

..... For Sale: .....

# 3979 Teston Road

.....

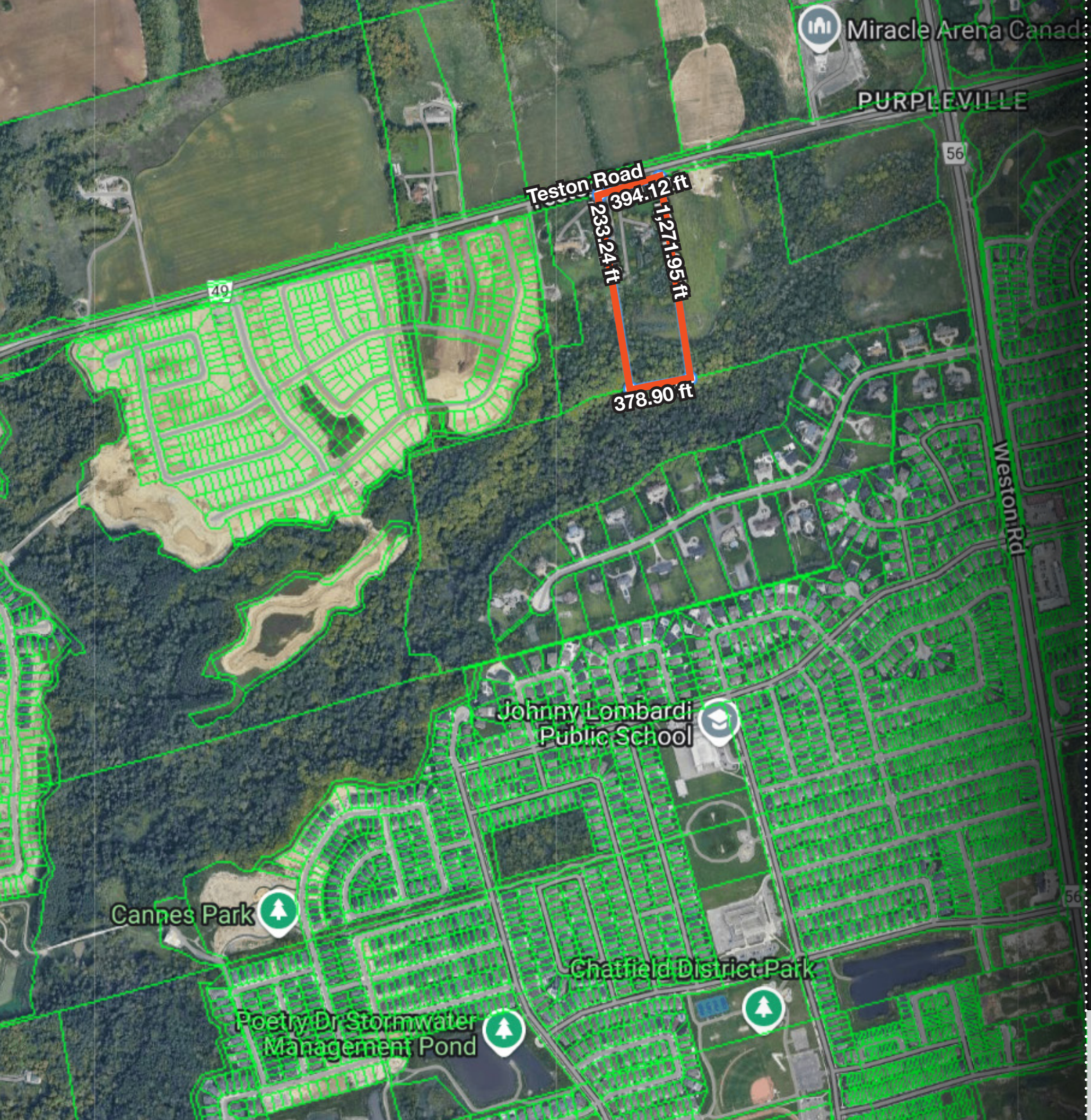
Vaughan, Ontario



**Lennard:**

Residential Development Lands in Vaughan





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\*Sales Representative





# Executive Summary

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by the client (“the Vendor”) to facilitate the sale of a prime residential development site comprised of 11.46 acres in the Vellore Village community within the City of Vaughan, Ontario (“the Property”).

Strategically positioned on the south side of Teston Road, west of Weston Road, the Property is located within the Block 40/47 Special Policy Area, implemented by the City of Vaughan (2020). The Block 40/47 Area Specific Policies were approved by the Local Planning Appeal Tribunal on June 19, 2020, redesignating the Property and its surrounding areas to “Low Density Residential” and “Valley Lands”. The “Low Density Residential” designation permits a variety of low-rise housing types, including single-family homes, semi-detached homes, traditional townhouses, and street townhouses.

Surrounded by established developers and ongoing residential developments, the Property benefits from its prime location just minutes from Highway 400 and in close proximity to a diverse range of retail amenities, offering an exceptional opportunity for residential development.

## Offering Process

The Advisors, on behalf of the Vendor, are soliciting investors, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions shall be made on the Vendor’s Standard Form of Agreement of Purchase and Sale. Offers will be accepted on and after Wednesday, April 2<sup>nd</sup>, 2025. The offers will be responded to at the Vendor’s discretion. All offers to be submitted to Aran Pope and Brennan Shier.

