



English Lane

200 DAVID DUNLAP CIRCLE, TORONTO, ON

Partially Serviced Townhouse
Development Opportunity

FOR SALE



INVESTMENT SUMMARY



The Offering









Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 200 David Dunlap Circle, Toronto, Ontario (“English Lane”, the “Property” or the “Site”), a unique opportunity to acquire a partially serviced, 2.06-acre townhouse development site in North York.

The Property is located in Toronto’s Don Mills area, within an established neighbourhood northeast of the Don Mills Road and Eglinton Avenue East intersection, proximate to CF Shops at Don Mills, Don Valley LRT Station and the Don Valley Parkway (“DVP”).

The previous developer has undertaken considerable entitlement work over the past several years, including the municipal approvals for a 63-unit freehold townhouse development comprising 115,518 square feet (“sf”) of gross floor area (“GFA”), and more recently approval for increased density of up to 75 units totaling 142,072 sf of GFA through a Toronto Local Appeal Body decision, and further potential to increase to 79 units by dividing the corner lots through a Minor Variance application.

Significant servicing work has been completed to date, including construction of the public internal roadway and installation of municipal services, along with payment of a portion of the Development Charges for the Site. The current status of the Site presents an opportunity for an investor to step into a project with an accelerated timeline, which may permit a developer to take advantage of recent government announcements concerning reduced Development Charges and HST rebates.

SITE DETAILS

	ADDRESS 200 David Dunlap Circle, Toronto, ON		SITE AREA 89,932 sf (2.06 acres)
	DIMENSIONS 600 ft x 150 ft		PROJECT GFA 142,072 sf
	RESIDENTIAL UNITS 75		DEVELOPMENT BLOCKS 5
	UNIT TYPE 3-Storey Traditional Freehold		AVG. UNIT SIZE 1,894 sf

Development statistics are based on 2024 TLAB approval



Key Investment Highlights

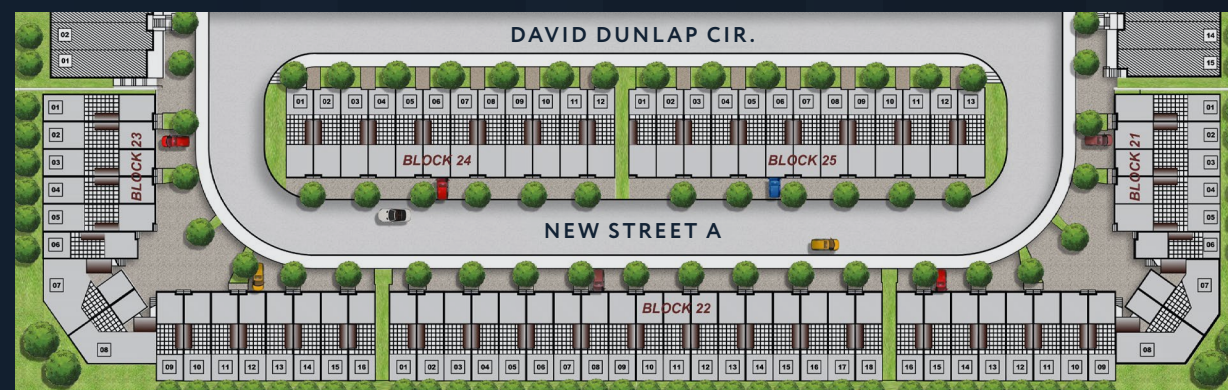
1 ACCELERATED TIMELINE TO DEVELOPMENT

Significant entitlement work has been completed by the developer, with approvals currently in-place for a 63-unit townhouse development and more recent approval at the TLAB for a 75-unit concept with increased density.

