

# FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



2623 BRIDLE ROAD, OSHAWA, ON



CUSHMAN &  
WAKEFIELD





## Investment Highlights



### Prime Suburban Location

The subject Property is positioned south of Winchester Road West on the east side of Bridle Road in the City of Oshawa. Located in the Windfields neighbourhood, the community is a sought-after area in northwest Oshawa, located on land that was once Windfields Farms. The neighbourhood began construction in the early 2000's, with housing and institutional development still occurring on the remaining available lands. Residents benefit from access to numerous schools, parks and commercial amenities including Costco, FreshCo, LCBO, Banks, personal services as well as numerous dining options. With respect to transportation, the Site is located 1.5 kilometers from the Highway 407 - Simcoe Street North interchange as well as being within easy walking distance to Durham transit Bus routes operating on Simcoe Street (Bus Rapid Transit route 901, 905 as well as standard routes 409,302) and Winchester Road West (route 302). The Ontario Tech University and Durham College North Campuses are located 3 kilometers south of the Property, providing access to GO bus service and connections to Whitby Station.



### Growing Residential Area

Durham Region is the GTHA's fourth largest municipality and qualifies among Canada's fastest growing large municipalities. It is estimated that Durham will accommodate 16% of the Greater Toronto and Hamilton's population growth over the next 30 years and its population is forecast to grow to 1.3 million residents. The City of Oshawa is the largest municipality in Durham Region and is one of the fastest growing communities in Canada, with an estimated population of 185,000 and 87,000 jobs. By the year 2051, the City's population is expected to grow to 298,540 people and 107,280 jobs.



### Approved Development Opportunity

The Property has been advanced through the development application process with the City of Oshawa and obtained a Zoning By-Law Amendment and Draft Plan of Subdivision Approval in 2018. The approvals received contemplate the development of the southwest portion of the Site for three single-detached and 15 townhouse units massed in three blocks. Surface parking spaces and a shared outdoor amenity area will also be provided. The northeastern portion of the Site is a future residential / commercial development opportunity for a prospective developer to pursue.



