FOR SALE

LOW-RISE RESIDENTIAL DEVELOPMENT OPPORTUNITY

1629 SHEPPARD AVENUE WEST, TORONTO

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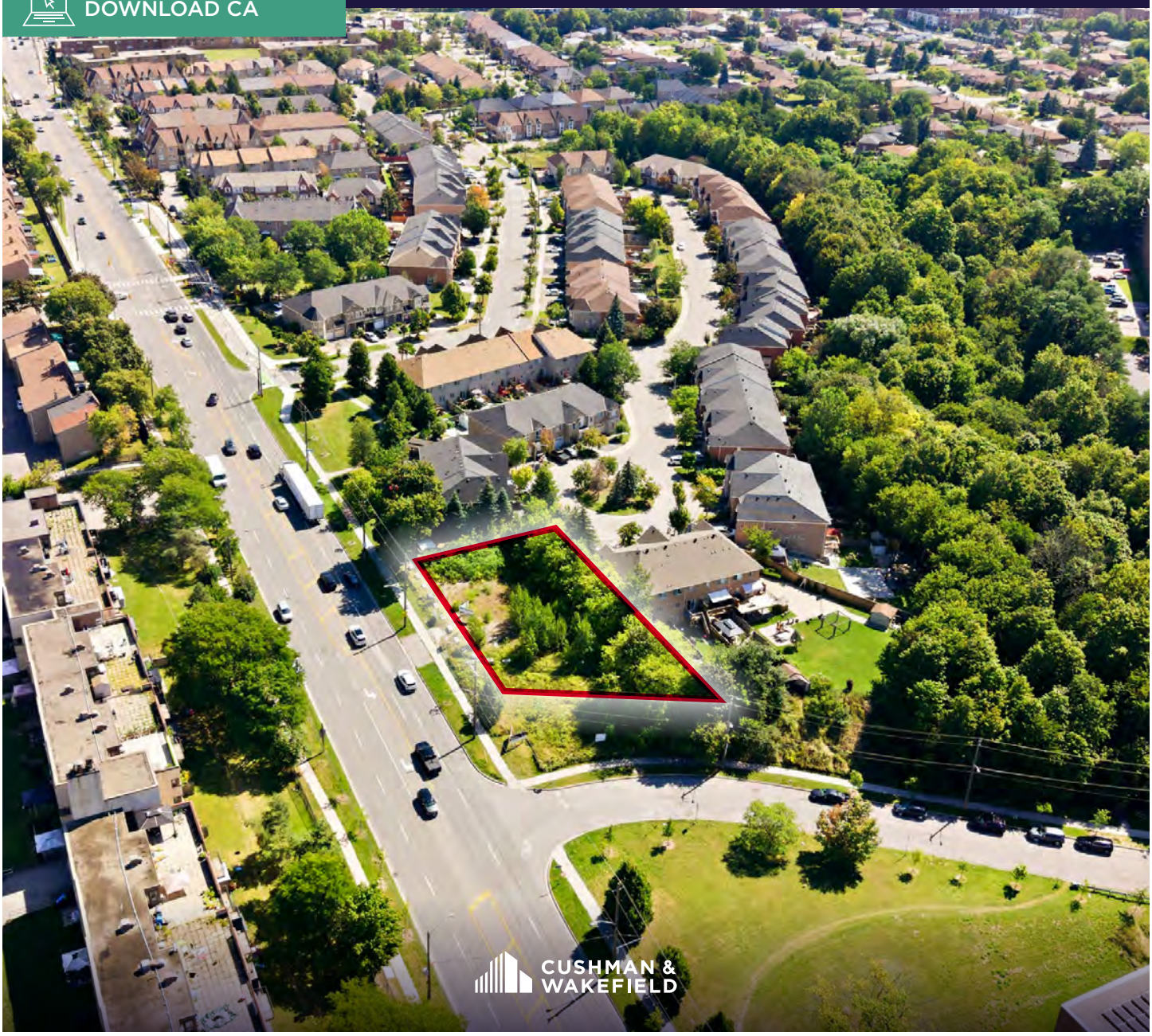


Offering at a Glance

The Property includes a zoning-approved residential redevelopment opportunity in the established Downsview neighbourhood, on the southeast corner of Sheppard Avenue West and Seeley Drive. The development concept permits seven 3-storey homes, comprising three pairs of semi-detached residences and one detached home. With zoning approvals already in place, the Property presents an approved development opportunity.

