

VILLAGE CENTRE MIXED USE RESIDENTIAL DEVELOPMENT SITE

12530 & 12540 KENNEDY ROAD

CALEDON, ON • ± 1.807 AC. • BEING SOLD UNDER POWER OF SALE



VIEW NORTHWEST

LAND
SPECIALISTS

CBRE

THE OFFERING

12530 & 12540 KENNEDY ROAD

CBRE Limited is offering under Power of Sale 12530 & 12540 Kennedy Road in Caledon, ON (the "Site" and/or "Property"). The Property is 1.807 acres of infill development land in Caledon's Mayfield West Secondary Plan. The Property is designated in the Official Plan for Village Centre Area, Mixed High/Medium Density Residential Area and General Commercial land uses, and zoned Village Core Commercial, permitting a range of residential and commercial uses. The Site is well-served by a regional bus transit route and surrounded by an array of commercial amenities.

A development proposal for a 4-storey, 158-unit apartment building with commercial at grade was previously being promoted as the Strawberry Fields Residences. The Site offers an excellent opportunity to acquire a centrally-located infill development parcel with flexible zoning and land use permissions in the highly coveted Mayfield West Secondary Plan of Caledon.

PROPERTY DETAILS

Address 12530 & 12540 Kennedy Road

PIN's 142354994 & 142354996

Land Area ± 1.807 ac.

Official Plan Mayfield West Secondary Plan

Secondary Plan Village Centre Area;
General Commercial;
Mixed High/Medium Density Residential

Zoning CCV - Village Core Commercial

Development 4 storey, 158 unit apartment building w/ commercial at grade; application submitted

MLS SINGLE DETACHED AND TOWNHOME SALES (PAST 365 DAYS)

In the immediate area surrounding the Site, 87 single detached homes have sold on MLS over the past year, with an average sold price of \$1,461,131 and an average 'Days on Market' of 23 days, showing strong demand for low-density residential product. Similarly, 50 townhomes have sold in the same area during the same timeframe with an average sold price of \$924,198 and an average 'Days on Market' of 21 days.

SINGLE DETACHED - 87

	List Price	Original Price	Sold Price	% Difference	Taxes	Bedrooms	Bathrooms	Days on the Market
Min	\$699,000	\$699,000	\$830,000	87.00	\$0.00	3	2	1
Max	\$1,975,000	\$1,975,000	\$1,855,000	122.00	\$8,482.46	8	6	97
Avg	\$1,479,335	\$1,489,402	\$1,461,131	99.06	\$5,692.51	5	4	23
Median	\$1,479,999	\$1,489,900	\$1,447,000	98.00	\$5,836.00		44	17

TOWNHOMES - 50

	List Price	Original Price	Sold Price	% Difference	Taxes	Bedrooms	Bathrooms	Days on the Market
Min	\$759,900	\$759,900	\$775,000	92.00	\$0.00	3	2	1
Max	\$1,199,900	\$1,199,900	\$1,100,000	122.00	\$5,200.00	6	5	113
Avg	\$920,165	\$925,751	\$924,198	100.62	\$3,694.57	3	3	21
Median	\$899,900	\$914,950	\$925,000	99.00	\$3,904.61	3	3	15

