



# 1128: Wilson Avenue

Confidential  
Information  
Memorandum



**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920



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# Offering Process

## Offering Process

Lennard Commercial Realty, Brokerage, has been retained on an exclusive basis by the Vendor to arrange for the sale of 1128 Wilson Avenue in Toronto, Ontario (herein referred to as “the Offering” or “the Property”).

**The Vendor will be open to accepting offers from interested parties immediately.**

The Vendor reserves the right to alter the sale process.



# Your commercial real estate *partner.*

For more information on this asset, please contact:

### David Clarke

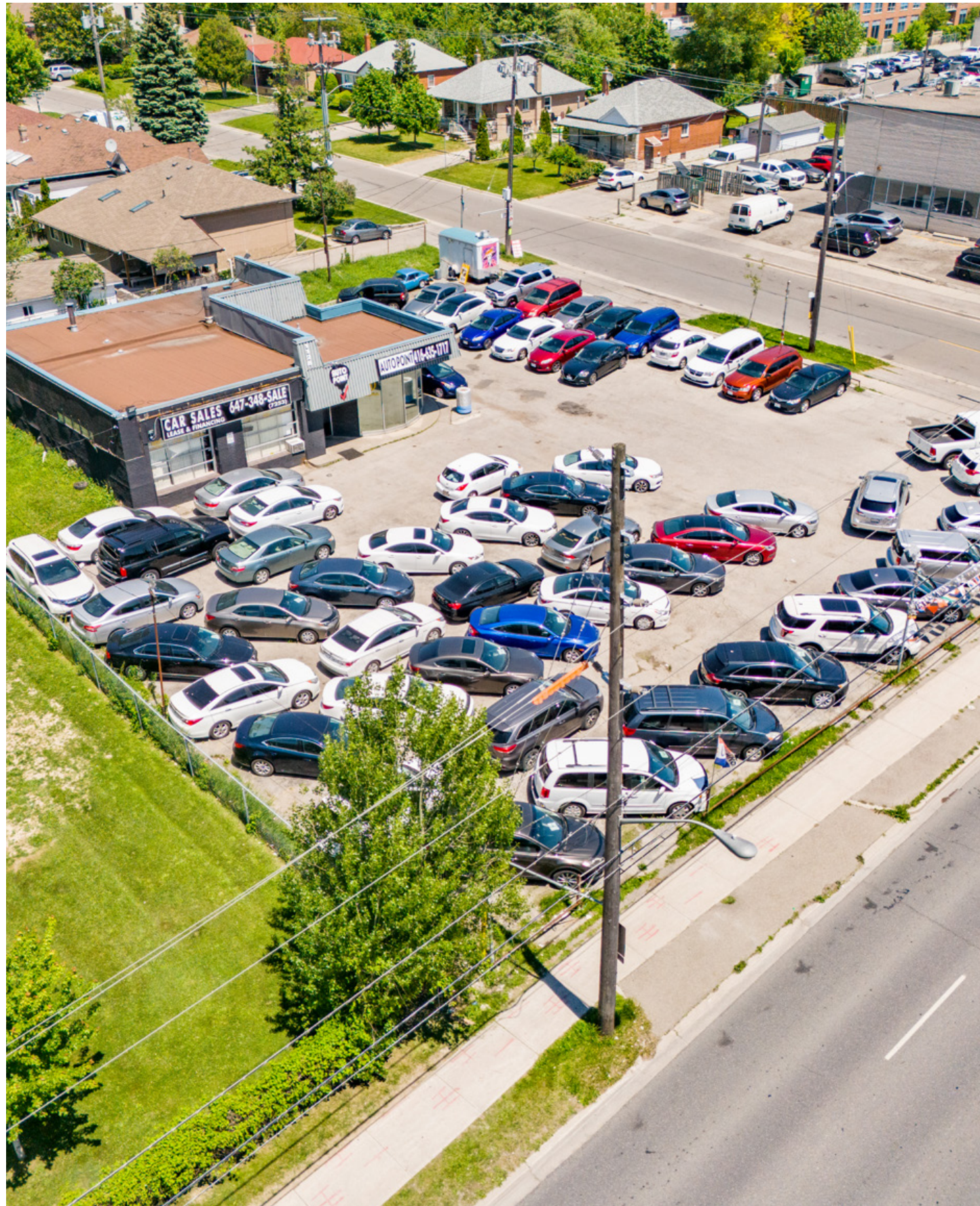
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# Executive Summary

1128 Wilson Avenue is just under half an acre, currently improved with a small retail structure being used as a sales office for used cars atop a paved parking lot. This would be optimal for a condominium sales centre and office with ample on-site parking.

