For Sale: 5991 Main Street

Stouffville, Ontario



Lennard:

Residential Development Opportunity



- **Executive Summary**
- Reference Plan
- Land Use Plan
- Renderings
- Conceptual Site Plan & Statistics
- Location Overview
- Nearby Developments

Senior Vice President apope@lennard.com

Brennan Shier* Vice President 905.695.9258 bshier@lennard.com

Executive Vice President

*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.

Aran Pope* Senior Vice President 905.695.9172 apope@lennard.com

Brennan Shier* Vice President 905.695.9258 bshier@lennard.com

Yash Kumar* **Executive Vice President** 905.917.2031 vash@lennard.com

5991 Main Street at a Glance



0.714 Acres Gross Area



Commercial Residential Mixed -

Western Approach Exception Six -CM2(6)Zoning



Western Approach – Mixed Use Area Official Plan





131,298 SF

141 Units > 27 1BR Units >114 2BR Units **proposed development

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

• Latest concept plans for the project

• Renderings

LivGreen

Civil

- 1686- F

- FSR
- Off-Site Cost of Works
- On-Site Cost of Works
- Grading Plan
- Site Servicing Plan
- ESC Plan
- Drainage Plan

Data Room Files include:

- Plan Sections
- SWM Report

- Geotech Report
- Hydro G Report
- Landscape Plans
- Market Feasibility Studies (condo and rental)