BONNIE GLEN FARM PARK

TONY PONTES PUBLIC SCHOOL

SOUTHFIELDS PUBLIC SCHOOL

SOUTHFIELDS COMMUNITY CENTRE

SHOPPING PLAZA:
FRESH FOOD CENTRE,
SUBWAY, CALEDON
DENTAL, MINT LEAF
RESTAURANT, PUDDLE
JUMPERS PREPSCHOOL

BRAMPTON REGIONAL TRANSIT BUS ROUTE

HIGHWAY 410

HIGHWAY 413 EXTENSION CONNECTION

LAND USE: VILLAGE CENTRE AREA, MIXED HIGH/MEDIUM DENSITY RESIDENTIAL AND GENERAL COMMERCIAL

COMMERCIAL VILLAGE CENTRE AREA

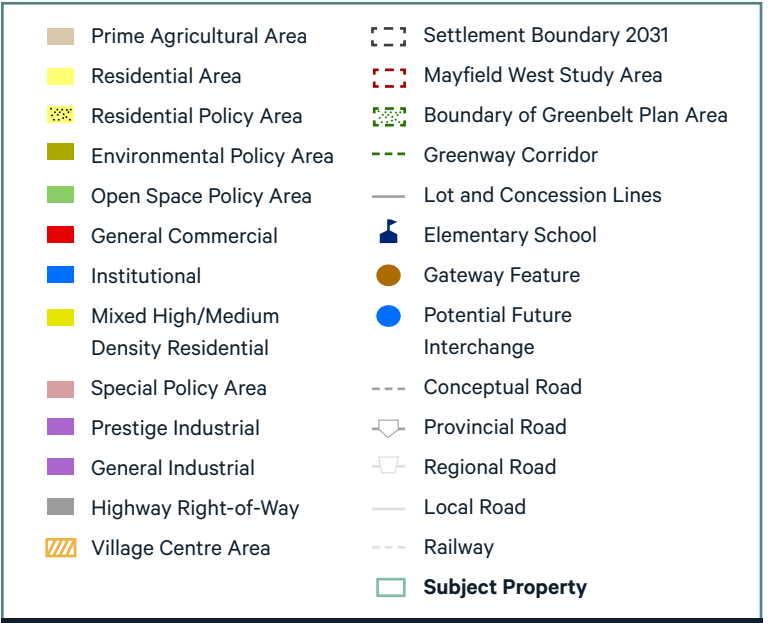
The Village Centre Area, located near Kennedy Road and Etobicoke Creek, is to serve as the community’s central hub. It will offer personal and business services, retail, tourism services, and residential and recreational uses. Development within this area should abide by the Secondary Plan and Zoning By-laws. The target commercial development level is around 10,000 square meters. The Town will ensure roads and services are provided and a supply of commercial lands are available for development.

