

# FOR SALE



RESIDENTIAL DEVELOPMENT LAND IN  
DESIRABLE AND MATURE SETTING

## N/A COLONEL WAYLING BOULEVARD SHARON, EAST GWILLIMBURY



EAST GWILLIMBURY SPORTS  
COMPLEX

404

MOUNT ALBERT ROAD

COLONEL WAYLING BLVD

SHARON HILLS PARK



# EXECUTIVE SUMMARY

## OFFERING AT A GLANCE

Cushman & Wakefield ULC (“C&W”), as exclusive agent for Zeifman Partners Inc. in its capacity as Court Appointed Sales Officer (the “Sales Officer”), is pleased to offer for sale the residential development parcel located at N/A Colonel Wayling Boulevard, East Gwillimbury (the “Property” or “Site”). The Property includes a gross land area of approximately 30.54 acres. Speak to the Listing Agents about the useable area. The Site is located south of Mount Albert Road and west of Highway 404. Its location between Colonel Wayling Boulevard’s 2 cul-de-sacs and adjacent to single family detached housing provides favourable zoning possibilities for future development.

East Gwillimbury is an attractive residential market due to its proximity to Toronto and small-town charm. The Town has experienced substantial growth with its population projected to more than triple by 2051. The Town benefits from excellent access to higher order transit, with GO Train at Green Lane providing service to Union station in approximately 1 hour.

The Property is being offered on an unpriced basis with guideline pricing provided to prospective buyers. Interested purchasers will be required to execute and submit the Sales Officer’s form of Confidentiality Agreement prior to receiving information on the Offering. Prospective buyers will receive notification in advance of when Offers on the Sales Officer’s form will be considered. All inquiries and offers should be addressed to the attention of Trevor Henke and Raymond Habets at the address provided within.

## PROPERTY DETAILS

|  |   |
|--|---|
| <b>Address</b>                             | N/A Colonel Wayling Boulevard, East Gwillimbury                   |
| <b>PIN</b>                                 | 034380544   |
| <b>Legal Description</b>                   | PT LTS 8, 9 & 10 CON 3 (EG); S/T A13845A TOWN OF EAST GWILLIMBURY |
| <b>Site Area</b>                           | 30.54 acres   |
| <b>Developable Area</b>                    | Speak to the Listing Agents                                       |
| <b>Zoning</b>                              | Rural   |
| <b>Official Plan</b>                       | Community Area and Environmental Protection Area                  |
| <b>Complete Communities Secondary Plan</b> | New Community Design Plan #1                                      |







## INVESTMENT HIGHLIGHTS

### DESIRABLE SUBURBAN LOCATION

The Site is located in the established neighbourhood of Sharon, south of Mount Albert Road and west of Highway 404. In addition to major commuter routes such as Highways 404 and 48, the East Gwillimbury GO Station is a 6 minute drive from the subject Property, providing convenient commuting access to Toronto's Union Station in approximately 1-hour. Located adjacent to Sharon Hills Park, there are numerous options for recreational activities including a 5 minute walk to the East Gwillimbury Recreation Complex and Arena/Sports Fields as well as numerous golf courses within a 15 minute drive.

### STRONG RESIDENTIAL MARKET FUNDAMENTALS

The Town of East Gwillimbury has become increasingly popular among GTA homebuyers due to its rural setting combined with city amenities a short drive away. According to the Toronto and Region Real Estate Board, as of January 2024, the average resale price for a detached house in the Sharon neighbourhood of East Gwillimbury was \$1,580,000, with new construction housing units trading well above this figure. East Gwillimbury offers proximity to major urban areas with major transportation routes connecting the Town within York Region, the GTA and southern Ontario. GO Transit and local York Region bus service provide efficient commuter access from the Town, with the City of Toronto only a 30-minute drive away.

### POISED FOR GROWTH

York Region is forecast to grow to a population of 2.02 million and 990,000 jobs by 2051, accounting for 22% of all population growth in the Greater Toronto and Hamilton Area. The Town of East Gwillimbury's population grew by 44.4% from 2016-2021 and is forecast to increase from 34,637 to 127,000 residents with projections to accommodate 44,000 jobs by 2051 - underscoring the need for housing in the municipality.

### FAVOURABLE LAND USE POTENTIAL

A portion of the Site is designated Community Area within the Official Plan which permits a variety of residential built forms. Under the Sharon Secondary Plan the western part of the Site is environmentally protected while the balance remains outside of the Secondary Plan. The RPS zoning of the adjacent residential developments primarily permits single family detached homes as well as other residential uses. As the Site is located between the 2 dead end streets of Colonel Wayling Boulevard, the Town of East Gwillimbury is proposing a minor collector road connecting the road to establish similar housing on the east side of the Site. Although Official Plan and Zoning By-Law Amendments would be required, the surrounding land use would likely encourage a new low-density development on the Site. An acoustic wall along Highway 404 is in place. Upscale homes along east and southside of Colonel Wayling Blvd indicate the acoustic wall's ability to create enjoyable homes and backyards.



# INVESTMENT HIGHLIGHTS

## OFFICIAL PLAN AND LAND USE MAP



## OFFICIAL PLAN AND POTENTIAL LAND USE

The Official Plan update was adopted by council in 2022 and entails a few minor though favourable changes for the Property. There are some inconsistencies among the several maps, however C&W believes that the intent of the municipality is to make a connection between the two dead-end parts of Colonel Wayling Boulevard and allow for residential development on the east side of the property.

The road construction of this section has been identified as a Major Collector Road in the Development Charge Capital Program for the period 2025-2031 in the approved Development Charge By-Law Background Study.

### OP Schedule 2 Urban Structure:

- The westerly portion of the site is designated as an Environmental Protection Area and Proposed Minor Collector Road
- The eastern portion of the site is designated as Designated Greenfield Area Community Area

### OP Schedule 3 Secondary plan Area Community Design Plans:

- The westerly portion of the site is designated as an Environmental Protection Area and Proposed Minor Collector
- The eastern portion of the site is part of new Community Design Plan #1 Area (new Secondary Plans for East-Gwillimbury)

### OP Schedule 3C Sharon Land Use Plan:

- The westerly road portion of the site is designated as an Environmental Protection Designation, Proposed Collector Road and Parks & Open Space
- The eastern portion of the site is outside of the Sharon Secondary Plan

Zoning for the site is Rural (RU) according to the Town of East Gwillimbury Zoning By-law.

### Preliminary study of the planning details are determining the potential for residential development on the Property:

- Updated Official Plan schedules show that the east part of the Site is designated for residential development, whether it is as Designated Greenfield Area Community Area or Community Design Plan #1 Area.
- The division line between environmental protected area and residential development area is the line extended south from the northern section of Colonel Wayling Boulevard
- MTO will require review of plans for approximately 60% of the developable area
- MTO will require a 14-meter setback from the shared property lines

Based on the above-mentioned preliminary constraints and assumptions, C&W believes that a significant portion of the site can be considered for residential development. The Environmental Protection Area Designation Area in the middle and westerly portion of the Site has been estimated at approximately 18.8 acres.





## OFFERING GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through C&W for consideration of the Sales Officer. The Offers to Purchase are encouraged to be submitted on the offer form provided by the Sales Officer and available on C&W's virtual data room. Prospective buyers will receive notification in advance of the date Offers on the Sales Officer's form will be considered. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

## PRICE

Unpriced. Contact listing agents for details.

### Lead Advisors:

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