## Planning Highlights

- In 2018 Bousfields conducted a planning study on the site and concluded 94,077 SF of GFA was achievable on the lands over 12 storeys. However, most agree this could be well surpassed in today's planning environment, given legislation and precedent in the node
- 13 storeys has already been achieved in the neighbourhood

## Existing Tenancy

- The existing tenant is paying a modest net rental income, which provides coverage for operating costs and some holding income suitable for a developer's planning cycle.



# Property Overview



Property Address  
1128 Wilson Avenue  
Toronto, ON



Total Frontage  
132 ft on  
Wilson Avenue

Total Lot Size  
20,569.81 SF (0.472 Acres)



Zoning  
RD(f15;a550\*657)



Ownership Type  
Freehold



Legal Description  
BLK B PL 3868 NORTH YORK;  
LT 18 PL 3868 NORTH YORK  
EXCEPT PT 6 EXPROP PL 8120;  
TORONTO (N YORK) , CITY OF  
TORONTO



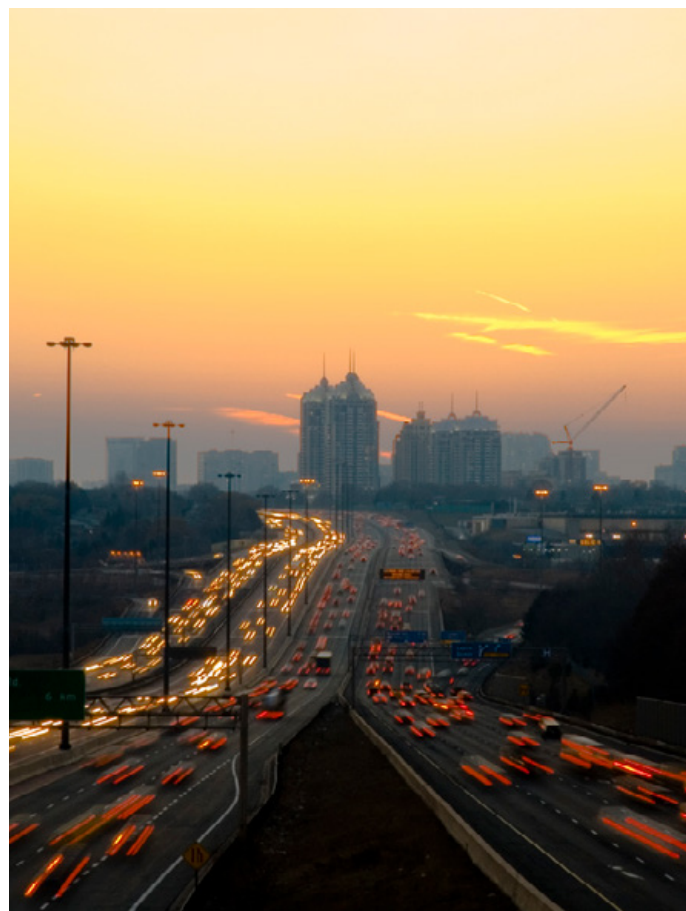
Pin  
102650241



## Property Highlights

- Located on the north side of Wilson Avenue, just west of Keele Street surrounded by amenities
- Highway 401, Highway 400 and the Allen Road are all within a 10 minute drive
- Wilson TTC Subway Station is only 10 minutes away
- Surrounded by new developments

# Neighbourhood Overview



The subject site is located in the Downsview-Roding-CFB neighbourhood, which is generally bounded by Sheppard Avenue West to the north, Wilson Heights Boulevard to the east, Highway 401 to the south and the Canadian Pacific Rail (CPR) line to the west. The neighbourhood is characterized by a significant natural heritage system including Downsview Park and Benjamin Boake Greenbelt, as well as the Downsview Airport lands and Oakdale Golf and Country Club.

Wilson Avenue is a Major Arterial road. The segment of Wilson Avenue in the Downsview-Roding-CFB neighbourhood is fronted by a mix of “tower in the park” style residential buildings, low-density neighbourhoods, retail uses and institutional uses. The neighbourhood is one of 31 neighbourhoods in City of Toronto identified as a ‘Neighbourhood Improvement Area’ under the Toronto Strong Neighbourhoods Strategy 2020. The strategy is intended to support improvements to social, economic and physical infrastructure in the neighbourhood.