GENERAL COMMERCIAL

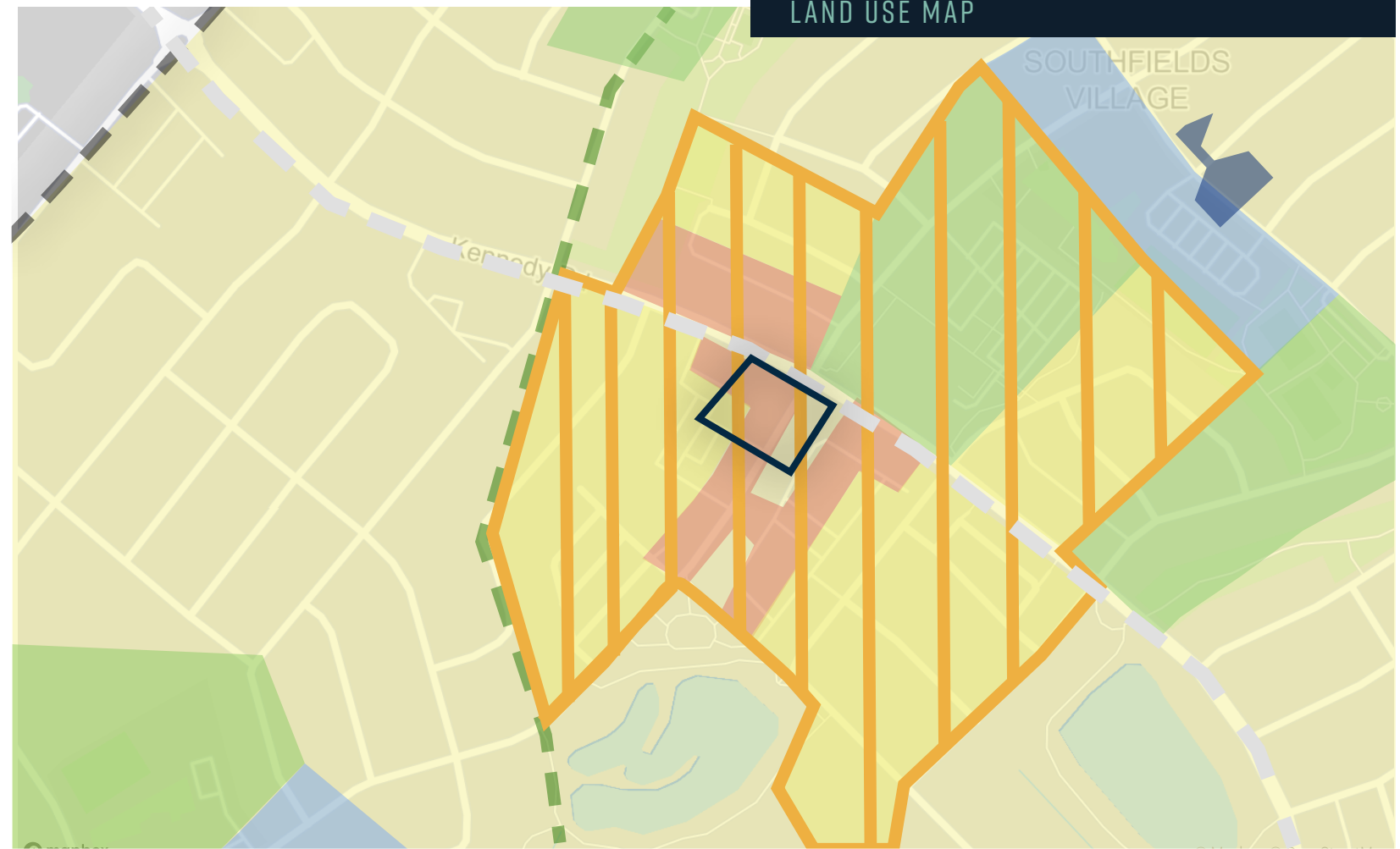
All General Commercial uses, as described in Section 5.4.4 shall be permitted, except that all automotive related commercial uses, and drivethrough facilities, either stand-alone or in combination with other uses, shall not be permitted to located in the General Commercial designation. All General Commercial uses, as described in Section 5.4.4 shall be permitted, except that all automotive related commercial uses, and drivethrough facilities, either stand-alone or in combination with other uses, shall not be permitted to located in the General Commercial designation. Buildings shall be a minimum of two (2) storeys and a maximum of four (4) storeys in height. Exceptions to these height limitations may be permitted in order to address topography, site grading and/or urban design matters, and subject to appropriate integration with surrounding development. Such exceptions will be implemented through a rezoning.

