



# FOR SALE

## APPROVED CONDOMINIUM DEVELOPMENT SITE

FOR MORE INFORMATION, CONTACT:

---

**DAVID WARD**

Senior Vice President\*\*

Direct: +1 519 804 4380

david.ward@cushwakewr.com

**CONNOR WARD**

Vice President\*\*

Direct: +1 519 804 4394

connor.ward@cushwakewr.com

**RYAN SHEA**

Senior Associate\*\*

Direct: +1 519 804 4396

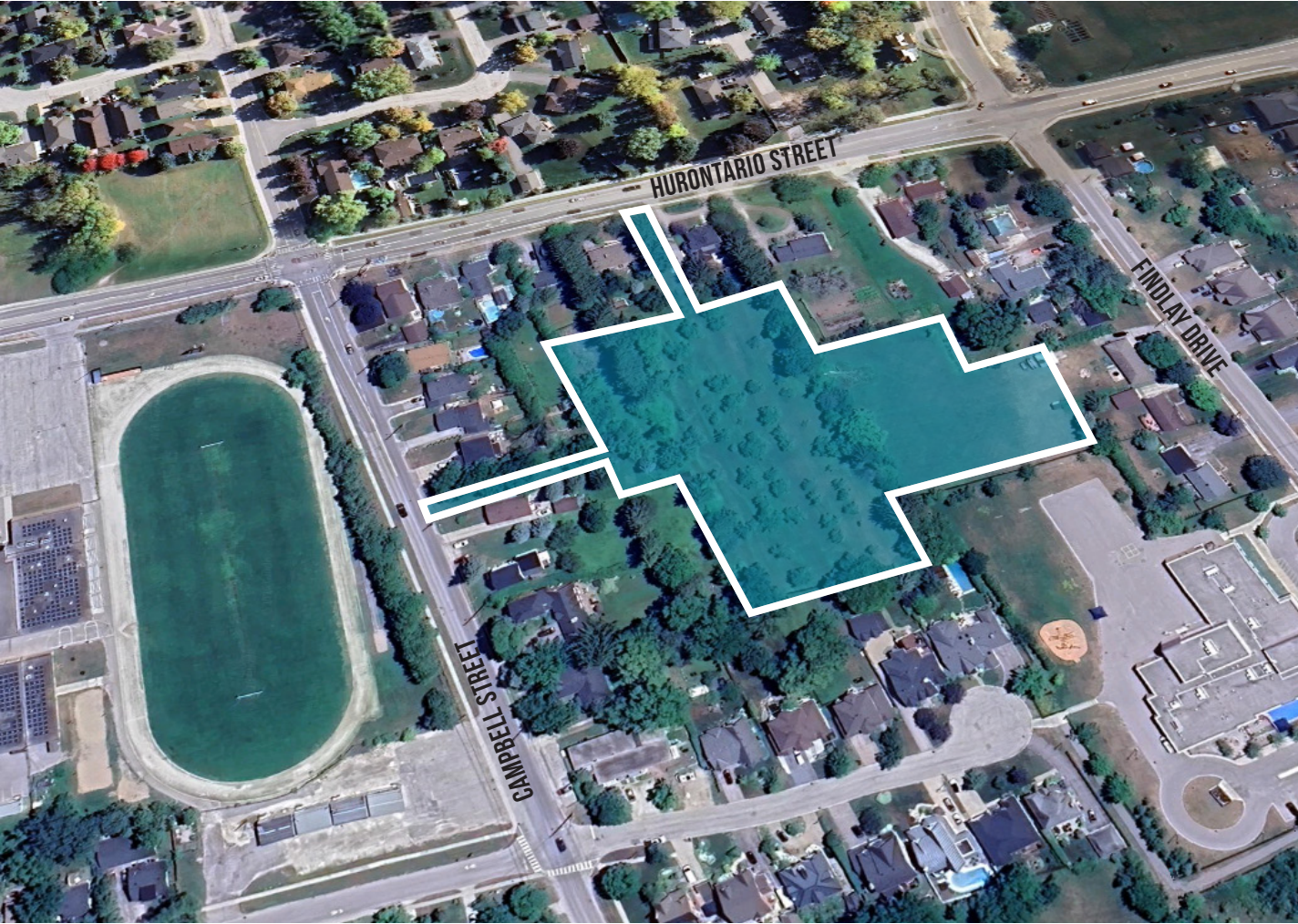
ryan.shea@cushwakewr.com

---



# BLACKMOOR GATES

22 CAMPBELL STREET, COLLINGWOOD, ONTARIO



## FULLY APPROVED, DEVELOPMENT-READY

Blackmoor Gates is a fully assembled +/- 4.0 acres, Ontario Land Tribunal (OLT) approved condominium development site at 22 Campbell Street in Collingwood ON. The approved program includes 28 single detached condominium dwellings plus a central community building.