**Aran Pope\***  
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## Property Highlights



Prominent developers and active developments within the immediate area



5 minute drive to Hwy 400 and a 15 minute drive to Hwy 407 via Weston Road



Designated “Low Density Residential” within the Special Policy Area 40/47



Located within the premium community of Vellore Village. Sanitary sewer and watermain extensions located along Teston Road (2024). Completed during the construction of the widening of Teston Road (2024)



Vellore Village median household income of \$192,305 which is 9% higher than the average Vaughan median household income (\$176,827).  
\*2024 Statistics Canada

3 – 5  
Year VTB  
Available

## Property Overview



### Location

Located on the south side of Teston Road, west of Weston Road



### Zoning

FD - Future Development Zone



### Legal Description

PT LT 25 CON 6 VAUGHAN  
PT 1, 65R37068 CITY OF VAUGHAN



### Total Site Area

11.46 acres

### Buildable Acreage

8.35 acres (per Vendor’s concept plan)



### PIN

037541639



Current Official Plan Land Use Designation (Block 40/47 Specific Policy Area)

Low Density Residential & Valley Lands



### Site Specific Reports Within the Data Room:

- Archeological
- Ecological
- Environmental
- Geotechnical
- Hydrogeological
- Topographic Survey
- TRCA Staking
- Concept Plans
- Pre Con Notes



# Property Survey

# Conceptual Site Plan

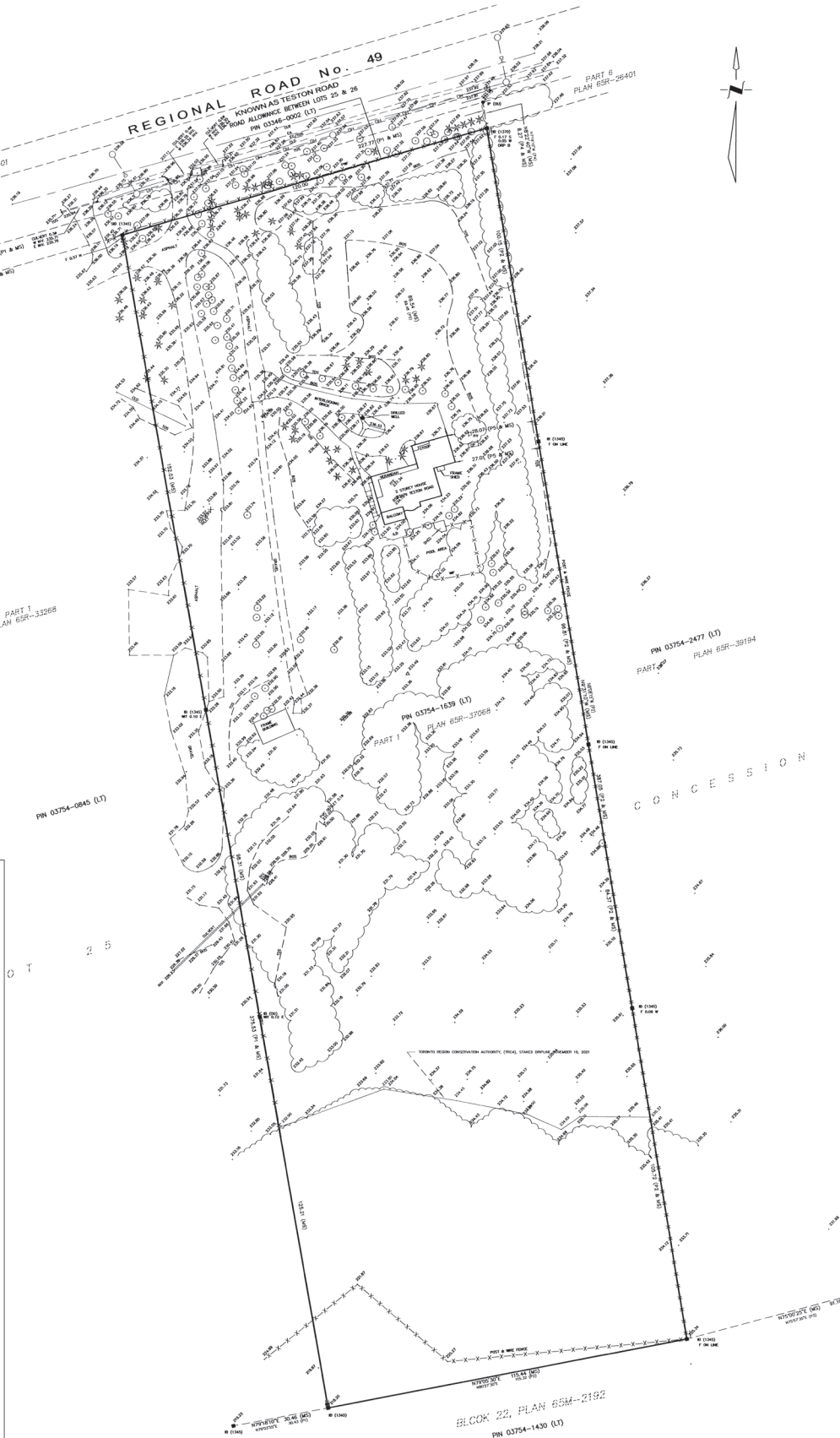
## Property Survey with TRCA Staking

**NOTES**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM BENCHMARK No. 52-70 HAVING A PUBLISHED ELEVATION OF 218.626 metres

**METRIC NOTE**  
DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- P1 DENOTES PLAN 65R-33268
- P2 DENOTES PLAN 65R-12107
- P3 DENOTES PLAN 65M-21192
- P4 DENOTES PLAN 65R-26401
- P5 DENOTES PLAN OF SURVEY BY GUIDO PAPA, O.L.S. DATED JULY 29, 1988
- 1345 DENOTES GUIDO PAPA, O.L.S.
- 1370 DENOTES V. KRUMAR, O.L.S.
- (OU) DENOTES ORIGIN UNKNOWN
- (MS) DENOTES MEASURED
- WIT DENOTES WITNESS
- BP DENOTES BELL PEDESTAL
- MH DENOTES MANHOLE
- CSP DENOTES CULVERT
- U DENOTES UTILITY POLE
- CLD DENOTES CENTRELINE OF DITCH
- GV DENOTES GAS VALVE
- BOS DENOTES BOTTOM OF SLOPE
- TOS DENOTES TOP OF SLOPE
- BW DENOTES BOTTOM OF WALL
- TW DENOTES TOP OF WALL
- FFE DENOTES FINISHED FLOOR ELEVATION
- BSE DENOTES BASEMENT SLAB ELEVATION
- EG DENOTES EDGE OF GRAVEL
- CLR DENOTES CENTRELINE OF ROAD
- ILB DENOTES INTERLOCKING BRICK
- PWF DENOTES POST & WIRE FENCE
- WIF DENOTES WROUGHT IRON FENCE
- EA DENOTES EDGE OF ASPHALT
- CP DENOTES CONCRETE PAD
- HV DENOTES HYDRO VAULT
- CLD DENOTES CENTRELINE OF DITCH
- TRCA DENOTES TORONTO REGION CONSERVATION AUTHORITY
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE



Site Stats	
<b>Area:</b>	
Gross	4.47 ha
Net Developable	3.37 ha
<b>Dual Frontage Towns:</b>	
Units	13
Frontage/Unit	6 m
<b>Traditional Towns:</b>	
Units	53
Frontage/Unit	6 m
3-Storeys	
<b>Back-to-Back Units:</b>	
Units	90
Frontage/Unit	6.4 m
3-Storeys	
<b>Density:</b>	
Net UPH	46.29
<b>Amenity:</b>	
Community Park	493 m <sup>2</sup>
Traditional Townhouse (Private)	min 45 m <sup>2</sup>
<b>Parking:</b>	
Residential (2/Unit)	Req. Prop. 312 312
Visitor (0.2/Unit)	31 31

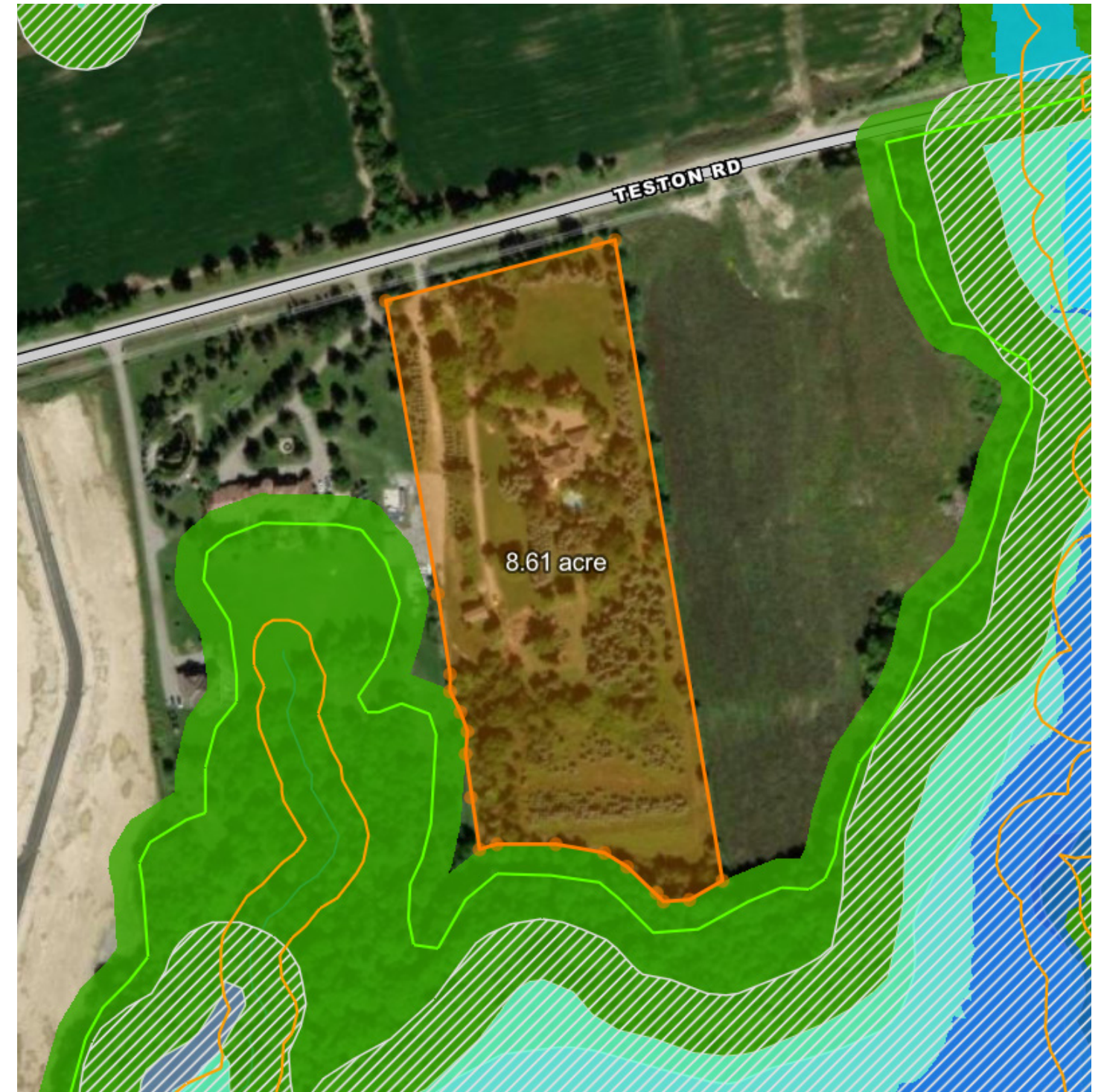
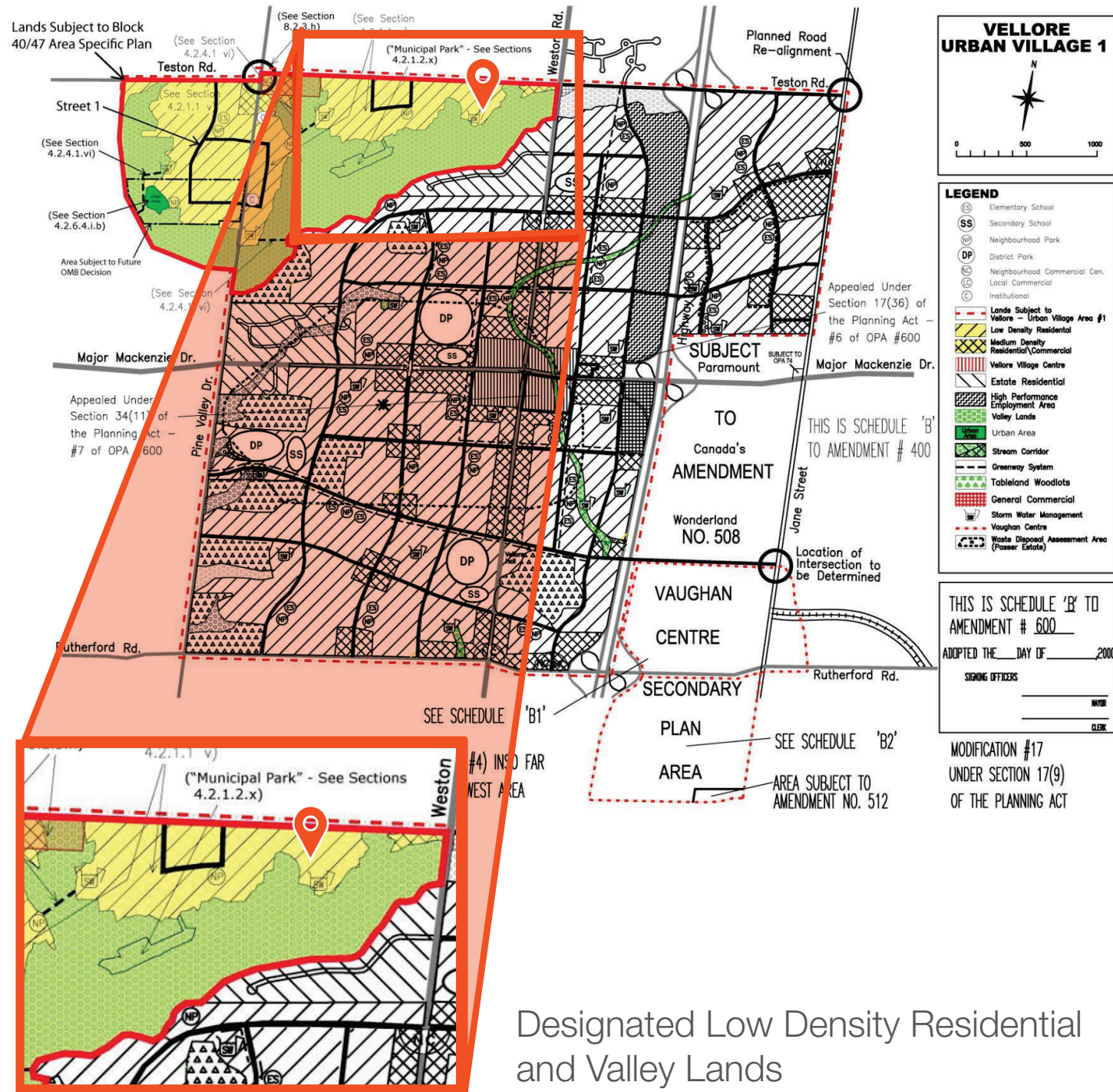
The Biglieri Group – 2025