To the immediate north of the subject site is a low density residential neighbourhood, predominantly comprised of one- to 2-storey detached houses.



Average Household Size  
2.64



Average Age  
42.57



Total Population  
40,367



Average Household Income  
\$95,263



Total Population  
Employment Rate  
51.36%



Total Daytime Population  
55,970



Allen Road

Yorkdale  
SHOPPING CENTRE

401

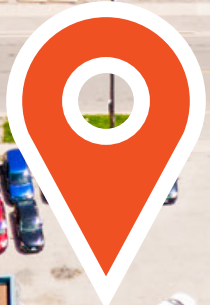
Wilson Subway Station

Keele Street



Pleasant Home Boulevard

Wilson Avenue





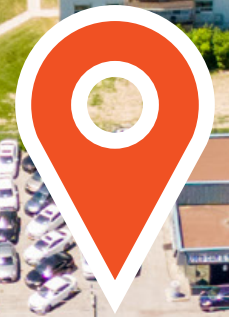
**NOFRILLS** **SHOPPERS DRUG MART** **Scotiabank** **BURGER KING**

400

401

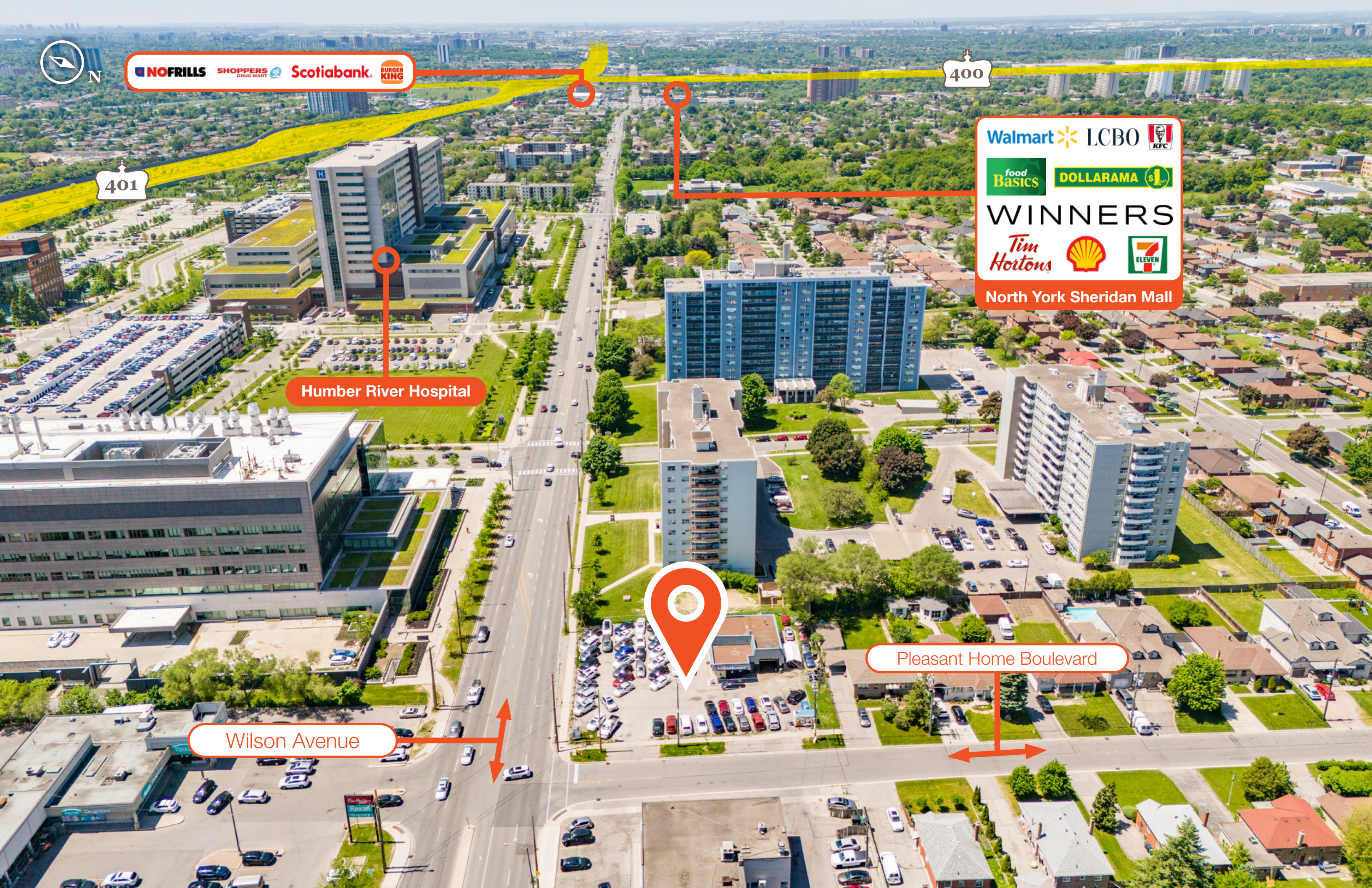
**Walmart** **LCBO** **KFC**  
**food Basics** **DOLLARAMA**  
**WINNERS**  
**Tim Hortons** **Shell** **7-ELEVEN**  
**North York Sheridan Mall**

