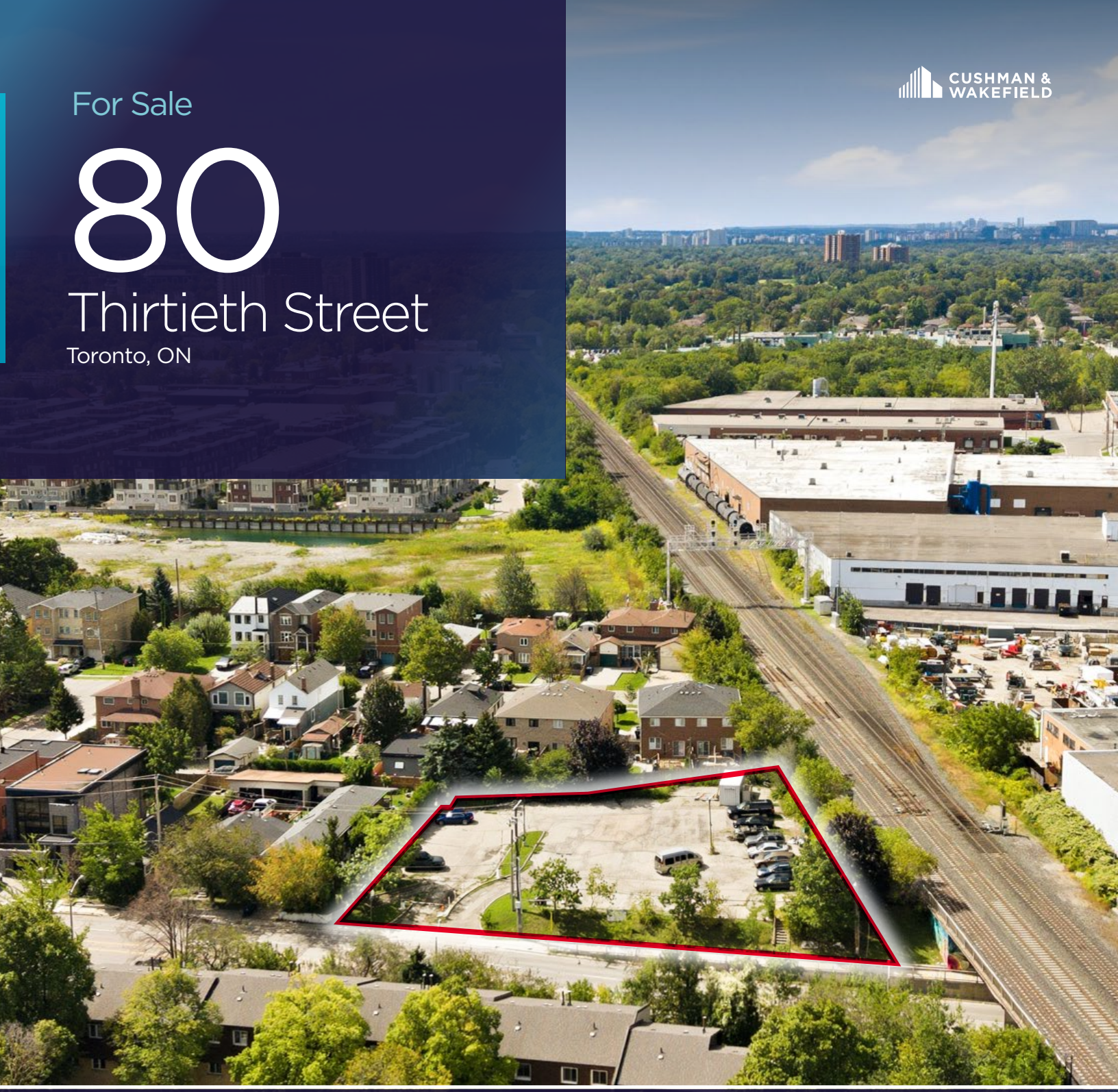
For Sale

80 Thirtieth Street

Toronto, ON



0.53 AC

Approved Residential Development Opportunity in South Etobicoke

National Capital Markets Group

Offering at a Glance

The Property includes an OLT-approved residential redevelopment opportunity in the established South Etobicoke community, near the intersection of Lake Shore Boulevard West and Kipling Avenue. The approved development concept permits 14 three-storey townhouse units, comprising approximately 22,206 square feet of total residential GFA and 31 parking spaces. With zoning and site plan approvals already in place, the Property presents an attractive approved development opportunity with a clear path toward redevelopment.

