



FOR SALE:

5312 DUNDAS ST. WEST & 64 POPLAR AVE. ETOBICOKE

SITE INFORMATION



Lot Size:
± 1.686 AC



Zoning:
**Commercial/
Residential**



PIN:
5312 Dundas: 075420081
64 Poplar: 075420077

SITE DESCRIPTION

Strategically located at 5312 Dundas Street West & 64 Poplar Drive, this combined land assembly offers a premier opportunity within the Kipling Major Transit Station Area (MTSA) — a provincially protected growth area identified for intensification and transit-oriented development.

The site is designated “Centres” in Toronto’s Official Plan and “Mixed Use Area” under the Land Use Designation schedule, supporting a broad range of high-density residential, commercial, and community-oriented uses. It also falls within the Etobicoke Centre Secondary Plan (Dundas West Policy Area), which provides a clear planning framework and criteria for redevelopment.

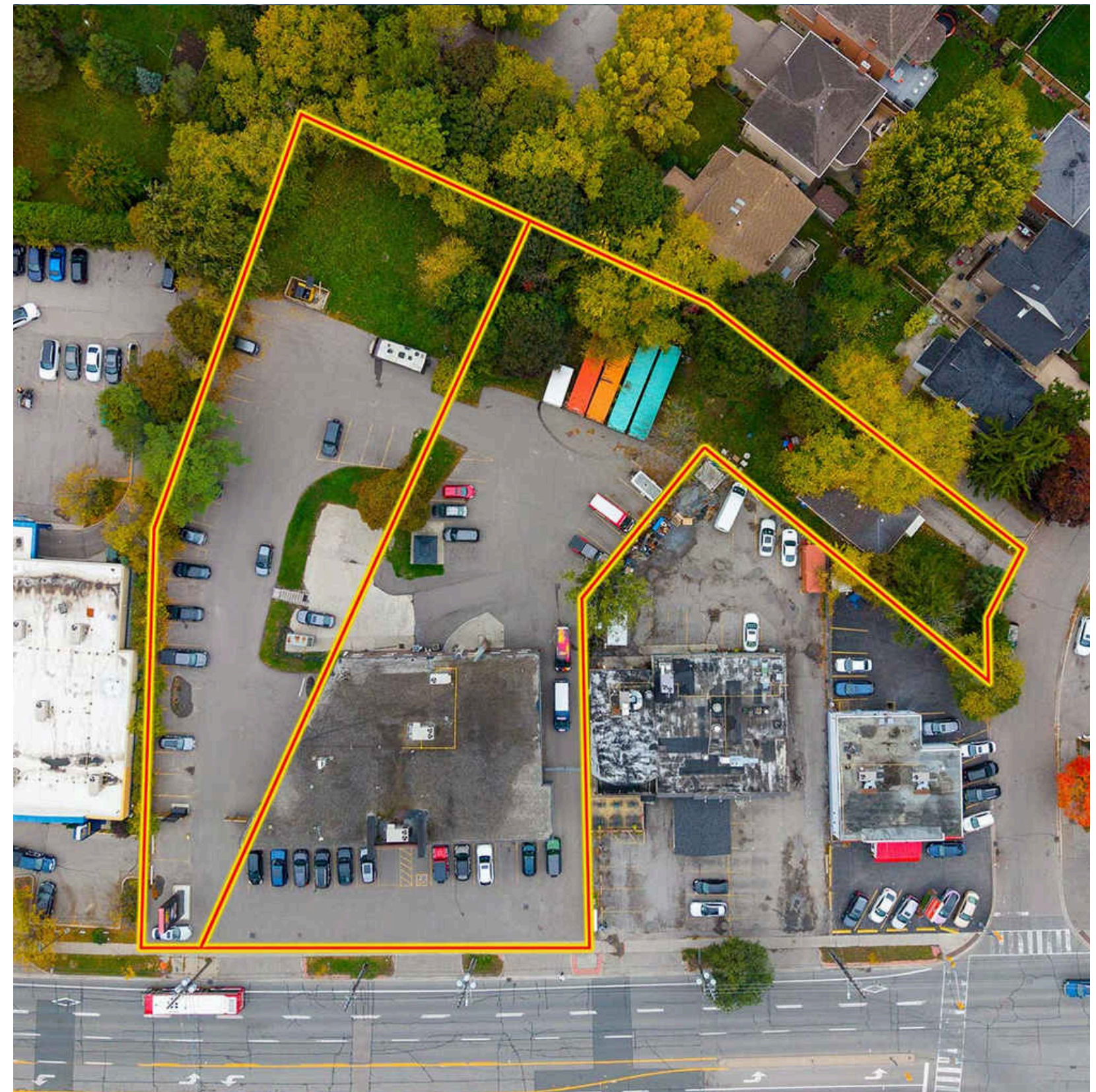
With proximity to the Kipling Transit Hub (TTC, GO, MiWay), this property offers exceptional connectivity and future growth potential. Projects incorporating affordable housing, community amenities, or other public benefits may be eligible for bonus height and density through the rezoning process.