Humber River Hospital



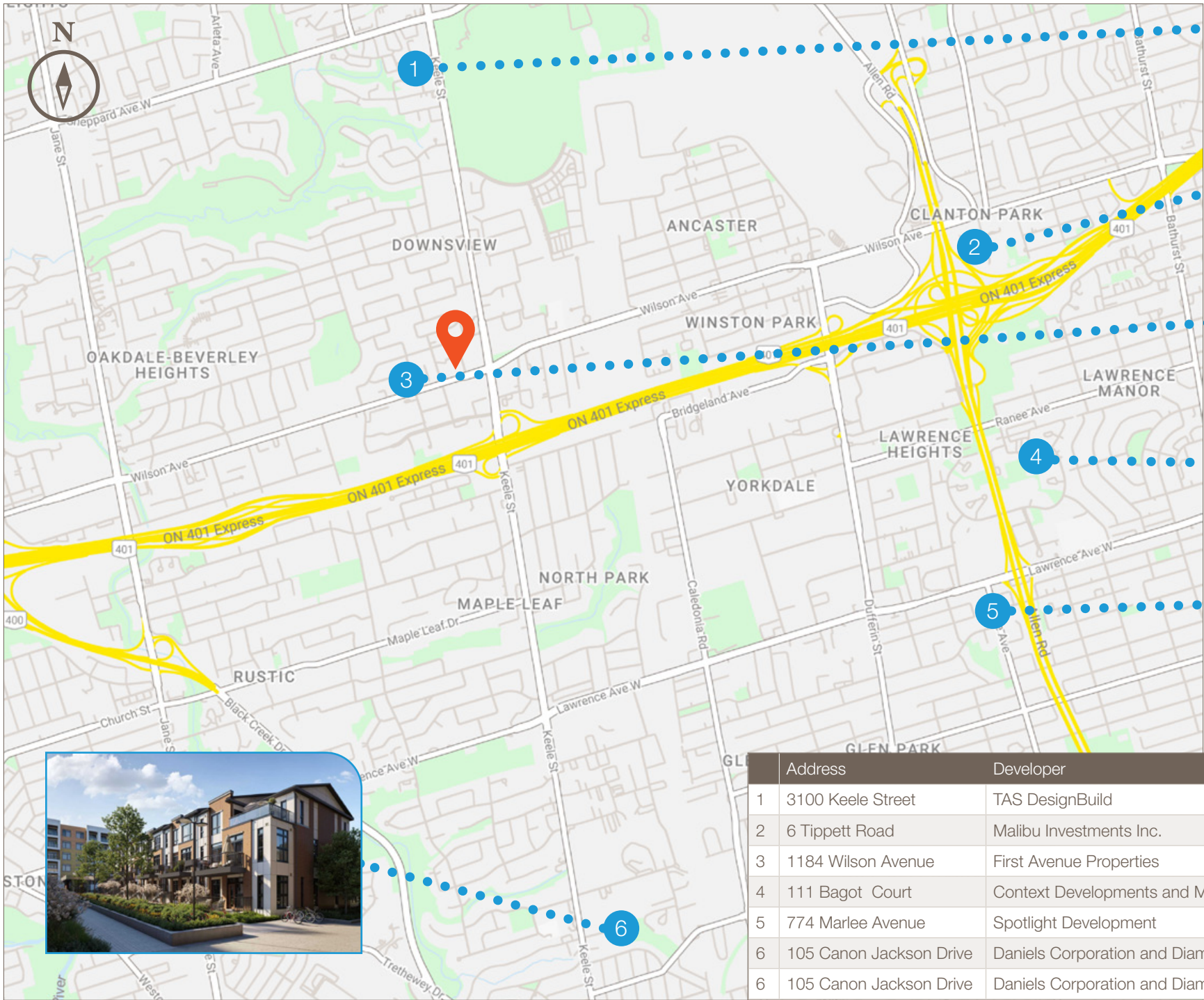
Pleasant Home Boulevard

Wilson Avenue





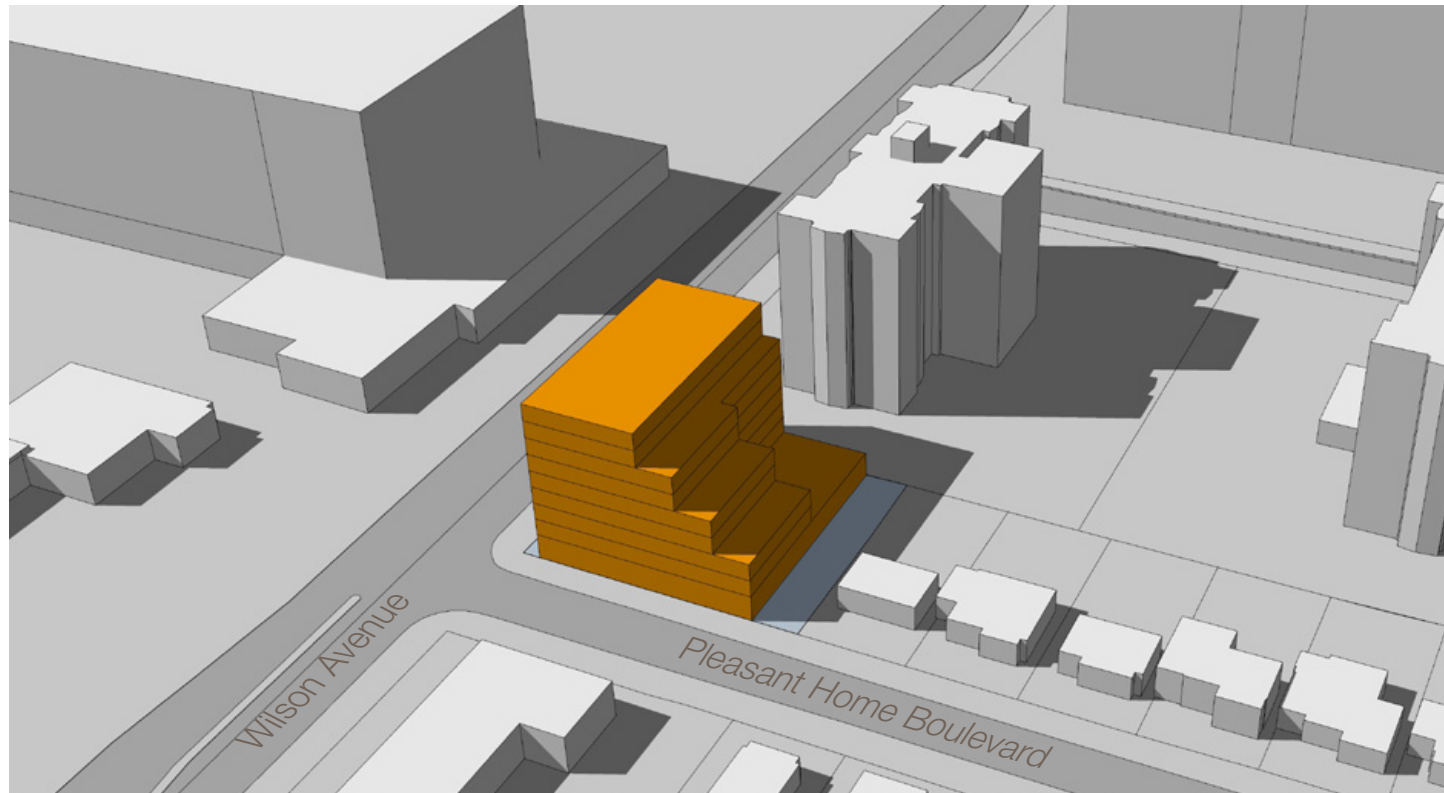
# Surrounding Developments



	Address	Developer	Development	Type	Status	Total units
1	3100 Keele Street	TAS DesignBuild	Keele	High Rise Apartment	Active	363
2	6 Tippett Road	Malibu Investments Inc.	Express 2 Condominiums on the Subway	High Rise Apartment	Active	394
3	1184 Wilson Avenue	First Avenue Properties	Wilson West	High Rise Apartment	Active	255
4	111 Bagot Court	Context Developments and Metropia	Lawrence Heights	Low Rise Apartment	Coming Soon	4,092
5	774 Marlee Avenue	Spotlight Development	Marlee	High Rise Apartment	Coming Soon	250
6	105 Canon Jackson Drive	Daniels Corporation and Diamond Corp and Kilmer Group	Daniels FirstHome Keelesdale 3 - Building M	Mid Rise Apartment	Active	67
6	105 Canon Jackson Drive	Daniels Corporation and Diamond Corp and Kilmer Group	Daniels FirstHome Keelesdale 3 - Building J	Mid Rise Apartment	Active	62