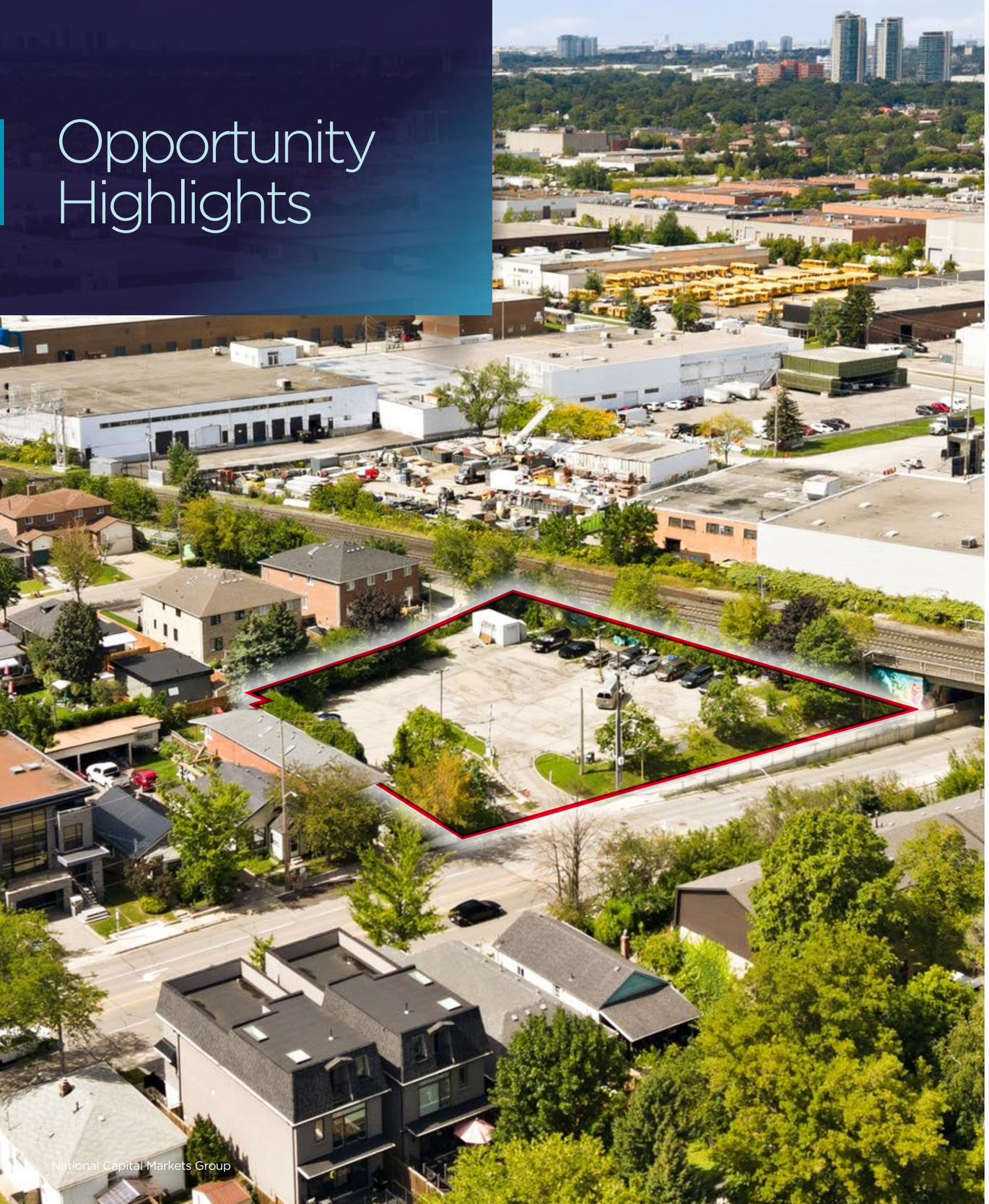
The Property benefits from convenient access to TTC and GO Transit, with the 501, 507, 508 Streetcars located approximately 450 metres south of the Property and Long Branch GO Station approximately 1.9 kilometres west. The Highway 427 / Gardiner Expressway interchange is located approximately 3.7 kilometres north, providing efficient regional connectivity. The Property is also well positioned near Lake Ontario, Lakeshore Park, Colonel Samuel Smith Park, Marie Curtis Park, and established recreational amenities including the Toronto Golf Club and Lakeview Golf Course.