# Block 40/47 Special Policy Area Map

# TRCA Map with TakeOffs





# Servicing & Teston Infrastructure Update



## Servicing & Teston Infrastructure Update

### 2025 Construction

- Install remaining sidewalks, cycling paths and street lighting on both sides of Teston Road
- Pave the roadway with final layer of asphalt
- Plant trees in the boulevards and complete streetscaping

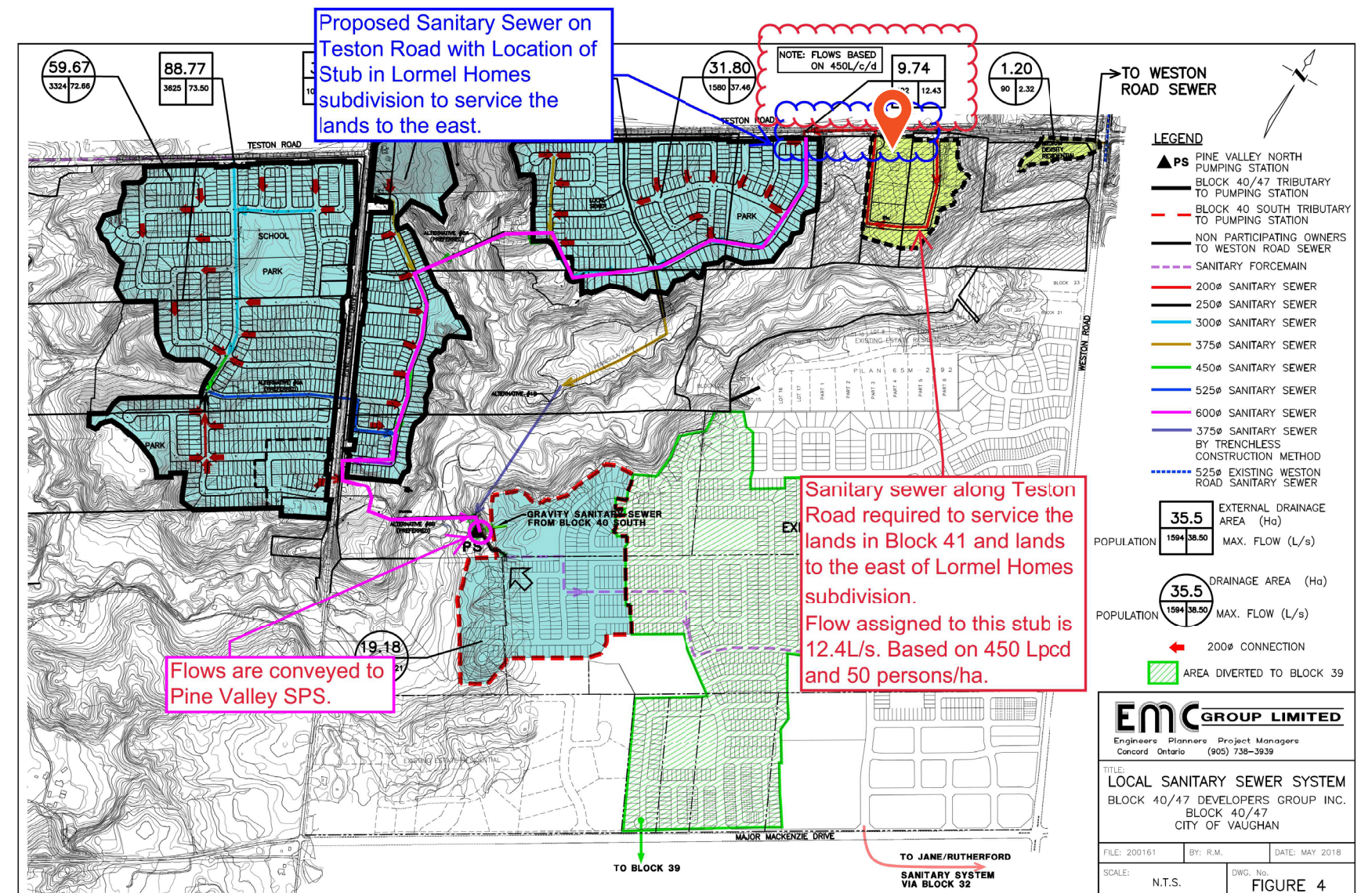
### Completed Improvements

- Raised Teston Road by approximately five metres and constructed a new 45-metre span four-lane bridge at Purpleville Creek
- Removed a 4.9 metre concrete box culvert and realigned Purpleville Creek under the new bridge, opening the valley lands below
- Realigned the intersection of Teston Road and Pine Valley Drive and installed new traffic signals
- **Installed sanitary sewer and watermain extensions to service residential development in the area**
- Completed bridge work and road widening on the north side of the road
- Built a new trail connection under the bridge
- Reinstated natural habitat in the valley and protected environmentally sensitive areas
- Upgraded street lighting and utilities
- Paved the roadway with base layer of asphalt

Source: <https://www.york.ca/transportation/roads/road-construction-schedule/teston-road>

## Servicing

- In May 2018, EMC Group Limited completed a Master Environmental and Servicing Plan (MESP) for blocks 40 and 47 of the City of Vaughan. The MESP outlined the storm, sanitary, and water servicing strategy, the overall grading, neighborhood transportation policy, environmental constraints, hydrogeology, and the geotechnical conditions for future developments.
- Block 40/47 MESP had determined that the subject site and the land to the east are to be serviced by sanitary sewers in 2097500 Ontario Ltd. (Lormel Homes – Block 40/47) subdivision to the west.
- The proposed sanitary sewers will convey flows to the sanitary sewer on Teston Road, which in turn will convey flows to the Pine Valley Sewage Pumping Station (SPS).
- The existing watermain is located along the northern limits of Teston Road right-of-way. It is anticipated that there will be sufficient pressure in the system to service the subject site.





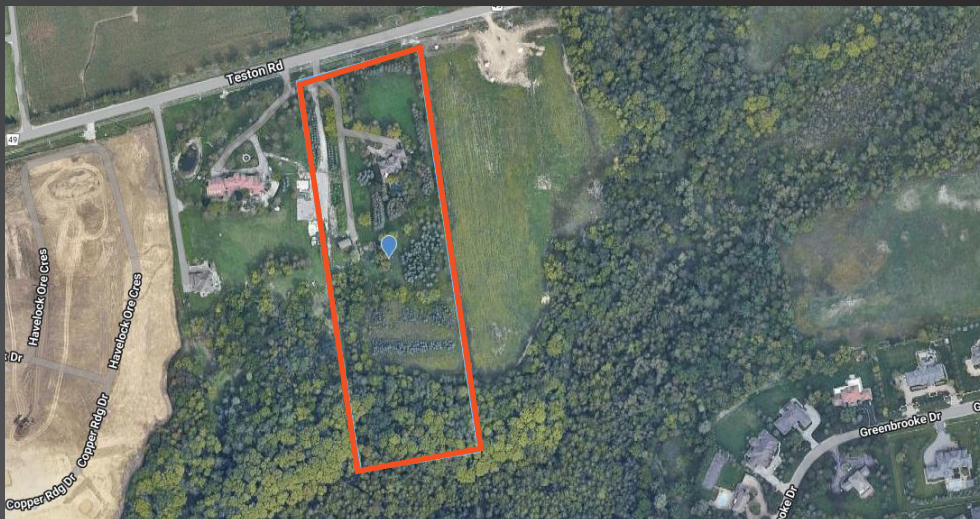
# Location Overview

Vaughan is a vibrant and prosperous community and one of Canada's fastest growing cities. Home to nearly 341,000 people, its globally-competitive economy includes more than 19,500 businesses, employing approximately 227,000 individuals. Vaughan traces its roots back to the historic communities of Concord, Kleinburg, Maple, Thornhill and Woodbridge.

This welcoming, diverse and forward-looking municipality is in the heart of York Region. Major city-building projects like Vaughan's emerging downtown – the Vaughan Metropolitan Centre – and Canada's first smart hospital – the Cortellucci Vaughan Hospital as well as the 900-acre North Maple Regional Park which continue to generate momentum and excitement.