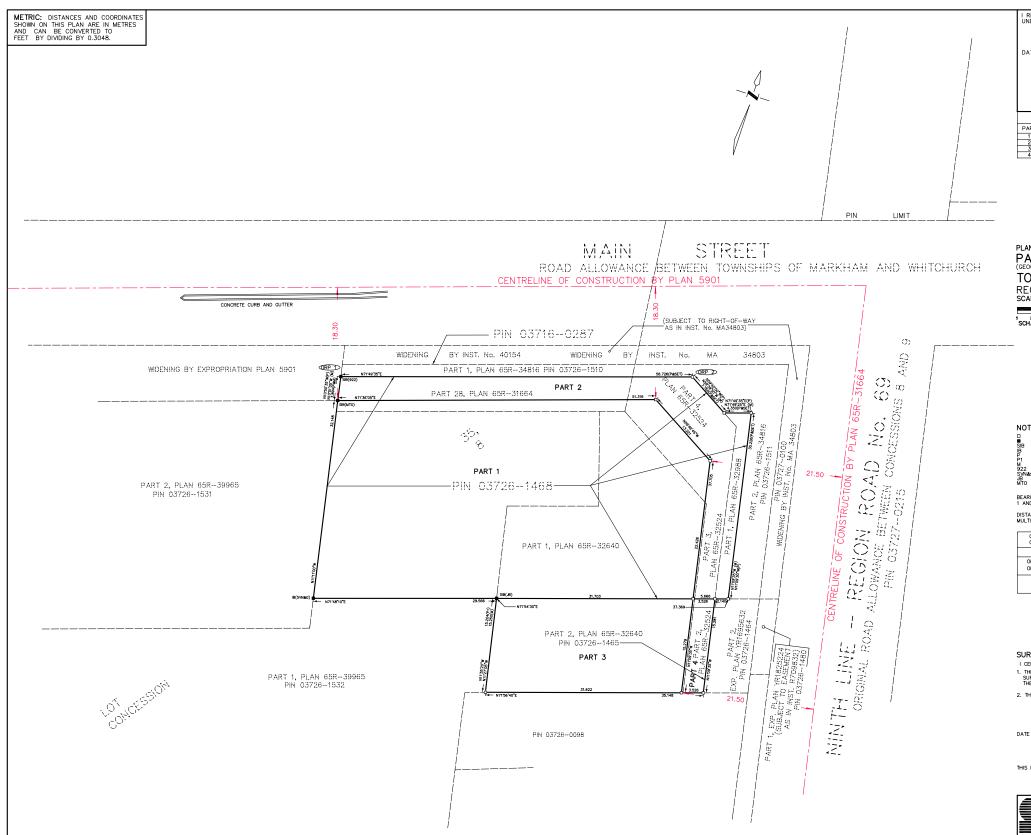


 Notes and Details Construction Management

- CCTV Investigation
- Subsurface Utility Map

- 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

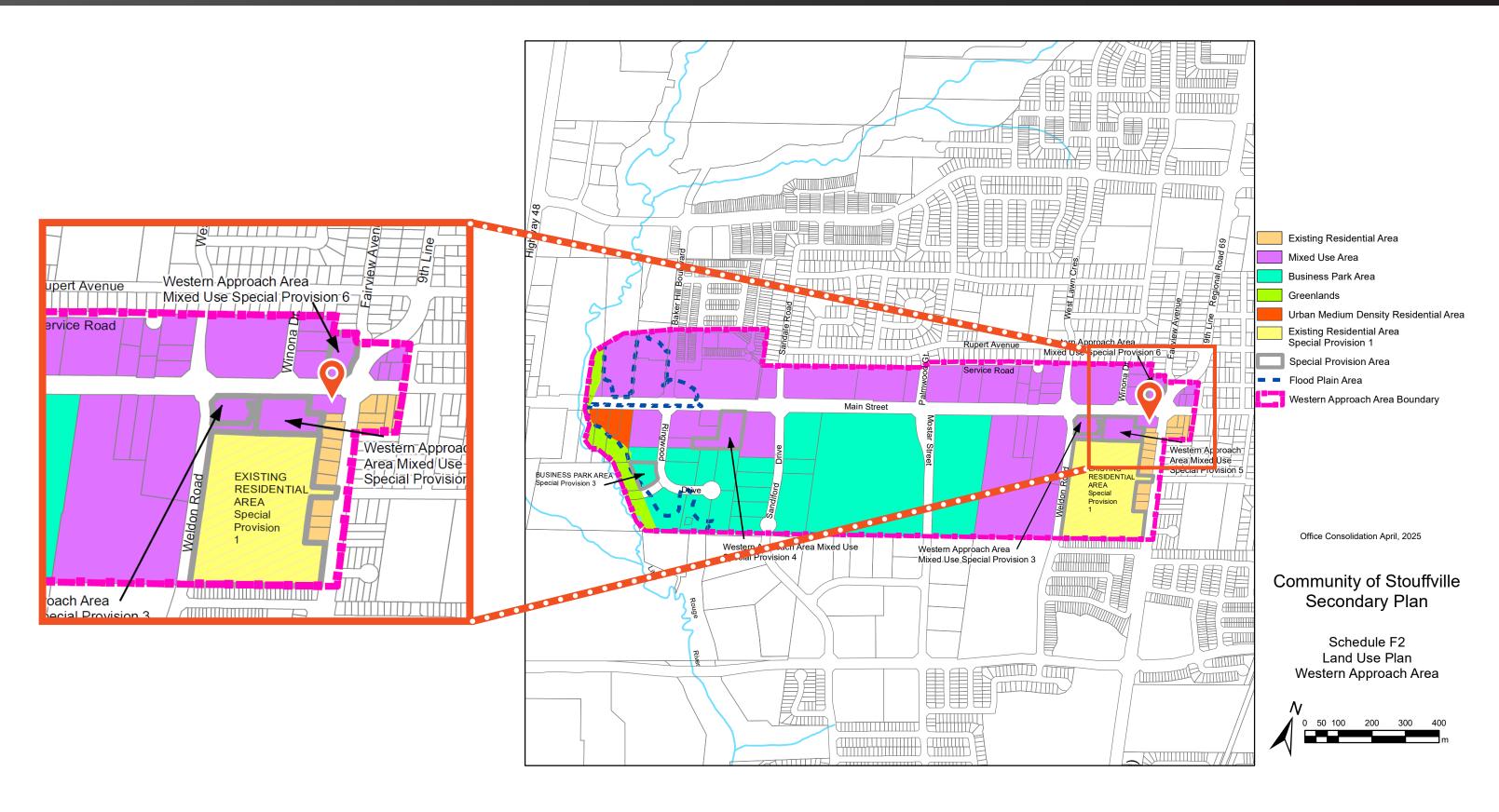
Reference Plan



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Land Use Plan





Renderings









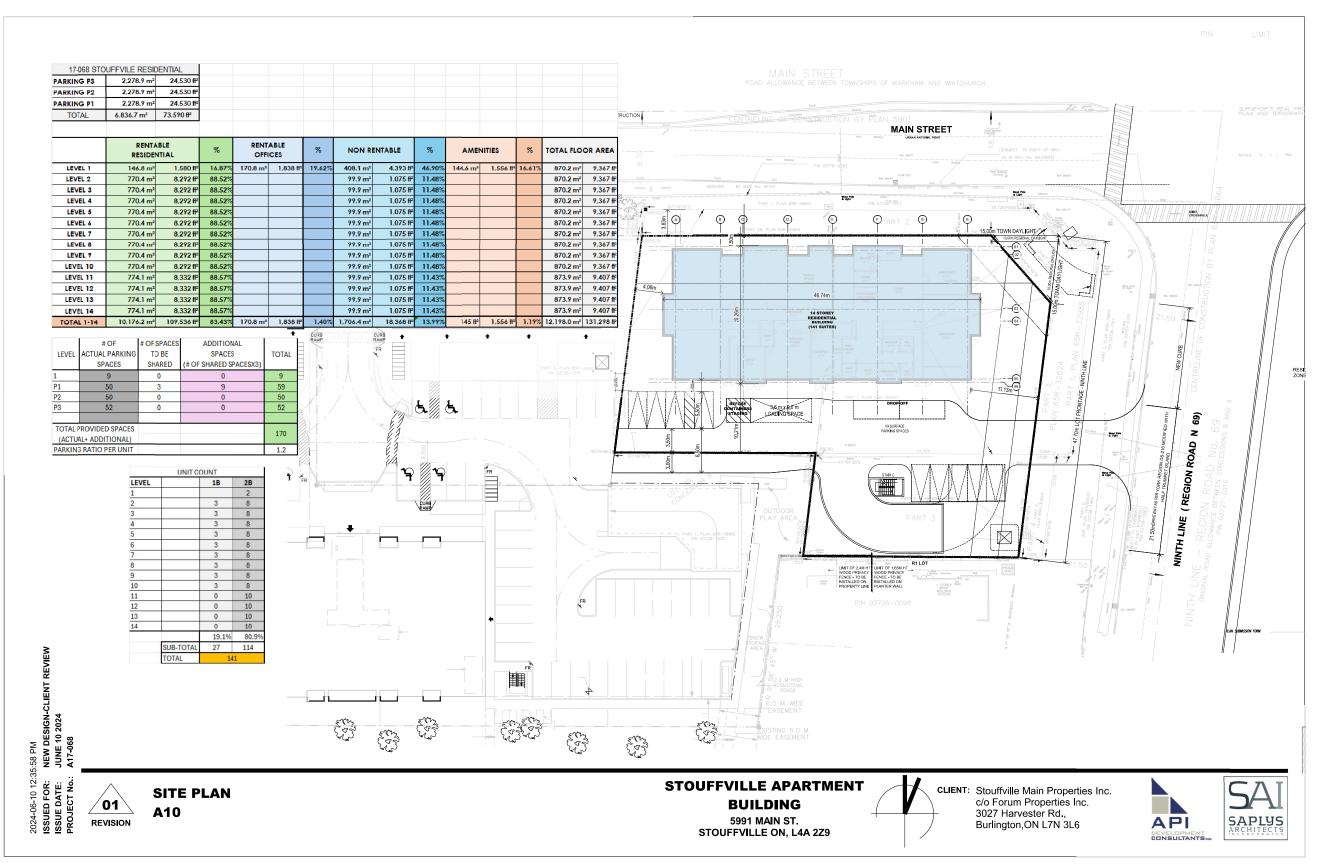


Comprehensively Planned Block Development





Conceptual Site Plan





Conceptual Site Plan - Statistics

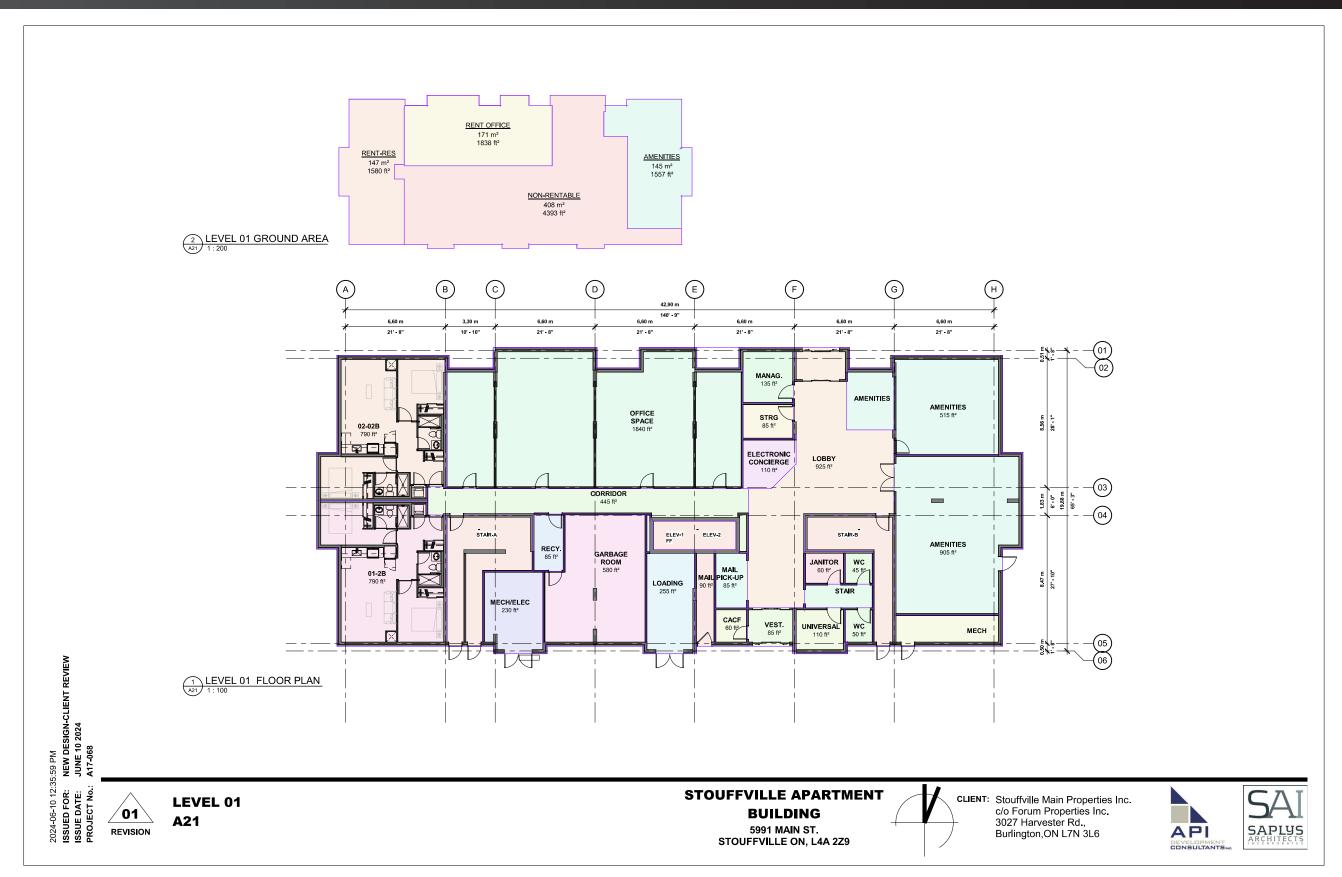