The Property is situated within an established residential community characterized by limited new ground-oriented housing supply and strong demand. The broader Greater Toronto Area is forecast to grow by 41.3% by 2046, while the GTA resale housing market showed further signs of tightening in August 2026, with new listings declining 14.1% year-over-year. Within the local Toronto W06 submarket, townhouse values remain strong, with a median price of $1,029,000, exceeding the City of Toronto and Toronto West medians of $962,000 and $1,004,000, respectively. This market environment provides a favourable backdrop for the approved townhouse development at the Property.

The Property is offered for sale on an unpriced basis. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Offering. Submission of offers will be reviewed on an as-received basis. All inquiries and offers should be addressed to the attention of Dan Rogers, Reilly Hayhurst and Mike Murray at the address provided within.



Opportunity Highlights



Connected South Etobicoke Location

Located near the intersection of Kipling Avenue and 30th Street, the Property is positioned within the established South Etobicoke residential community, with convenient access to Long Branch to the west and the broader waterfront to the south. The location benefits from TTC service along Lake Shore Boulevard West, with the 501, 507 and 508 Streetcars located approximately 450 metres south of the Property, while Long Branch GO Station is approximately 1.9 kilometres west. The Highway 427 / Gardiner Expressway interchange is located approximately 3.7 kilometres north, providing efficient regional connectivity. The Property is also well positioned near Lake Ontario, Lakeshore Park, Colonel Samuel Smith Park, Marie Curtis Park, and established recreational amenities including the Toronto Golf Club and Lakeview Golf Course. This combination of established residential character, waterfront amenities, recreational opportunities, and convenient access to transit and major commuter routes supports the Property's appeal within South Etobicoke.

Approved Development Opportunity

The Site benefits from an OLT-approved zoning and site plan development concept, providing a clear path toward redevelopment. The approved development permits 14 three-storey townhouse units, comprising approximately 22,206 square feet of total residential GFA and supported by 31 parking spaces, including 28 resident and 3 visitor spaces. The approvals also address the Site's proximity to the adjacent Metrolinx rail corridor, including measures to mitigate potential noise and vibration impacts. In March 2026, the Site received NOAC approval through the OLT, with the interim decision indicating that a final order will be issued upon fulfillment of the applicable pre-approval conditions.

Poised for Growth

The Greater Toronto Area is forecast to grow by 41.3% by 2046, underscoring the continued demand for housing across the region. Against this broader growth backdrop, the GTA resale housing market showed further signs of tightening in August 2026, as new listings declined 14.1% year-over-year while transactions remained relatively stable. Within the subject's local market, townhouse values remain strong, with a median price of $1,029,000 in Toronto W06, exceeding the City of Toronto and Toronto West medians of $962,000 and $1,004,000, respectively. The combination of tightening resale inventory, strong local townhouse values, and limited new ground-oriented housing supply provides a favourable market context for the approved townhouse development at the Site.

Property Details

Property Details

PIN	075800190
Legal Description	Legal Description – PART LOTS 19, 20, 21 & 22, PLAN 2130 , PART LOTS 27, 28 & 29, PLAN 1572 , DESIGNATED AS PART 1 , 66R31188 ; CITY OF TORONTO
Gross Site Area	0.53 acres / 23,293 square feet
Frontage	186 feet
Official Plan	Neighbourhoods
Zoning	Residential Townhouse (RT (x373))
Existing Improvements	Vacant Land
Approved Townhouse Units	14
Approved GFA	22,206 square feet
Average Unit Size	1,586 square feet



Key Stats

Approved GFA:
22,206 SF

Gross Site Size:
0.53 Acres

Approved Units:
14

Frontage:
186 feet

Location Highlights

Neighbourhood Overview

Located near the intersection of Lake Shore Boulevard West and Kipling Avenue, the Property is situated within the established Long Branch neighbourhood of South Etobicoke. The area is characterized by a mix of mature low-rise residential communities, tree-lined streets, neighbourhood retail amenities, and a strong waterfront-oriented character. The neighbourhood has experienced limited new townhouse development relative to the underlying demand for ground-oriented housing, contributing to a well-established residential market with limited competing supply. The broader South Etobicoke area continues to benefit from its desirable residential character, waterfront setting, and convenient access to employment, educational institutions, recreational amenities, and transportation infrastructure throughout the Greater Toronto Area.

