

BOUTIQUE RESIDENTIAL REDEVELOPMENT OPPORTUNITY

0.32 ACRES | DANFORTH VILLAGE

72 AMROTH AVENUE, TORONTO



OPPORTUNITY AT A GLANCE

Cushman & Wakefield on behalf of the Owner is pleased to present 72 Amroth Avenue, Toronto (the “Property”).

The Property is located on the west side of Amroth Avenue, just south of Danforth Avenue, in Toronto’s desirable East Danforth / Danforth Village neighbourhood. Positioned approximately 300 metres from Woodbine Subway Station, the Property offers easy access to TTC Subway Line 2, enabling convenient travel to the downtown core and across the city. The area is also highly supportive of active transportation, with dedicated bike lanes along both Danforth Avenue and Woodbine Avenue, making cycling an efficient option. The surrounding neighbourhood provides a vibrant mix of local amenities within walking distance along Danforth Avenue, including grocery stores, cafés, restaurants, and essential services. Community amenities such as Oakcrest Park, East Lynn Park, the Danforth/Coxwell Library, and Michael Garron Hospital further enhance the area’s livability. The Property is also situated a short cycling distance from Woodbine Beach and the Martin Goodman Waterfront Trail, offering excellent recreational connectivity and access to Toronto’s extensive waterfront trail network. Totalling 0.32 acres in size, the Property is currently a surface parking lot, representing a prime redevelopment opportunity in an amenity-rich, transit-oriented location.

Expanding Housing Options in Neighbourhoods (EHON) is a City initiative to facilitate more low-rise housing in residential neighbourhoods. The EHON program responds to several City and Provincial policy objectives to provide a full range of housing options in a form that makes efficient use of land, infrastructure, and existing services.

These low-rise housing forms, commonly referred to as the ‘missing middle’, can range from garden suites to low-rise walk- up apartments. In May 2023, City Council adopted Official Plan and Zoning By-law Amendments to permit multiplexes consisting of up to four units on lands designated Neighbourhoods in the Official Plan as part of the City-wide Multiplex Study. The Official Plan Amendment (OPA 649) and associated Zoning By-laws 474-2023 and 66-2024 are now in full force and effect.

The Property has received an Official Plan and Zoning By-law amendment to permit three residential buildings with heights ranging from 3- to 6-storeys. The proposed development concept includes a 6-storey residential apartment building (Building A) with a height of 19.5 metres (exclusive of mechanical penthouse), a three-storey fourplex with a height of 9.95 metres (Building B) and a three-storey duplex with a height of 9.65 metres (Building C) at the rear of the Site. The proposed development contemplates a total gross floor area of 2,352.5 square metres (25,322 square feet) and 34 units (10 percent to be affordable rental).

A 99-year land lease is being presented with the intention of providing long-term, quality housing options for future generations. Detailed transaction requirements and submission guidelines are provided in sections 4 and 5 of this CIM. Submissions on the Owner’s form will be received on a specific date that will be communicated by the Advisor at least seven (7) days in advance (the “Submission Deadline”). All inquiries and submissions should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst and Mike Murray.



KEY DEVELOPMENT STATISTICS

	PROPOSED DEVELOPMENT CONCEPT/ ARCHITECTURAL PLANS	APPROVED ZONING (1247-2024)
Site Area	1,275 sm / 13,724 sf	-
Total GFA	2,352.5 sm / 25,322 sf	-
Building A	1,740.5 sm/ 18,735 sf	-
Building B	428.3 sm / 4,610 sf	-
Building C	183.7 sm / 1,977 sf	-
Total Units	34	-
Height (Storeys)	6 (A), 3 (B), and 3 (C)	Max 3 residential buildings permitted
Building A	19.50 m	Max 20 m
Building B	9.95 m	Max 10.5 m
Building C	9.65 m	Max 10.5 m



Total Site Area
0.13 ha / 0.32 ac



Existing Conditions
Surface Parking Lot



Maximum Permitted
Development Density (GFA)
2,353 sm / 25,322 sf



Maximum Building Height
19.5 metres
(6-Storeys)



Completed Approval Process
Official Plan and Zoning
By-Law Amendment
Approved



Required Approval Process
Site Plan Approval



Primary Development Type
Purpose-Built Rental



Interest Available
Leasehold



AMENITY RICH URBAN LOCATION

The Property is situated in the vibrant and amenity-rich East Danforth / Danforth Village neighbourhood, offering residents unparalleled access to essential and lifestyle amenities. Within five-minutes walking distance, residents can easily reach a variety of daily needs retailers including ValuMart, Home Hardware, Dollarama, three financial institutions, personal and professional services as well as numerous fast-service and sit-down dining options. Nearby recreational spaces such as Oakcrest Park, East Lynn Park, Woodbine Beach and the Martin Goodman Waterfront Trail (within short cycling distance) provide abundant opportunities for outdoor recreation.