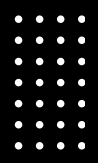
Area	5312 Dundas: 35650.04 sq.ft (0.818 ac) 64 Poplar: 37813.58 sq.ft (0.868 ac)
Perimeter	5312 Dundas: 948.16 ft. 64 Poplar: 1145.01 ft.
Description	5312 Dundas: Vacant commercial land 64 Poplar: Single-family detached (not on water)
Zoning	RD (f13.5;a510;d0.45*21)
Property Type	5312 Dundas: Commercial 64 Poplar: Residential
Water Service Type	N/A
Proximity Details	N/A

Highlights:

- Prime infill location within a Provincially Protected MTSA
- Mixed-Use designation supporting high-density development
- Secondary Plan in place – clear policy direction and predictability
- Steps to multi-modal Kipling Transit Hub
- Potential for increased height and density through public benefit provisions

An outstanding opportunity for developers and investors seeking to secure a position in one of Toronto's most active transit-oriented growth nodes





Nearby Amenities

**5312 DUNDAS ST. WEST &
64 POPLAR AVE. ETOBICOKE**



**DOWNTOWN
TORONTO**

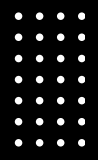


**KIPLING
GO STATION**

**TORONTO -
ETOBICOKE SERVICE
CANADA CENTRE**

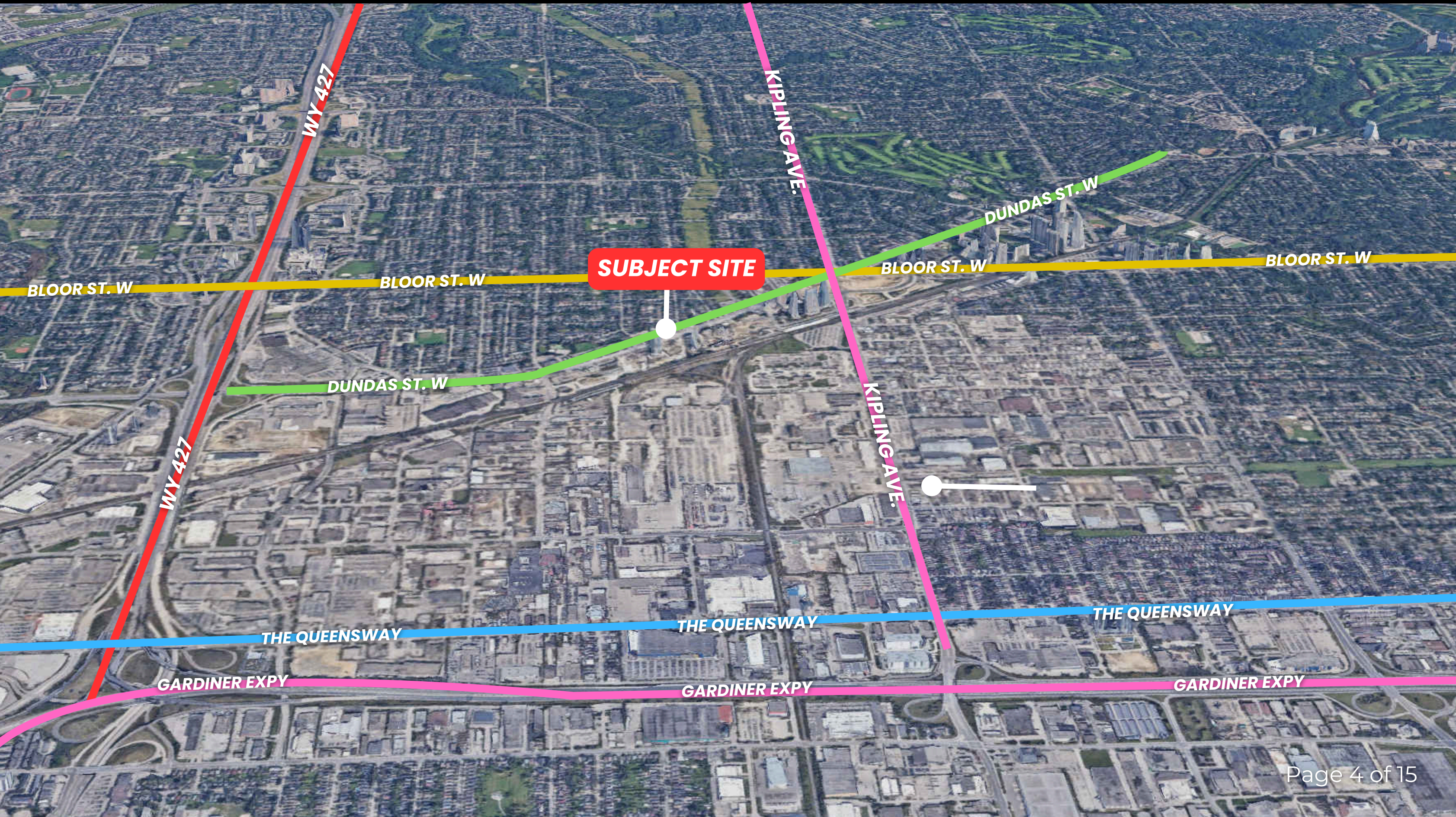
KIPLING TERMINAL

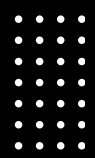
SUBJECT SITE



Nearby Intersections & Hwys Access

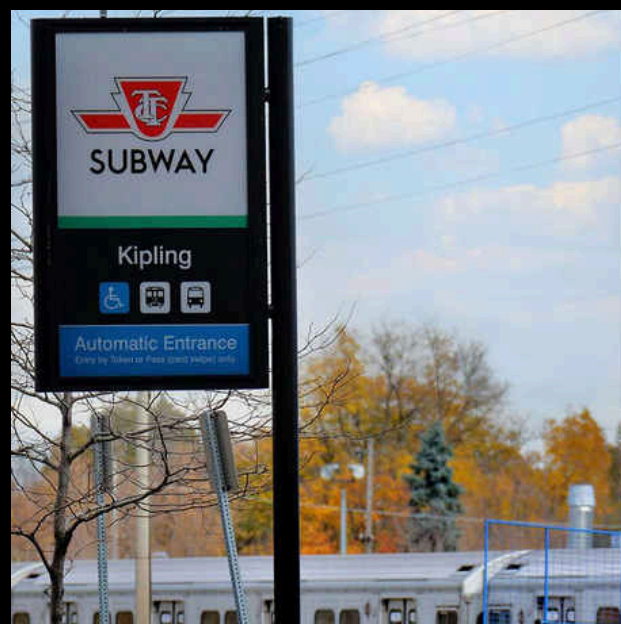
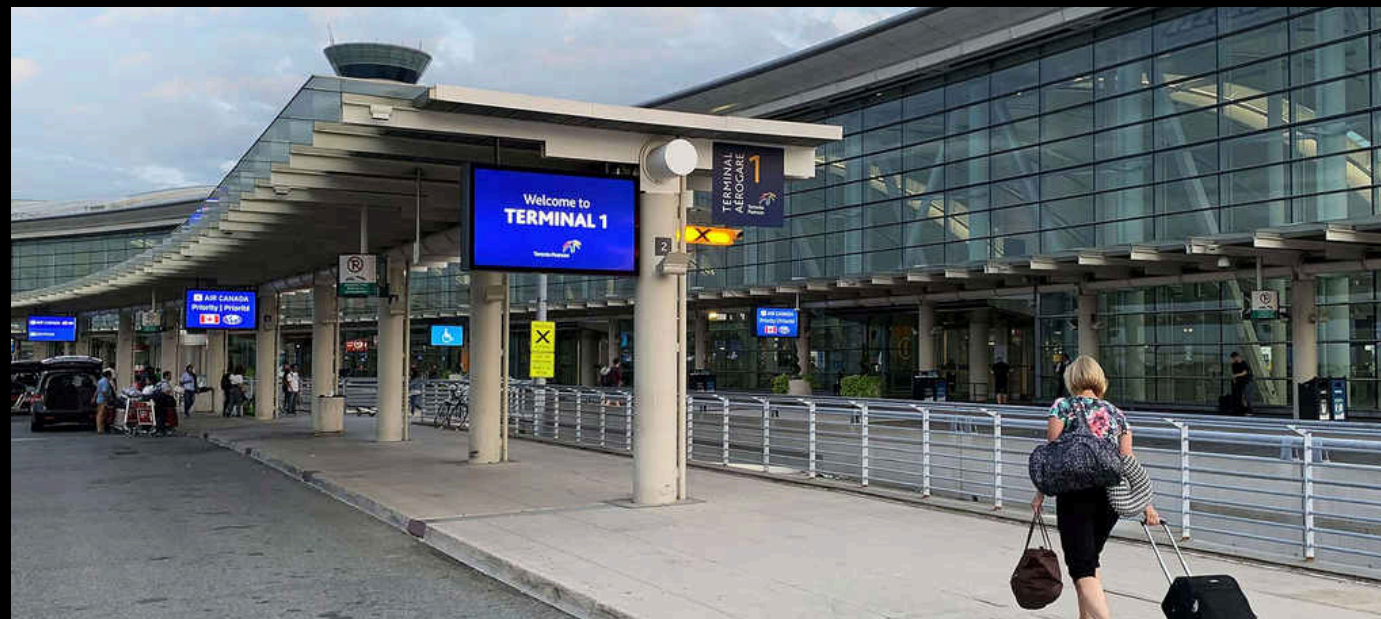
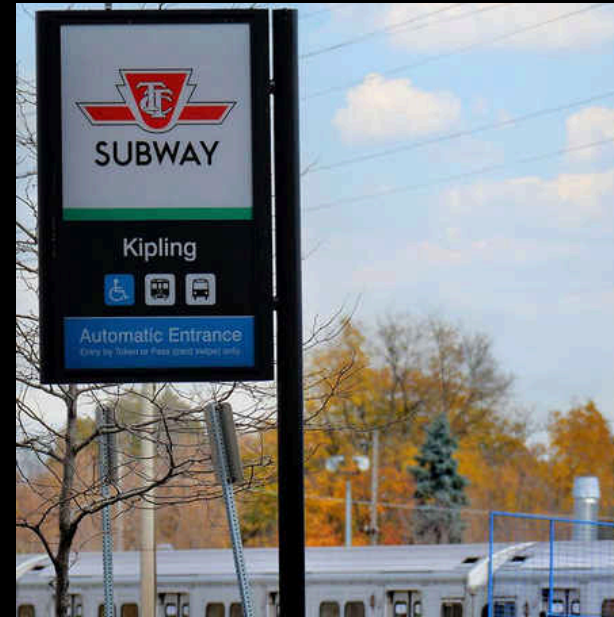
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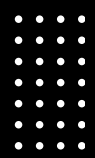




