



5262, 5270, 5286 & 5318 —

MAIN STREET

& 12371

HIGHWAY 48

WHITCHURCH-STOUFFVILLE, ON

**+ 17.70 ACRES RESIDENTIAL DEVELOPMENT OPPORTUNITY
RECEIVERSHIP SALE**



CBRE



OFFERING SUMMARY

On behalf of Zeifmans in its capacity as Court-Appointed Receiver and not in its personal capacity, CBRE Limited is pleased to offer for sale a 17.70 acre (10.48 developable acres) residential development opportunity strategically located at the intersection of Highway 48 and Main Street in Stouffville. This exciting offering allows for townhouse and medium-density and high density residential development, as per the secondary plan. Located on the east side of Highway 48 and the north side of Main Street, this opportunity is perfectly situated with an abundance of local amenities and benefits from excellent transit with Stouffville GO located 2.2km from the property.

PROPERTY OVERVIEW

LOCATION

Highway 48 & Main Street, Stouffville

SITE AREA

+ 17.70 ac. (+ 10.48 ac. usable)

FRONTAGE

+ 740 ft. along Main Street; + 871 ft. (including EP)
+ 443 ft. along Highway 48

YORK REGION OFFICIAL PLAN (2022)

Community Area; Built-Up Area

STOUFFVILLE OFFICIAL PLAN

Community of Stouffville Secondary Plan

SECONDARY PLAN

Subject to the Gateway Mixed Use Area
Special Provision 2

PERMITTED USES & ZONING

The Commercial Residential Mixed- Western Approach zoning with Exception 15, 16 & 17 (CM2-15,16,17) allows for a wide range of development options including stacked townhouse dwellings, street townhouse dwellings, retail and service commercial uses as part of mixed-use development, institutional uses, combined live-work units, and apartment buildings up to 20 storeys.





INVESTMENT HIGHLIGHTS



WIDE RANGE OF PERMITTED USES

- Commercial Residential Mixed Zoning
- Medium Density & High Density uses allowed demonstrating flexibility with site permissions catering to a broader market
- Flat and clear land allowing developers to configure optimal block plans & site design



SERVICES ALONG HIGHWAY 48 & MAIN STREET

- Both water and wastewater lines are conveniently located along Highway 48 and Main Street
- The existing infrastructure offers ample capacity to support all the concept renderings and design plans outlined in the brochure



SITUATED AMONG AN ARRAY OF LOCAL AMENITIES AND RETAILERS

- Located in the main hub of Stouffville
- Outstanding amenities in close proximity include Metro, LCBO, Shoppers Drug Mart, Starbucks, Tim Hortons, Longo's, Markham Stouffville Hospital, Walmart, McDonald's, SmartCentres Stouffville, as well as major bank institutions including RBC, Scotiabank, CIBC & TD
- Stunning views along the Rouge River and Spring Lakes Golf Course across the street
- Close proximity to an abundance of schools, parks, walking trails, and recreational facilities



EXCELLENT TRANSIT AND VEHICULAR CONNECTIVITY

- Located along the Highway 48 major thoroughfare
- YRT Bus Route 9 located at the corner of Main Street and Highway 48 provides transit access throughout Stouffville and south along 9th Line to Markham
- Stouffville GO Station located 2.2km from the site provides connectivity throughout the GTA
- Gormley GO Station located 11 minutes from the site
- 9 minutes to Highway 404 & 15 minutes to 407 ETR