The Property benefits from convenient access to public transit and major regional transportation corridors. The 501, 507 and 508 Streetcars are located approximately 450 metres south of the Property, providing convenient east-west connectivity along Lake Shore Boulevard West and connections to the broader TTC network. Long Branch GO Station is located approximately 1.9 kilometres west of the Property and provides GO Transit service throughout the Greater Toronto Area. From a vehicular perspective, the Highway 427 / Gardiner Expressway interchange is located approximately 3.7 kilometres north of the Property, providing efficient connections to Downtown Toronto, Mississauga, Toronto Pearson International Airport, and employment nodes throughout the region. The combination of established transit infrastructure and convenient access to major highways positions the Property within a well-connected South Etobicoke neighbourhood.

The surrounding area offers a wide range of retail, commercial, service, and everyday amenities, with Lake Shore Boulevard West serving as the primary commercial corridor. Residents benefit from convenient access to grocery stores, restaurants, cafés, and neighbourhood services throughout Long Branch, Alderwood, and Mimico. Sherway Gardens Shopping Centre is also readily accessible and provides an extensive selection of shopping, dining, and entertainment options. The combination of an established residential environment, convenient amenities, and proximity to major transportation infrastructure contributes to the neighbourhood's overall desirability.

A key advantage of the Property is its proximity to extensive green space, recreational amenities, and the Lake Ontario waterfront. The Property is located near Lakeshore Park and Colonel Samuel Smith Park, providing residents with access to expansive open space, waterfront trails, naturalized areas, and year-round recreational opportunities. The broader waterfront extends along Lake Ontario and offers access to walking and cycling trails, parks, marinas, and scenic views. The area is also home to several established golf facilities, including the Toronto Golf Club and Lakeview Golf Course, further enhancing the recreational appeal of the neighbourhood. The combination of waterfront access, extensive green space, and recreational amenities contributes to a high quality of life and reinforces the desirability of the surrounding residential market.





Colonel Samuel Smith Park

Distance to Major Commuter Routes

450 M
501, 507 and 508 Streetcars

1.9 KM
Long Branch GO Station

3.7 KM
Highway 427 / Gardiner Expressway Interchange

Neighbourhood Demographics

Population	Average Household Income	Average Age	Average Family Size
49,910	$110,449	42	3