MIXED HIGH/MEDIUM DENSITY RESIDENTIAL

The use of lands designated Mixed High/Medium Density Residential in the Village Centre Area, as shown on Schedule B, will be residential in nature, with emphasis placed on apartments and townhouse unit types. Mixed High/Medium Density Residential development shall generally be located adjacent to the General Commercial designation. Mixed High/Medium Density Residential building forms may include multiple attached dwelling types such as apartments, street and block townhouses, and fourplexes. The density that may be permitted subject to all of the policies of this Secondary Plan will be within the range of 30-87 units per net hectare (12-35 units per net acre). Net area is defined in Section 7.12.6.5. Buildings shall be a minimum of two (2) storeys and a maximum of four (4) storeys in height.



LAND USE MAP



ZONING BYLAW: VILLAGE CORE COMMERCIAL

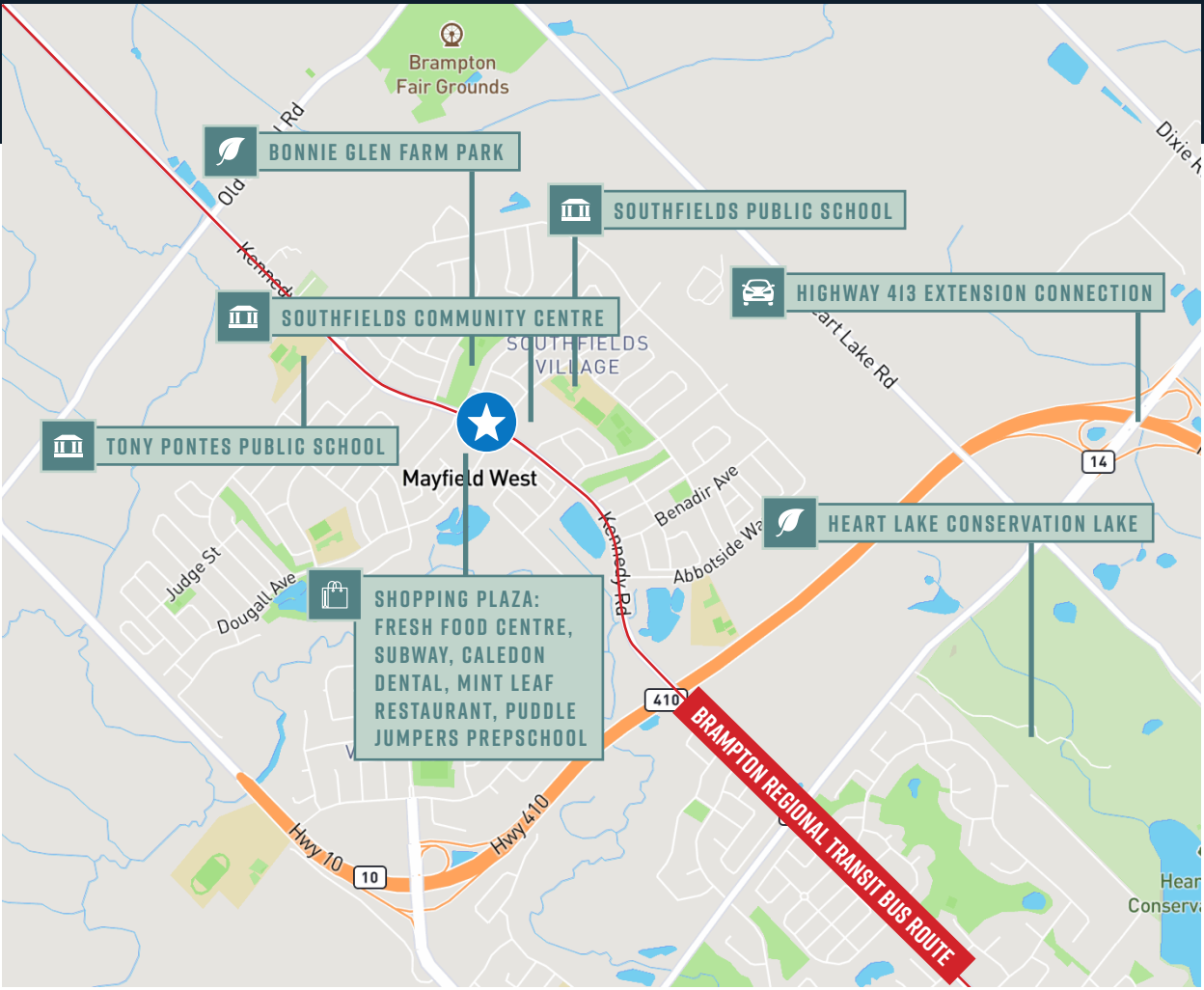
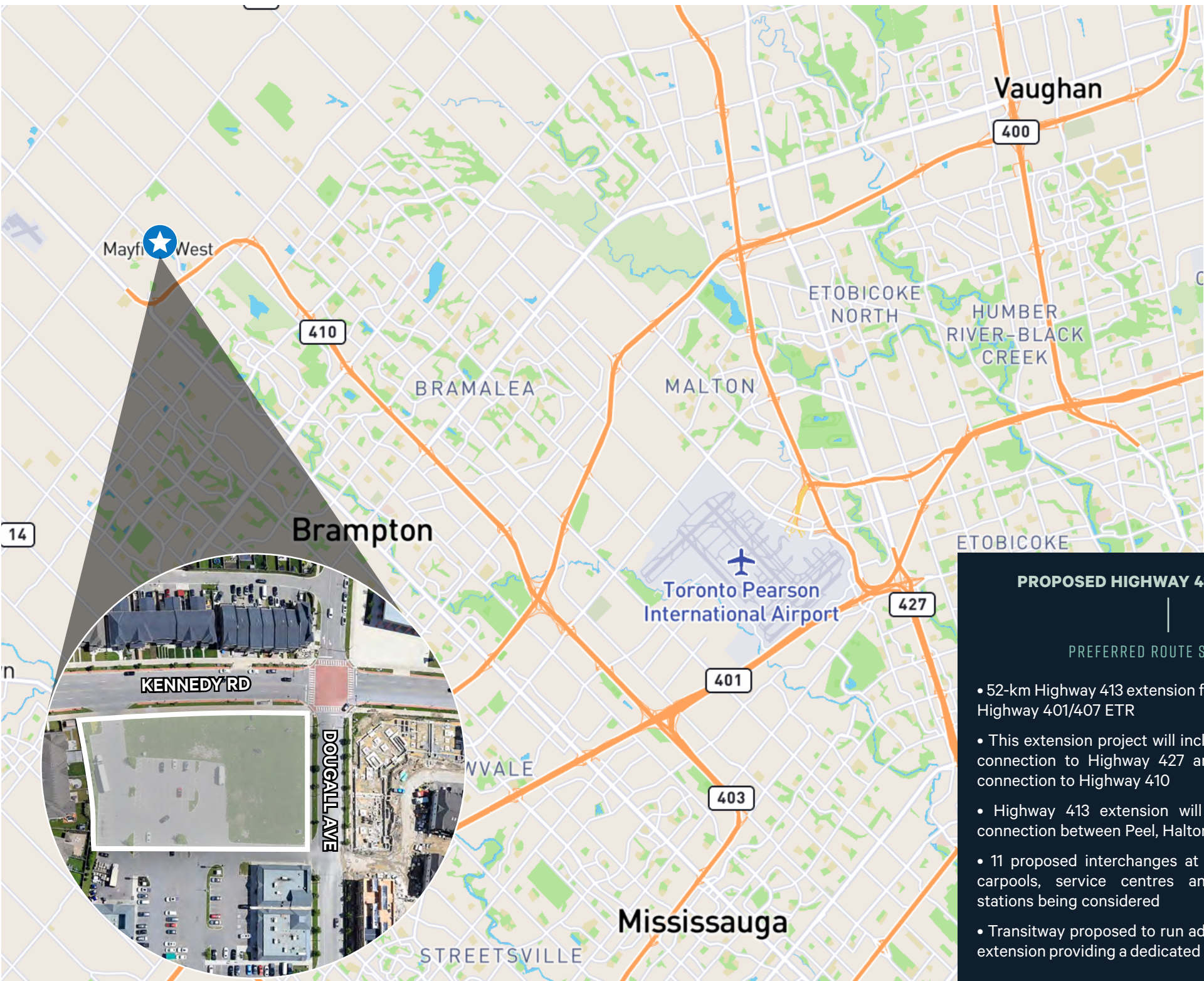
PERMITTED USES

