

..... For Sale:

5991 Main Street

.....

Stouffville, Ontario



Lennard:

Residential Development Opportunity



Lennard:
**Rendering

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*Sales Representative

Executive Summary

The Offering

The subject site, located at 5991 Main Street, sits prominently at the southwest corner of Main Street and Ninth Line—a high-visibility gateway intersection within the growing Community of Stouffville. This prime 0.714-acre development site is surrounded by an abundance of retail amenities and is situated in an area experiencing significant active development. The proposal envisions a luxury 14-storey medium-density residential building with a boutique look and feel, featuring 27 one-bedroom units and 114 two-bedroom units. The development includes three levels of underground parking with access from a private driveway off Ninth Line.

The Opportunity


The Advisors, on behalf of the Vendor, are soliciting investors, co-brokers, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions can be made on prospects preferred standard Form of Agreement of Purchase and Sale. Offers are encouraged and will be reviewed as they are received. The offers will be responded to at the Vendor's discretion. All offers to be submitted to Yash Kumar, Aran Pope, and Brennan Shier.

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5991 Main Street at a Glance

 **0.714 Acres**
Gross Area

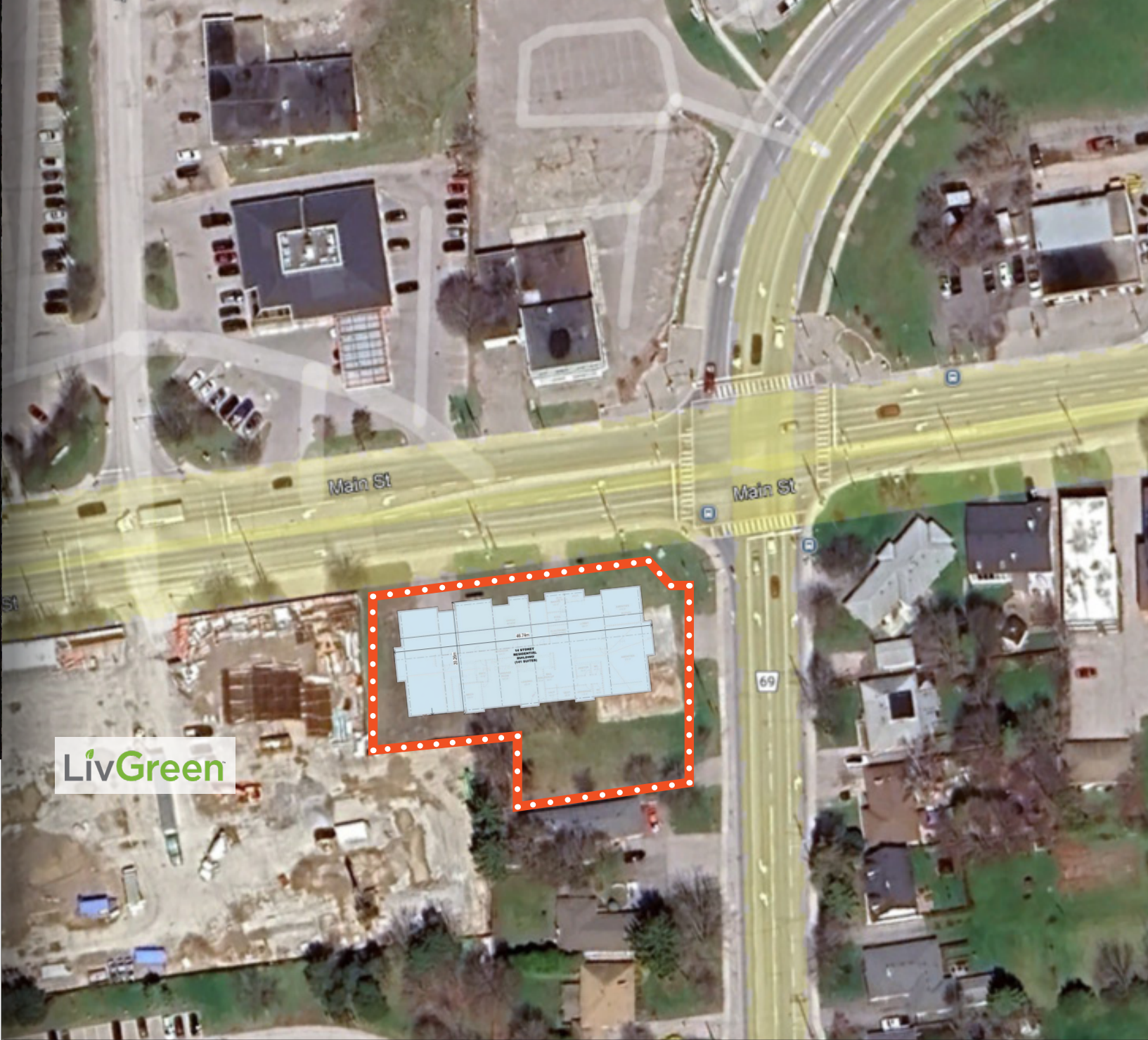
 **\$4,600,000**
Asking Price

 **Commercial
Residential Mixed –
Western Approach
Exception Six –
CM2(6)**
Zoning

 **131,298 SF**
Total Floor Area **
141 Units
>27 1BR Units
>114 2BR Units
**proposed development

 **Western
Approach –
Mixed Use Area**
Official Plan