### Strong Residential Market Fundamentals

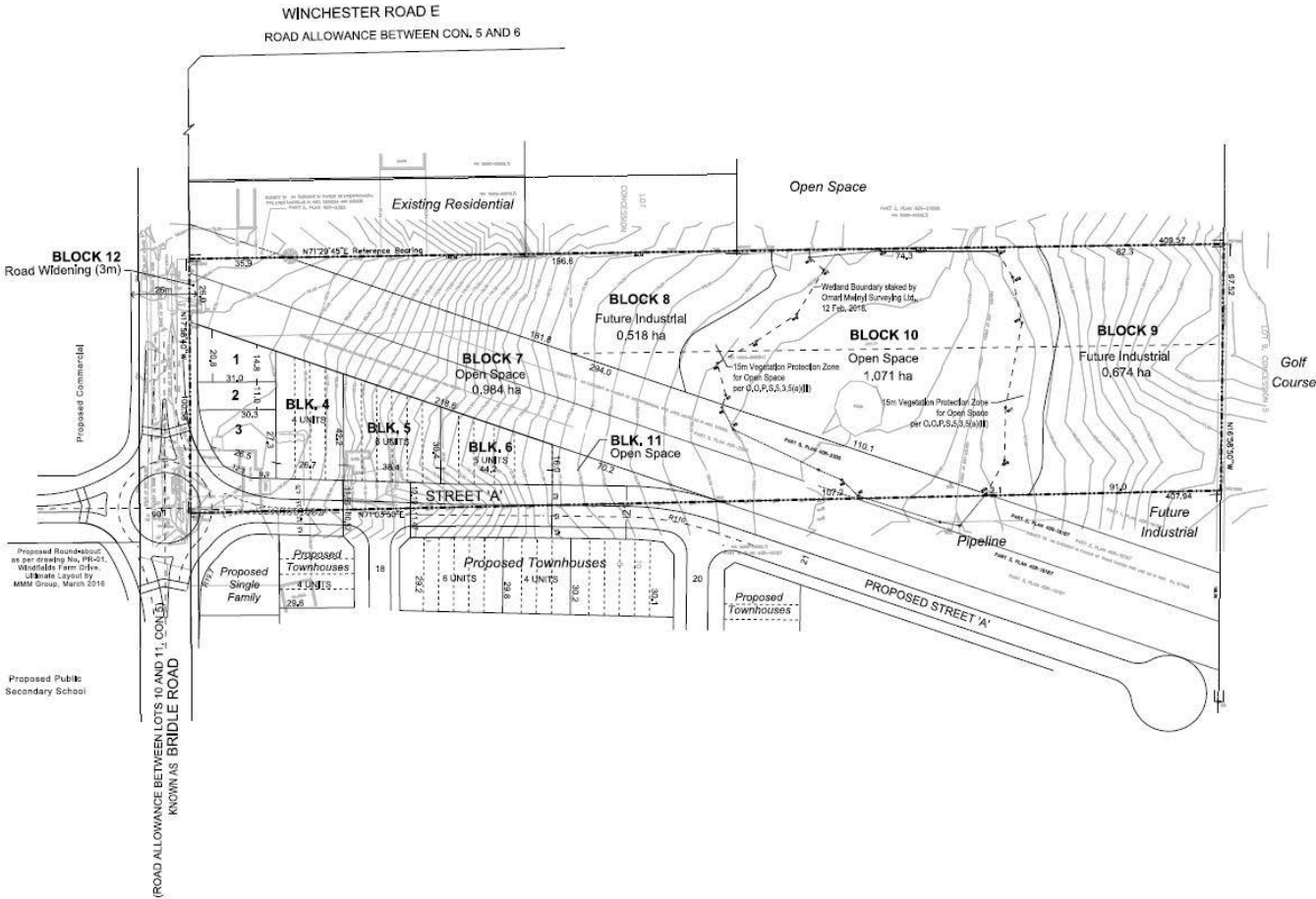
According to the Toronto Regional Real Estate Board, the benchmark house price in the Windfields neighbourhood for single family detached homes was \$1,114,300 and \$695,400 for townhomes (includes condo and freehold units) as of February 2025. The overall average house price in Oshawa for all housing types is \$769,938 over the same period, demonstrating the desirability of Windfields.