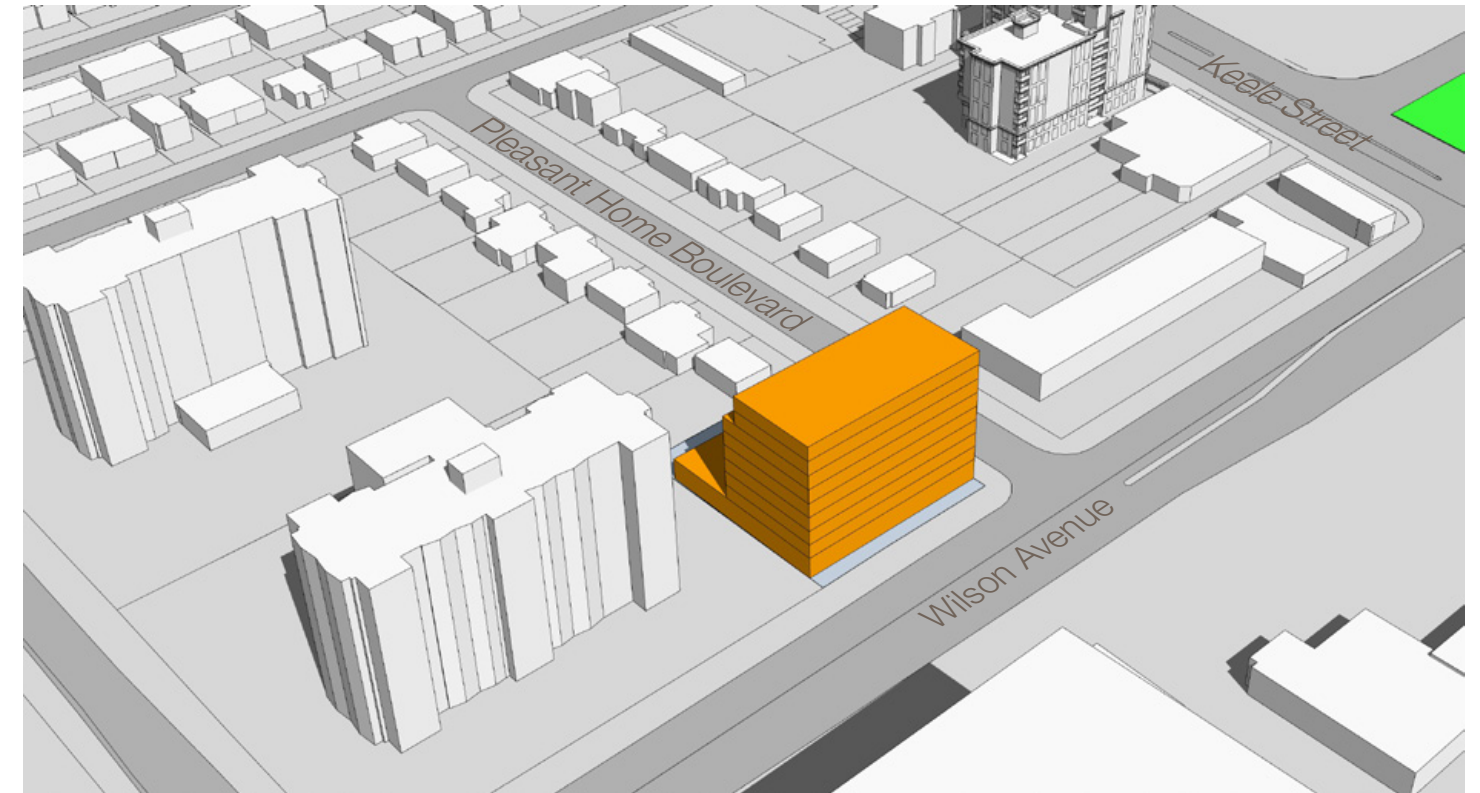
# Massing Study

The subject site is located the northwest corner of Wilson Avenue and Pleasant Home Boulevard, approximately 175 metres west of Keele Street. The site has frontages of approximately 40.2 metres along Wilson Avenue and approximately 47.5 metres along Pleasant Home Boulevard and a