

# 4121

**KINGSTON ROAD**

TORONTO | ONTARIO

A PREMIER  
GO-TRAIN CONNECTED  
DEVELOPMENT  
OPPORTUNITY



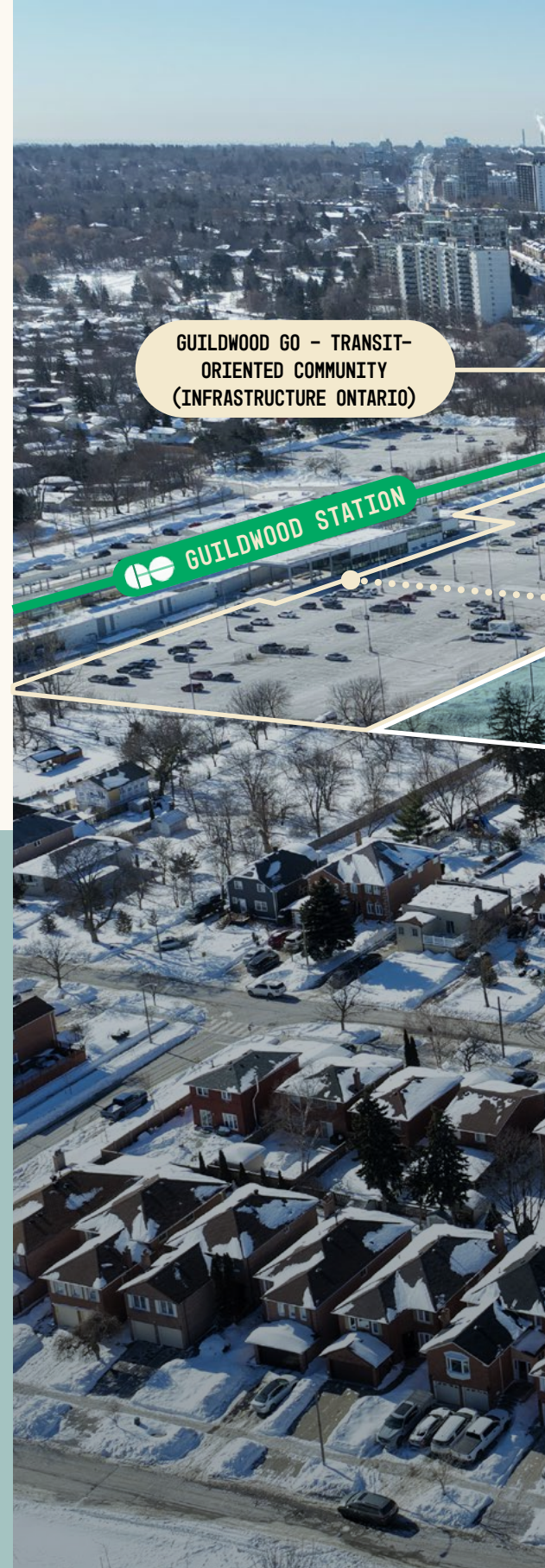
STEPS TO GUILDWOOD GO STATION ~20 MINUTES TO UNION STATION

# INVESTMENT SUMMARY

CBRE Limited (“CBRE”) is pleased to offer for sale a 100% freehold interest in 4121 Kingston Road (the “Property”) – a large-scale, mixed-use redevelopment opportunity positioned along Kingston Road and immediately adjacent the Guildwood GO Train Station.

Comprising four towers with heights of 12, 13, 29 and 38 storeys, the highly phase-able project occupies a total site area of 3.90 acres with onsite parkland and public road conveyances. The proposed development comprises a total gross floor area of 958,573 sq. ft., accommodating 1,029 residential units. Following a successful settlement with the City in July 2023, the project is now progressing through the early stages of the Draft Plan of Subdivision process, with the application deemed complete in January 2026.

Guildwood GO Station (4105 Kingston Road) provides rapid regional access, with approximately 20-minute service to Union Station. The site is ideally situated for transit-oriented intensification, supported by ongoing City and Provincial planning initiatives.