Property Details

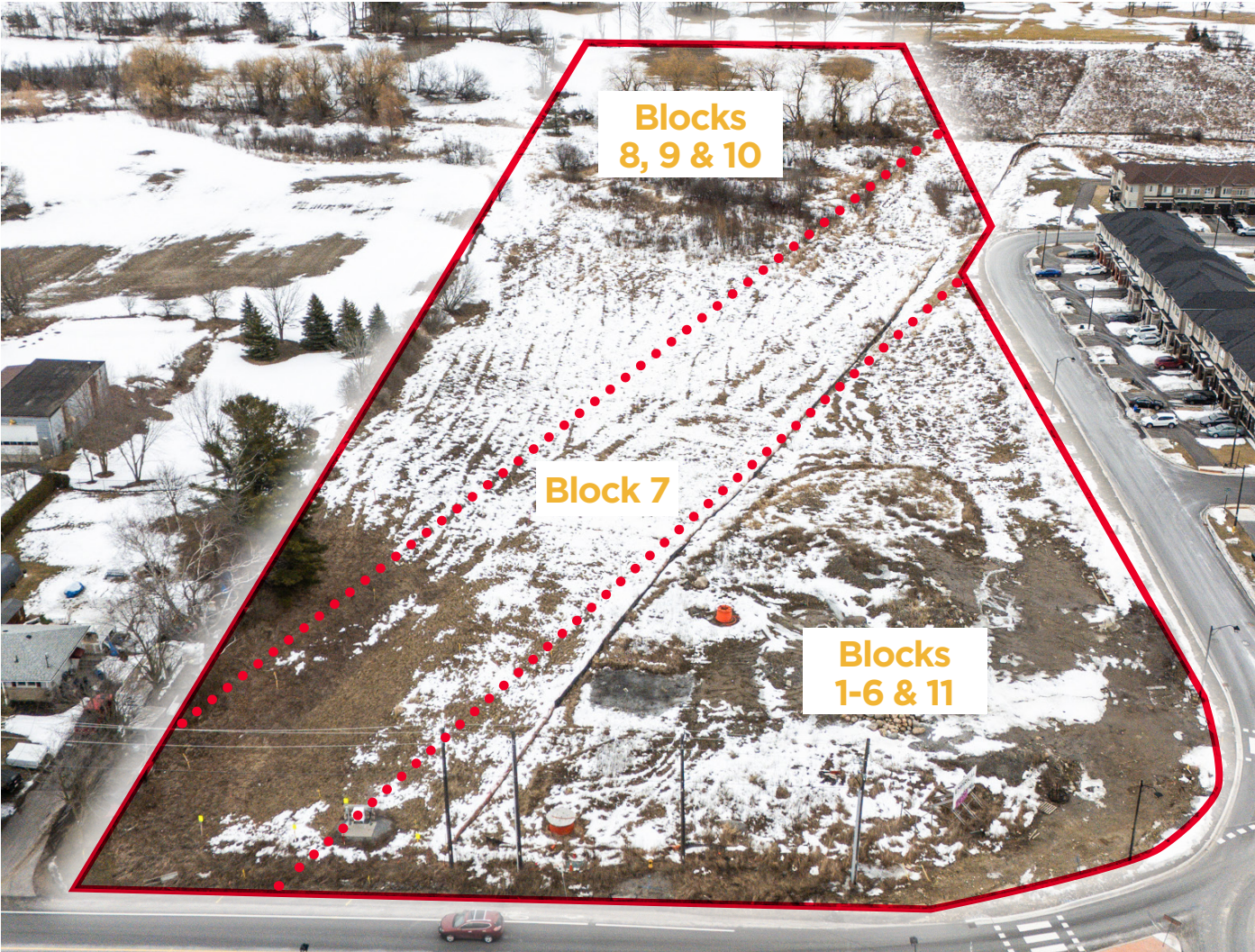
PIN	162623135
Legal Description	PART LOT 10 CONCESSION 5 EAST WHITBY AS PARTS 1,2,3,4 ON PLAN 40R32140; S/T AN EASEMENT OVER PART 2 ON 40R32140 AS IN D18385, S/T AN EASEMENT OVER PART 3 ON 40R32140 AS IN CO62187. CITY OF OSHAWA
Land Area	South Parcel: 1.28 ac (net) North Parcel: 2.95 ac (net) Total: 9.43 ac (gross)/ 4.23 ac (net)
Zoning	Blocks 1-6 & 11: Residential (R3-A(10))"h-14" Block 7: OSP Blocks 8 & 9: Future Development (FD) Block 10: Hazard Lands Open Space (OSH)
Official Plan	Community Area