The Site benefits from strong transit connectivity, with TTC bus routes 84/984A operating along Sheppard Avenue West (bus stop in front of the Property) providing access to Sheppard West Station and Downsview Park Station, connecting residents to TTC Line 1 and GO Transit. The Property is also immediately west of Downsview Park, with access to extensive parkland, trails, recreational facilities and the broader Black Creek and future Downsview cycling networks.

Surrounded by established residential communities, schools, retail, services and significant ongoing investment throughout the broader Downsview area, the Property is well positioned to benefit from the continued evolution and intensification of this growing North York community.

The Property is offered for sale at a price of $2,999,000. Interested partners or 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 North York Location
Located on the south side of Sheppard Avenue West and east of Seeley Drive, the Property is positioned within the established Downsview neighbourhood, surrounded by mature residential communities, parkland and significant ongoing redevelopment. The location benefits from convenient TTC bus service along Sheppard Avenue West (bus stop in front of the Property), with connections to Sheppard West Station and Downsview Park Station, providing access to TTC Line 1 and GO Transit. This combination of established neighbourhood amenities, major nearby investment and strong transit connectivity provides efficient access throughout North York, Downtown Toronto, Vaughan and other key employment centres.

Recreation and Lifestyle Amenity Base
The Property benefits from immediate proximity to Downsview Park, one of Toronto's largest urban parks, offering extensive green space, walking and cycling trails, sports facilities, community programming and year-round recreational opportunities. Additional neighbourhood parks, including Northwood Park, Seeley Greenbelt and Sunfield Park, together with access to the Black Creek Trail system, further enhance the area's recreational offering and connectivity to the broader open-space network. The surrounding community is also well supported by schools, community facilities and established residential services, as well as convenient retail and commercial amenities along Sheppard Avenue West, Keele Street, Jane Street and Finch Avenue West. Larger-format shopping destinations, including Yorkdale Shopping Centre, are also readily accessible to the southeast.

Approved Development Opportunity
The Site benefits from a zoning-approved development concept, providing a clear path toward redevelopment. The approved concept permits seven 3-storey residential units, comprising three pairs of semi-detached homes and one detached home fronting Sheppard Avenue West. Vehicular access is proposed via a private common driveway, while a new multi-use path along the Site frontage will provide connectivity to the future Downsview cycling network, enhancing accessibility and integration with the surrounding community.

Site Area	12,960 sf
Height (ST)	3 ST
Total finished Area	13,346 sf
Units	7
Semi-detached	3
Detached	1
Parking	7

Poised for Growth
The Greater Toronto Area is forecast to grow by 41.3% by 2046 - underscoring the need for intensification and compact housing forms in key municipalities such as the City of Toronto. The nearby Downsview Park area is undergoing a major long-term transformation into a series of complete, transit-oriented mixed-use communities with new housing, employment, parks, community facilities and infrastructure. Over time, the area is expected to accommodate more than 115,000 residents and approximately 47,000 workers, reinforcing continued growth and intensification in the surrounding community.



Property Details

Address	1629 Sheppard Avenue West, Toronto
PIN	102621390
Legal Description	PT LT 15 CON 4 WYS TWP OF YORK AS IN NY223367; TORONTO (N YORK) , CITY OF TORONTO
Site Area	0.30 acres / 12,960 square feet
Zoning	RS (x38), RM5 (31)
Official Plan	Neighbourhoods
Existing Improvements	Vacant land



Approved Floor Areas

Unit	Fin. Basement (sm)	Fin. Basement (sf)	Fin. Ground (sm)	Fin. Ground (sf)	Fin. Second (sm)	Fin. Second (sf)	Fin. Third (sm)	Fin. Third (sf)	Fin. Roof Access (sm)	Fin. Roof Access (sf)	Total Finished Area (sm)	Total Finished Area (sf)	Total Area Less Bsmt (sm)	Total Area Less Bsmt (sf)
1	21.55	232	57.23	616	57.23	616	55.65	599	6.13	66	197.79	2,129	176.24	1,897
2	21.37	230	52.03	560	52.03	560	49.8	536	7.43	80	182.65	1,966	161.28	1,736
3	21.37	230	52.03	560	52.03	560	49.8	536	7.43	80	182.65	1,966	161.28	1,736
4	19.32	208	49.52	533	49.52	533	47.38	510	7.43	80	153.85	1,656	173.17	1,864
5	19.32	208	49.52	533	49.52	533	47.38	510	7.43	80	153.85	1,656	173.17	1,864
6	21.37	230	52.03	560	52.03	560	49.8	536	7.43	80	182.65	1,966	161.28	1,736
7	21.37	234	53.23	573	53.23	573	50.82	547	7.43	80	186.46	2,007	164.72	1,773
					Project Total						**1,239.88**	**13,346**	**997.96**	**10,742**