- Art Gallery
- Artist Studio & Gallery
- Bakery
- Boarding House
- Building, Apartment
- Business Office
- Clinic
- Convenience Store
- Dry Cleaning or Laundry Outlet
- **Dwelling, Common Element Townhouse**
- **Dwelling, Freehold Townhouse**
- **Dwelling, Townhouse**
- Factory Outlet
- Farmers’ Market
- Financial Institution
- Fitness Centre
- Funeral Home
- Grocery Store
- Hotel
- Industrial Use
- Laundromat
- Merchandise Service Shop
- Parking Area, Commercial
- Parking Area, Municipal
- Personal Service Shop
- Place of Assembly
- Place of Entertainment
- Private Club
- Restaurant
- Retail Store
- Training Facility
- Video Outlet/Rental Store

(12) CCV Zone – The following provisions shall apply to any building abutting Kennedy Road or Dougall Avenue:
 i. Only commercial uses shall be permitted on the first storey;
 ii. Only dwelling units, business offices and hotel uses shall be permitted on storeys above the first storey;
 iii. Entrances and lobbies used to service those uses listed in (ii) above shall be permitted on the first storey.

LOCATION OVERVIEW

& AMENITIES



PROPOSED HIGHWAY 413 EXTENSION

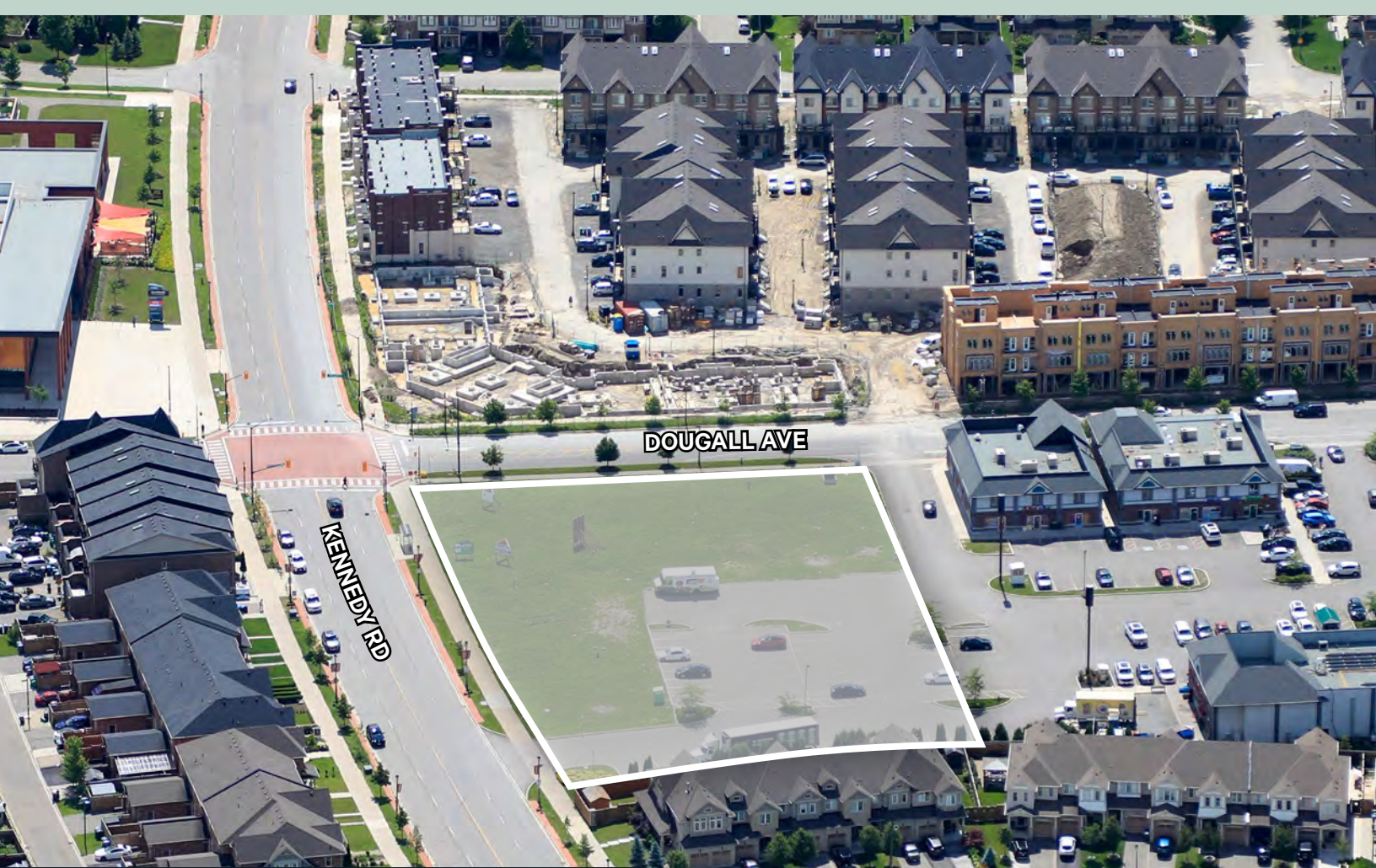
PREFERRED ROUTE SUMMARY:

- 52-km Highway 413 extension from Highway 400 and Highway 401/407 ETR
- This extension project will include a 3-km extension connection to Highway 427 and a 4-km extension connection to Highway 410
- Highway 413 extension will provide a seamless connection between Peel, Halton and York Region
- 11 proposed interchanges at municipal roads with carpools, service centres and electric charging stations being considered
- Transitway proposed to run adjacent to the highway extension providing a dedicated route for public transit



DEMOGRAPHICS - 5KM RADIUS FROM THE SITE

	99,460	132,933	+33.7%		\$156,655	\$210,015	88.4%	11.6%
	2023 ¹ Total Population	2033 ² Total Population	Population Change 2023-2033 ²		2023 ¹ Average Household Income	2033 ² Average Household Income	2023 ¹ Owned Dwellings	2023 ¹ Rented Dwellings



OFFER SUBMISSION PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. All offers are requested to be submitted electronically to:

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