Block Plan

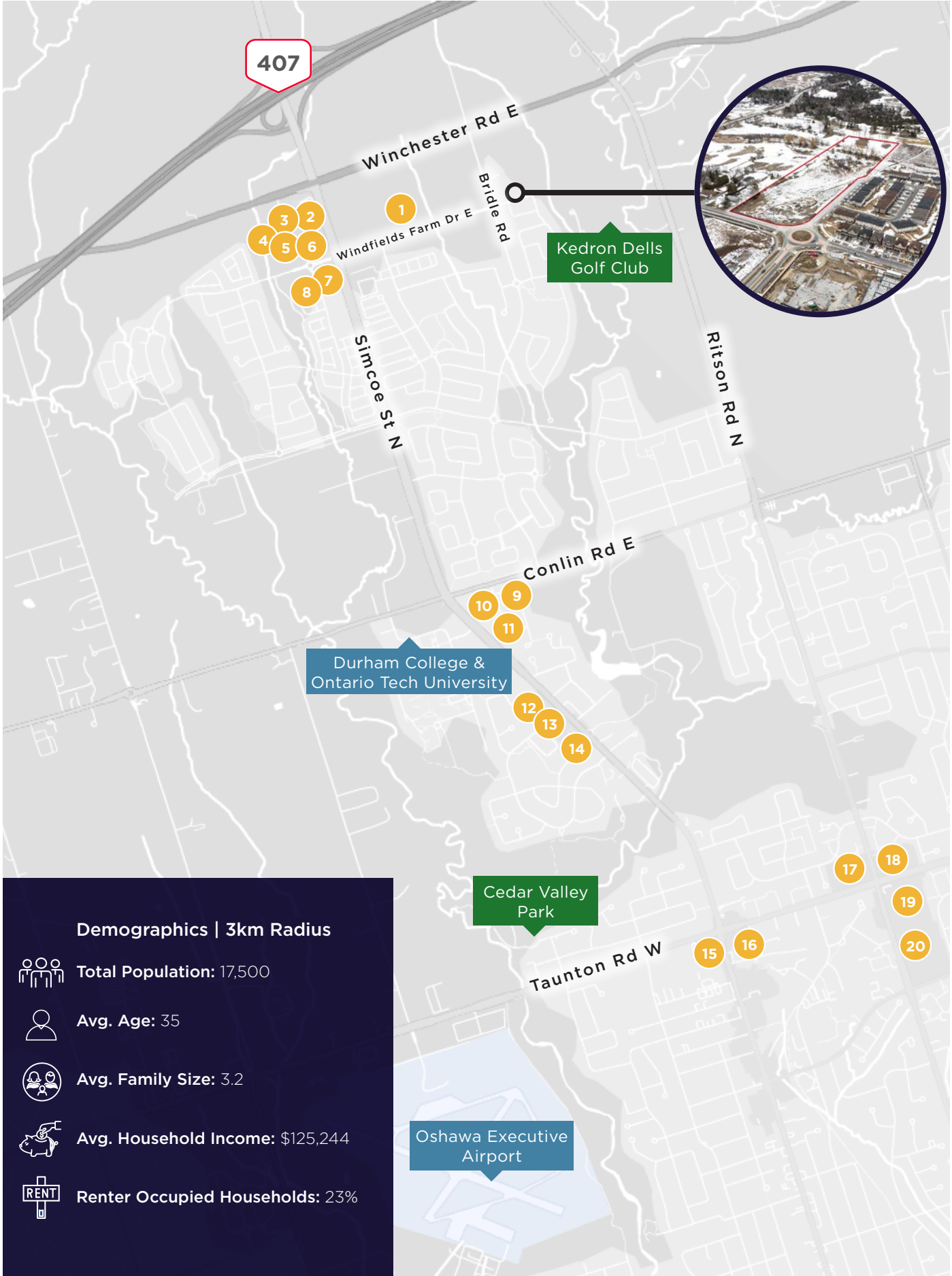


Summary of Development Approvals

The Site has a proposal for a Plan of Subdivision which will contain 3 single detached dwellings, 15 townhouse lots, future development lands, the underground pipeline easement area, Open Space, and a Parkette. The most recent draft plan has a residential land area of 4.23 acres and a net density of 35 units per hectare. The portions of the Site (Blocks 8 & 9) that were formerly zoned SI-C (Select Industrial) were recently rezoned to FD (Future Development) by the City of Oshawa. This change is the result of the Region of Durham’s new Official Plan which redesignated the lands from Employment Lands to Community Area. Any new development proposal for these lands would be subject to a zoning by-law amendment. Access to the Future Development lands located on the east side of the Property should be coordinated with the surrounding development. Full municipal servicing is available for the entire Site, with the north portion being subject to the creation of an access road. A Phase 1 and 2 Environmental Site Assessment has been completed for the Property and no exceedances have been identified.