	Rentable F	Residential	%	Rentable	e Offices	%	Non Re	entable	%	Ame	nities	%	Total Flo	oor Area		Unit Count	
Level 1	146.8 m ²	1,580 SF	16.87%	170.8 m ²	1,838 SF	19.62%	408.1 m ²	4,393 SF	46.90%	144.6 m ²	1,556 SF	16.61%	870.2 m ²	9,367 SF	Level	1 BR	2 BR
Level 2	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 1	0	2
Level 3	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 2	3	8
Level 4	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 3	3	8
Level 5	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 4	3	8
Level 6	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 5	3	8
Level 7	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 6	3	8
Level 8	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 7	3	8
Level 9	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 8	3	8
Level 10	770.4 m ²	8,292 SF	88.52%				99.9 m ²	1,075 SF	11.48%				870.2 m ²	9,367 SF	Level 9	3	8
Level 11	774.1 m ²	8,332 SF	88.57%				99.9 m ²	1,075 SF	11.43%				873.9 m ²	9,407 SF	Level 10	3	8
Level 12	774.1 m ²	8,332 SF	88.57%				99.9 m ²	1,075 SF	11.43%				873.9 m ²	9,407 SF	Level 11	0	10
Level 13	774.1 m ²	8,332 SF	88.57%				99.9 m ²	1,075 SF	11.43%				873.9 m ²	9,407 SF	Level 12	0	10
Level 14	774.1 m ²	8,332 SF	88.57%				99.9 m ²	1,075 SF	11.43%				873.9 m ²	9,407 SF	Level 13	0	10
Total 1 -14	10,176.2 m ²	109,536 SF	83.43%	170.8 m ²	1,838 SF	1.40%	1,706.4 m ²	18,368 SF	13.99%	144.6 m ²	1,556 SF	1.19%	12,198.0 m ²	131,298 SF	Level 14	0	10
																19.1%	80.9%
17-068	Stouffville Re	sidential			# of Actua	l # of Sp	aces Additio	onal Spaces							Sub-Total	27	114
	$2.278.0 \text{ m}^2$			Level	Parking	to b	, i i i i i i i i i i i i i i i i i i i	of shared	Total						Total	1	41