 **170 Spaces over 3 levels
of underground
(1.2 parking ratio per unit)**
Total Parking Spaces

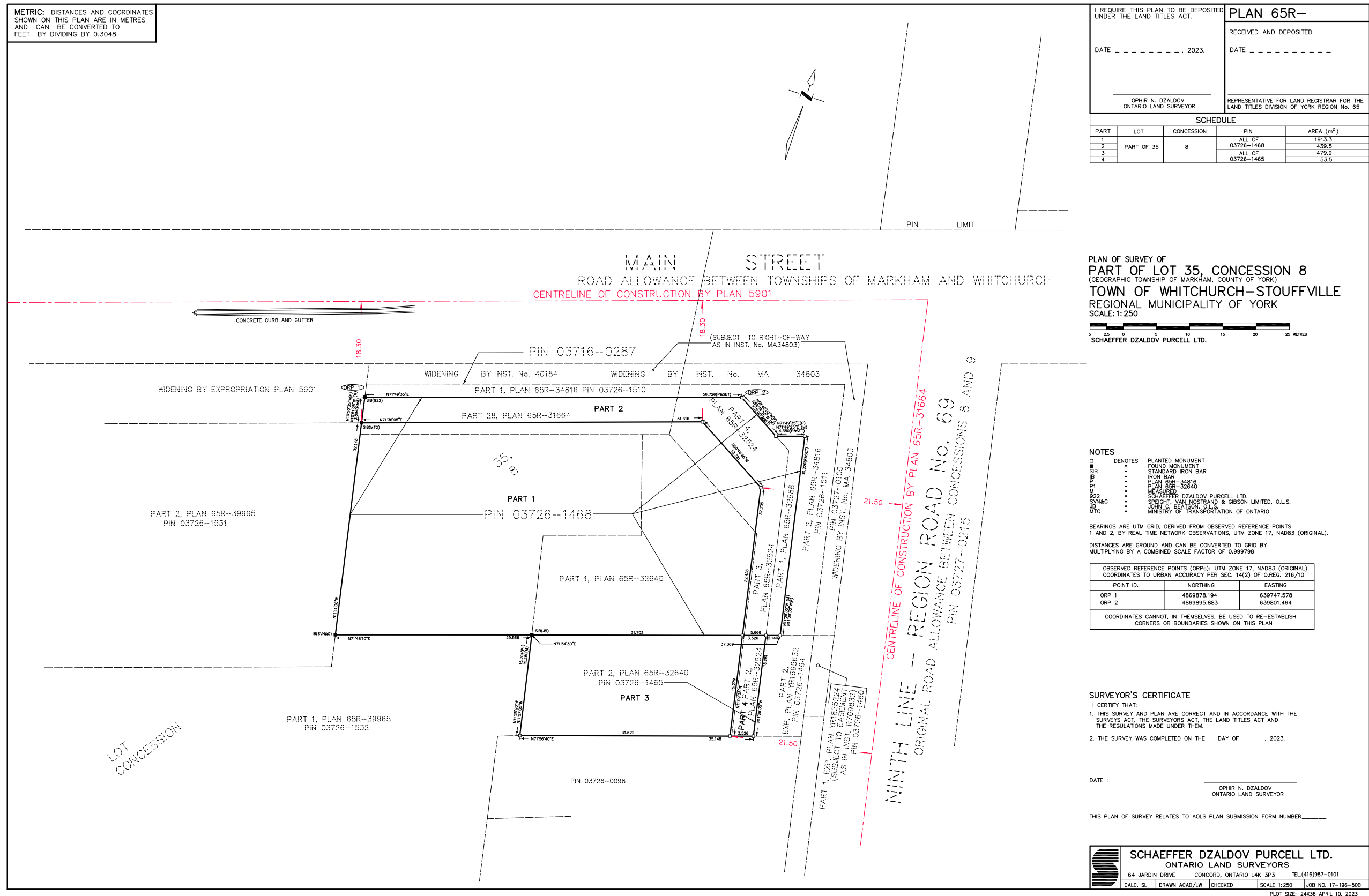


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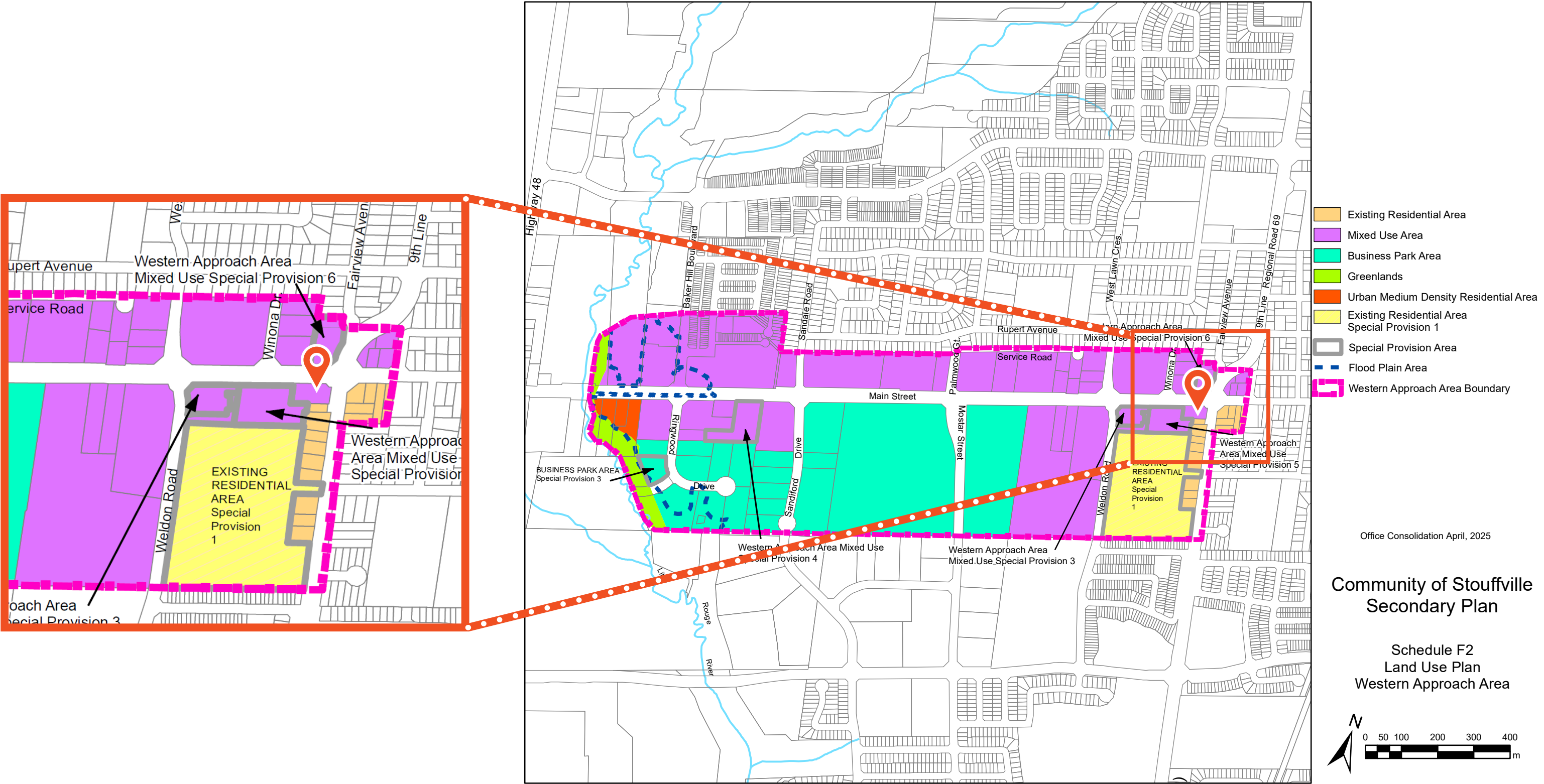
Data Room Files include:

- Latest concept plans for the project
- Renderings
- Civil
 - FSR
 - Off-Site Cost of Works
 - On-Site Cost of Works
 - Grading Plan
 - Site Servicing Plan
 - ESC Plan
 - Drainage Plan
- Notes and Details
- Construction Management Plan
- Sections
- SWM Report
- CCTV Investigation
- Subsurface Utility Map
- Geotech Report
- Hydro G Report
- Landscape Plans
- Market Feasibility Studies (condo and rental)
- Noise Impact Study
- Photometric Study
- Planning Documents
 - Public Meeting Presentation
 - Town Staff Report
 - Planning Report
 - Folder containing entirety of last OPA/ZBA/SPA submission
- Reference Plan
- Transportation Study