Area Amenities

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Costco                  | 11. Shoppers Drug Mart        |
| 2. The Canadian Brewhouse  | 12. Osmow's Shawarma          |
| 3. Starbucks               | 13. St. Louis Bar & Grill     |
| 4. FreshCo                 | 14. Fat Bastard Burrito Co    |
| 5. LCBO                    | 15. One Eyed Jack Pub & Grill |
| 6. Pet Value               | 16. KFC                       |
| 7. McDonalds               | 17. Giant Tiger               |
| 8. Mary Brown's Chicken    | 18. Ritson Centre             |
| 9. Burger Factory          | 19. Metro                     |
| 10. Church's Texas Chicken | 20. LA Fitness                |

Amenities within 3km



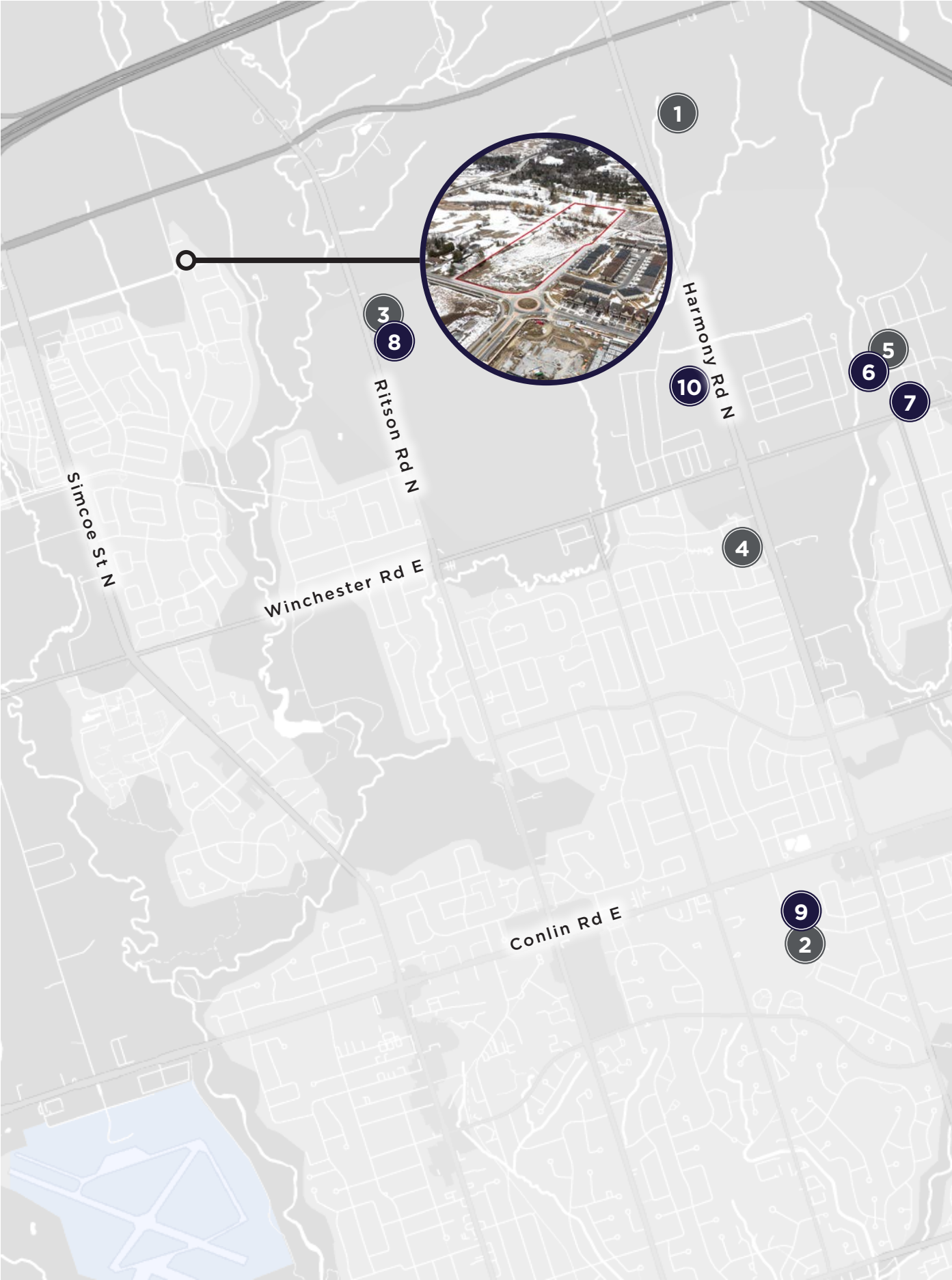
Development Activity - Active Units

Townhouse

	Development	Address	Total Units	Remaining Units	Avg. Unit Size	Avg. Unit Price	Lot size
1	Heights of Harmony Minto Developments	2651 Harmony Rd N	168	28	1,975 sf	\$896,102	19 ft
2	Grand Ridge North Sunny Communities	660 Grand Ridge Ave	16	3	2,048 sf	\$1,039,650	20 ft
3	Winchester Estates Menkes	2375 Ritson Rd N	45	31	1,940 sf	\$904,275	20 ft
4	Fields of Harmony Greycrest Homes	948 Greenhill Ave	34	12	2,020 sf	\$954,233	20 ft
5	Palmetto Treasure Hill	1362 Canfield St	79	7	1,652 sf	\$929,968	20 ft

Single Detached

	Development	Address	Total Units	Remaining Units	Avg. Unit Size	Avg. Unit Price	Lot size
6	Palmetto Treasure Hill	1362 Canfield St	44	34	2,860 sf	\$1,602,440	50-60 ft
