

GROUND-ORIENTED INFILL DEVELOPMENT WITHIN THE GTA



SITE PLAN FOR 20 BACK-TO-BACK TOWNS IN FINAL SUBMISSION


CEDAR ST
Residential Development
AJAX • ± 0.786 ACRES


CBRE | LAND
SPECIALISTS


THE Offering


CBRE's Land Specialists are pleased to present a compelling opportunity to acquire a well-located, infill & ground-oriented residential development site nearing full site plan approval in the Town of Ajax. The Site is strategically positioned on Cedar Street, immediately northeast of Highway 401 at Westney Road South and is comprised of ± 0.786-acres of flat, developable land. The Property benefits from RM6 zoning and a Low Density Residential Official Plan designation, with conditional site plan approval in place for the development of 20 back-to-back townhouse units. The development will be comprised of three-bedroom units totaling approximately 27,811 sq. ft. of gross floor area (GFA), supported by an efficient parking ratio of 40 residential spaces (2 per unit) plus visitor and accessible parking. The current plans provide flexibility and optionality to work well as a condominium or a purpose built rental development. All drawings are available in the online property library. Final drawing revisions are currently being prepared, allowing a Purchaser to advance the project with a high degree of entitlement certainty. Given all of the milestones reached to date, construction is anticipated to be able to begin by late 2026. Situated within an established residential neighbourhood and offering exceptional access to Highway 401, Ajax GO Station, transit, schools, and regional amenities, the Site is well positioned to capture sustained end-user demand and benefit from ongoing growth and intensification trends within Durham Region and the Greater Toronto Area (GTA).



 Pickering Town Centre

 Pickering Casino Resort

 Highway 401 Access

 N.D.D.L.J.A. Elementary School

 Ajax

 Roland Michener PS

 Roland Michener Park

Westney Road S

Knapton Avenue

Cedar Street

 Cedar Street Park (next parcel east)



CONDITIONAL SITE PLAN

approval granted



DEVELOPMENT OF 20

back to back townhouses



EXCELLENT ACCESS TO

Transit and highways

SITE DETAILS

Total Area	± 0.786 acres
PIN	264470207
Location	Westney Road S & Highway 401
Official Plan	Low Density Residential
Zoning Bylaw	RM6
Development Statistics	20 Back-to-Back Townhouses
Entitlements	Site Plan Approved with Conditions Final Drawing Revisions being Prepared

DEVELOPMENT

Statistics

LOT STATISTICS

No. of Units	20
Type of Units	Back-to-Back Townhouses
Bed & Bath	3 Bedroom, 3 Bath Units
Residential Parking Spaces	40 (2 per unit, comprised of: 1 Enclosed Garage Space 1 Surface Driveway Space)
Visitor Parking	5 + 1 Accessible



FLEXIBLE OPTIONALITY FOR

condo or purpose built rental

LOT STATISTICS

Unit	Lot Area SF	Building Area SF	GFA SF
1	1,306.41	673.71	1,464.97
2	902.88	669.30	1,346.03
3	902.88	698.79	1,397.91
4	902.88	669.30	1,346.03
5	902.88	698.79	1,397.91
6	902.88	669.30	1,346.03
7	902.88	698.79	1,397.91
8	902.88	669.30	1,346.03
9	902.88	698.79	1,397.91
10	1,423.74	673.71	1,464.97
11	1,596.82	667.79	1,464.97
12	902.88	698.79	1,397.91
13	902.88	669.30	1,346.03
14	902.88	698.79	1,397.91
15	902.88	669.30	1,346.03
16	899.65	698.79	1,397.91
17	899.65	669.30	1,346.03
18	899.65	698.79	1,397.91
19	899.65	669.30	1,346.03
20	1,290.27	667.79	1,464.97
Total			27,811.40 sq ft



ELEVATION DRAWINGS



LOCATION & Amenities

Ajax offers an exceptional quality of life defined by its scenic waterfront, everyday convenience, and excellent regional connectivity. Stretching along Lake Ontario, the town is anchored by the Ajax Waterfront Park and Waterfront Trail, offering kilometres of beaches, parks, and multi-use trails for year-round recreation. Residents enjoy close proximity to major shopping destinations such as Pickering Town Centre and big-box retail along Kingston Road, providing a full range of dining, shopping, and essential services, as well as nearby entertainment options including Pickering Casino & Resort (Casino Ajax). With seamless access to Highway 401 and the Ajax GO Station on the Lakeshore East line, commuting throughout the GTA is convenient and efficient, making Ajax a well-connected, vibrant, and highly livable lakeside community

PROXIMITY AND CONNECTIVITY TO THE GREATER TORONTO AREA

The Property's location offers excellent connectivity to the Greater Toronto Area (GTA) through both highway and regional transit networks. The Site is conveniently positioned with direct access to Highway 401 from Westney Road S, providing efficient east-west travel across the GTA and straightforward connections to Toronto, Pickering, Whitby, and Oshawa. In addition, Ajax GO Station, located nearby on the Lakeshore East line, offers regular rail service to downtown Toronto and key employment hubs, strengthening commuter accessibility and supporting long-term residential and investment demand. This combination of highway and GO Transit access makes the location highly attractive for residents.



Abundant Natural Beauty

Close proximity to the scenic shores, marina & beaches of Lake Ontario, and an extensive network of trails, ideal for outdoor recreation and relaxation in the Rouge National Urban Park.



Vibrant Downtown Core

Ajax and the surrounding communities offer a wide range of excellent amenities, including Pickering Town Centre, Pickering Casino & Resort, in addition to various restaurants and local shopping.



Comprehensive Community Amenities

Within an existing residential community with easy access to schools, a hospital, transit, and a diverse range of recreational amenities.



Exceptional Connectivity

Direct and quick access to Highway 401 and Ajax GO facilitating effortless commutes to Toronto, and the GTA. In addition to local bus routes servicing the immediate community.



Education & Institutional

There are several schools of all grade levels located within the existing community that will benefit future residents, as well as the Ajax Public Library Main Branch.



Growth in Durham Region

Regional planning documents and market reports consistently identify Durham Region as one of the GTA's fastest growing regions with steady population increases through 2051, and strategies to emphasize intensification.



WATERFRONT MARINA, WHARF & BEACHES

Source: durhamregion.ca



PICKERING TOWN CENTRE

Source: retail-insider.com



ROUGE NATIONAL URBAN PARK & TRAIL SYSTEM

Source: worldatlas.com



PICKERING CASINO & RESORT

Source: tripadvisor.ca



AJAX GO

Source: durhamradionews.com



PICKERING AJAX HOSPITAL | LAKERIDGE HEALTH

Source: ajax.ca



VIBRANT & DIVERSE DOWNTOWN AREA

Source: signmedia.ca



DUE DILIGENCE & CONFIDENTIALITY AGREEMENT

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:

CA SUBMISSION
BUTTON

AVAILABLE DUE DILIGENCE

- Draft Site Plan Agreement
- Geotechnical Report
- Civil Engineering
- Internal Servicing Cost Estimates
- Elevation Drawings
- Floor Plans / Unit Plans

Asking Price
\$2,150,000

OFFERING PROCESS

Offers are to be submitted electronically to Ian Hunt at: ian.hunt@cbre.com
Offers will be reviewed upon receipt.

CBRE | **LAND
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