Reference Plan



Land Use Plan



Renderings



Comprehensively Planned Block Development



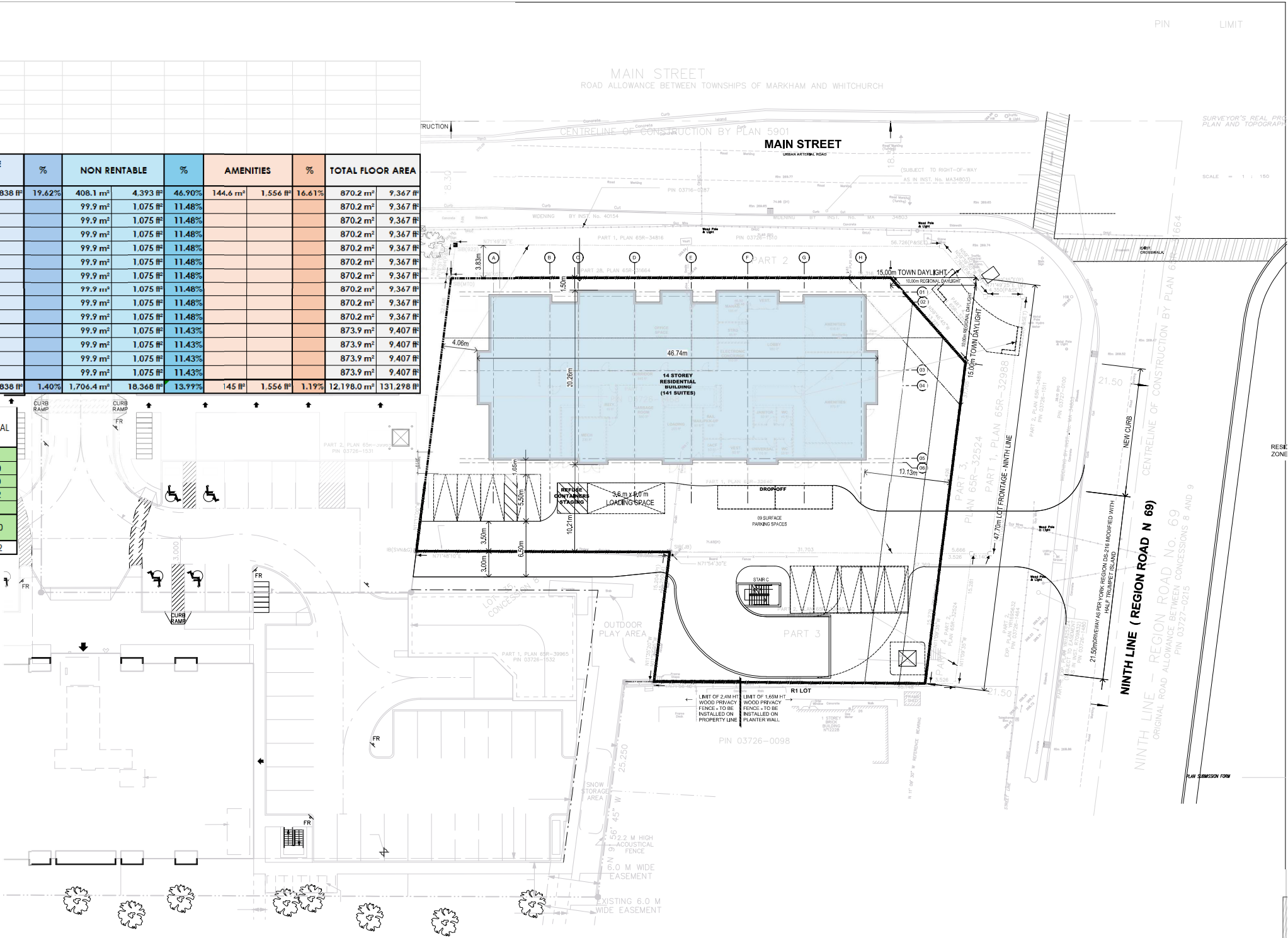
Conceptual Site Plan

17-068 STOUFFVILLE RESIDENTIAL		
PARKING P3	2,278.9 m²	24,530 ft²
PARKING P2	2,278.9 m²	24,530 ft²
PARKING P1	2,278.9 m²	24,530 ft²
TOTAL	6,836.7 m²	73,590 ft²

	RENTABLE RESIDENTIAL		%	RENTABLE OFFICES		%	NON RENTABLE		%	AMENITIES		%	TOTAL FLOOR AREA	
LEVEL 1	146.8 m²	1,580 ft²	16.87%	170.8 m²	1,838 ft²	19.62%	408.1 m²	4,393 ft²	46.90%	144.6 m²	1,556 ft²	16.61%	870.2 m²	9,367 ft²
LEVEL 2	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 3	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 4	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 5	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 6	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 7	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 8	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 9	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 10	770.4 m²	8,292 ft²	88.52%				99.9 m²	1,075 ft²	11.48%				870.2 m²	9,367 ft²
LEVEL 11	774.1 m²	8,332 ft²	88.57%				99.9 m²	1,075 ft²	11.43%				873.9 m²	9,407 ft²
LEVEL 12	774.1 m²	8,332 ft²	88.57%				99.9 m²	1,075 ft²	11.43%				873.9 m²	9,407 ft²
LEVEL 13	774.1 m²	8,332 ft²	88.57%				99.9 m²	1,075 ft²	11.43%				873.9 m²	9,407 ft²
LEVEL 14	774.1 m²	8,332 ft²	88.57%				99.9 m²	1,075 ft²	11.43%				873.9 m²	9,407 ft²
TOTAL 1-14	10,176.2 m²	107,536 ft²	83.43%	170.8 m²	1,838 ft²	1.40%	1,706.4 m²	18,368 ft²	13.99%	145 ft²	1,556 ft²	1.19%	12,198.0 m²	131,298 ft²

LEVEL	# OF ACTUAL PARKING SPACES	# OF SPACES TO BE SHARED	ADDITIONAL SPACES (# OF SHARED SPACESX3)	TOTAL
1	9	0	0	9
P1	50	3	9	59
P2	50	0	0	50
P3	52	0	0	52
TOTAL PROVIDED SPACES (ACTUAL+ADDITIONAL)				170
PARKING RATIO PER UNIT				1.2