17-068 Stouffville Residential					
Parking P3	2,278.9 m ²	24,530 SF			
Parking P2	2,278.9 m ²	24,530 SF			
Parking P1	2,278.9 m ²	24,530 SF			
Total	6,836.7 m ²	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
	170			
	1.2			

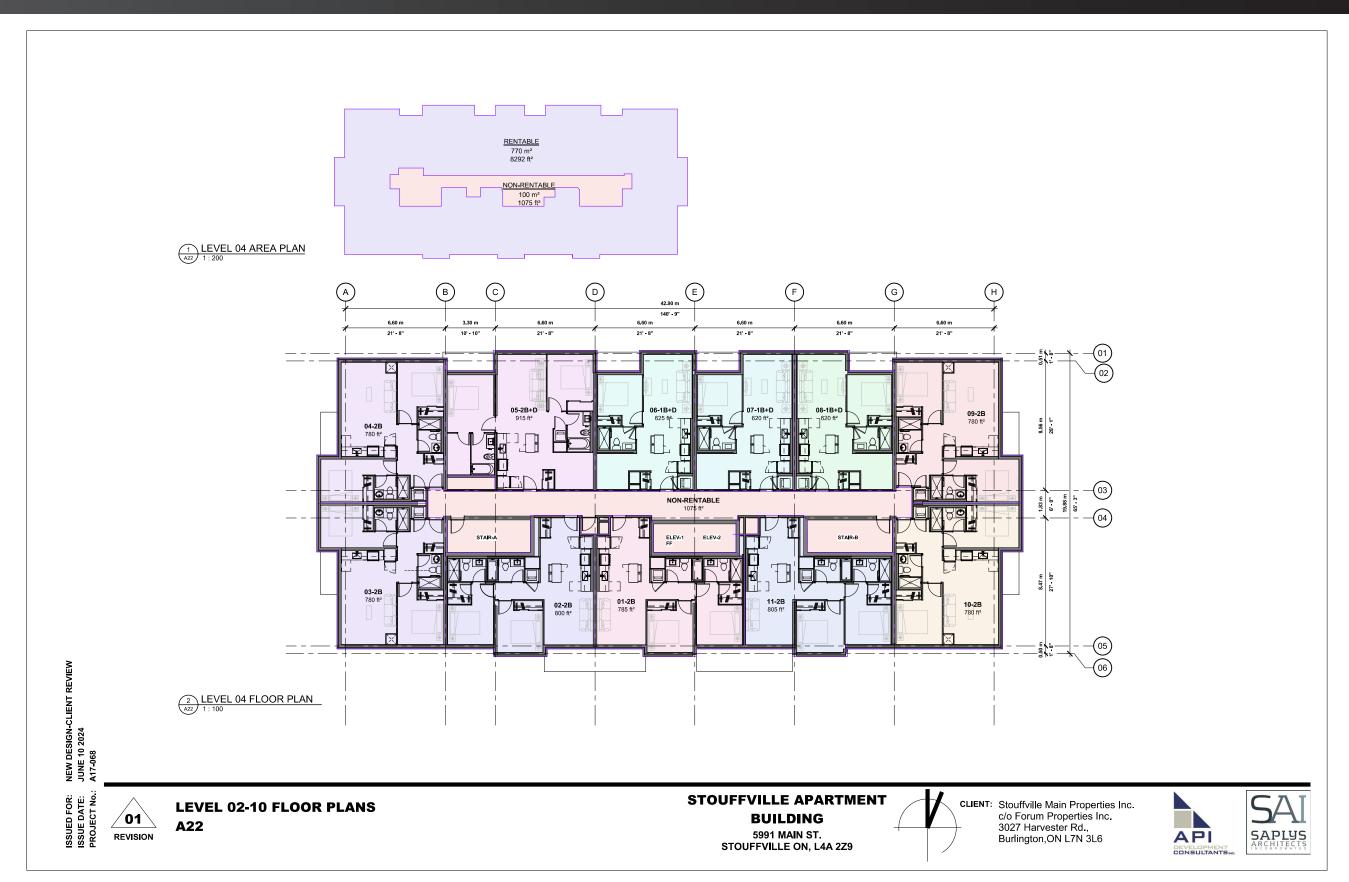


Level 1



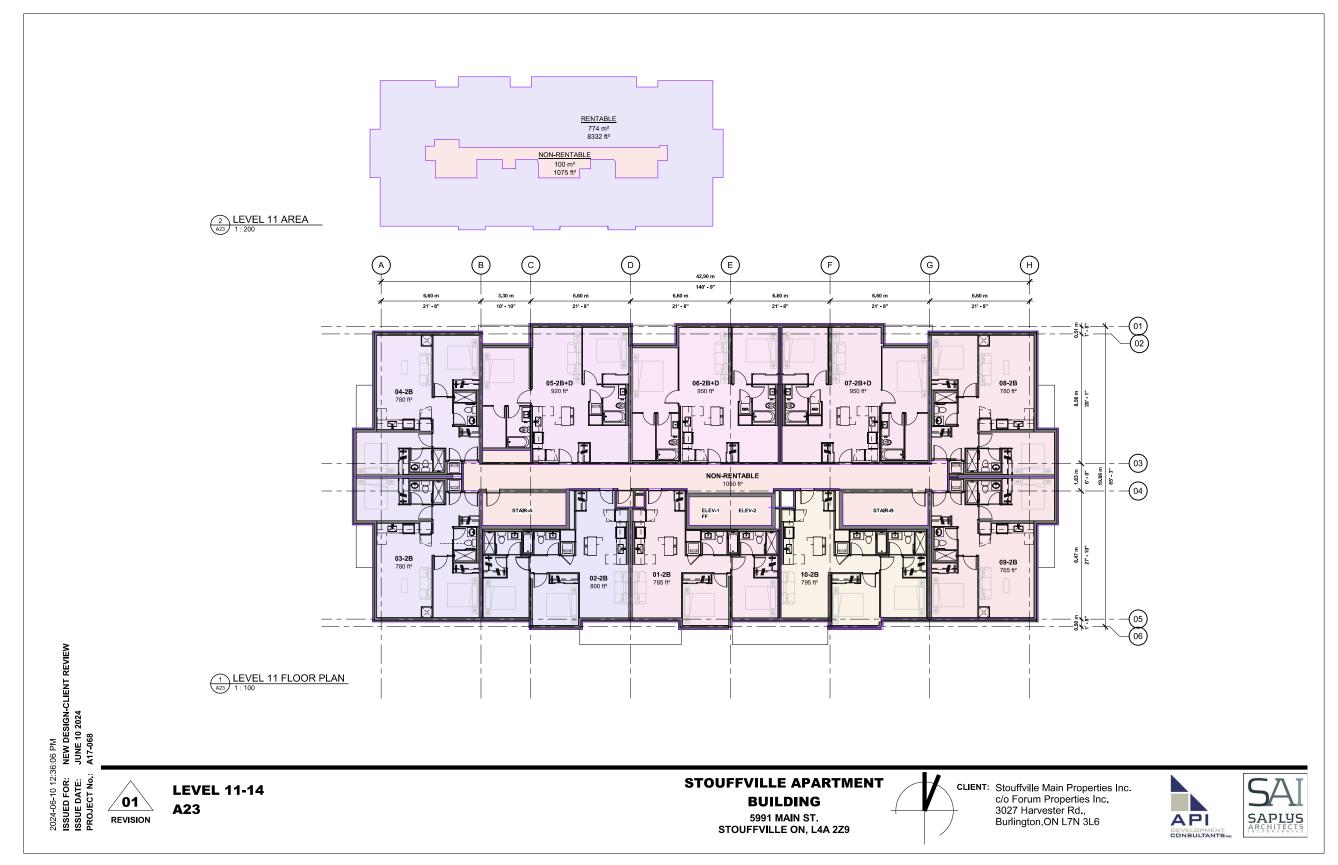


Levels 2-10



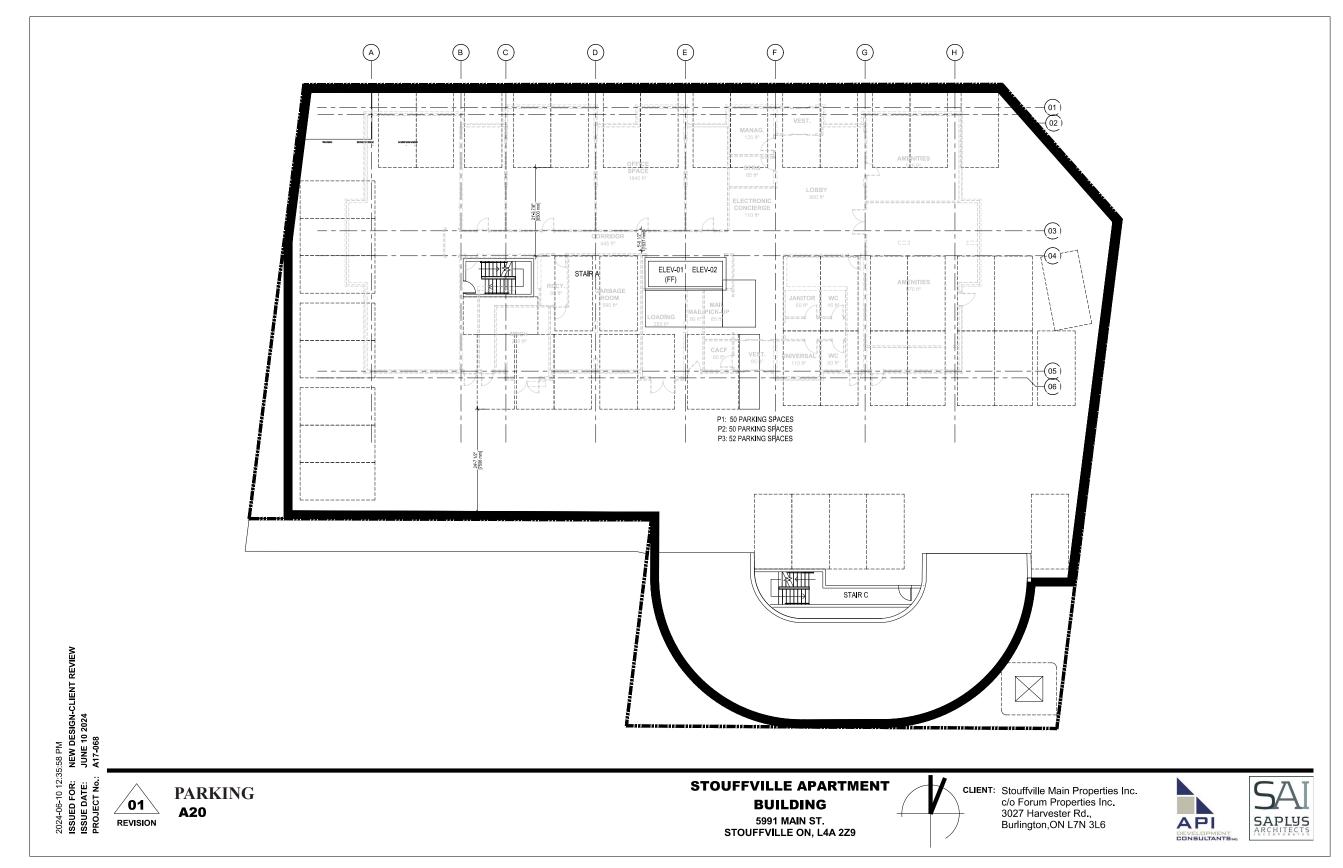


Levels 11-14





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.