The City of Vaughan boasts its numerous attractions including Canada's Wonderland, Canada's largest theme park, continually adding new rides and entertainment options. Vaughan is also home to Vaughan Mills, a 1.3-million-square-foot mall with over 200 retail stores, restaurants, and entertainment outlets, including the LEGOLAND Discovery Centre. The City also has a rich cultural scene, with a variety of festivals and events held throughout the year and is home to the McMichael Canadian Art Collection which showcases a significant collection of Canadian art. Additionally, for the nature enthusiasts, the Kortright Centre for Conservation is a leading environmental and renewable energy education and demonstration center in Vaughan. Vaughan is home to many restaurants, parks, retail centres, outdoor markets, natural features and transit connectivity.

The Property is ideally located within 2 km of Highway 400. Located on Teston Road, the Property benefits from its proximity to an array of residential uses as well as major attractions and retail spots including Tim Hortons, TD Canada Trust, Wild Wing, Home Depot, Walmart, Glenn Gould Public School, Johnny Lombardi Public School, Cortellucci Vaughan Hospital, Canada's Wonderland, amongst many more options.





# Active Developments

## Townhouse Developments - New Homes - Vaughan (active)

# of Projects	Total Inventory	Total Sales	Remaining Inventory	Units Yet to Be Released	Avg. Size (SF)	Price - Range	Avg. Project Price / SF	Avg. Current Price / SF	Availability Rate (%)
9	297	201	96	0	2,185	\$1,184,900 to \$1,749,990	\$662	\$699	32.30

Project Name	Builder	Opening Date	Lot Size Front Feet	Total Number of Units	Total Sales	Size Low (sq. ft)	Size High (sq. ft)	Avg Size (sq. ft)	Avg. current Price / SF	Low Price	High Price
Collection Towns	Fieldgate Homes and SmartCentres	2021-12-06	20	15	13	2,017	2,145	2,081	\$778	\$1,573,990	\$1,605,320
Collection Towns	Fieldgate Homes and SmartCentres	2021-12-06	18	33	30	2,249	2,729	2,329	\$706	\$1,594,990	\$1,704,990
Pine Valley Forevergreen	Gold Park Homes	2023-11-16	31	64	12	2,327	2,967	2,755	\$582	\$1,449,990	\$1,688,990
Klein Estates	Linvest	2024-05-24	19	18	4	1,927	3,093	2,566	\$553	\$1,184,900	\$1,429,900
Woodend Place	CountryWide Homes	2023-10-29	20	5	2	1,983	2,534	2,232	\$651	\$1,379,990	\$1,549,990
Woodend Place	CountryWide Homes	2023-10-29	20	43	40	1,538	2,239	1,950	\$708	\$1,254,990	\$1,469,990
Klein Estates	Linvest	2024-05-24	19	21	8	1,793	2,015	1,866	\$717	\$1,264,900	\$1,399,900
Collection Towns	Fieldgate Homes and SmartCentres	2021-12-06	20	36	32	1,608	1,675	1,657	\$885	\$1,398,990	\$1,489,990
Collection Towns	Fieldgate Homes and SmartCentres	2021-12-06	18	62	60	2,071	2,393	2,226	\$743	\$1,600,990	\$1,749,990

## Detached Developments - New Homes - Vaughan (active)

# of Projects	Total Inventory	Total Sales	Remaining Inventory	Units Yet to Be Released	Avg. Size (SF)	Price - Range	Avg. Project Price / SF	Avg. Current Price / SF	Availability Rate (%)
6	373	320	53	0	3,948	\$2,059,990 to \$3,499,990	\$613	\$691	14.20

Project Name	Builder	Opening Date	Lot Size Front Feet	Total Number of Units	Total Sales	Size Low (sq. ft)	Size High (sq. ft)	Avg Size (sq. ft)	Avg. current Price / SF	Low Price	High Price
Sora Vista	CountryWide Homes	2022-04-16	42	36	25	2,418	3,892	3,183	\$735	\$2,409,990	\$2,315,050
Pine Valley Forevergreen	Gold Park Homes	2020-02-15	50	130	106	3,568	4,764	4,255	\$667	\$3,099,990	\$2,820,430
Pine Valley Forevergreen	Gold Park Homes	2020-02-15	60	18	11	5,377	5,765	5,583	\$593	\$3,349,990	\$3,307,490
Pine Valley Forevergreen	Gold Park Homes	2022-03-28	42	91	84	3,461	3,702	3,611	\$665	\$2,599,990	\$2,440,930
Pine Valley Forevergreen	Gold Park Homes	2020-02-15	40	59	57	3,027	3,370	3,216	\$712	\$2,320,990	\$2,273,700
Sora Vista	CountryWide Homes	2022-04-16	45	45	22	2,771	4,272	3,500	\$728	\$2,629,990	\$2,444,440



# Active Developments

## Active New Homes - Towns - Competitive Analysis Report

### Map Pins



Builder	Gold Park Homes	Linvest	CountryWide Homes	CountryWide Homes	Fieldgate Homes and SmartCentres	Fieldgate Homes and SmartCentres	Fieldgate Homes and SmartCentres
Development Name	Pine Valley Forevergreen	Klein Estates	Woodend Place	Woodend Place	Collection Towns	Collection Towns	Collection Towns
Product Type	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Lot Size (Front Feet)	31	19	20	20	20	18	18
Square Feet							
1500	-	-	-	\$1,257,490	-	-	-
1600	-	-	-	-	\$1,466,490	-	-
1700	-	\$1,274,900	-	\$1,299,990	-	-	-
1800	-	\$1,289,900	-	\$1,319,990	-	-	-
1900	-	\$1,224,900	\$1,379,990	-	-	-	-
2000	-	\$1,399,900	-	\$1,429,990	\$1,573,990	-	\$1,610,990
2100	-	\$1,184,900	\$1,399,990	\$1,369,990	\$1,664,990	-	\$1,623,990
2200	-	-	\$1,429,990	\$1,469,990	-	\$1,594,990	\$1,629,990
2300	\$1,534,990	\$1,264,900	\$1,499,990	-	-	\$1,652,740	\$1,732,490
2400	-	-	-	-	-	-	-
2500	-	-	\$1,544,990	-	-	-	-
2600	-	-	-	-	-	-	-
2700	\$1,551,490	-	-	-	-	-	-
2800	\$1,621,323	\$1,399,900	-	-	-	-	-
2900	\$1,638,657	-	-	-	-	-	-
3000	-	\$1,388,650	-	-	-	-	-