Location Highlights

North York - Downsview & Sheppard Avenue West

Located near the intersection of Sheppard Avenue West and Seeley Drive, the Property is situated within the established Downsview neighbourhood of North York. The area is characterized by a mix of mature low-rise residential communities, established neighbourhood amenities, extensive parkland, and significant ongoing redevelopment. The broader Downsview area is undergoing substantial transformation, supported by major investment around Downsview Park and improved transit infrastructure, while retaining a strong residential character and convenient access to North York's major employment, education, and transportation nodes.

The Property benefits from convenient access to public transit along Sheppard Avenue West, with TTC bus services providing connections to nearby subway stations and surrounding neighbourhoods. Sheppard West Station, located approximately 2.5 km east of the Property, provides access to TTC Line 1, while Downsview Park Station offers both TTC subway and GO Transit service and is located within the broader Downsview Park precinct. This combination of local bus service and higher-order transit provides residents with efficient connections throughout North York and to Downtown Toronto, Vaughan, and other major employment centres and York University is also easily accessible along the TTC subway.

The surrounding area offers a range of convenient retail, commercial, service amenities and neighbourhood shopping and everyday services are available along Sheppard Avenue West, Keele Street, Jane Street, and Finch Avenue West, while larger retail destinations such as Yorkdale Shopping Centre are accessible to the southeast. The nearby Downsview Park area is also undergoing a significant long-term transformation under the Downsview Secondary Plan and broader Framework Plan, which envision the area evolving into a series of complete, transit-oriented mixed-use communities with substantial new housing, employment space, parks and open space, community facilities and supporting infrastructure over the next 30 years. The plan is expected to accommodate more than 115,000 new residents and approximately 47,000 workers, further contributing to the intensification and evolution of the surrounding area.

A key advantage of the Property is its proximity to extensive parks, recreational amenities, and the transformational redevelopment of the surrounding Downsview area. Downsview Park, one of Toronto's largest urban parks, is located immediately east of the Property and provides extensive green space, walking and cycling trails, sports facilities, community programming, and year-round recreational opportunities. The Property is also well positioned to benefit from YZD, the planned 30-year, approximately $30-billion redevelopment of the former Downsview Airport lands into a sustainable, transit-oriented urban community led by Northcrest Developments and Canada Lands Company. The redevelopment is expected to significantly strengthen the Property's surrounding amenity base and neighbourhood profile, with approximately 35,000 to 50,000+ new housing units planned, accommodating an estimated 83,000 to 115,000 future residents, alongside 20,000 to 41,000 projected jobs. Key components include the approximately 2-kilometre Green Spine and The Runway, which will transform the former airport runway into a pedestrian-focused linear park and active transportation corridor, as well as approximately 74 to 100 acres of new parks, green infrastructure, and natural habitat. With redevelopment activity ramping up through 2026, the Property is positioned to benefit from the long-term influx of residents, employment, retail and services associated with YZD, supporting future housing demand and enhancing the area's overall amenity offering. Additional parks, including Northwood Park, Seeley Greenbelt and Sunfield Park, together with access to the Black Creek Trail system, further complement the Property's recreational offering.



From a regional transportation perspective, 1629 Sheppard Avenue West benefits from direct access to several major transportation corridors. Sheppard Avenue West provides east-west connectivity across North York, while Keele Street and Jane Street offer north-south connections to surrounding communities. Highway 400 is readily accessible via Finch Avenue West, while Highway 401 is accessible to the south, providing efficient connections throughout the Greater Toronto Area. The combination of established residential infrastructure, significant nearby parkland, expanding transit connectivity, and proximity to major highways positions the Property within a well-connected and evolving area of North York.