WHITCHURCH-STOUFFVILLE RESALE MARKET



AVERAGE
TOWNHOUSE

\$945,974



AVERAGE
SEMI-DETACHED

\$1,015,000



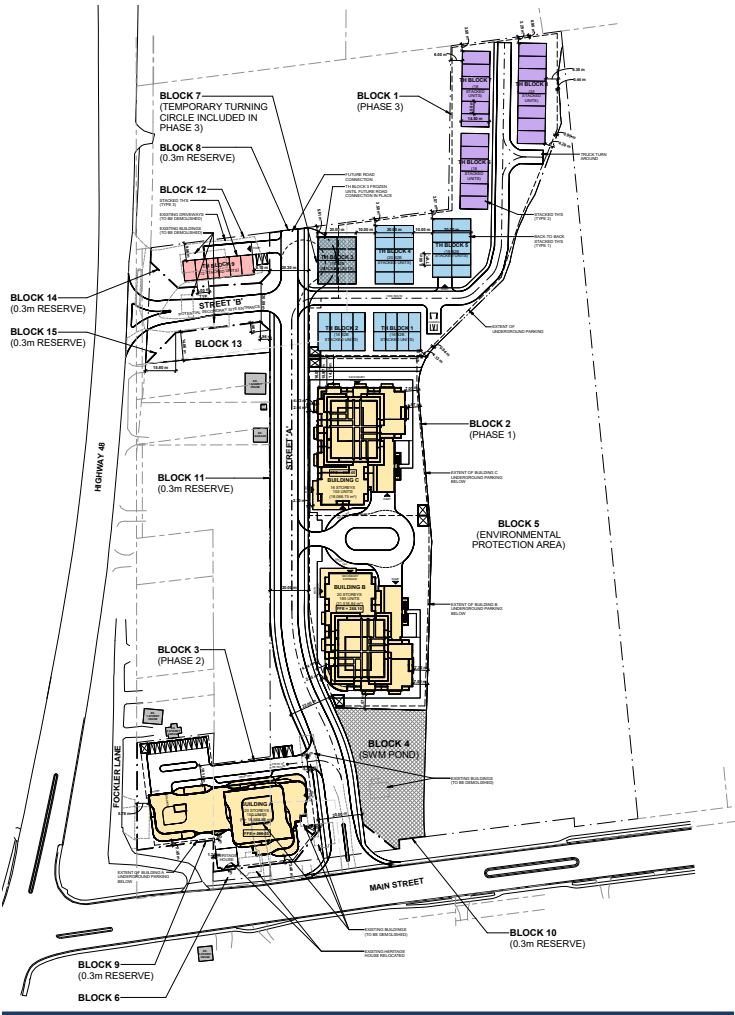
AVERAGE
DETACHED

\$1,467,683

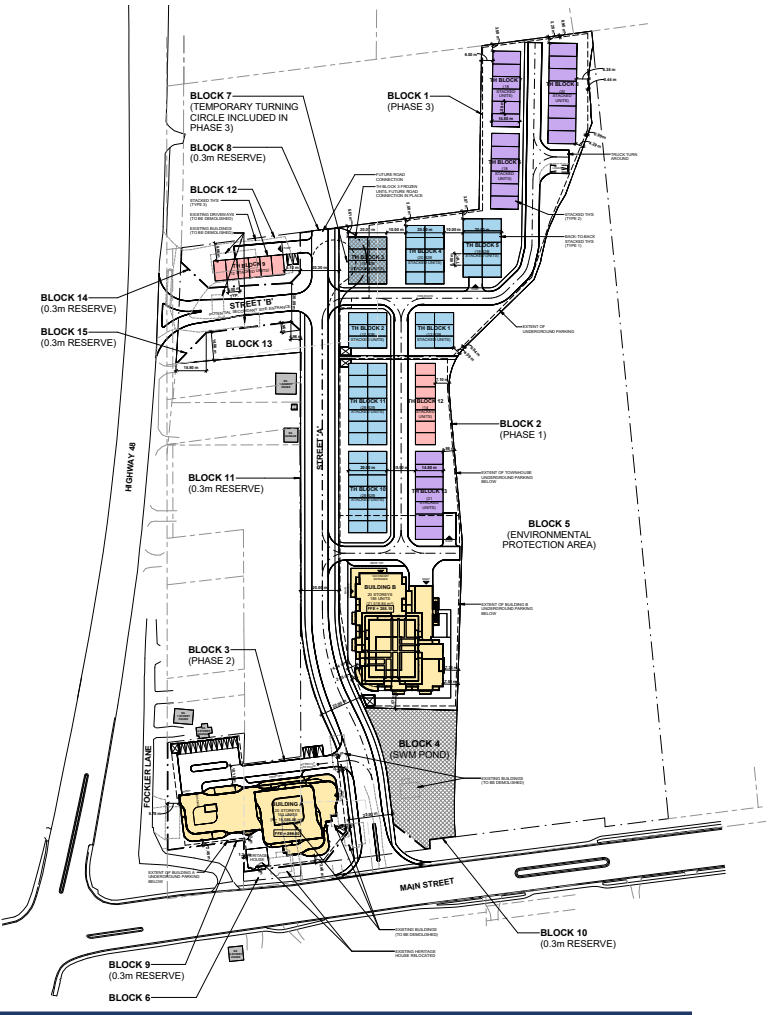
Source: Toronto Real Estate Board (Jan-Aug, 2025)