# Active Developments

## Active New Homes - Detached - Competitive Analysis Report

### Map Pins

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6

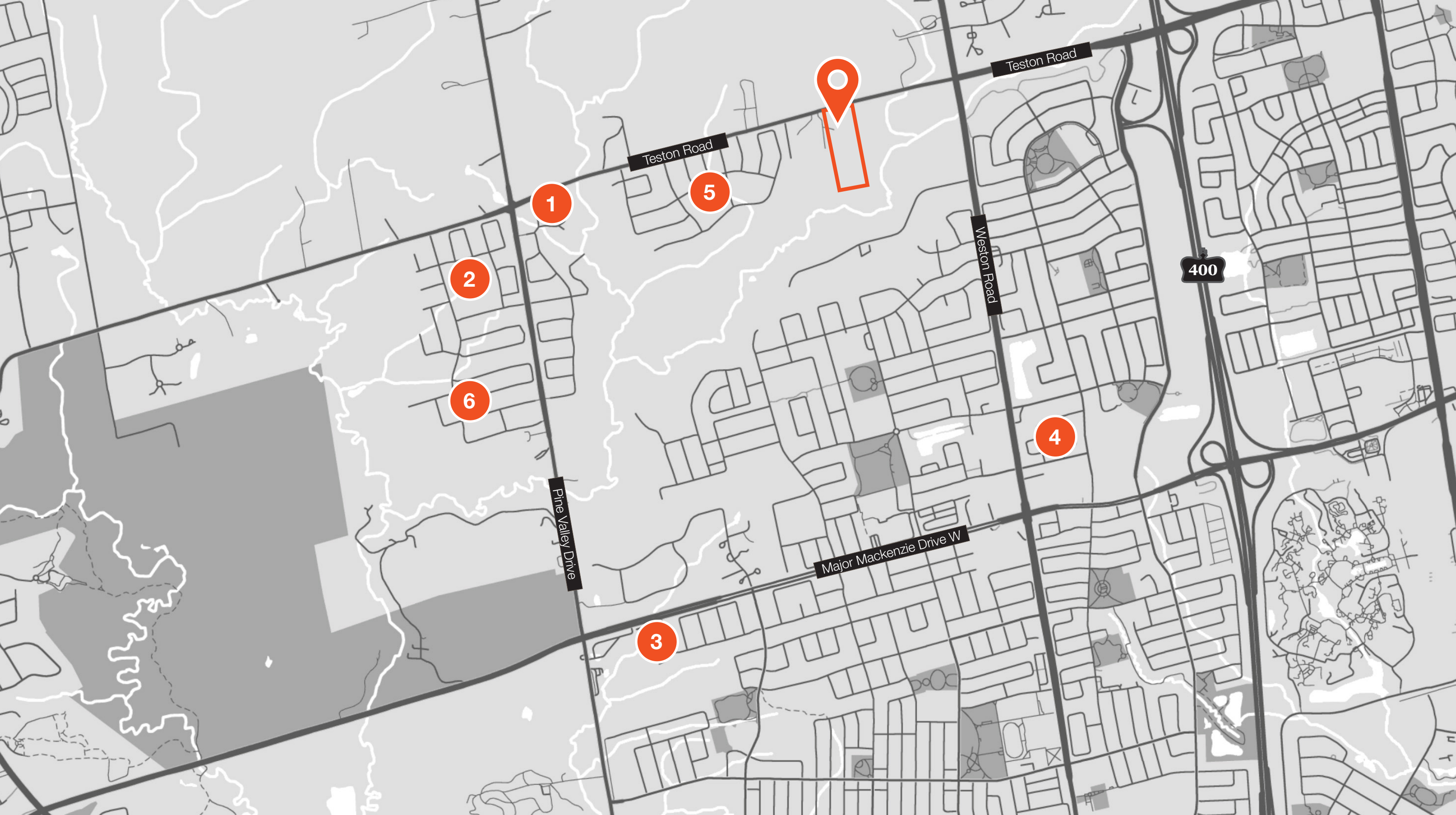
Builder	Gold Park Homes	Gold Park Homes	CountryWide Homes	CountryWide Homes
Development Name	Pine Valley Forevergreen	Pine Valley Forevergreen	Sora Vista	Sora Vista
Product Type	Single Family	Single Family	Single Family	Single Family
Tenure	Freehold	Freehold	Freehold	Freehold
Lot Size (Front Feet)	40 & 42	50 & 60	42	45
Square Feet				
2400	-	-	\$2,064,990	-
2500	-	-	-	-
2700	-	-	\$2,144,990	\$2,399,990
2800	-	-	\$2,179,990	-
2900	-	-	\$2,189,990	\$2,329,990
3000	\$2,229,990	-	-	-
3100	-	-	\$2,244,990	\$2,409,990
3200	-	-	-	\$2,409,990
3300	\$2,305,490	-	-	\$2,459,990
3400	\$2,254,990	-	\$2,329,990	\$2,499,990
3500	-	\$2,694,990	-	-
3600	\$2,418,740	-	-	\$2,499,990

3700	\$2,508,990	\$2,794,990	-	-
3800	-	-	\$2,409,990	\$2,539,990
3900	-	-	-	-
4000	-	\$2,729,990	-	-
4100	-	-	-	-
4200	-	-	-	\$2,629,990
4300	-	\$2,846,490	-	-
4400	-	\$2,824,990	-	-
4500	-	\$2,964,990	-	-
4600	-	\$2,836,990	-	-
4700	-	\$2,869,990	-	-
4800	-	-	-	-
5300	-	\$3,249,990	-	-
5400	-	\$3,329,990	-	-
5500	-	-	-	-
5700	-	\$3,324,990	-	-