Distance to Major Commuter Routes

2.0 km
Downsview Park Subway Station

2.0 km
Downsview Park GO Station

2.8 km
Hwy 401 / Keele Street Interchange

Area Demographics - 5km

253,100
Population

$95,700
Avg. Household Income

40
Avg. Age

3
Avg. Family Size

Area Amenities

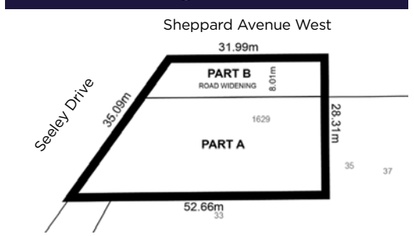
1. Metro
2. Healthy Planet
3. Starbucks
4. Tim Hortons
5. Bagel World
6. NO FRILLS
7. Baycrest Centre
8. Baycrest Arena
9. Rexall
10. Humber River Hospital
11. Btrust Supermarket
12. Tim Hortons
13. CIBC
14. Metro
15. Value Village
16. Burger King, Swiss Chalet, Subway
17. Wynn Fitness
18. Best Buy
19. Costco
20. The Home Depot
21. LCBO
22. Michaels



Planning Overview

Policy	Description
Official Plan Designation - Neighbourhoods	Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.
Zoning By 596-2013 - RS (x38) & Zoning By-law 7625 - RM5 (31)	City of Toronto By-Law 980-2022 was passed 2022-08-10 to permit by way of Exception RS 38 dwelling units in either detached or semi-detached houses (A) with a maximum gross floor area of 1,400 square metres (15,069.47 square feet) (d) subject to an 8.01-metre Part B Road Widening dedication. By-law 7625 was amended by adding Section 64.20(31) permits a maximum of 7 dwelling units in 3 semi-detached buildings and 1 detached building with minimum parking 7 spaces.
Map 9 – Natural Heritage System	The Natural Heritage System is intended to protect, enhance, and restore the City's significant natural features and ecological functions, including woodlands, valleys, wetlands, watercourses, and their associated vegetation communities. Development within or adjacent to the Natural Heritage System is subject to policies aimed at protecting and maintaining these features and functions. The approved development was assessed against the applicable natural heritage policies, and it was determined that the proposal would not result in any negative impacts on the Natural Heritage System.
Road Widening	As part of the approval, an 8.01-metre road widening is required to be conveyed to the City. The image below identifies the lands required for dedication. All aerial imagery outlined in red throughout this Brochure reflects the resulting net developable area after accounting for the required road widening conveyance.

Road Widening

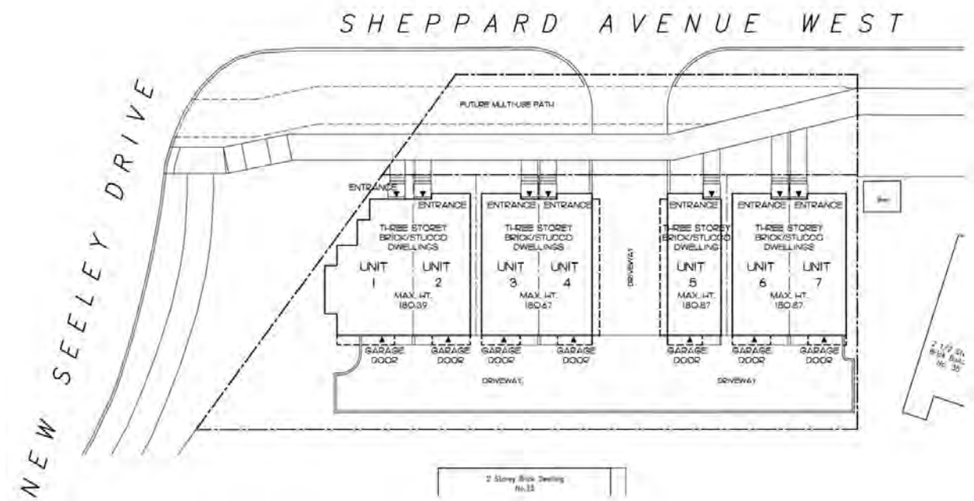


Development Approvals

The subject Site has a zoning approved development concept to permit seven (7) dwelling units totalling 13,346 square feet of finished area (includes the basement). The current plan permits the redevelopment of the subject Property with seven 3-storey (13 metre high) residential units contained in 3 sets of semi-detached houses and 1 detached house fronting Sheppard Avenue West. Vehicular access would be via a private common driveway from Sheppard Avenue West. A multi-use path is proposed along the entire frontage of the proposed development and would connect with a future Downsview cycling path on the east of the site, along Sheppard Avenue West. Development statistics have been provided below.

Site Area	12,960 sf
Total Units	7
Semi-detached	3
Detached	1
Height	3 Storeys
Total Finished Area	13,346 sf (includes the basement area)
Parking	7

Site Plan



The Buyer will complete the Site Plan Agreement subject to the Notice of Acceptance Conditions (NOAC) and will be responsible to obtain the building permits and its cost.