DEVELOPMENT OVERVIEW

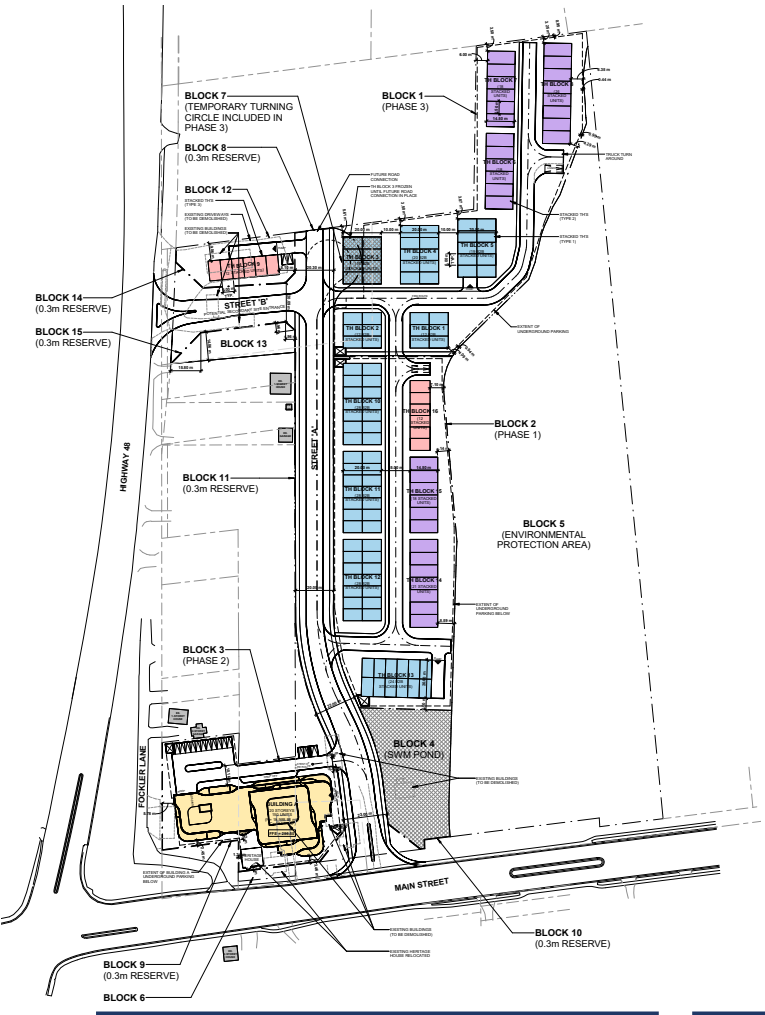
TOWNHOUSE, MID & HIGH-RISE DEVELOPMENT CONCEPTS



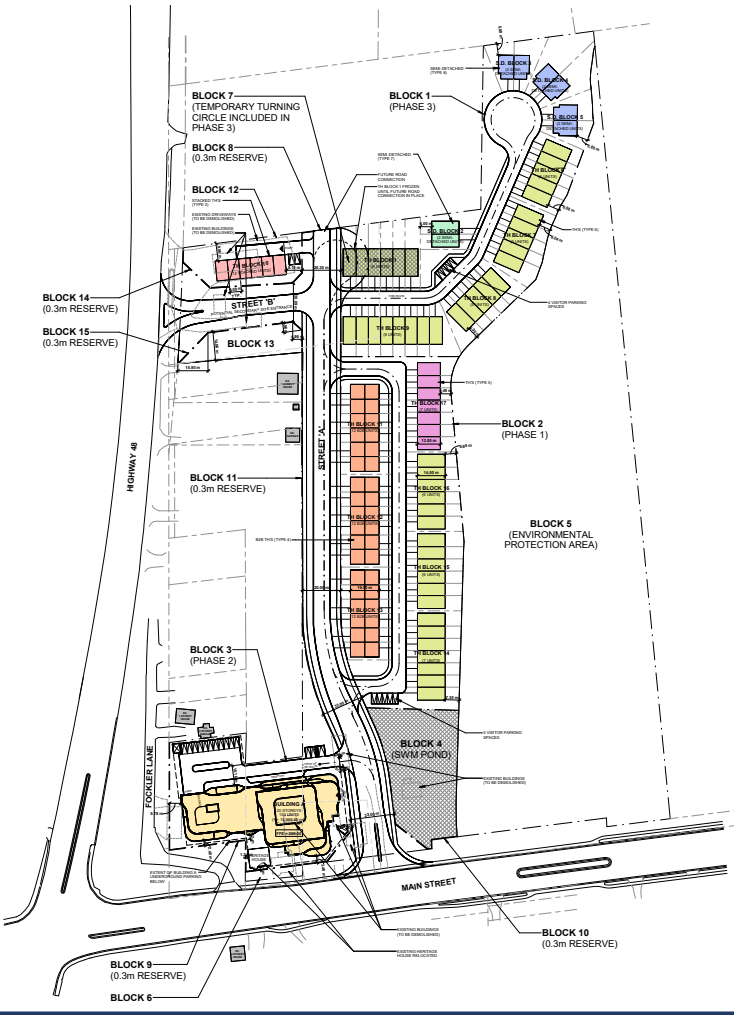
CONCEPT 2



CONCEPT 3



CONCEPT 4



CONCEPT 5

BACK TO BACK TOWNHOUSE UNITS	87	135	187	SEMI-DETACHED	8	BACK TO BACK TOWNHOUSE UNITS	36
STACKED TOWNHOUSE UNITS	72	107	123	STACKED TOWNHOUSE UNITS	12	TOWNHOUSE UNITS	55
CONDO UNITS	490	335	150		50		
TOTAL UNITS	649	577	460		261		

CURRENT APPROVED
DEVELOPMENT OVERVIEW



CONCEPT RENDERINGS ONLY



	Phase 1 (Block 2)		Phase 2 (Block 3)	Phase 3 (Block 1)		Block 4	Block 5	Block 6	Block 7	Block 8-9	Street A & B			
	Building B	Building C	Building A	Building D	Building E	Stormwater Management	Environmental Protection	Road Widening	Temporary Turning Circle	Future Develop- ment				
Total Units	185 units	155 units	150 units	160 units	150 units	-	-	-	-	-	-			
Building Height	20 storeys	16 storeys	20 storeys	12 storeys	12 storeys	-	-	-	-	-	-			
Site Area	20,362.05 sq. ft. 2.76 acres		61,634.15 sq. ft. 1.41 acres		121,998.16 sq. ft. 2.80 acres		27,007.20 sq. ft. 0.62 acres		314,503.20 sq. ft. 7.22 acres		2,178 sq. ft. 0.05 acres	4154.87 sq. ft. 0.10 acres	24,552.47ft2 0.56 acres	94,959.22 sq. ft. 2.18 acres
Net Site Area	427,660.92 sq. ft. (includes Phase 1-3, Block 7-9 & Streets A & B)													
Total GFA	1,018,960.41 sq. ft.													
FSI	2.39													

DEVELOPMENT STATUS

Development is proposed to take place in three phases. On October 16, 2024, the Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision were approved by Town Council. The development application on the subject site proposed 5 apartment buildings ranging from 12 storeys to 20 storeys with a total of 800 residential units and 1,018,960 square feet of GFA.