Location Highlights

Area Amenities

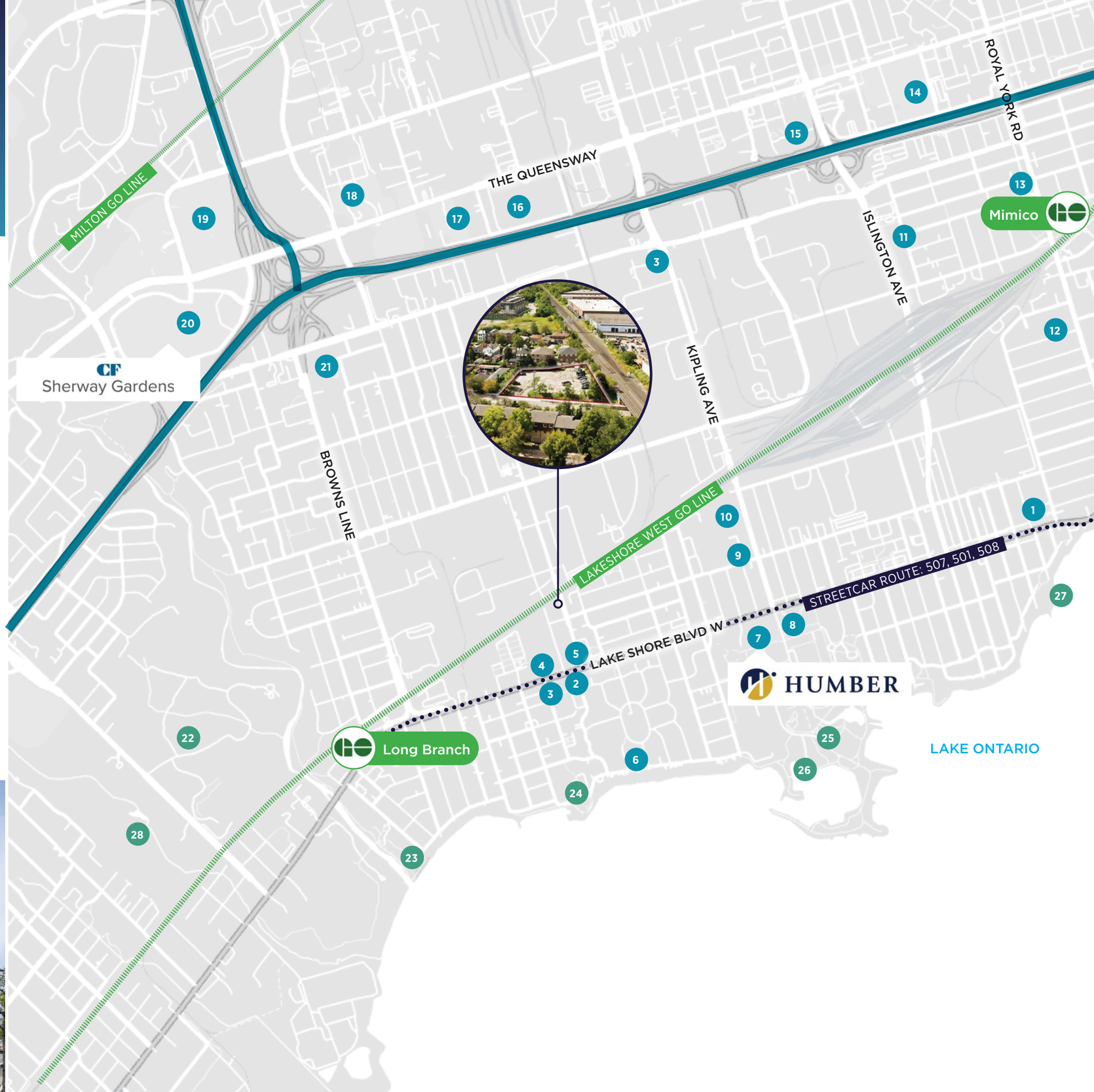
1. LCBO & McDonalds
2. Toronto Public Library - Long Branch
3. Starbucks
4. Beer Store
5. Dollarama
6. Long Branch Arena
7. Humber College
8. Assembly Hall
9. Lakeshore Collegiate
10. Ford Performance Centre
11. Ourland Community Centre
12. NoFrills
13. Sanremo Bakery
14. Costco
15. Cineplex Cinemas
16. IKEA
17. Golf Town
18. Canadian Tire
19. SmartCentres Etobicoke
20. CF Sherway Gardens
21. Farm Boy

Parks & Leisure

22. Toronto Golf Club
23. Marie Curtis Park
24. Long Branch Park
25. Samuel Smith Park
26. Lakeshore Yacht Club
27. Prince of Wales Park
28. Lakeview Golf Course



National Capital Markets Group



Policy Overview

Official Plan Designation: Neighbourhoods

This designation is intended to protect and maintain stable, low-rise residential communities characterized by detached, semi-detached, duplex, triplex, townhouse, and low-rise apartment buildings (up to four-storeys). In addition to housing, this designation accommodates parks, schools, community facilities, places of worship, daycares, libraries, seniors' residences, and other local institutions that support residents' daily needs. Existing small-scale retail, service, and office uses are permitted, and new such uses may be considered where they are compatible with the surrounding residential character, have minimal impacts on nearby homes, and serve local residents.

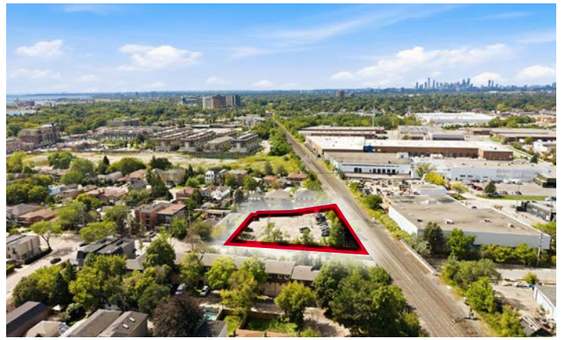
Zoning: Residential Townhouse (x373)

The Site is zoned Residential Townhouse (RT (x373)) which permits a range of low-rise residential building forms, including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes, and, where a lot abuts a major street, apartment buildings.