total area of approximately 1,912 square metres.



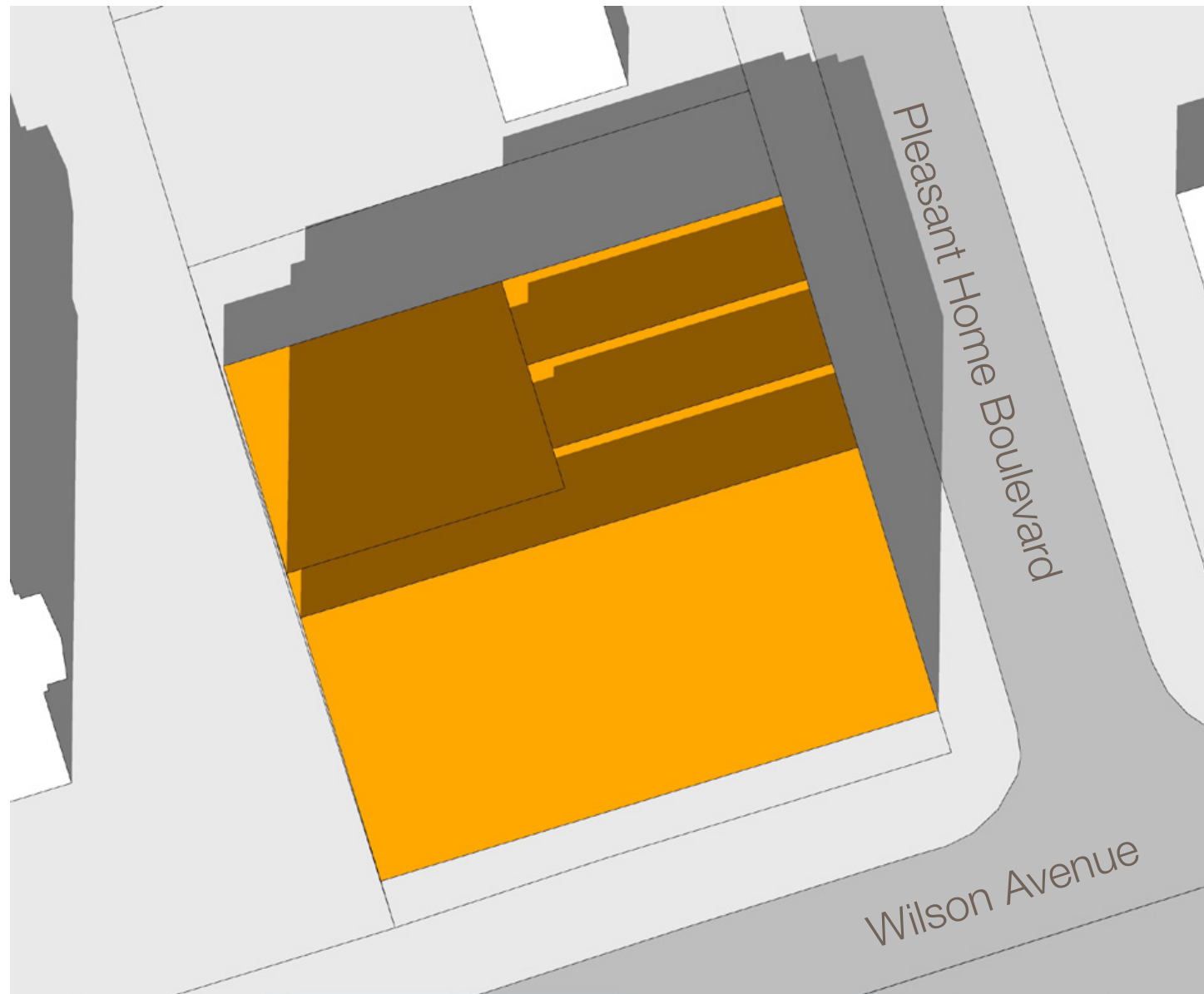
Aerial View Facing Southwest

The subject site is currently occupied by a one-storey commercial building containing a used car sales and service establishment and a large adjoining surface parking lot used for display and storage of vehicles.