Despite the aforementioned approvals, the Gateway Mixed Use Area designation has as of right permissions for medium density residential uses including all forms of townhouse dwellings.

800 UNITS
± 1,018,960 SQ. FT. GFA

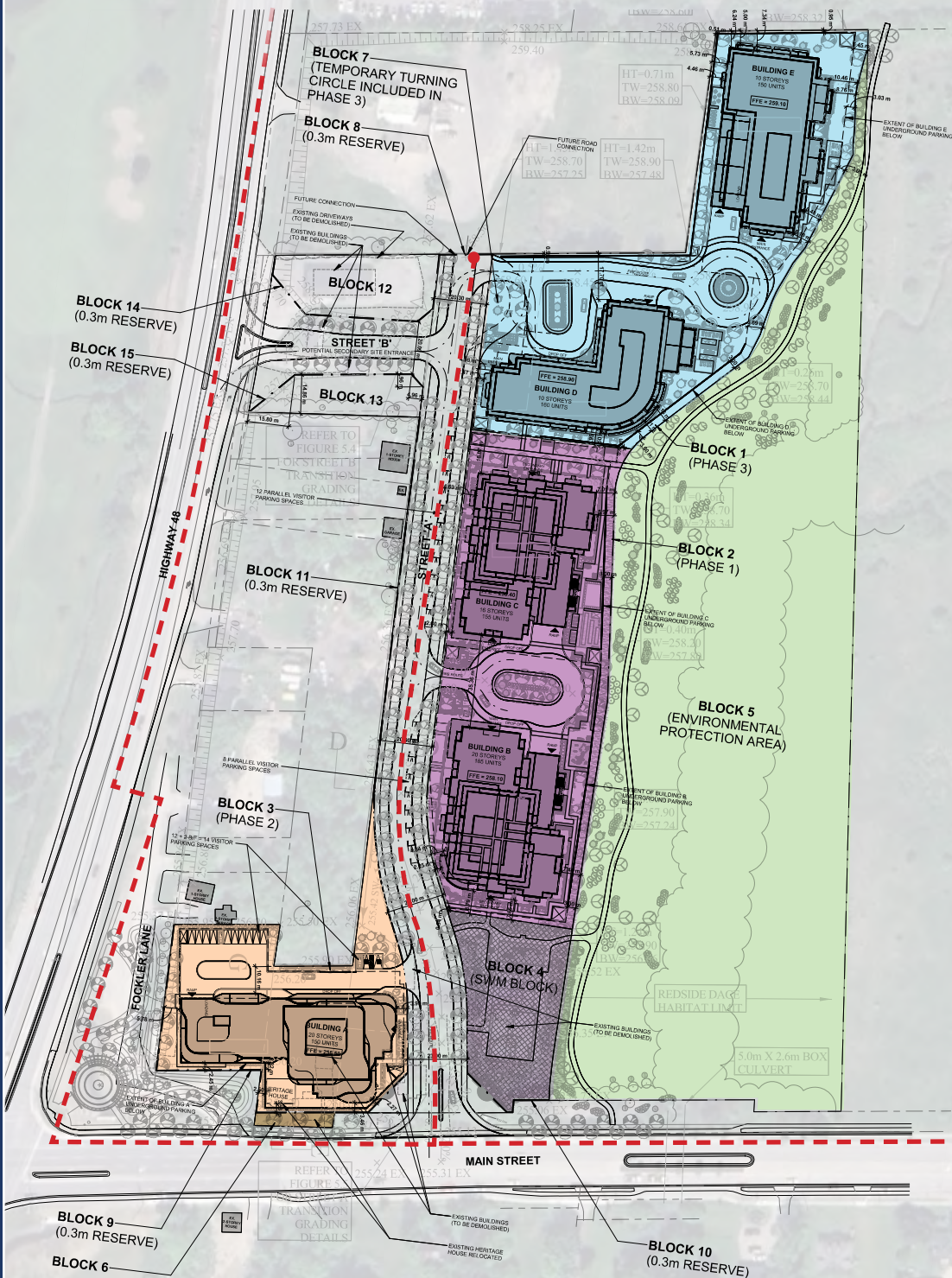
- PHASE 1: BLOCK 2
BUILDING B & C

PHASE 2: BLOCK 3
BUILDING A

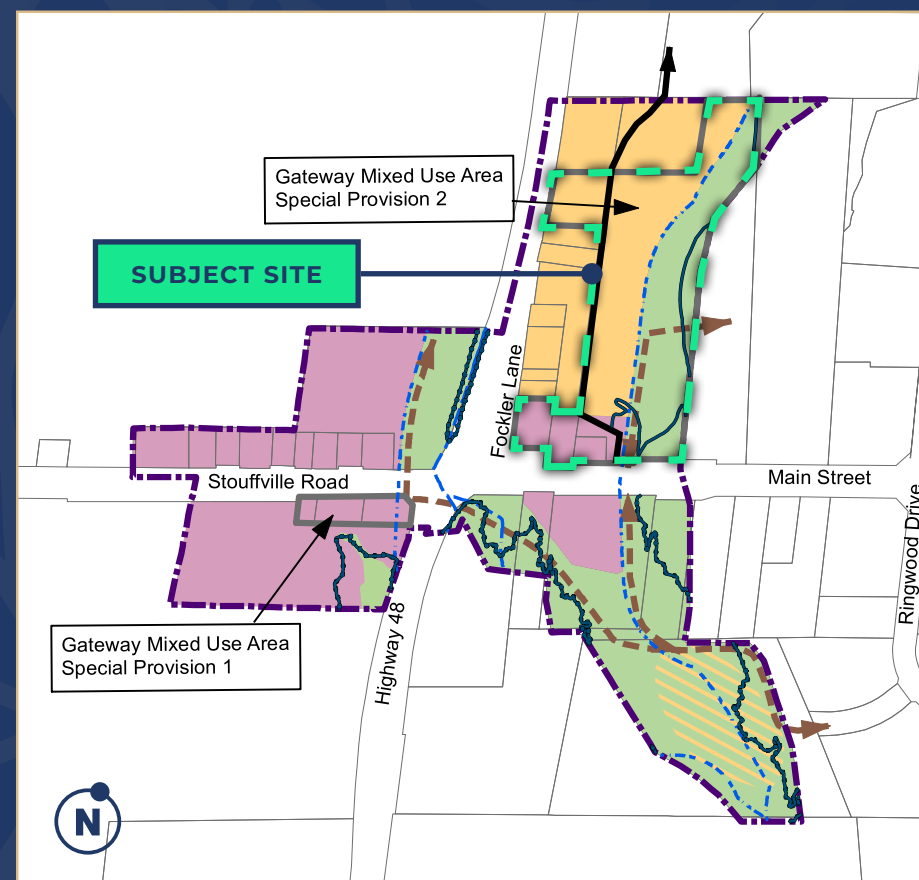
PHASE 3: BLOCK 1 & 7
BUILDING D & E
- BLOCK 4
STORMWATER MANAGEMENT

BLOCK 6
ROAD WIDENING

BLOCK 5
ENVIRONMENTAL PROTECTION
- PROPOSED SERVICING



COMMUNITY OF STOUFFVILLE SECONDARY PLAN



Source: Town of Whitchurch-Stouffville

GATEWAY MIXED USE AREA SPECIAL PROVISION 2 (POLICY 12.7.11.6.2)

Permitted Uses:

- Mixed-use and apartment buildings, combined live-work units, and all forms of townhouse dwellings, retail and service commercial uses as part of mixed-use development, offices, and institutional uses
- Townhouse dwelling units will not be permitted to abut Fockler Lane, Highway 48 or Main Street, except where integrated into an apartment or mixed-use building