Exception 373 was added to the subject Site to establish site-specific zoning provisions that facilitate the development of 14 townhouse units. The exception regulates various development standards, including setbacks, parking requirements, building height, and other site-specific design provisions.

Metrolinx Rail Corridor

The zoning-approved development was subject to an OLT hearing, during which outstanding matters related to the adjacent Metrolinx rail corridor were identified. Through technical discussions among Metrolinx, the City of Toronto and the Vendor, revised materials were prepared to address railway safety concerns, including revised Crash Wall Drawings and a Crash Wall Design Report. The revisions reduced the proposed west side return crash wall from 15.4 metres to approximately 6.2 metres. The revised materials were reviewed and accepted by Metrolinx's technical experts, resolving the outstanding railway safety matters.







Development Overview

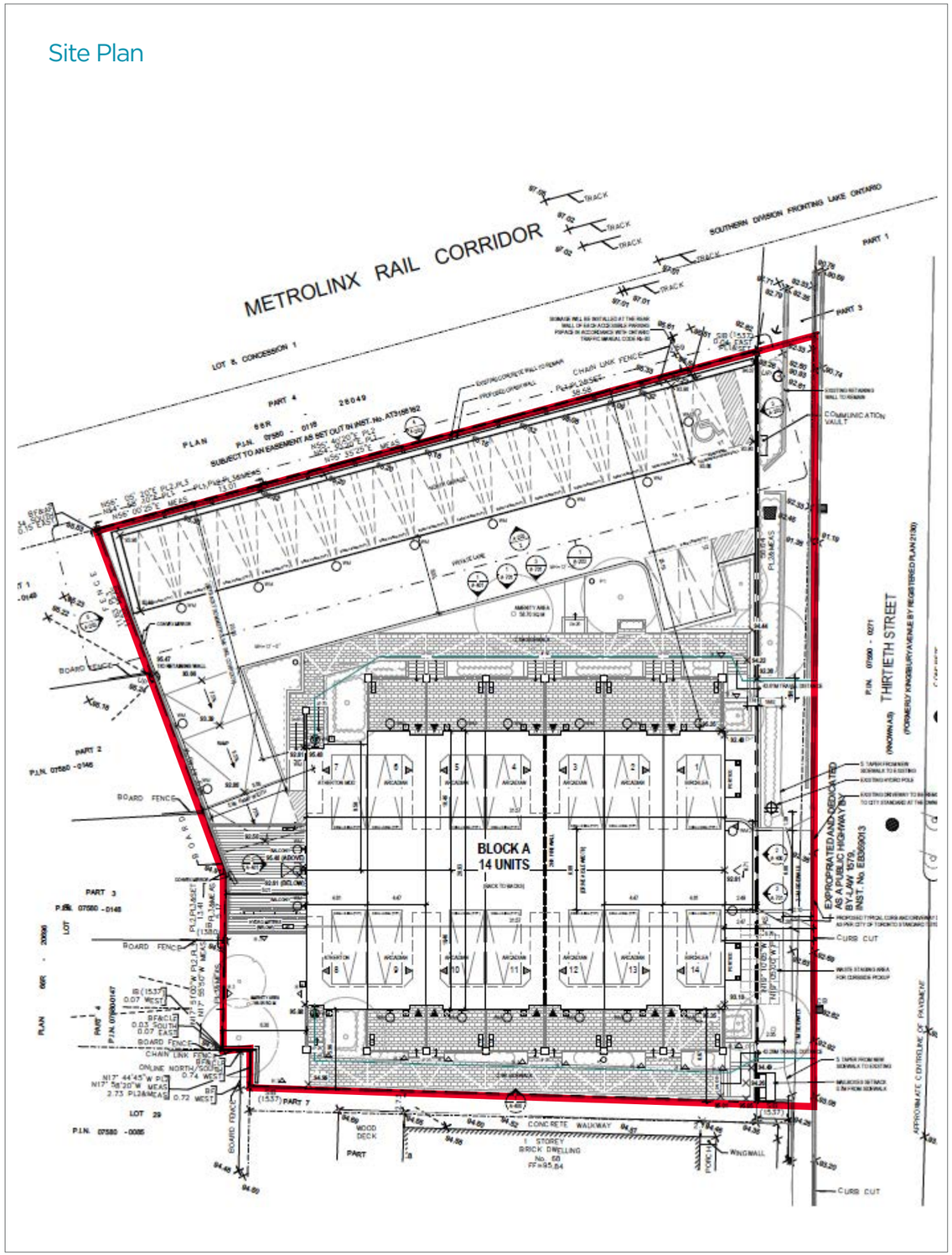
Development Approvals

The subject Site has an OLT-approved zoning and site plan development concept. The approved development proposes 14 three-storey townhouse units, with approximately 22,206 square feet of total residential GFA and 31 parking spaces, including 28 resident spaces and 3 visitor spaces. Through the OLT hearing, matters related to the adjacent Metrolinx rail corridor were addressed, including the requirement for a crash wall and additional measures to mitigate potential noise and vibration impacts. The development will also be subject to warning clauses regarding nearby industrial operations, which are to be secured through the Site Plan Agreement. In March 2026, the subject Site received NOAC approval through the OLT. The interim decision indicates that a final order will be issued upon fulfillment of the applicable pre-approval conditions.

Key Development Stats Table

Gross Site Area	0.53 ac (23,293 sf)
Height	3-storeys
Total Residential GFA	22,206 sf
# of Units	14
Average Unit Size	1,586 sf
Parking	31
Density	0.95 FSI

Site Plan



Market Context