A full set of accepted technical drawings and reports are already in place, covering architecture (Jasper Design), engineering and stormwater management (CAPES Engineering), landscaping (MHBC), and photometric (ENERTEC). The Condominium Exemption Letter, prepared by MHBC Planning and accepted by the Town in December 2024, confirms that the project meets all the Town criteria for a condominium exemption under the Planning Act, Provincial Planning Statement, and both the County of Simcoe, and Town of Collingwood Official Plans.

## ONE OF THE MOST ADVANCED, SHOVEL-READY RESIDENTIAL OPPORTUNITIES IN COLLINGWOOD WITH COMPLETE PLANNING, ZONING & TECHNICAL APPROVALS IN PLACE

The site has site-specific zoning, an approved Site Plan, and a Site Plan Agreement, all obtained by the OLT. In addition to these approvals, accepted engineering architectural drawings, and the Condominium Exemption Letter accepted by the Town, Blackmoor Gates is one of the most advanced development-ready residential sites on the market in Collingwood today.

| ACRES   | ZONING | SALE PRICE |
|---------|--------|------------|
| 4.0 +/- | R2     | \$4.7M     |

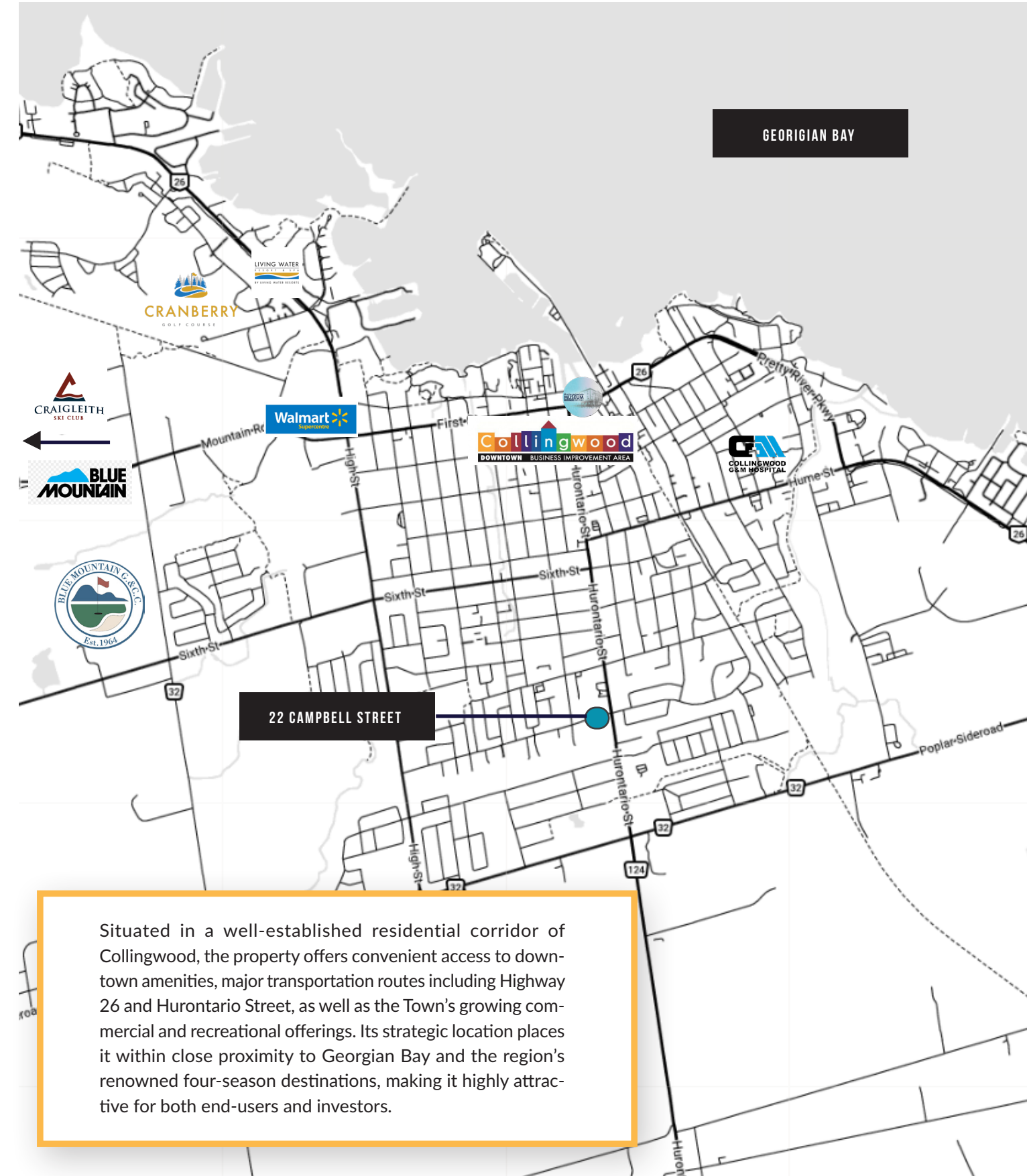




# SITE PLAN



# STRATEGICALLY LOCATED IN THE HEART OF COLLINGWOOD







# COLLINGWOOD ONTARIO

## A PREMIER LIFESTYLE DESTINATION WITH STRONG GROWTH FUNDAMENTALS

Nestled along the southern shores of Georgian Bay, Collingwood is one of Ontario's most sought-after recreational and residential markets. Known for its four-season lifestyle and proximity to Blue Mountain, the town has evolved into a dynamic growth hub attracting both end-users and investors.

### LOCATION & LIFESTYLE

Collingwood offers a rare blend of natural beauty, urban amenities, and year-round recreation.

### KEY HIGHLIGHTS:

- Located approximately 2 hours north of Toronto
- Positioned on Georgian Bay with waterfront access
- Immediate proximity to Blue Mountain Resort
- Four-season destination: skiing, golfing, hiking, cycling, boating