## KEY HIGHLIGHTS

- » **GO-TRAIN CONNECTED COMMUNITY WITH ~20-MINUTE SERVICE TO UNION STATION.**
- » **APPROVED DENSITY: 958,573 SQ. FT. OF GFA AND +/- 1,029 UNITS ACROSS MID-RISE AND HIGH-RISE FORMS.**
- » **LOCATED WITHIN CITY-SUPPORTED KINGSTON ROAD CORRIDOR REVITALIZATION.**
- » **STRONG RENTAL MARKET FUNDAMENTALS IN TORONTO SUPPORTING MULTI-PHASE DEVELOPMENT.**
- » **ADJACENT TO THE GUILDWOOD GO TRANSIT ORIENTED COMMUNITY WHICH IS SET TO FURTHER TRANSFORM THE AREA INTO A MODERN AND TRUE LIVING COMMUNITY.**

20 MIN TO UNION STATION BY TRAIN



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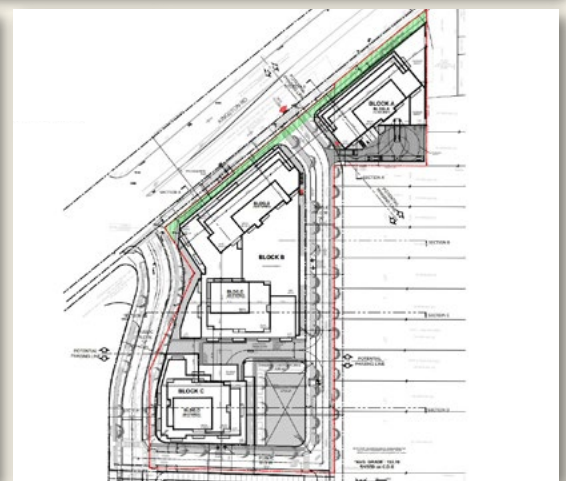
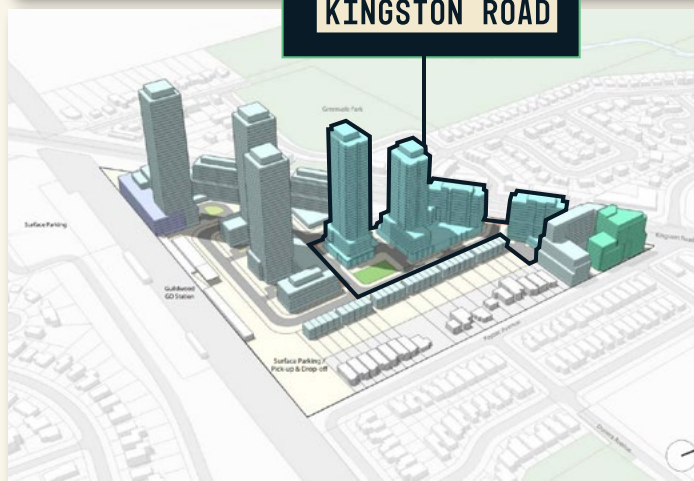
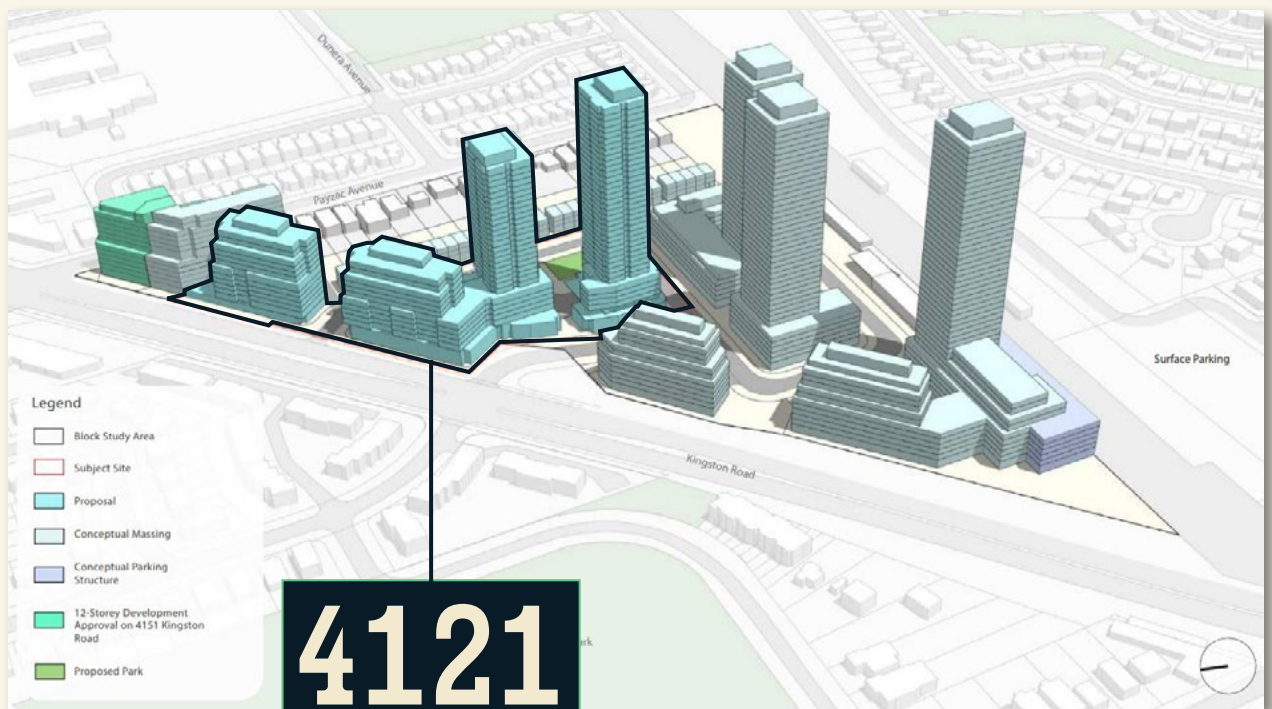
# PROPERTY & DEVELOPMENT OVERVIEW