UNIT COUNT		
LEVEL	1B	2B
1		2
2	3	8
3	3	8
4	3	8
5	3	8
6	3	8
7	3	8
8	3	8
9	3	8
10	3	8
11	0	10
12	0	10
13	0	10
14	0	10
	19.1%	80.9%
SUB-TOTAL	27	114
TOTAL	141	

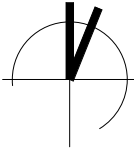


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PROJECT No.: A17-068



SITE PLAN
A10

STOUFFVILLE APARTMENT BUILDING
5991 MAIN ST.
STOUFFVILLE ON, L4A 2Z9



CLIENT: Stouffville Main Properties Inc.
c/o Forum Properties Inc.
3027 Harvester Rd.,
Burlington, ON L7N 3L6



Conceptual Site Plan - Statistics

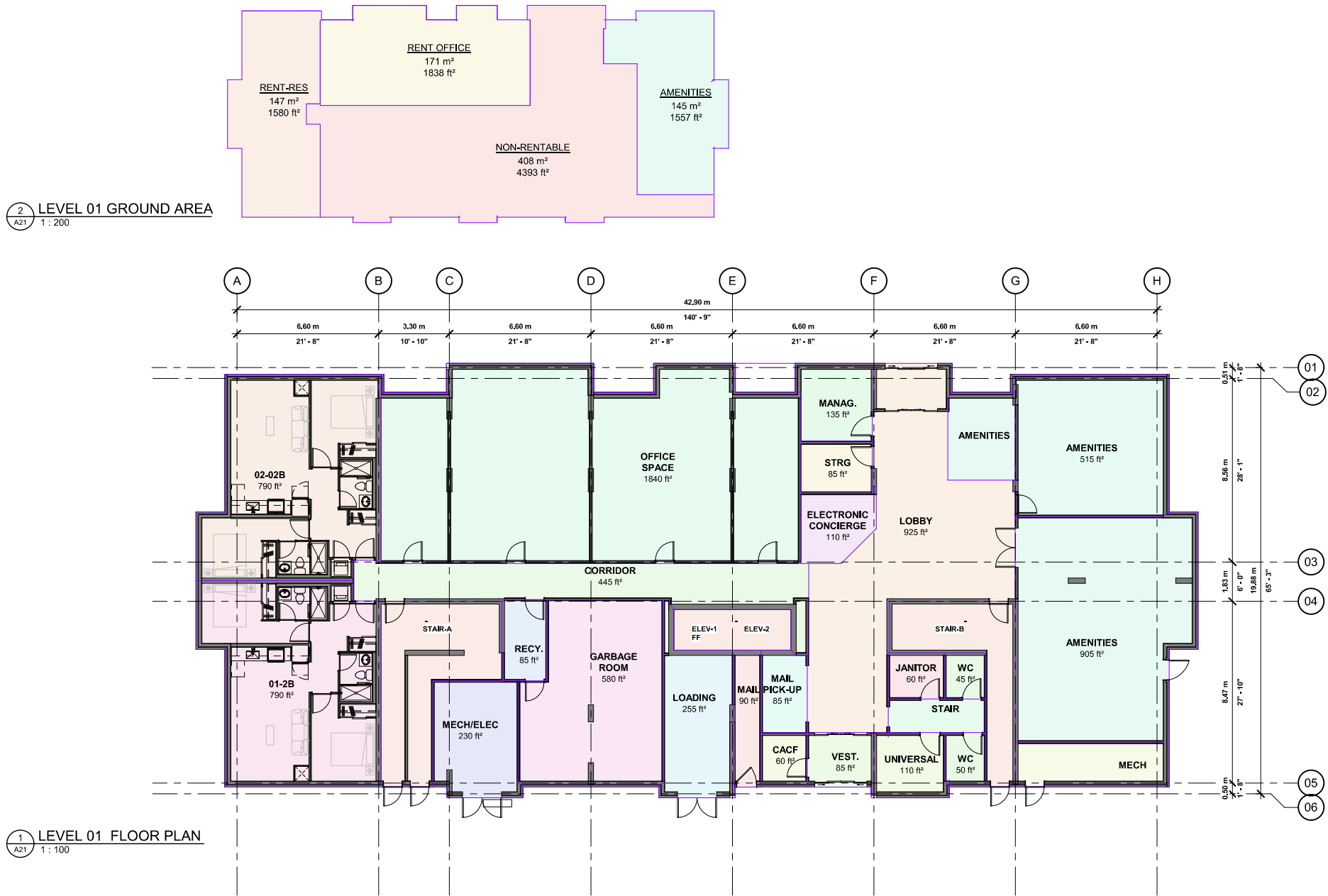
	Rentable Residential		%	Rentable Offices		%	Non Rentable		%	Amenities		%	Total Floor Area	
Level 1	146.8 m²	1,580 SF	16.87%	170.8 m²	1,838 SF	19.62%	408.1 m²	4,393 SF	46.90%	144.6 m²	1,556 SF	16.61%	870.2 m²	9,367 SF
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Total 1 -14	10,176.2 m²	109,536 SF	83.43%	170.8 m²	1,838 SF	1.40%	1,706.4 m²	18,368 SF	13.99%	144.6 m²	1,556 SF	1.19%	12,198.0 m²	131,298 SF