- Vibrant downtown with boutique retail, restaurants, and cultural amenities

The town's unique lifestyle offering continues to drive demand from both full-time residents and second-home buyers.

## DEMOGRAPHIC & ECONOMIC GROWTH

Collingwood has experienced accelerated population growth, exceeding provincial averages (2001 - 2021).

Growth Drivers:

- Influx of GTA buyers seeking lifestyle relocation and vacation homes
- Increasing appeal among retirees, remote workers, and young families
- Strong tourism economy supporting local businesses
- Considered the recreational capital of Ontario

This sustained growth has created long-term demand for housing and services.

### DEVELOPMENT LANDSCAPE

Collingwood is transitioning from a recreational town to a mature, investment-grade real estate market.

Development Trends:

- Expansion of low-density residential subdivisions
- Increasing mid-rise and mixed-use developments in core areas
- Growing interest in infill and intensification projects
- Limited supply of fully serviced and approved development sites



### INVESTMENT OUTLOOK

Collingwood continues to be viewed as a long-term growth market with strong fundamentals.

Why Investors Are Targeting Collingwood:

- Proximity to the Greater Toronto Area
- Established and growing tourism economy
- Lifestyle-driven migration trends
- Limited developable land supply
- Increasing demand for both ownership and rental housing

# CONTACT



**DAVID WARD**  
**SENIOR VICE PRESIDENT**  
Sales Representative  
Direct: +1 519 804 4380  
Mobile: +1 416 358 8586  
david.ward@cushwakewr.com



**CONNOR WARD**  
**VICE PRESIDENT**  
Sales Representative  
Direct: +1 519 804 4394  
Mobile: +1 647 462 6641  
connor.ward@cushwakewr.com



**RYAN SHEA**  
**SENIOR ASSOCIATE**  
Sales Representative  
Direct: +1 519 804 4396  
Mobile: +1 905 483 7512  
ryan.shea@cushwakewr.com



Cushman & Wakefield Waterloo Region Ltd., Brokerage  
4295 King Street East, Suite 401,  
Kitchener, ON, N2P 0C6, Canada

[www.cushwakewr.com](http://www.cushwakewr.com)