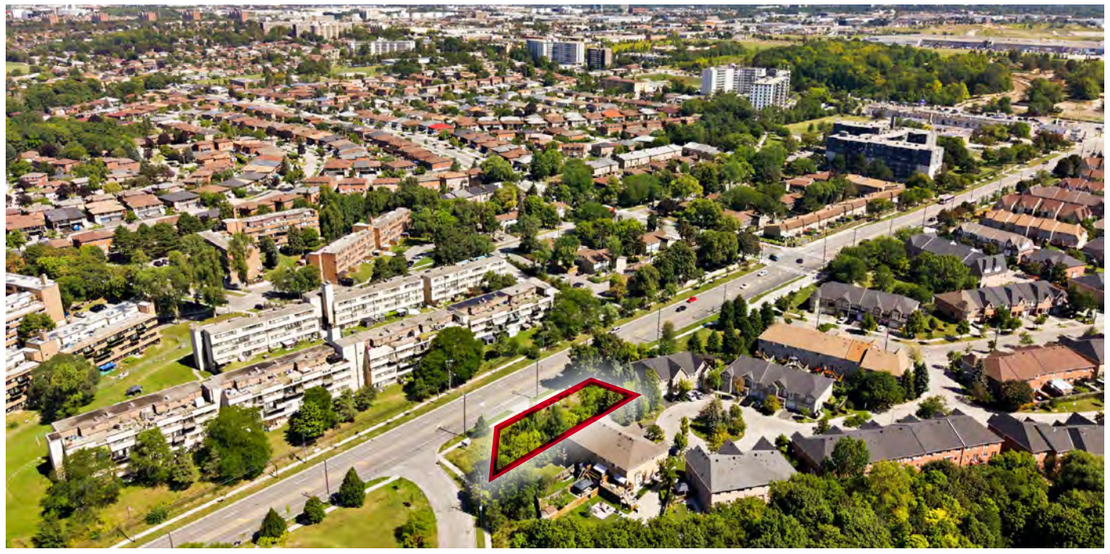
Market Context

According to TRREB, the GTA resale housing market showed encouraging signs of stabilization in July 2026, with market conditions tightening as new listings declined materially faster than sales. While transactions were relatively stable year-over-year, new listings fell 17.8%, increasing competition among active buyers and reducing available inventory. On a seasonally adjusted basis, sales also improved from June while listings declined, pointing to strengthening market balance through the summer. If these trends persist, they could support more stable pricing conditions through the second half of 2026 and provide a firmer foundation for the broader housing market.

The subject Site is located within a desirable and established residential neighbourhood, where the existing housing stock is predominantly older and consists of detached and semi-detached homes, townhouses and low- to mid-rise apartment buildings. New-construction single-family housing is very limited in the surrounding area, creating scarcity for modern ground-oriented product. As a result, newly constructed homes at the subject Site would be expected to command a premium relative to the existing resale housing stock.

TRREB Average House Price by Type:

July 2026	Downsview
Detached	$1,012,700
Semi-Detached	$830,501
Townhouse	$926,444



Area Resales






Semi-Detached / Townhouse				
Address	34 Wycombe Road	18 Clubhouse Court	101 Bejamin Boake Trail	27 Clubhouse Court
Sale Date	August 2026	July 2026	June 2026	April 2026
Price	$870,000	$910,000	$890,000	$928,000
Type	Townhouse	Semi-Detached	Semi-Detached	Semi-Detached
DOM	20	13	16	56
Beds/Baths	3 / 4	3+1 / 2	3+1 / 3	4 / 2
Lot Size	18.07 x 96.55 Feet	30 x 120 Feet	30.02 x 110.86 Feet	30.02 x 165 Feet






Detached				
Address	73 Newlin Crescent	110 Arletta Avenue	27 Diana Drive	180 Benjamin Boake Trail
Sale Date	July 2026	April 2026	January 2026	January 2026
Price	$935,000	$1,210,000	$1,050,000	$1,320,000
DOM	82	14	61	75
Beds/Baths	4+1/ 3	3 / 2	3 / 3	4 / 3
Lot Size	30 x 110 Feet	50.03 x 109.9 Feet	50.12 x 120.2 Feet	46.52 x 108.71 Feet

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor to market on behalf of the Vendor, a partnership or 100% freehold interest in 1629 Sheppard Avenue West, Toronto, ON (the "Property" or "Site"). 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 at a price of $2,999,000.

Submissions

Offers are to be submitted to the Advisors at:

Dan Rogers, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

CUSHMAN & WAKEFIELD

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*Sales Representative