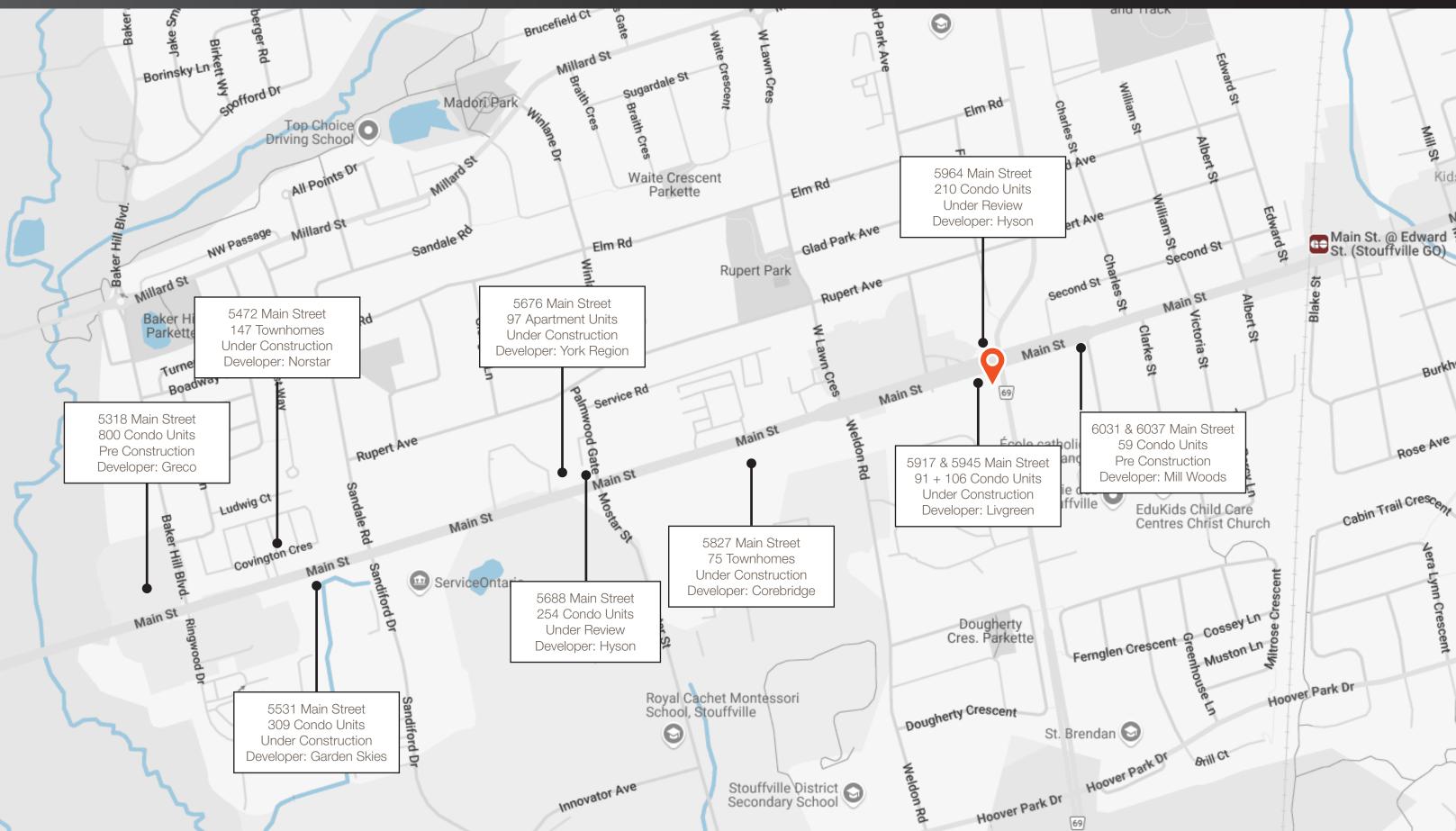
Stouffville Demographics

Population	49,864
Median Age	41.6
\$ Household Inco	me \$122,000
Total Household	s 16,705



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

Nearby Developments



69

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