PRIME, TRANSIT-ORIENTED LOCATION

The Property enjoys a prime, transit-oriented location, offering exceptional connectivity to Toronto’s public transportation network. Situated just 300 metres from Woodbine Subway Station, residents and visitors have direct access to TTC Subway Line 2, providing efficient service to downtown Toronto and beyond. Additionally, the nearby Danforth GO Station offers commuter rail service on the Lakeshore East line for regional travel throughout the Greater Toronto Area. Surface transit is also available including the 506 Carlton Streetcar, which operates along Gerrard Avenue East, and the 92 Woodbine Bus, providing convenient east-west and north-south connections. This comprehensive transit access supports a walkable urban lifestyle and positions the Property as an ideal site for sustainable, transit-oriented living.

CITY INCENTIVES AND SUPPORT

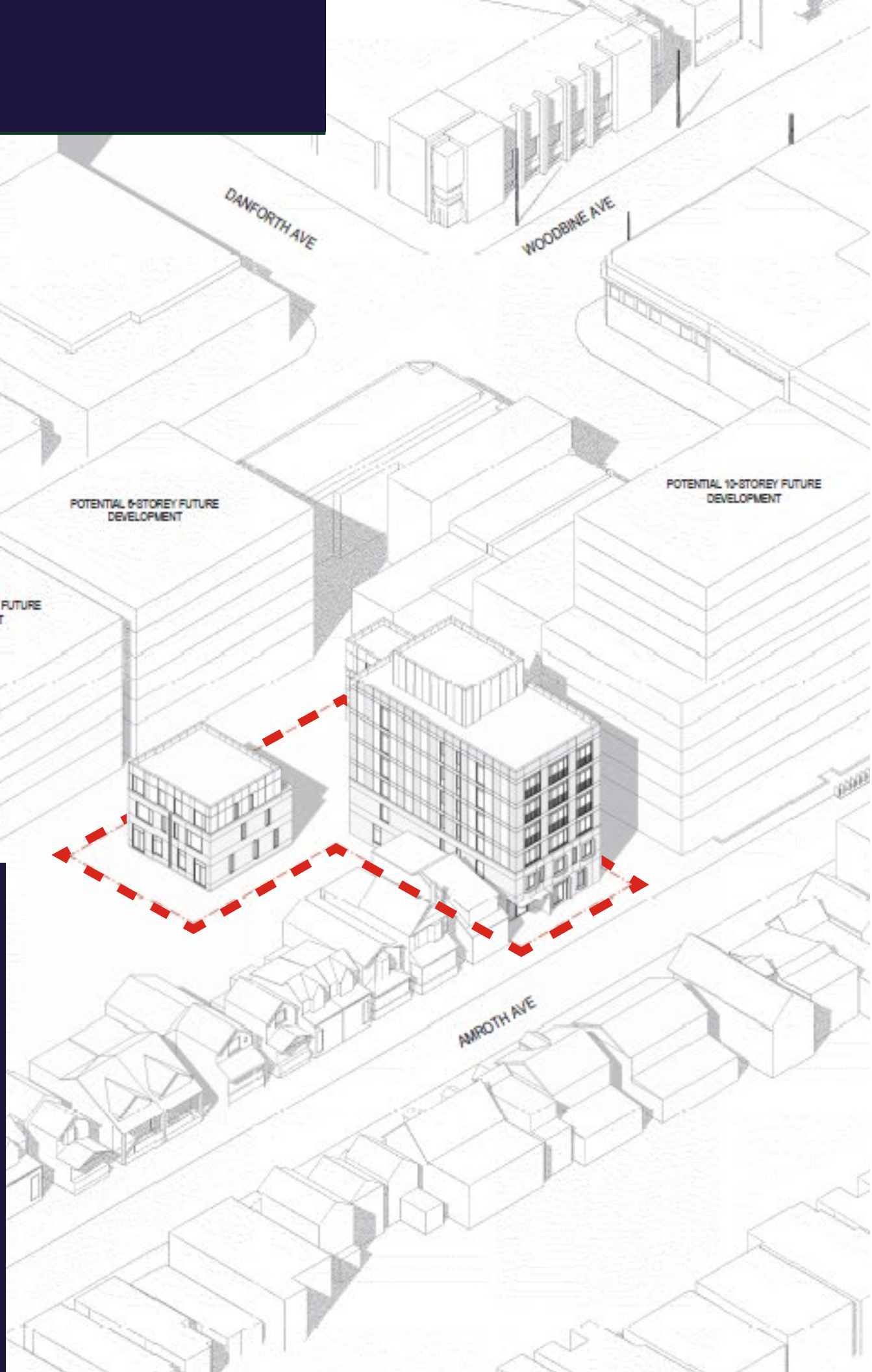
As set out in the adopted Council report Item 2025.PH23.5 “From Concept to Construction: Creating More Homes Across the Housing Continuum” the selected Proponent will be recommended to City Council for approval. Subject to approval by City Council, the following waivers and exemptions would be available for the affordable housing units:

- Development Charges if not exempted by provincial legislation
- Parkland dedication requirements, if not exempted by provincial legislation
- Waiver of planning application fees
- Waiver of building permit fees
- A property tax exemption for the length of affordability period
- Implementing an expedited review process through the Development Review Division at the City of Toronto.



COMPELLING LAND LEASE OPPORTUNITY

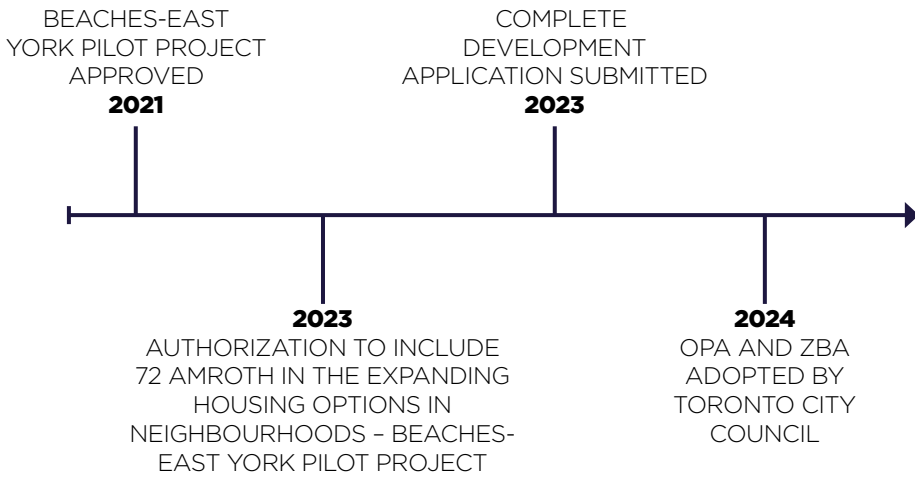
The Property is presented to Proponents pursuant to a long-term land lease. The proposed transaction structure will significantly reduce upfront development costs thereby enhancing project feasibility.



ZBA APPROVED DEVELOPMENT CONCEPT

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PROJECT HISTORY



STRONG RENTAL MARKET FUNDAMENTALS

Despite continued competition from condo rentals and an increasing number of new purpose-built rental completions, the Greater Toronto Area's rental market remained stable in Q2 2025, with the overall vacancy rate holding steady at 3.5%, unchanged from Q1. However, regional variation is notable, with the vacancy rate at 3.2% in the City of Toronto (416) and 4.0% in the suburban GTA (905). The average rent for new purpose-built rental projects across the GTHA was \$4.06 per square foot in Q2 2025, showing a slight decline from \$4.09 per square foot in Q2 2024. During the quarter, four projects in Toronto's core reached occupancy, achieving average rents of \$4.61 per square foot (\$3,213 for 696 square feet) or \$3.56 per square foot after accounting for incentives.

PROCESS & SUBMISSION EVALUATION

Proponents are invited to submit a Confidentiality Agreement to the listing team to receive access to the online data room, which contains additional information on the Property, including the Offering Guidelines. The Owner has adopted a negotiated transaction process. Based on information contained in the CIM and other information that may be made available through the online data room, interested parties may submit a proposal, on the Owner's Form of Term Sheet that is available for download in the online data room that addresses the requirements outlined under "Submission Guidelines". Submissions must be submitted by the deadline on the Owner's Form of Term Sheet. If Proponents have any questions about the proposal submission or process, please contact the Cushman & Wakefield listing team at the contact details provided.

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