<b>Municipal Address</b>	4121 Kingston Road, Toronto, Ontario M1E 2M3
<b>Site Area</b>	3.90 acres (Gross)   2.78 acres (Net of Public Roads)
<b>Frontage</b>	Prominent exposure on Kingston Road in the West Hill community
<b>Development Concepts</b>	12, 13, 29, 38-storey buildings per 2025 applications

SITE STATISTICS	FT2	ACRES
<b>Gross Lot Area</b>	169,747	3.90
<b>Net Lot Area</b>	120,976	2.78
<b>Public Road Conveyance</b>	48,761	1.12
<b>Parkland Dedication</b>	7,739	0.18

DEVELOPMENT STATISTICS	BUILDING A	BUILDING B	BUILDING C	BUILDING D	TOTAL
<b>Total GFA</b>	145,171	187,453	277,377	348,572	958,573
<b>Res. GFA</b>	135,821	169,371	273,382	342,993	921,567
<b>Retail</b>	9,350	18,082	3,995	5,579	37,006
<b>Units</b>	160	180	304	385	1,029
<b>Height</b>	13	12	29	38	



# ZONING & APPROVALS: PHASING WITH FLEXIBILITY

Ongoing Draft Plan of Subdivision and Zoning By-law Amendment applications establish a multi-block framework with new public streets and four buildings (12, 13, 29, and 38 storeys). This large-site structure enables true multi-phase delivery—sequencing towers or mid-rises as market conditions dictate, streamlining undergrounds and servicing, and flexibly calibrating tenure and unit mix by phase. Unlike smaller parcels that require tight staging and site-specific reworks, this master-planned approach supports efficient construction logistics, minimizes cross-phase disruption, and preserves optionality over time.

## Zoning Settlement (Approved in Principle)

In July 2023, Toronto City Council accepted a settlement offer resolving an appeal at the Ontario Land Tribunal.

## Subdivision Application (Active)

The A Draft Plan of Subdivision was deemed complete January 2025. First round Subdivision comments are expected in February 2026.

## Wider Planning Context

The site is a cornerstone of the Kingston Road Guildwood Planning Study, which the City re-launched in late 2025 to manage the massive influx of density in the area, including the adjacent Guildwood Transit-Oriented Community (TOC) proposal which is set to dramatically improve the local area.

# TRANSIT ADVANTAGE & CONNECTIVITY

Guildwood GO Station is located immediately south of the Property, within easy walking distance. This station provides fast, all-day service on the Lakeshore East line. Residents can reach Union Station in roughly 20 minutes, creating a uniquely competitive offering for commuters seeking rapid downtown access. In parallel, the City’s Danforth–Kingston Complete Streets initiative targets enhanced streetscaping, safety, cycle tracks, and transit priority—strengthening first/last-mile access and overall pedestrian experience.