Permitted Heights:

- Minimum Building Height for all forms of townhouse dwellings: 3 storeys
- Maximum Building Height: 20 storeys

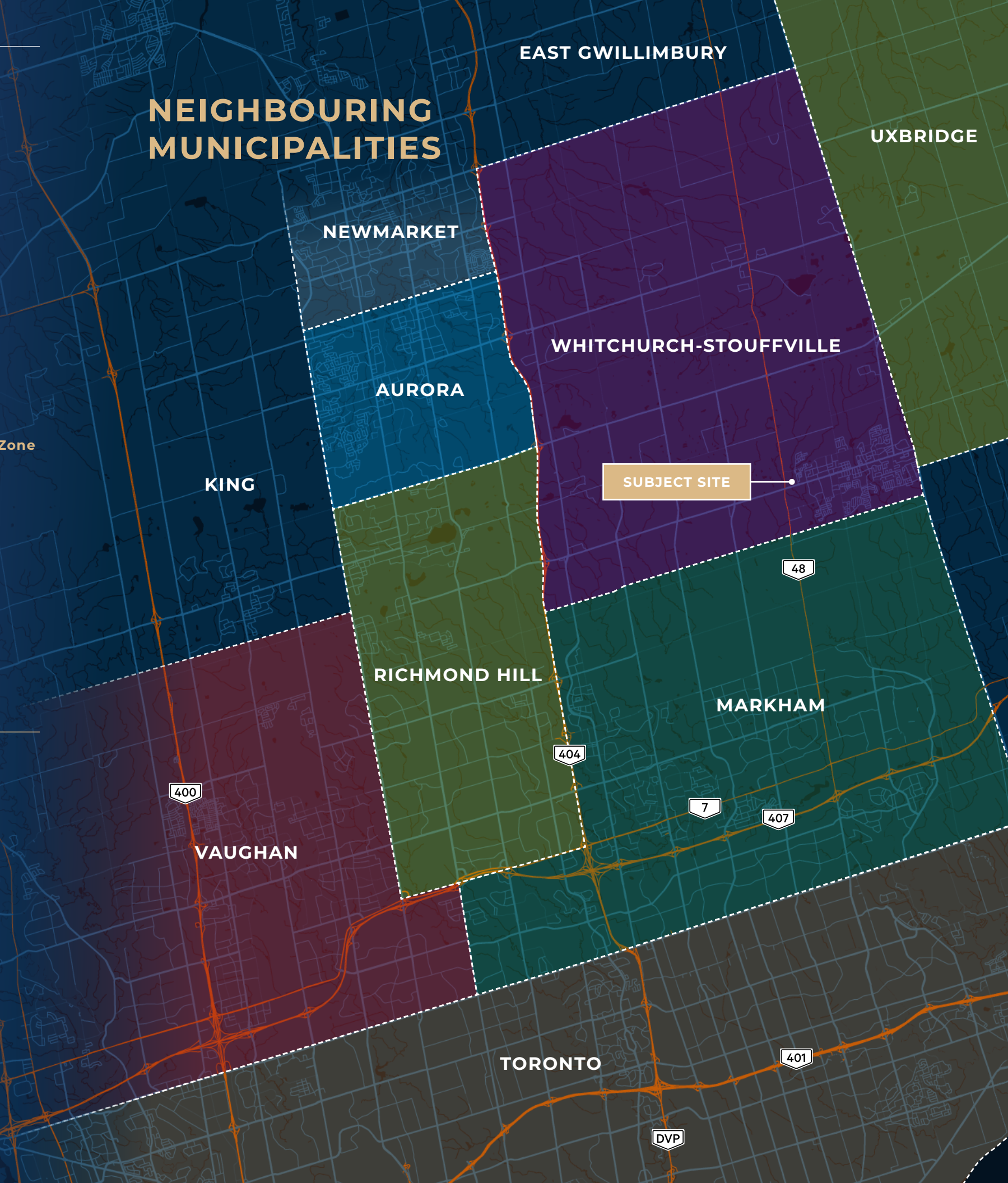
Permitted Density:

- For any individual development block where an apartment or mixed-use buildings are permitted: 2.0 FSI. to 3.7 FSI.
- No minimum FSI. for any form of standalone townhouse dwelling units

LEGEND

- Gateway Mixed Use Area Boundary
- Mixed-Use Area
- Urban Medium & High Density Residential
- Greenland Area
- Study Area
- Stream Minimum Vegetation Protection Zone
- Regional Floodline
- Trail
- Local Road
- The Subject Site
- Local Provision Line

NEIGHBOURING MUNICIPALITIES



TRANSIT & AMENITIES LOCATION OVERVIEW



MAP LEGEND

- YRT BUS STOPS
- YRT BUS ROUTE 9

- GO BUS STOPS
- = GO TRAIN LINE

DEMOGRAPHIC TRENDS

DEMOGRAPHIC STATISTICS	1KM	3KM	5KM	STOUFFVILLE
Population				
2023 Estimated	1,916	24,642	43,746	56,264
2026 Projected	1,968	27,677	47,457	60,770
2028 Projected	1,982	29,427	49,434	63,183
2033 Projected	1,998	29,933	50,782	69,463
% Pop. Change (2023 - 2026)	2.7%	12.3%	8.5%	8.0%
% Pop. Change (2026 - 2028)	0.7%	6.3%	4.2%	4.0%
% Pop. Change (2028 - 2033)	0.8%	1.7%	2.7%	9.9%
Income (2023 Estimated)				
Average Household Income	\$144,247	\$148,683	\$154,528	\$162,185
Owned Dwellings (%)	86%	83.9%	86.8%	87.3%
Employment (2023 Estimated)				
Labour Force (%)	71.5%	70.9%	71.3%	67.9%
Employed (%)	66.5%	66.5%	66.9%	63.7%
Unemployed (%)	5.1%	4.4%	4.4%	4.2%

Source: SitewiseOnline 3.2.0

991,900

PROJECTED JOBS IN YORK
REGION BY 2051

2,050,000

PROJECTED RESIDENTS IN
YORK REGION BY 2051

103,500

PROJECTED RESIDENTS IN
WHITCHURCH-STOUFFVILLE BY 2051

9 MINS

TO
HIGHWAY 404

15 MINS

TO
HIGHWAY 407

2.2KM

TO STOUFFVILLE
GO STATION

STEPS TO

TO YORK REGION
TRANSIT

Source: Urbanation, Altus & York Region Official Plan



OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property.

Offers to be reviewed upon submission. Please forward offers to: Eva Viele (eva.viele@cbre.com)

Bid-date: September 15th, 2025

ONLINE DATA ROOM

Supporting material that is relevant to this offering has been made available in CBRE's confidential online data room. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement using the electronic CA submission button below. Alternatively, PDF versions of the CA can be requested from the listing team.

CA SUBMISSION BUTTON

DUE DILIGENCE

Documents below are available in the data room:

- 3rd Submission - June 2022
- 4th Submission - October 2024
- Arborist Report
- Archaeological Reports
- Architectural, Drawings & Plans
- Civil Engineering
- Cost Sharing Map
- Context Map
- Conceptual Block Plan
- Development Approval Timeline
- Draft Official Plan Amendment & Zoning Bylaw Amendment
- Draft Plan of Subdivision
- Development Concepts (Low Density & High Density) 1, 2, 3, 4 & 5
- Engineering Drawings
- Ecology Reports
- Environmental Reports
- Functional Servicing & SWM Report
- Geotechnical & Groundwater Investigation
- Heritage Reports
- Landscape Architecture
- Oak Ridges Moraine Conformity Report
- Property Taxes
- Public Meeting Nov 22, 2023
- Renderings
- Servicing
- Site Statistics - December 2020
- Stouffville Gateway OPA
- Second Submission
- Surveys
- Transportation & Noise Studies

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All outlines approximate | *Sales Representative | All renderings are concepts only

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