7	Palmetto Greenpark Group	1340 Conlin Rd E	117	18	2,708 sf	\$1,343,946	30-40 ft
8	Winchester Estates Menkes	2375 Ritson Rd N	79	51	2,141 sf	\$1,098,400	30 ft
9	Grand Ridge North Sunny Communities	660 Grand Ridge Ave	11	5	2,918 sf	\$1,404,510	36 ft
10	Views Jeffery Homes	2160 Harmony Road N	37	20	2,504 sf	\$1,404,295	36-40 ft





Development Activity - Windfields Community Resales

Single Detached



	515 Halo St.	2516 Secreto Dr.	2388 Secreto Dr.	2368 Dobbinton St.
Sale Date	February 2025	February 2025	February 2025	December 2024
Sale Price	\$1,060,000	\$1,070,000	\$1,130,000	\$1,145,000
DOM	20	16	19	4
Beds / Baths	4 / 4	4 / 4	4+2 / 5	4+1 / 4
Lot Size	43.83 x 105.07 ft	37.07 x 102.08 ft	36.32 x 105.02 feet	42.31 x 95.16 feet

Townhouse



	19 Tabaret Cres.	2447 Hill Rise St.	61 Artania St.	267 Danzatore Path
Sale Date	March 2025	February 2025	February 2025	December 2024
Sale Price	\$815,000	\$830,600	\$829,000	\$735,000
DOM	14	0	12	4
Beds / Baths	3 / 3	3 / 3	3 / 3	4+1 / 3
Lot Frontage	20.01 ft	20.01 ft	20.06 ft	22.45 ft
Type	Freehold	Freehold	Freehold	Condo





## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the disposition of 2623 Bridle Road, Oshawa, Ontario. The Property is offered for sale unpriced. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offers will be considered upon receipt unless otherwise advised by Cushman & Wakefield.

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