## WHY GUILDWOOD OUTPERFORMS COMPARABLE GTA NODES

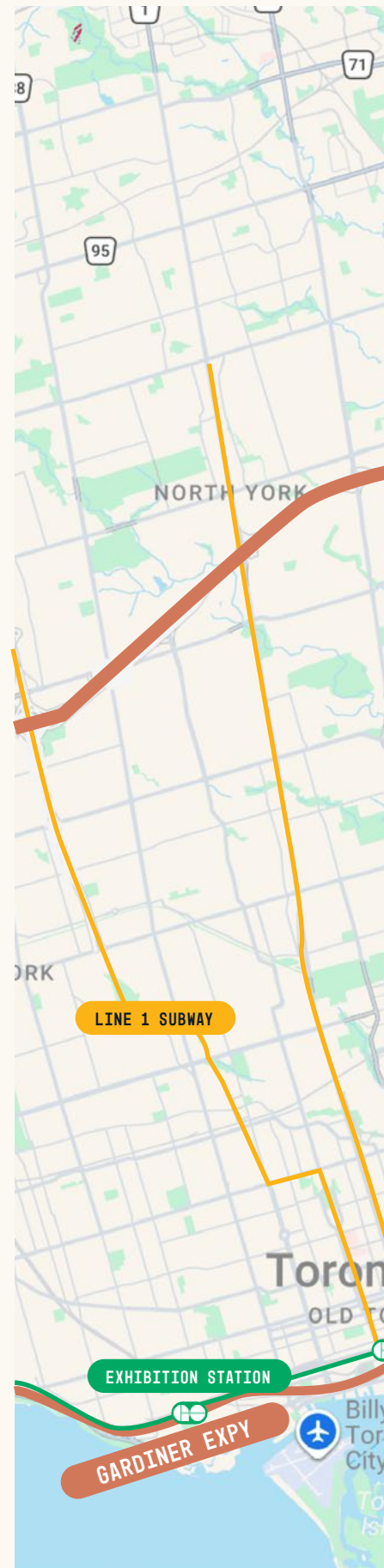
- True multimodal regional connectivity with a short, walkable link to GO rail—rare for large, developable parcels across the region.
- Provincial Transit-Oriented Community (TOC) interest around Guildwood Station signals long-term policy support and infrastructure readiness.
- Active City planning on the Kingston Road corridor provides a clear framework for accommodating growth, in contrast to nodes constrained by fragmented policy or infrastructure limits.
- Compelling value proposition for renters: rapid downtown access without downtown rents, supported by strong GTA leasing volumes even as average rents moderated from 2024 peaks.

## IMMEDIATE AREA: AMENITIES, CHARACTER, AND SERVICES

The property is embedded within Scarborough’s West Hill neighbourhood, a well-established and amenity-rich area blending natural landscapes with urban convenience. Residents benefit from proximity to the Scarborough Bluffs, surrounding parks, beaches, and extensive waterfront trails—offering year-round outdoor recreation. The corridor also features a diverse culinary scene along Kingston Road, notably Southeast Asian, Chinese, and Indian restaurants, with everyday services such as grocers, pharmacies, banks, and fitness within short reach. Major regional attractions, including the Toronto Zoo to the northeast, add educational and family-oriented programming to the amenity mix.

## MARKET CONTEXT & RENTAL DEMAND

Toronto’s rental market remains deep and liquid. In Q1 2025, TRREB recorded 14,797 condominium apartment rentals (+16.7% YoY), with average 1-bedroom rents at \$2,343 and 2-bedroom rents at \$3,036 amid historically elevated inventory. CMHC’s 2025 reporting indicates GTA purpose-built vacancy around ~3% with average 2-bedroom rents in the low-\$2,000s and tight condo vacancy near ~1% at higher rent levels—underscoring the depth of demand for transit-oriented product.





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## OFFERING SUMMARY

- Expressions of Interest and Letters of Intent invited from qualified purchasers.
- Data room available upon execution of a Confidentiality Agreement.
- Ideal for multi-phase rental or mixed-use development strategies aligned with transit-oriented policy direction.

Contact us for the full Offering details and additional materials

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