The Greater Toronto Area is forecast to grow by 41.3% by 2046, underscoring the continued need for housing across the region. Against this broader growth backdrop, according to TRREB, the GTA resale housing market showed further signs of tightening in August 2026, with new listings declining faster than sales. While transactions were relatively stable year-over-year, new listings fell 14.1%, increasing competition among active buyers and reducing available inventory. On a seasonally adjusted basis, the MLS HPI Composite benchmark remained essentially stable compared to July, while the average selling price edged higher, signaling improving market conditions and growing momentum heading into the fall. If these trends persist, they could support renewed price growth in the months ahead and provide a firmer foundation for the broader housing market.

The subject Site is located within the TRREB Toronto W06 market, where townhouse values remain strong, with a median price of $1,029,000 in August 2026. This compares favourably with the City of Toronto median of $962,000 and the Toronto West median of $1,004,000, highlighting the strength of townhouse values within the local market. Within this context, the subject Site is situated in a desirable and established residential neighbourhood characterized by predominantly older housing stock, including detached and semi-detached homes, townhouses and low- to mid-rise apartment buildings. New-construction single-family housing is limited within the surrounding area, creating a relative scarcity of modern ground-oriented housing. As a result, newly constructed homes at the subject Site would be well positioned to command a premium relative to the existing resale housing stock.

TRREB Median Townhouse Prices

City of Toronto	$962,000
Toronto West	$1,004,000
Toronto W06	$1,029,000



Area Resales



Address	80 Daisy Avenue	75 Elder Avenue	79 Elder Avenue
Unit No.	27	57	42
Sale Date	May 2026	March 2026	October 2025
Price	$1,240,000	$1,100,000	$1,100,000
Unit Size	2,000 sf	1,552 sf	1,645 sf
Beds/Baths	3 + 1 / 3	3 / 2	3 / 2
Frontage	14 ft	15 ft	15 ft
DOM	37	15	25



Address	75 Elder Avenue	80 Daisy Avenue	75 Elder Avenue
Unit No.	55	25	50
Sale Date	August 2025	June 2025	June 2025
Price	$1,137,000	$1,222,000	$1,160,000
Unit Size	1,546 sf	2,000 sf	1,552 sf
Beds/Baths	3 / 2	3 / 3	3 / 2
Frontage	15 ft	14 ft	15 ft
DOM	37	47	28

Offering Process

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor for the disposition of 80 Thirtieth Street, Toronto, Ontario. Interested parties 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. Submission of offers will be reviewed on an as-received basis.