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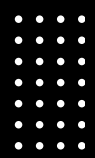




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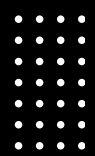




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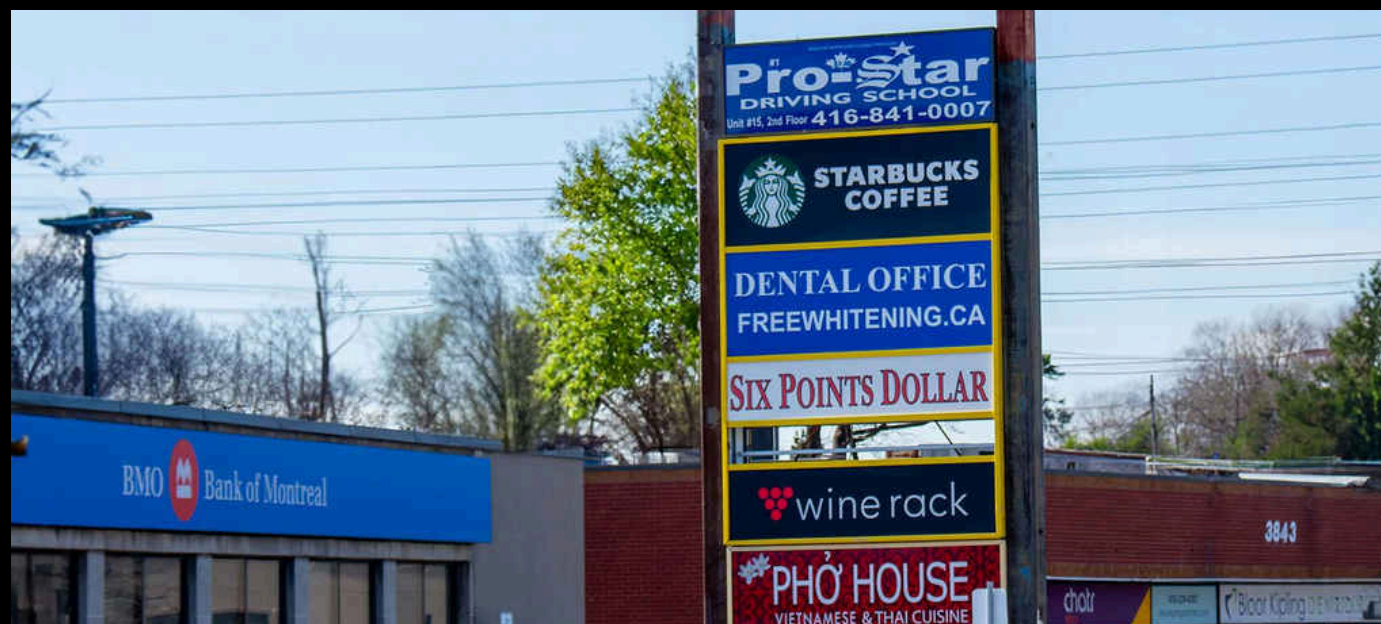
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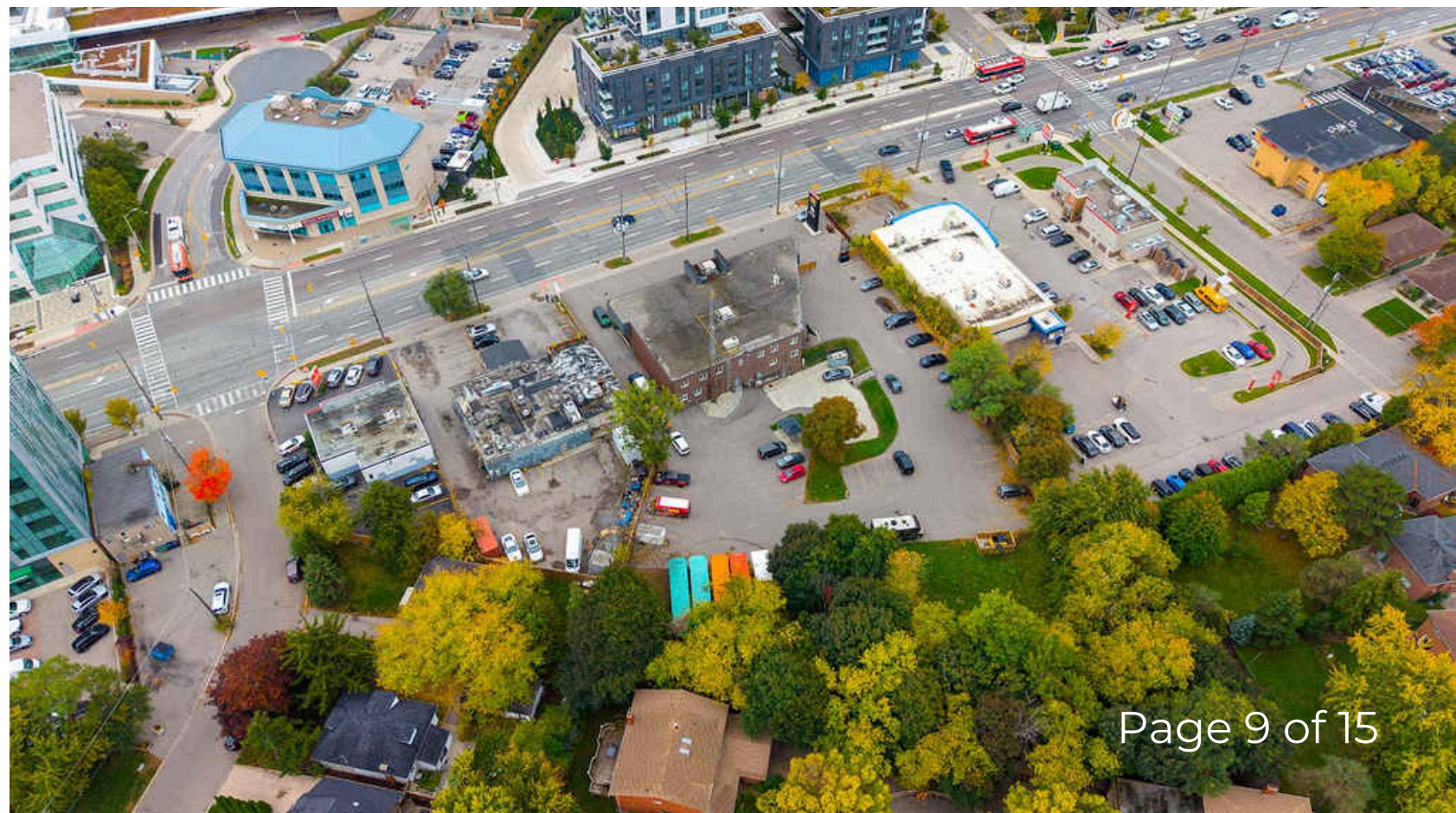
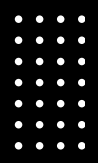