17-068 Stouffville Residential		
Parking P3	2,278.9 m²	24,530 SF
Parking P2	2,278.9 m²	24,530 SF
Parking P1	2,278.9 m²	24,530 SF
Total	6,836.7 m²	73,590 SF

Level	# of Actual Parking Spaces	# of Spaces to be Shared	Additional Spaces (# of shared spaces x 3)	Total
1	9	0	0	9
P1	50	3	9	59
P2	50	0	0	50
P3	52	0	0	52
Total Provided Spaces (Actual & Additional)				170
Parking Ratio per Unit				1.2

Unit Count		
Level	1 BR	2 BR
Level 1	0	2
Level 2	3	8
Level 3	3	8
Level 4	3	8
Level 5	3	8
Level 6	3	8
Level 7	3	8
Level 8	3	8
Level 9	3	8
Level 10	3	8
Level 11	0	10
Level 12	0	10
Level 13	0	10
Level 14	0	10
	19.1%	80.9%
Sub-Total	27	114
Total	141	

Level 1

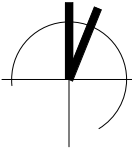


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01
REVISION

LEVEL 01
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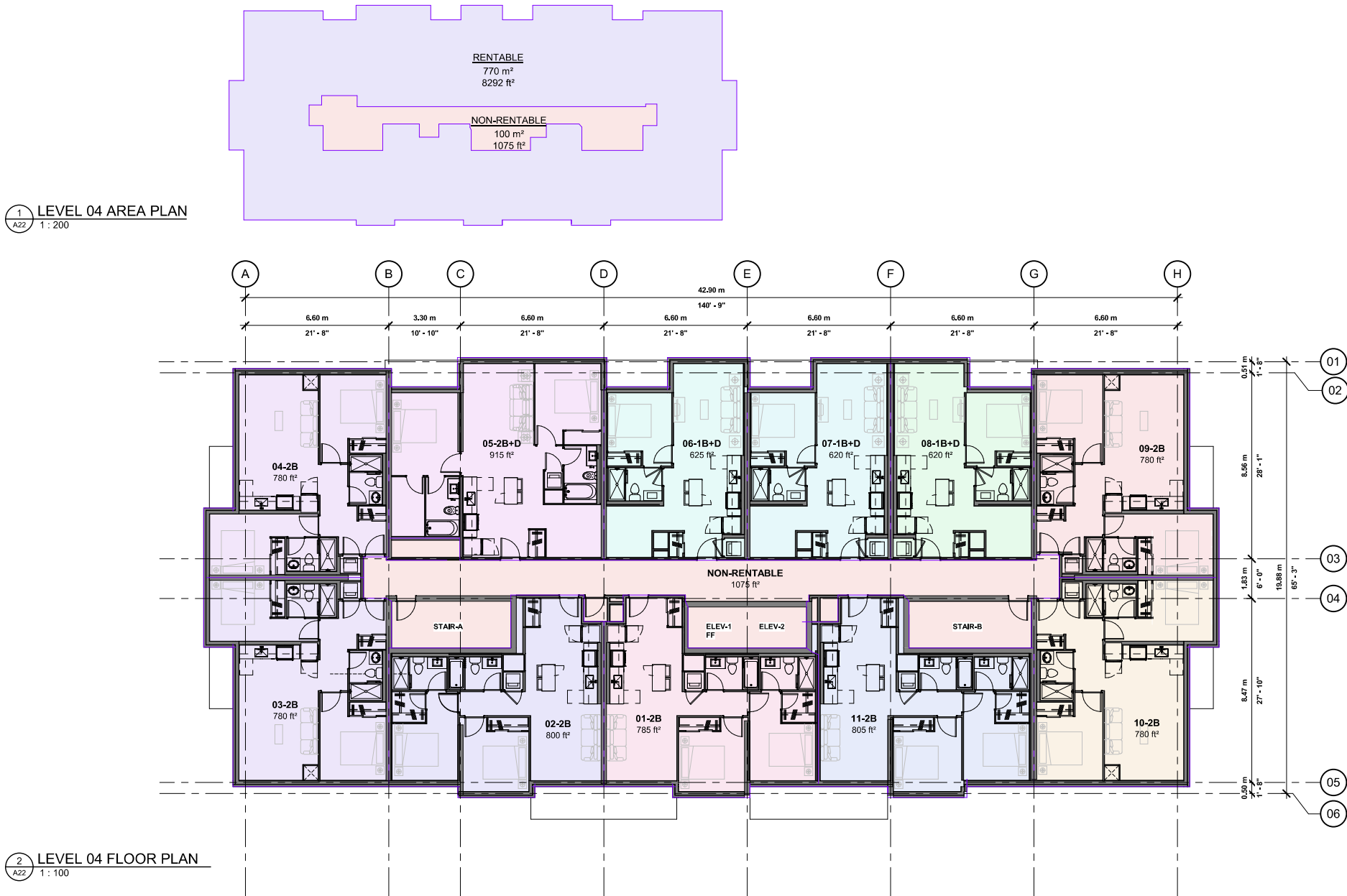
STOUFFVILLE APARTMENT
BUILDING
5991 MAIN ST.
STOUFFVILLE ON, L4A 2Z9