Price

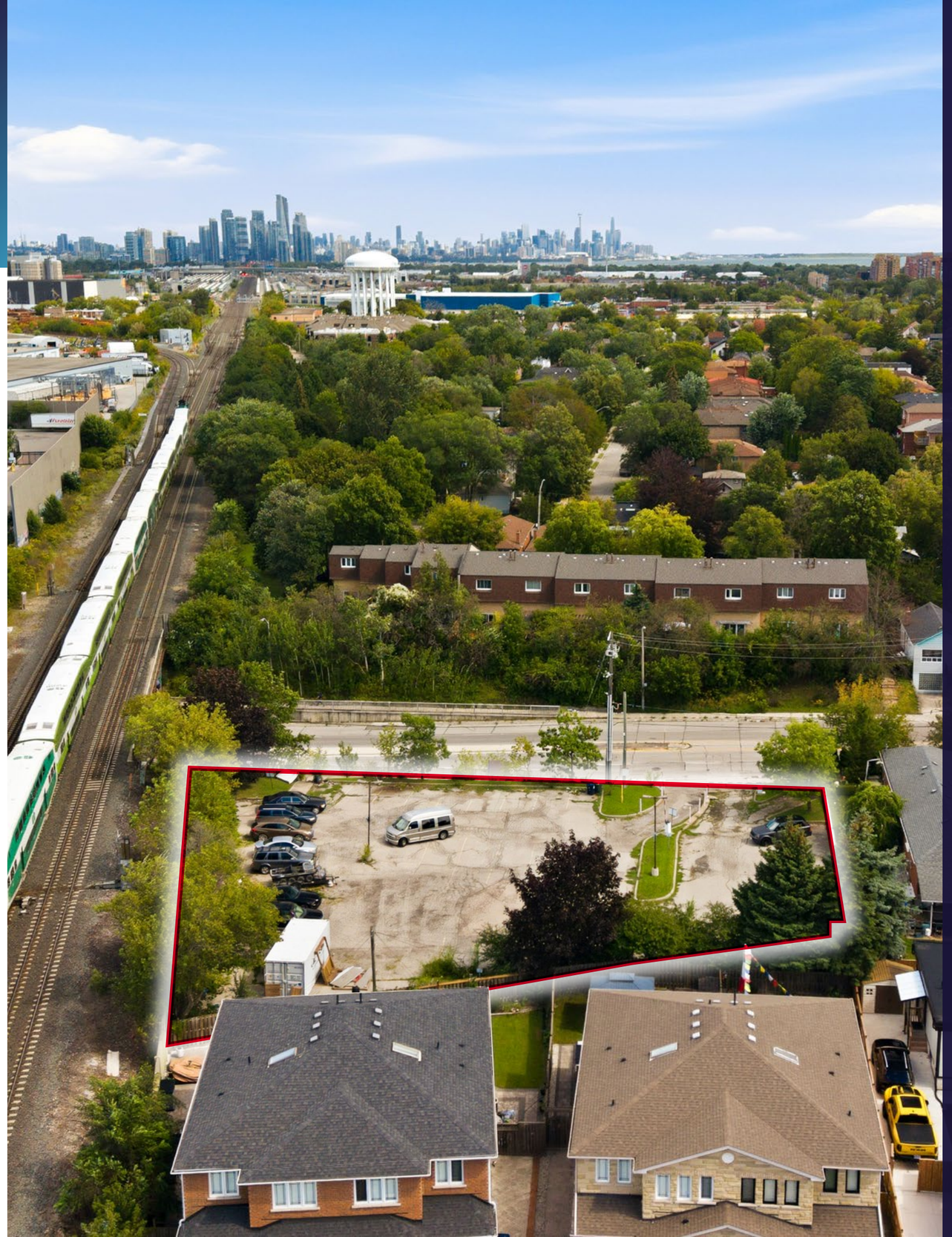
The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the Advisor's at:

Dan Rogers, Reilly Hayhurst & Mike Murray.

Cushman & Wakefield ULC, Brokerage
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1



National Capital Markets Group

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CUSHMAN & WAKEFIELD

For Sale

80 Thirtieth Street

Toronto, ON

CUSHMAN & WAKEFIELD

Cushman & Wakefield ULC, Brokerage

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*Sales Representative **Broker