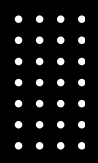


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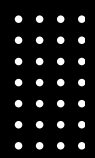




Aerial Shots

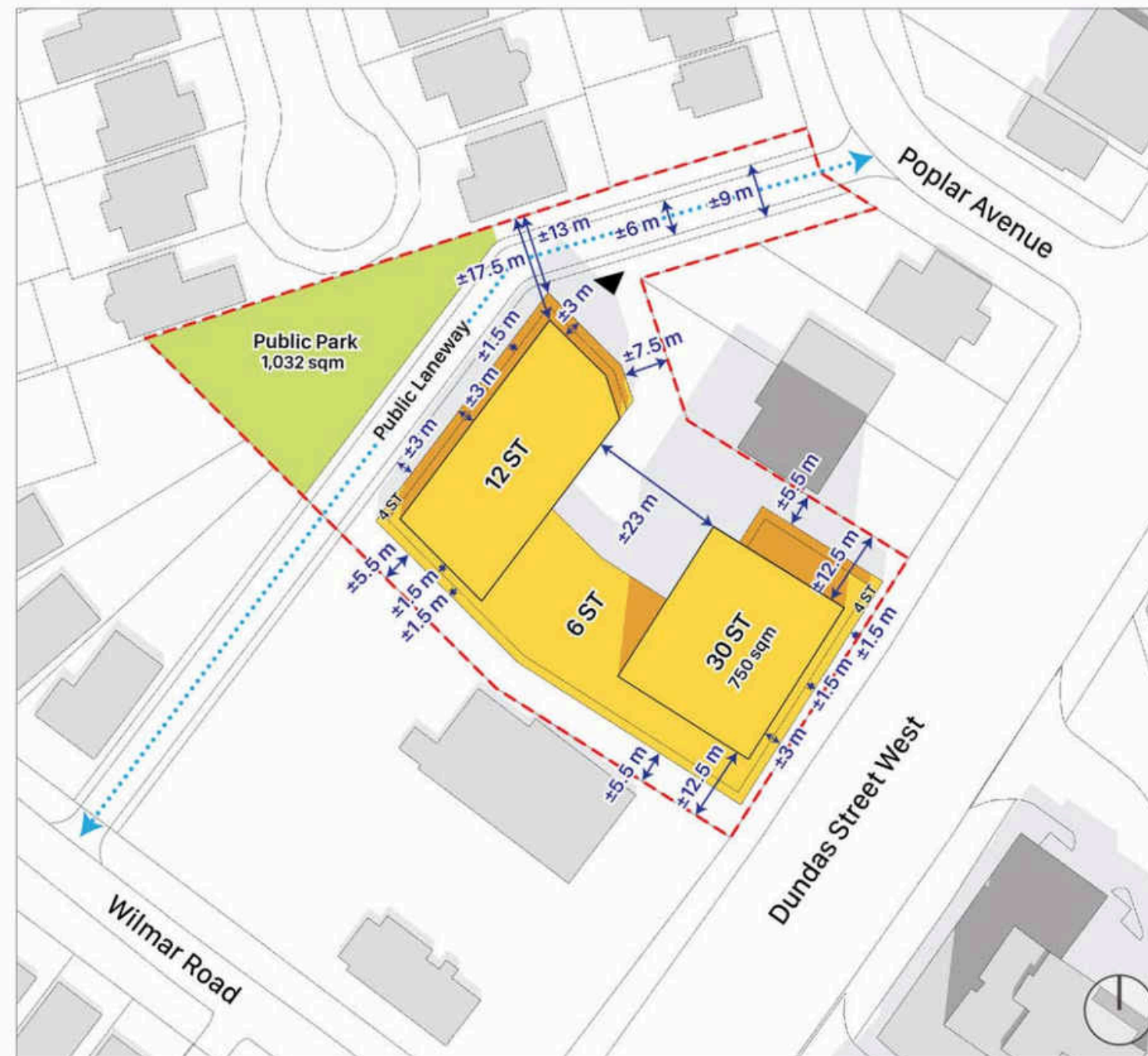
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Scenario 1

