

MANDERLEY

Drive

TORONTO | CANADA

POTENTIAL FOR A 4 STOREY STACKED TOWN-
HOUSE DEVELOPMENT COMPRISING OF 16 UNITS.



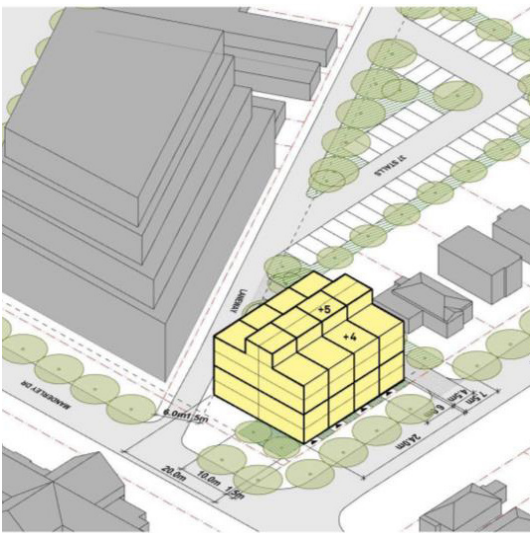
THE OFFERING

10 MANDERLEY DRIVE

Colliers International (“Colliers” or the “Advisor”) has been retained on an exclusive basis for the sale of 10 Manderley Drive, Toronto (the “Property” or the “Site”). A 1.04 Acre site with townhouse development potential close to parks and amenities along Kingston Road.

The site is an excellent candidate for infill development, supported by policy framework. It is designated as one of the city’s “Avenues”, which encourages redevelopment into medium- density mid-rise buildings.

Directly North of the site are low-rise single detached houses, and directly East across the road sits St. Nicholas Anglican Church. The site’s Southern portion abuts mixed-use properties fronting Kingston Road.



A portion of the site’s Southern extent is used as a laneway with access from Warden Avenue.

Totalling 1.04 Acres, SvN Architects completed a study in November 2024 for the site finding that multi family development in the form of townhomes is most suited to the site’s Eastern portion. This is supported by zoning By-laws (specifically CR 205,291,293 ,294,295,298,299,301,and 303).

Nearby developments and precedents support the development of 16 townhomes, namely 1615 Kingston Rd and 1655 Kingston Rd, both less than 500m from the site.

SvN’s opinion is that the site can accommodate a 4 storey stacked back-to-back townhouse development comprising of 16 units. In addition to the 16 units, up to 37 parking spaces can be accommodated on the balance of the site and the site’s laneway function can be maintained.

All that would be needed is a minor variance application, which would take approximately 1.5- 4 months to receive approval.

A GREAT CANDIDATE FOR INFILL RESIDENTIAL DEVELOPMENT GIVEN ITS PROXIMITY TO AMENITIES, SERVICES AND TRANSIT.



DEVELOPMENT STATISTICS

Site Area	1.04 Acres
Official Plan	Mixed Use Area, Designated Avenue
Current Zoning	RD(f9*255)
Number of Units	16 Units
Height (Storeys)	4 Storeys



THE SITE

The site can accommodate a 4 storey stacked back-to-back townhouse development comprising of 16 units and up to 37 parking spaces located between Warden Avenue and Manderley Drive, north of Kingston Road.

THE MISSION

A minor variance application would be required, and the approval process typically takes approximately 1.5 to 4 months, depending on the complexity of the proposal.

AMENITIES & TRANSIT

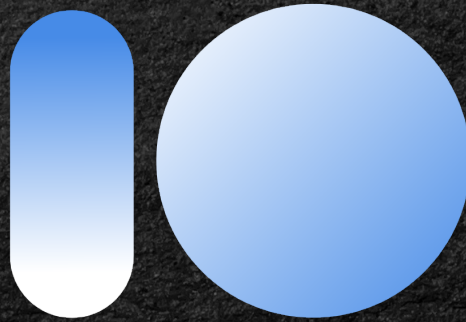


DRIVE TIMES

Victoria Park Station	6 Minutes
Danforth GO	8 Minutes
Woodbine Beach	10 Minutes
Downtown Toronto	18 Minutes

MAP LEGEND

- Streetcar Line
- Bus Route
- 2 TTC Subway
- GO Train Line



MANDERLEY

Drive



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