

290 ACRE FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY

THE COUNTRY CLUB GOLF COURSE · WOODBRIDGE, ON

SOLD



THE OFFERING

The Toronto Region Board of Trade (the “Vendor”) has retained CBRE Limited and TD Securities Inc. (collectively the “Advisors”) to facilitate the sale of 20 Lloyd Street in the City of Vaughan (the “Property”) on the basis of its future residential development potential. Located in the heart of the exclusive community of Woodbridge, this prime 290 acre Property benefits from a location that is rich in urban amenities and abundant greenspace and benefits from its close proximity to Vaughan Metropolitan Centre, Vaughan Mills Shopping Centre, York University, Highway 400, and Highway 407, all of which are within a 15-minute drive.

The Property is currently occupied by The Country Club Golf Course and operated by ClubLink under a lease expiring December 2026. The lease provides for interim holding income as the lands are transitioned for development.

To facilitate a better understanding of the Property’s development potential, the Vendor, through its consultant Beacon Environmental, staked the top of bank and woodland drip-line limits and determined that 91 acres of the site is developable, with an additional 4 acres considered developable subject to further discussion. With a total potential of 95 acres being identified, the Property is arguably one of the largest infill opportunities to come to market in York Region and offers the successful purchaser an unprecedented large-scale development opportunity in this exclusive community.

INVESTMENT HIGHLIGHTS



DEFINED DEVELOPMENT ENVELOPE

The top of bank and woodland drip-line limits have been staked providing a level of certainty in regards to the 91 confirmed developable acres, with an additional 4 acres subject to further discussion.



IN PLACE HOLDING INCOME

The existing lease to ClubLink to December 2026 provides both interim holding income and flexibility in terms of development timing.



EXCLUSIVE LOCATION

The Property is located along the Humber River in the heart of Woodbridge, Vaughan’s most well-known and exclusive community.



FAVOURABLE DEMOGRAPHICS

With average household income in excess of \$187,000, home ownership rates over 75% and projected 2016-2021 population growth of 17%, this neighbourhood offers ideal demographics for new development.



SIZE ± 290 ACRES*

POTENTIAL DEVELOPABLE ACREAGE ± 95 ACRES*

OFFICIAL PLAN PRIVATE OPEN SPACE, NATURAL AREAS

ZONING OS1, OS2, A, AND R2

*APPROXIMATE ACREAGE

ALL OUTLINES ARE APPROXIMATE

□ APPROXIMATE DEVELOPABLE AREA

▨ NON-DEVELOPABLE AREA

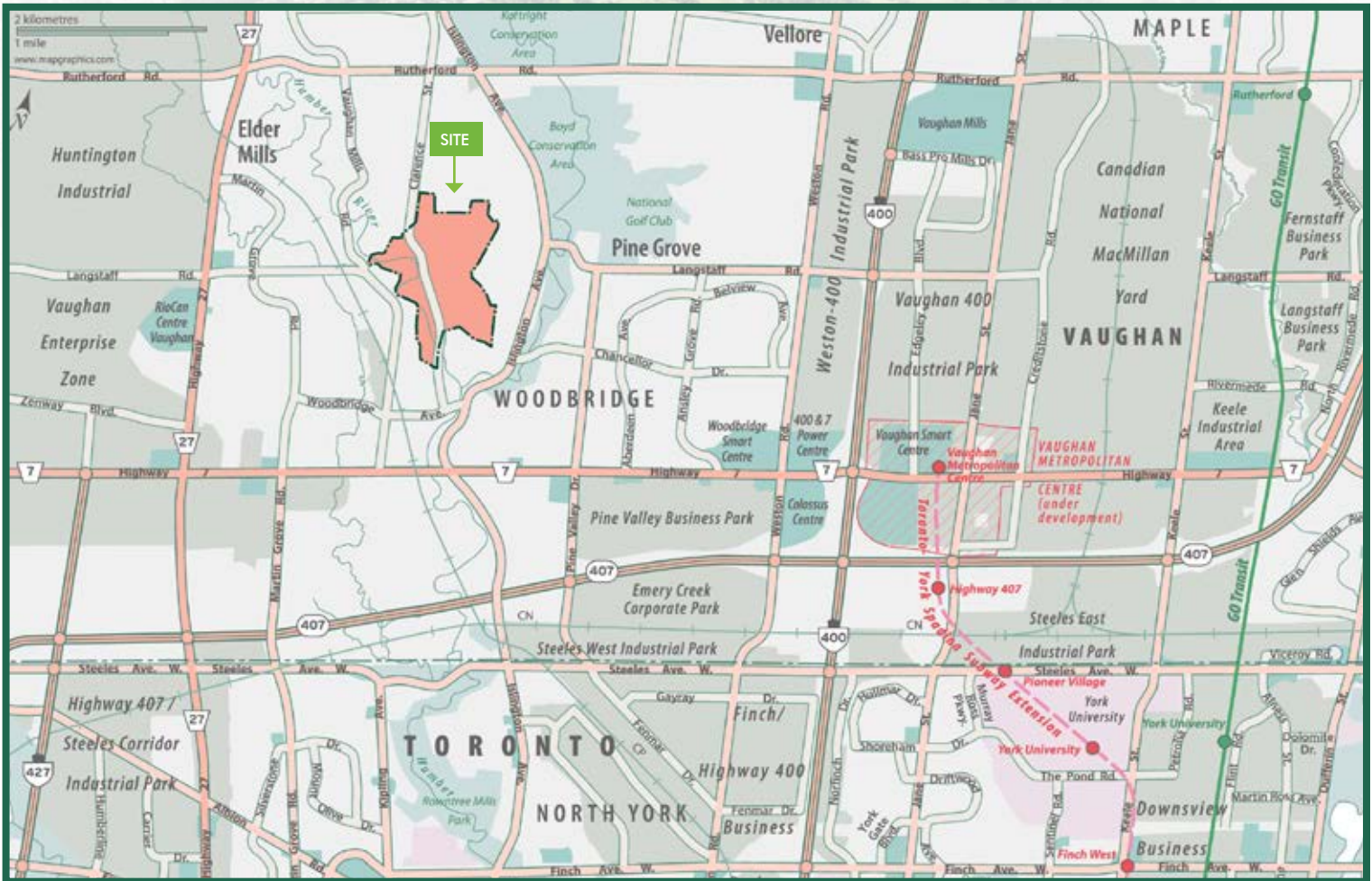
▨ POTENTIAL DEVELOPABLE AREA SUBJECT TO FURTHER DISCUSSION

CONFIDENTIALITY AGREEMENT



Potential purchasers that require access to the online document centre are to complete the CA and return it to: ty.diamond@tdsecurities.com

PLEASE SEE THE CONFIDENTIAL OFFERING MEMORANDUM FOR FULL OFFERING PROCESS AND SUBMISSION TIMELINES



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