Plan View



Legend Subject Site Conceptual Development Existing Building Public Park Vehicular Access ... Public laneway

Project No. 24215 Date October, 2024

Site Statistics

±6,807 sq.m.
Site Area (Gross)

±4,821 sq.m.
Site Area (Net)

±1,032 sq.m.
Parkland Dedication

±954 sq.m.
Public Laneway

±38,764 sq.m.
Total Gross Construction Area (GCA)

±35,274 sq.m.
Total Gross Floor Area (GFA)¹

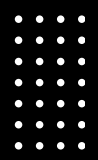
7.32 FSI
Density (Net)

±431
Total Approximate Unit Count²

Individual Statistics	GCA	GFA
Residential	37,926 sq.m.	34,512 sq.m. ¹
Non-Residential	838 sq.m.	762 sq.m. ¹

Notes

- 1 Gross Floor Area based on 91% of the Gross Construction Area
- 2 Approximate unit count based on an 80 sq.m. unit size
- 3 Ground floor height is 4.5m and subsequent floor-to-floor height is 3.0m



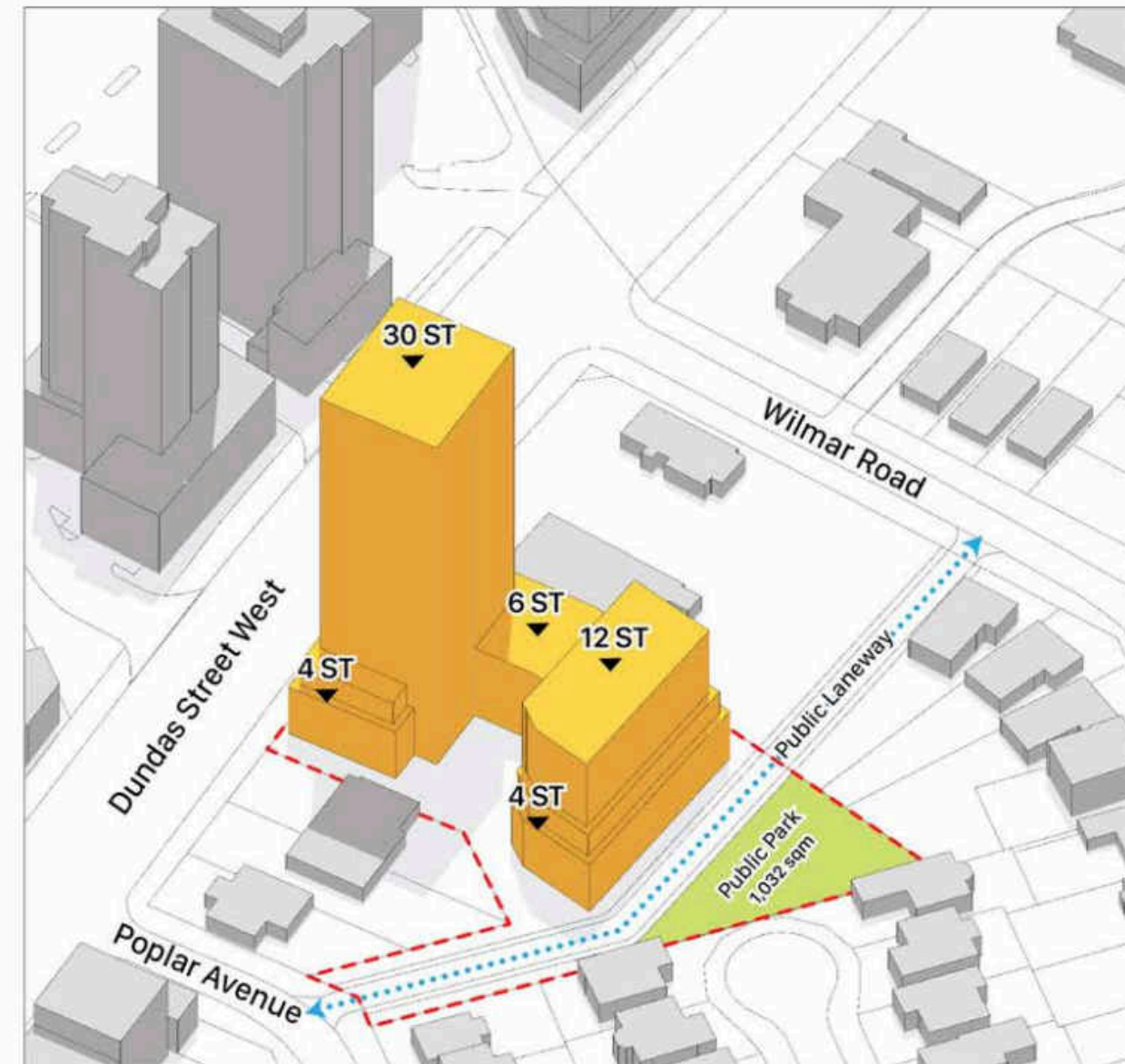
Scenario 1

Project No. 24215 Date October, 2024

View Looking Northeast

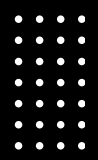


View Looking Southwest



Legend

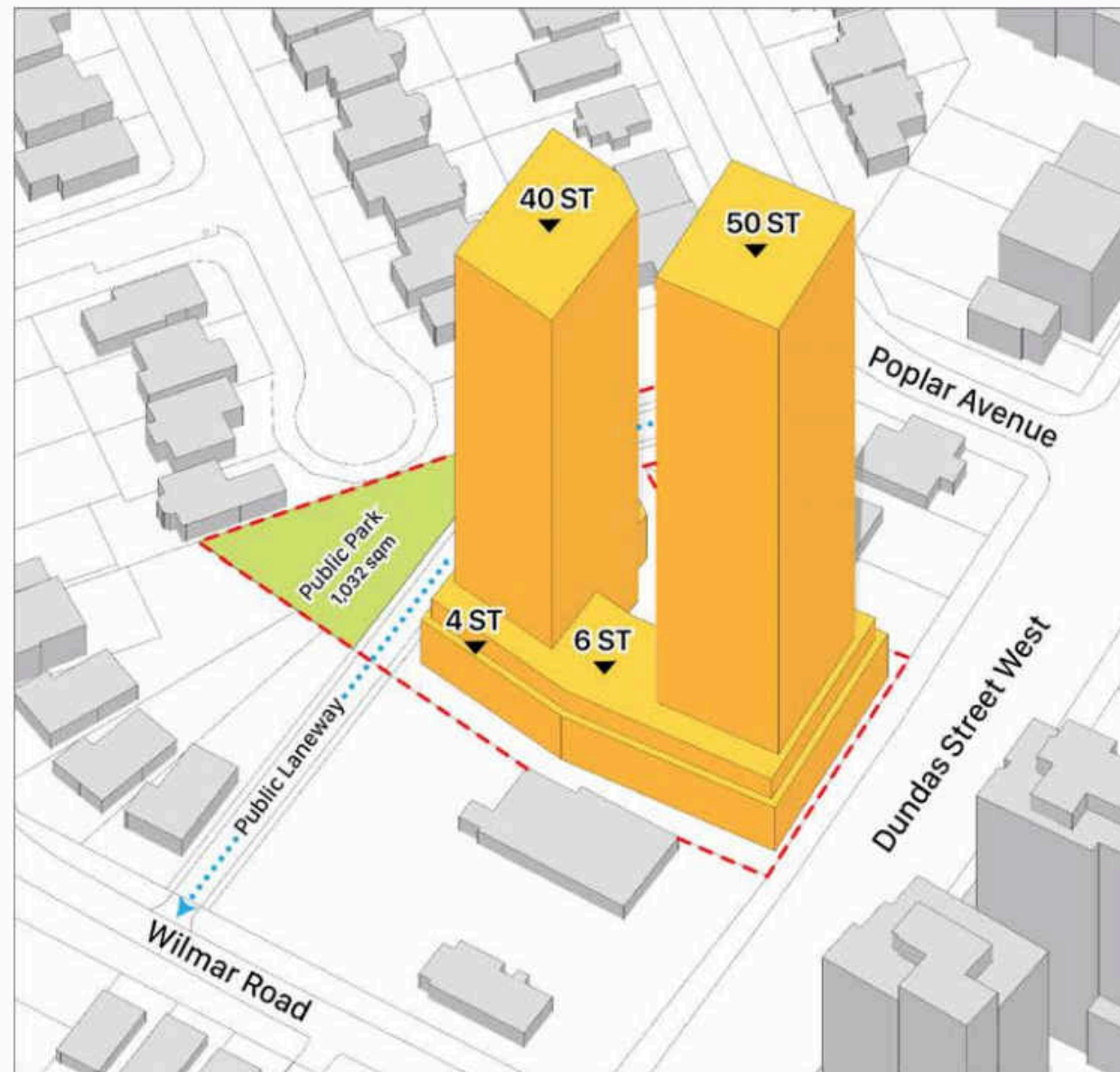
Subject Site	Conceptual Development	Existing Building	Public Park	Public laneway
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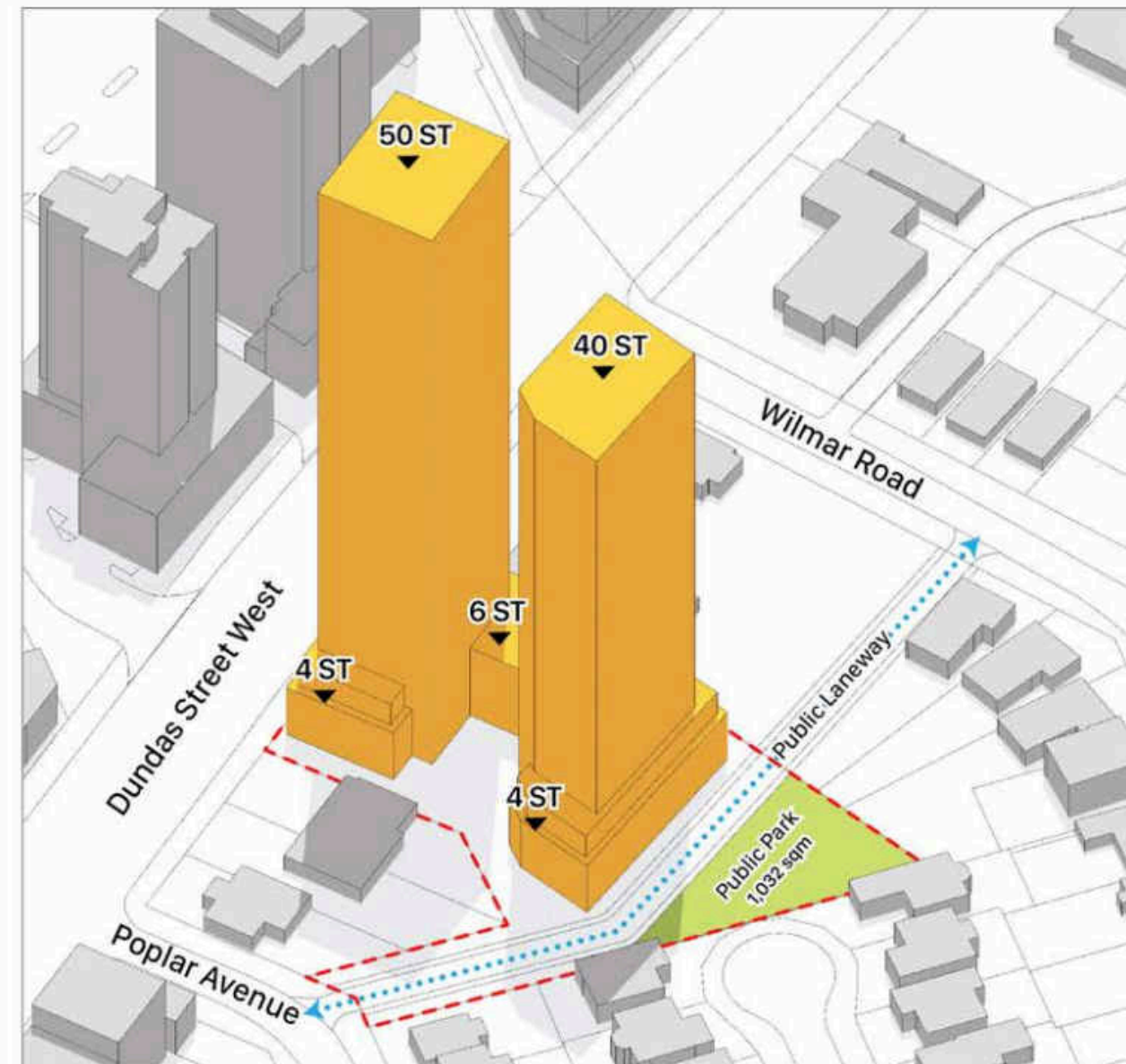
Scenario 2

Project No. 24215 Date October, 2024

View Looking Northeast

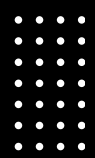


View Looking Southwest



Legend

- Subject Site
- Conceptual Development
- Existing Building
- Public Park
- Public Laneway



Exceptional Mixed-Use Development Opportunity in Etobicoke Centre – Kipling MTSA

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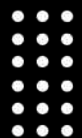
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Meadowtowne Realty
Brokerage

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