CLIENT: Stouffville Main Properties Inc.
c/o Forum Properties Inc.
3027 Harvester Rd.,
Burlington, ON L7N 3L6



Levels 2-10

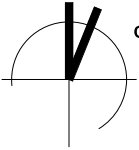


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01
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LEVEL 02-10 FLOOR PLANS
A22

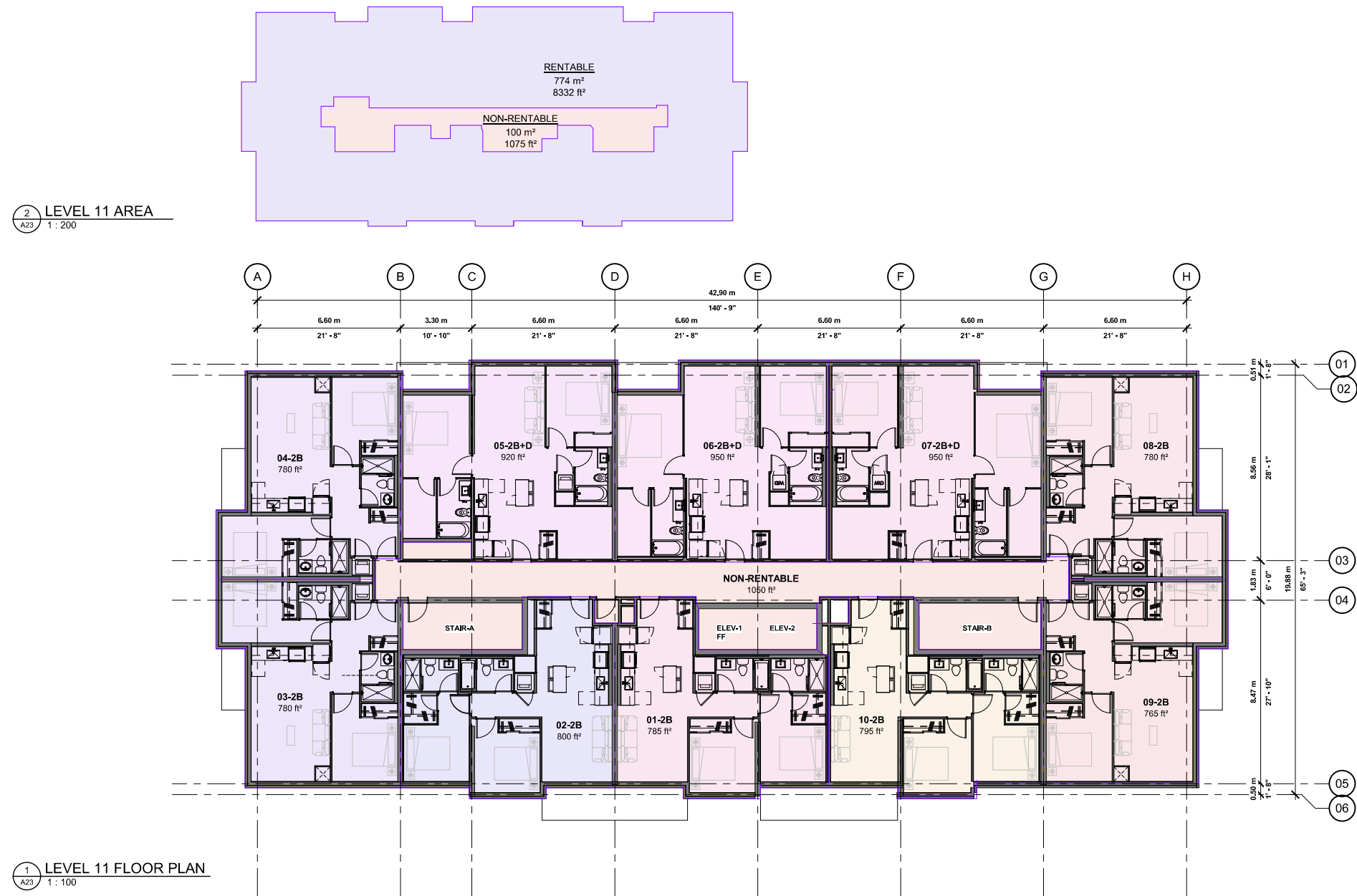
STOUFFVILLE APARTMENT BUILDING
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Levels 11-14

