

2370 Finch Avenue West - Development Opportunity

Mid-Rise Toronto Site | OLT Approved for 192 Units + Ground Floor Commercial

Key Facts

- Site Area: ~0.97 acres (~42,411 sq. ft. per FSI calculation)
- Gross Floor Area: 157,744 sq. ft. (Residential: 155,484 sq. ft. | Commercial: 2,260 sq. ft.)
- Unit Count: 192 residential units (11 & 6 storey towers, 3-storey connector)
- Location: Along Metrolinx Finch West LRT and future public road connection
- Zoning/Approvals: OPA & ZBLA approved via Ontario Land Tribunal; subject to Holding Provision & Site Plan Approval
- **Suggested List Price: \$12,000,000**
- Value Range: \$11.5M – \$13M (\$73–\$82/buildable sq. ft.)
- Positioning: Rare mid-rise intensification site supported by Provincial and City policy with significant transit connectivity

Comparable Sales (Last 18 Months – Toronto & Surrounding Urban Corridors)

Address	Use / Approval	Lot Size	Sale Price	\$/Buildable Est.	Notes
3020 Kennedy Rd, Scarborough	Mid-rise zoning w/ SPA	0.9 ac	\$11.2M (2024)	\$83/sq. ft.	SPA approved, LRT corridor
220 Duncan Mill Rd, North York	OPA/ZBLA approved	1.5 ac	\$16.7M (2023)	\$79/sq. ft.	No SPA, high-density node
509 Birchmount Rd, Scarborough	Mid-rise res	—	\$57/sq. ft. (2022)	—	Strong east GTA density comp

Marketing Strategy

Target Audience:

- Toronto and GTA-based mid-sized developers and land bankers
- Transit-oriented builders focused on urban intensification corridors
- Investors seeking low-barrier entry to construction-stage projects

Key Marketing Assets:

- OLT-approved planning documents (OPA/ZBLA)
- Architectural plans by ICON Architects
- Site integrated with LRT and planned public road network
- Conceptual renderings and massing support potential

Why This Site?

Located in one of Toronto's key LRT corridors, 2370 Finch Avenue West is an ideal infill opportunity for a developer ready to push forward to Site Plan Approval and building permits. The OLT-approved GFA and residential mix support policy goals and modern demand trends. The Holding Provision is tied to a manageable set of studies and agreements, providing a clear path to shovel-ready status in the near term.