In addition to progressing development approvals, site servicing work has been completed, including construction of the underground sanitary, water and storm services, and public road construction to base asphalt. As part of the first phase of the English Lane development, which consisted of the townhouses immediately north of the Site, the developer paid a portion of the Development Charges and satisfied requirements for parkland dedication and Storm Water Management (“SWM”) runoff by way of a SWM pond. The most recently approved 75-unit design concept for the Property comprises 3-storey freehold townhouse units with attractive roof top gardens providing convenient outdoor space in an urban setting. The ability to step into a project with considerable work completed reduces capital requirements for an incoming developer and offers the potential to take advantage of recently announced government incentives.



CONCEPTUAL SITE PLAN



2 FAVOURABLE DEVELOPMENT COST ENVIRONMENT

The Greater Toronto Area’s (“GTA”) low-rise residential market is experiencing renewed momentum, following recent government announcements aimed at supporting housing affordability and market stability.

In addition, the development landscape has become increasingly attractive due to softening construction costs over the past few years, as new housing starts have been slowing and there is robust competition amongst trades. Furthermore, interest rates have stabilized after a period of sharp rate volatility, offering lower borrowing costs and increased certainty among developers. Recent government policies to reduce Development Charges and implement a short-term HST exemption on new home sales are expected to result in improved market sentiment, with an uptick in sales already being seen in low-rise product.



3 DEVELOPED RESIDENTIAL NEIGHBOURHOOD

Situated in an established and attractive area of Toronto, the Property is located within a built-out neighbourhood that comprises the first phase of the English Lane townhouse development, as well as other low-rise residential product and an adjacent mid-rise residential condominium building.

The Property is one of the last remaining undeveloped sites within this residential node, proximate to the desirable Don Mills and Bridle Path neighbourhoods and a short drive from Downtown Toronto.

The area surrounding the Property commands some of the highest residential sale pricing in Toronto, owing to its vehicular connectivity to major highways and proximity to a wide range of retail amenities, parks, recreation options and highly-ranked schools.



- 1  DON MILLS COLLEGIATE INSTITUTE
- 2  EGLINTON LINE 5 LRT STATION
- 3  CF SHOPS AT DON MILLS
- 4  DON MILLS TRAIL
- 5  DONALDA GOLF CLUB



4 AFFLUENT DEMOGRAPHIC PROFILE

The Property is positioned in an area of North York that is characterized by a mature, stable resident base comprising primarily upper and middle-class families and professionals with household incomes above the City's average.

The average household income and employment rate within a 3-kilometre radius of the Property are approximately \$125,000 and 93%, respectively, reflecting the area's reputation as an attractive neighbourhood offering urban connectivity with an abundance of amenities and ample green space nearby.

The Location

ABUNDANT NEARBY AMENITIES

The Property benefits from its proximity to a comprehensive offering of amenities, providing future residents a desirable mix of urban convenience and entertainment.



Toronto's most prominent open-air retail and dining precinct, **CF Shops at Don Mills**, is located just minutes from the Site, anchored by premium tenants including **Eataly**, **Metro** and **JOEY Don Mills** which offer a combination of boutique retail and upscale casual dining.



In addition, there are several service retail options nearby, including **C&C Supermarket**, **Real Canadian Superstore** and multiple pharmacies and grocers.



Within the immediate area, there is an expansive park network, comprising the adjacent Don Mills Trail and broader East Don ravine system which encompass kilometres of scenic walking and cycling paths.



BARBER GREENE SQUARE

CF SHOPS AT DON MILLS

SUNNYBROOK PARK SPORTS FIELDS

DON MILLS ROAD

English Lane
 200 David Dunlap Circle

LAWRENCE AVENUE EAST

DON MILLS ARENA

DON MILLS COLLEGIATE INSTITUTE

GREENLAND PUBLIC SCHOOL

MOCCASIN TRAIL PARK





English Lane

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OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained by KSV Restructuring Inc. (the “Receiver”) to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Receiver’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties are invited to submit a Letter of Intent to the Advisor for consideration.

All inquiries regarding the Property should be directed to:

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