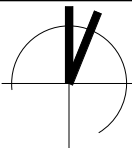


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01
REVISION

LEVEL 11-14
A23

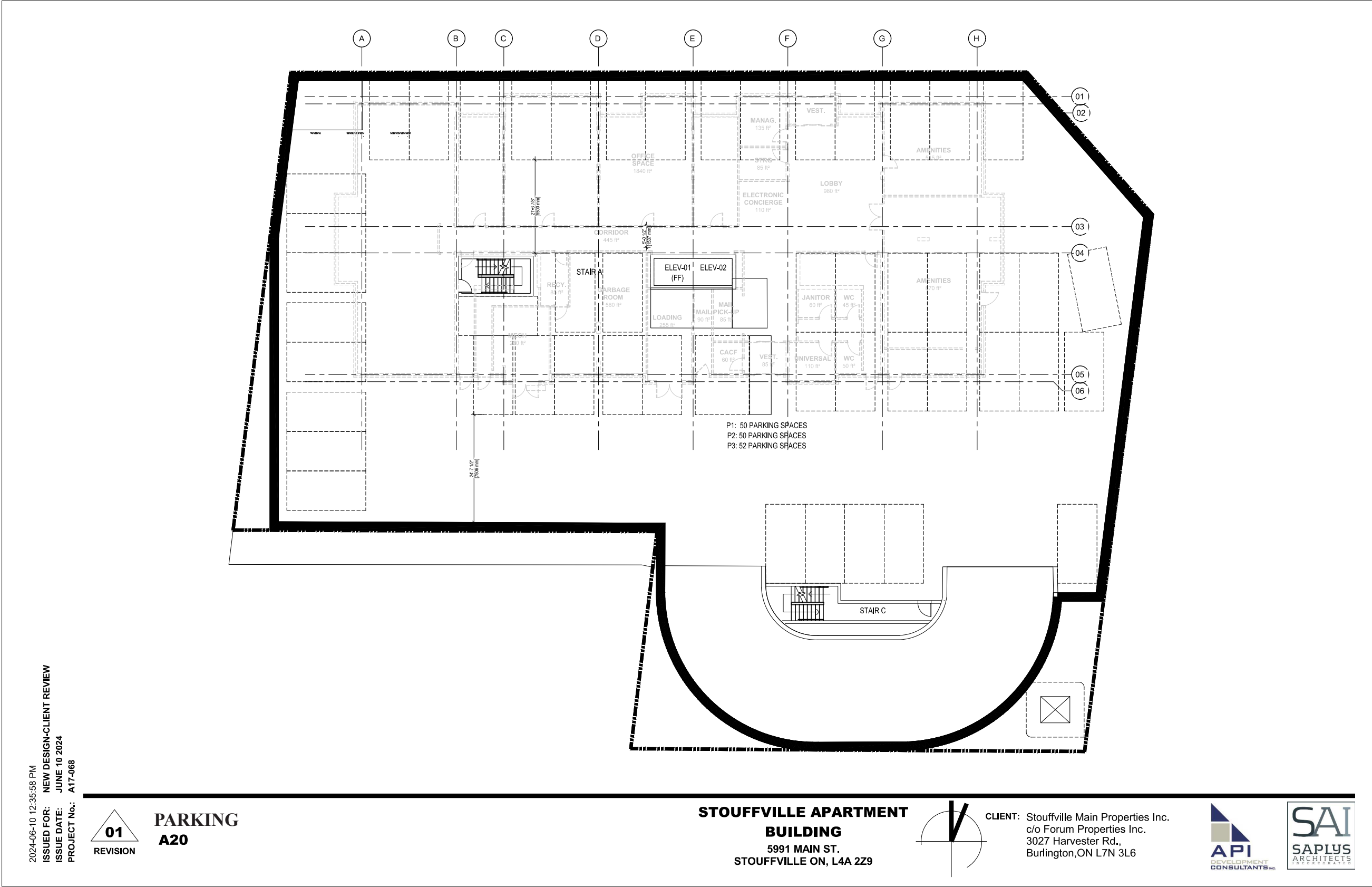
STOUFFVILLE APARTMENT
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Level P1



Location Overview

The Town of Stouffville is one of the jewels of the GTA, located just north of Toronto on Highway 404. A community rich in heritage and character that is committed to offering its residents and businesses 'Country Close to the City'. Stouffville is a mere 14 kilometers from the northern border of Canada's largest city - Toronto.

The community is immediately bordered by the municipalities of Richmond Hill, Markham, Aurora, Newmarket, East Gwillimbury, Uxbridge, and Pickering. Just a ten-minute drive north of Markham and an easy GO Train ride to Union Station, Stouffville is conveniently located on the edge of the GTA. With quick access to Highways 404 and 407, Whitchurch-Stouffville offers a fast commute north or south and serves as the ideal bedroom community for those seeking relief from the congestion of larger urban centers.

What surprises many upon discovering Stouffville is that, in addition to its abundance of small-town charm, the area is a thriving community filled with galleries, theaters, restaurants, recreation, and more. Here, everything essential to your life and how you live is just steps away. Stouffville has achieved the seemingly impossible task of maintaining its small-town feel while still providing all the conveniences and amenities of city living.

Stouffville Demographics



Population 49,864



Median Age 41.6



Household Income \$122,000



Total Households 16,705



Over 45,000 cars travel along Main Street, and over 22,000 cars travel along 9th Line per day

Nearby Developments





Your *next*
exceptional
development
project is
right here.

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*Sales Representative | All Outlines Are Approximate

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