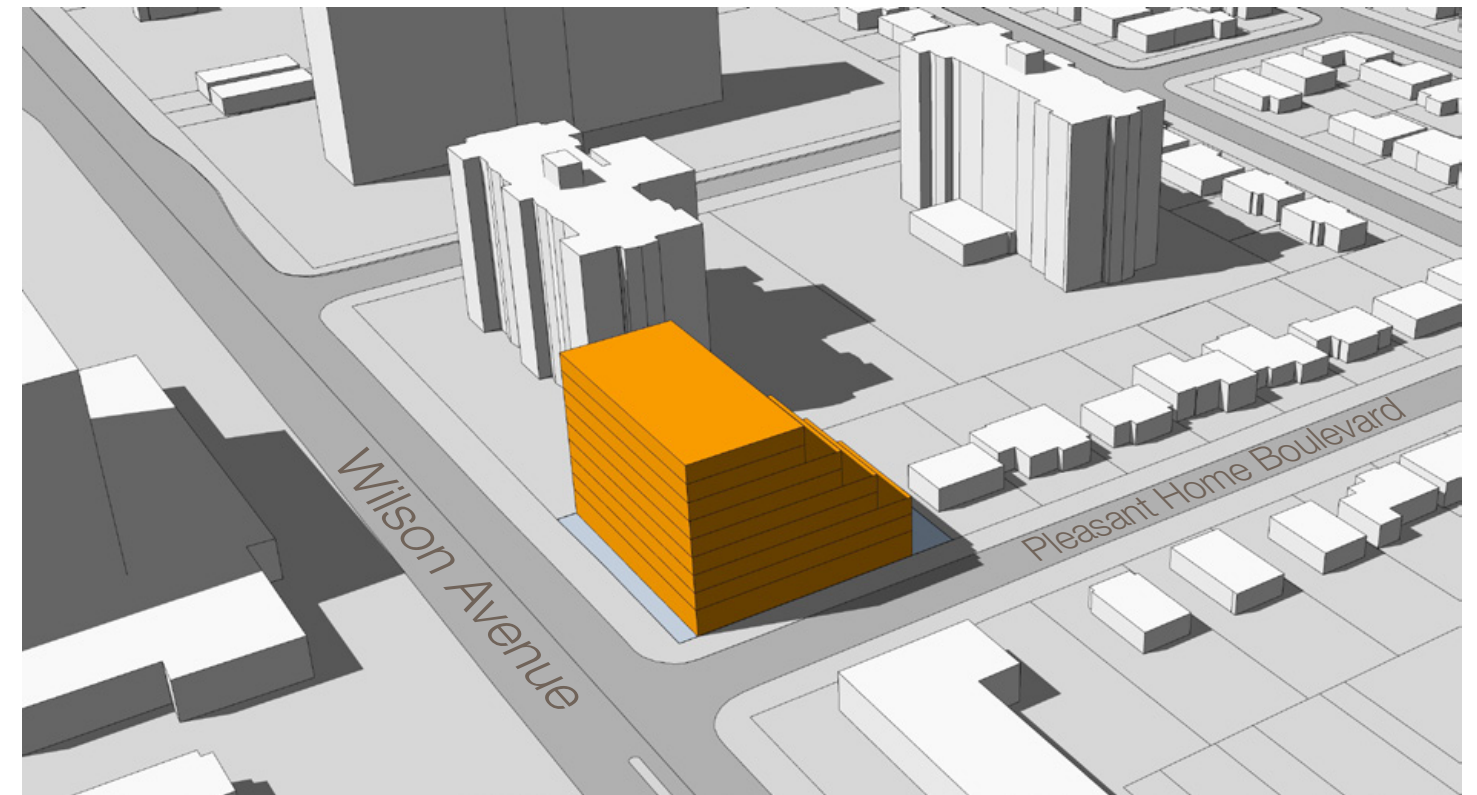


Aerial View Facing Northeast

# Massing Study



Plan View



Aerial View Facing Northwest





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