



Colliers

**13436 Dufferin Street, King City, ON**

# 1.73 Acres of Prime Development Land in King City

A rare opportunity to secure a 4.31-acre (with 1.73 acres being developable) infill site in one of the GTA's most prestigious and rapidly growing communities.

## Listing Agents:

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\*Sales Representative



# Salient Facts

## Address

**13436 Dufferin Street, King City, Ontario**

## Legal Description

**PT LT 8 CON 3 KING PT 1  
65R6462 ; KING**

## Location

**Primarily vacant land,  
featuring a single family  
home**

## Site Area

**4.31 Acres (187,830 SF)  
1.73 Acres of Developable  
Land**

## Site Frontage

**226 Feet**

## Zoning

**Future Use**

## Official Plan

**Village Natural  
Heritage System and  
Neighbourhood**

# Opportunity

13436 Dufferin Street presents a rare infill development opportunity in King City. This 4.31-acre site includes 1.73 acres of developable land, strategically located within the King City Urban Village Boundary and surrounded by established and future residential developments. The property benefits from significant municipal infrastructure upgrades, including new watermain, storm sewers, and a multi-use path along Dufferin Street. With flexible zoning that permits low to medium-density residential uses, the site is well-suited for a townhouse development or a mid-rise condominium project. The existing, well-maintained 4-bedroom home with an inground heated pool offers holding income while development approvals are secured.



 *Developable Land Area*

## The location

King City is one of the GTA's most affluent and desirable residential communities, known for its high-end homes, natural landscapes, and top-tier amenities. The property is within walking distance to essential services, including Coppa's Plaza, LCBO, Starbucks, and medical offices, as well as top-rated schools like The Country Day School and Villanova College. King City GO Station provides convenient transit to downtown Toronto, while the new King Township Recreation Centre and multi-use path network enhance the area's lifestyle appeal.

## Travel Distances

Highway 400	5 km   9 Mins
Highway 404	9.3 km   11 Mins
King City GO Station	4.3 km   7 Mins
Downtown Toronto	39 km   42 Mins



# Development Schemes

## Low-Rise Townhouse Scheme



The property can be developed into 26 freehold townhomes (6m wide) on a private condominium road. This scheme aligns with the surrounding residential character and offers an attractive option for end-users and investors alike.

## Mid-Rise Scheme



An alternative development concept envisions mid-rise condominium up to 6 storeys. This scheme could accommodate a larger footprint with underground parking, making it ideal for a seniors' or assisted-living community, or a mixed-use development with residential and commercial components.





**Pre-Construction |**  
1600 15th Sideroad



**Approved |** 13236 Dufferin St



**Application Submitted |**  
13130 -13176 Dufferin St



**Click For Confidentiality Agreement**

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