intersection of Dufferin Street and Beverley Glen Boulevard, submission of a revised Community Services and Facilities Study, and payment of Cash-in-Lieu for Parkland Dedication for the 0.2 ha. / 0.49 ac. park (currently zoned as OS2).

The Site was also successfully redesignated from Community Commercial Mixed Use to **Mid-Rise Residential and Parks with a site-specific policy (#63)**. The site-specific policy permits a mid-rise residential development consisting of 3 stacked back-to-back townhouse blocks, each with a building height of 3.5 storeys and 3 apartment buildings, two with a maximum building height of 12 storeys and one with a maximum building height of 6 storeys, and an overall maximum density of 2.84 FSI and a maximum GFA of 551,115 sq. ft. (51,204 sq. m.).

Following this, a Site Plan Approval (SPA) application was submitted to the City with four submissions completed. The Site Plan development proposal consisted of two phases, with Phase 1 including two blocks of three-storey townhouses (Blocks E & F), a park along Dufferin Street, as well as a six-storey apartment building (Building C). Phase 2 included a single townhouse block (Block D), and two 12-storey apartment buildings (Buildings A & B). A total of 569 parking spaces were proposed, through three levels of underground parking and at-grade parking.

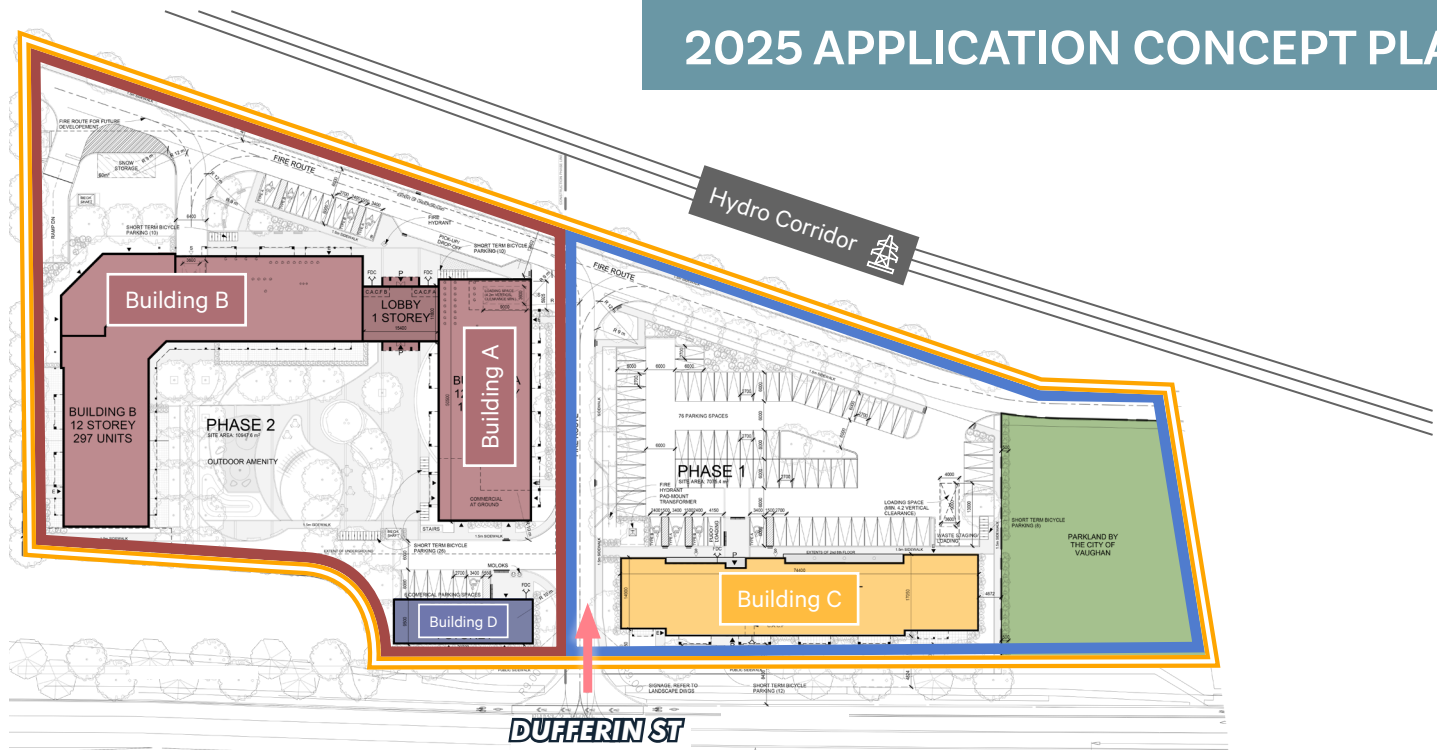
In June 2025, the owner submitted new OPA and ZBA applications, proposing slight modifications to the previously approved applications. The proposal increased the unit count to 610, removing the three townhouse blocks (Blocks D, E & F), increasing Building C in height from 6 to 8-storeys, adding a single storey commercial building, as well as removing previously proposed underground parking from Phase 1. In total, 636 parking spaces are proposed, with 76 at grade spaces provided in Phase 1, and 14 at grade spaces and 546 parking spaces provided underground provided in Phase 2. Vehicular access to the site will be provided through a two-way internal driveway from Dufferin Street.

2022 APPLICATION SITE PLAN



Dated: December 2, 2022

2025 APPLICATION CONCEPT PLAN



Dated: June 4, 2025

LEGEND:

- | | | | | |
|--------------------|--------------------------|--------------------------|---------|------------------|
| 12-Storey Building | Stacked Townhouses Units | 8-Storey Rental Building | Phase 1 | Subject Property |
| 6-Storey Building | 0.49-Ac. Park | Commercial Building | Phase 2 | Access Point |

NEARBY AMENITIES

RECREATION

- 1. Patricia Kemp Community Centre
- 2. David Ann Athletic Centre
- 3. Marita Payne Park
- 4. Dufferin Clark Community Centre
- 5. Concord Thornhill Regional Park
- 6. G Ross Lord Park
- 7. The Thornhill Club

INSTITUTIONAL

- 1. St. Joseph the Worker Catholic Elementary School
- 2. Wilshire Elementary School
- 3. Ventura Park Public School
- 4. St. Elizabeth Catholic High School
- 5. Westmount Collegiate Institute
- 6. York University

RETAIL

- 1. Greco's Fresh Markets
- 2. RioCentre Thornhill Shopping Mall
- 3. Walmart Supercentre
- 4. Promenade Shopping Centre
- 5. Metro
- 6. FreshCo Steeles & Bathurst



10 MIN DRIVE
TO VAUGHAN METROPOLITAN
CENTRE STATION



12 MIN DRIVE
TO HIGHWAY 400



1 MIN DRIVE
TO HIGHWAY 407



12 MIN DRIVE
TO RUTHERFORD GO STATION

OFFERING PROCESS



OFFER SUBMISSION DATE TO BE ANNOUNCED

CBRE's Land Services Group has been retained as the advisor to seek offers for the disposition of the Property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving additional due diligence materials. For more information on the offering process, please contact one of the advisors.

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to: lsggta@cbre.com

[CLICK TO SIGN CA](#)

[MLS: N12600658](#)

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