Source: Altus Group. As of February 28 2025



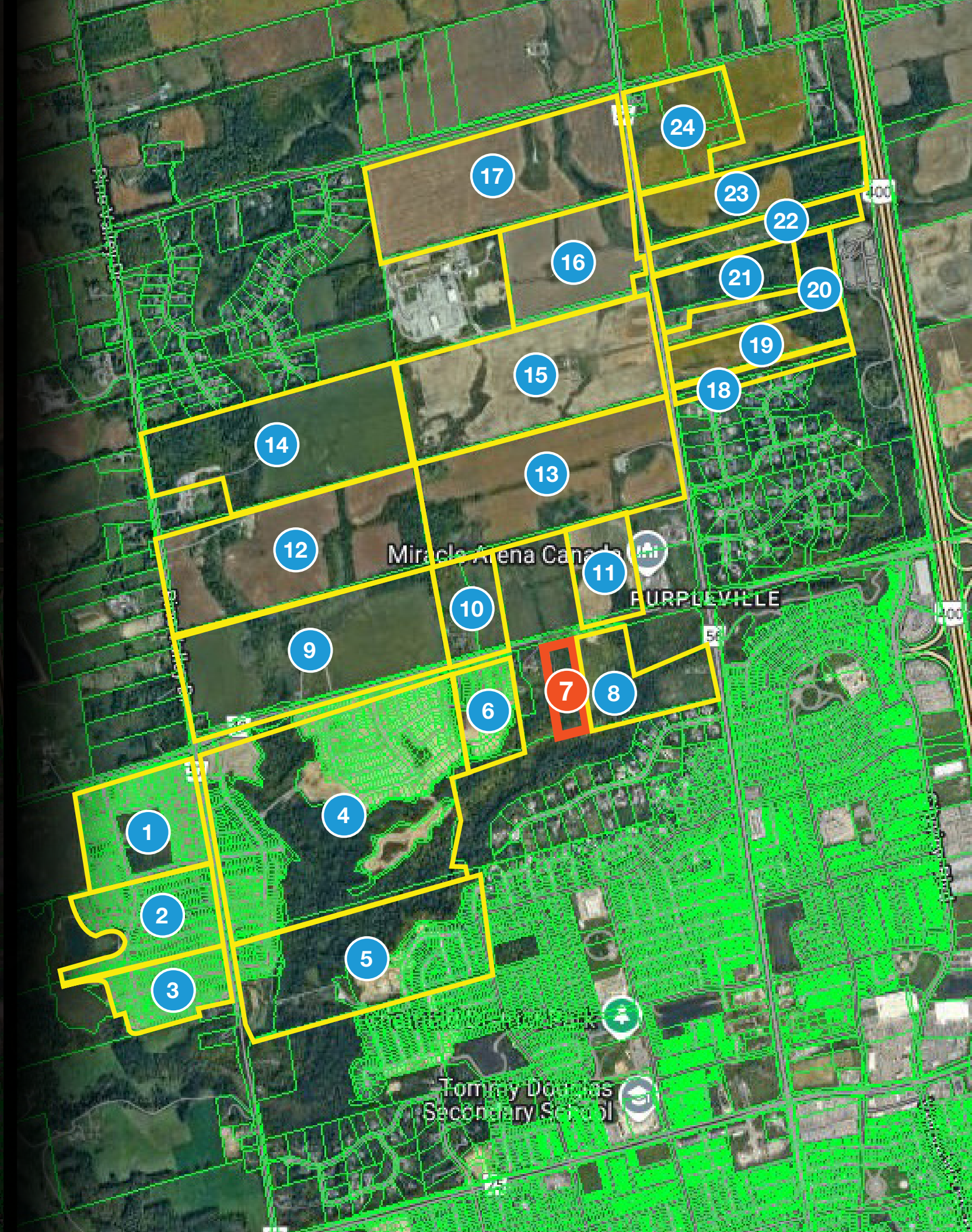
# Active Developments





# Neighbouring Developers

Number	Developer
1	Linvest
2	Linvest
3	CountryWide Homes
4	Gold Park Homes
5	Mosaic Homes
6	Lormel Homes
7	Subject Property**
8	Gold Park Homes / Mosaic Homes
9	Fieldgate
10	Greenpark
11	Gold Park Homes
12	TACC
13	Fieldgate
14	Fieldgate
15	Fieldgate
16	Fieldgate
17	Lormel Homes
18	Edenbrook Homes
19	Cornice development limited
20	Saberwood Homes
21	Weston Real Estate Holdings Inc
22	Millwick Acquisiton Corp
23	Micor Realty Corp
24	Greenpark





# Offering Process

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by their Clients (“the Vendors”) to coordinate the sale of a prime residential development site comprised of 11.46 acres in the Vellore Village community within the City of Vaughan, Ontario (“the Property”).

## Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a

convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

## Sale Conditions

The Property is to be purchased on an “as is, where is”

basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

## Submission Process & Timing

Offers are to be submitted on a standard form of Agreement of Purchase and Sale to Lennard Commercial Realty to the attention of Aran Pope and Brennan Shier on and after Wednesday April 2<sup>nd</sup>, 2025.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisors and the Vendors intend to review all offers as soon as possible following the submission date. Following the review, the Vendors will, at their discretion, choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

## Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Aran Pope and Brennan Shier:

**\*\* All co-operating agents to act as “Buyer Brokers” and be compensated directly by their buyer.**

.....  
**Offers accepted on or after  
Wednesday April 2<sup>nd</sup>, 2025**  
.....

**Aran Pope\***

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**Lennard:**

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Your *next*  
exceptional  
development  
project is  
right here.

## Lennard:

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\*Sales Representative | All Outlines Are Approximate

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.