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12355 MILL ROAD

VAUGHAN • ONTARIO

Future Residential Development with Unique Occupancy Opportunity

THE OFFERING

CBRE's Toronto North Capital Markets Team, in collaboration with PSR Brokerage, is pleased to present an exceptional offering for sale in the highly sought-after location of Vaughan, ON. This prime opportunity, situated at 12355 Mill Road (the "Site" or "Property") within the Community Area of the Vaughan Draft Official Plan and offers potential for future residential development.

Spanning 4.82 acres of land, the Site showcases a stunning stone finished custom home with approx. 4,000 sq. ft., along with a spacious guest house. What sets this Property apart is its unique offering to prospective buyers, allowing them to occupy the home until all necessary approvals are in place to develop the Site. The owner has initiated conversations with the Municipality to construct a 5-storey, 110 unit adult lifestyle condominium with 165,000 sq.ft. of GFA and has undertaken many studies in the pre-application phase (page 6).

With its strategic location in Vaughan, buyers and investors can take advantage of the city's thriving real estate market as well as a host of nearby amenities. The area is surrounded by golf clubs, grocery stores, parks, recreation centers, and schools, providing residents with convenient access to a wide range of services and recreational activities.

Additionally, the Site benefits from excellent highway connectivity, with a mere 6-minute drive to Highway 400 at King Rd. interchange. This seamless accessibility ensures easy travel to surrounding areas and the Greater Toronto Area, making it a highly desirable location to live.

KEY FEATURES



Prime Location

Located within the Community Area of the Vaughan Draft Official Plan, with access to a thriving real estate market and a range of amenities in a quiet neighbourhood.



Development Potential

Confirmation to develop a 5-storey, 110 unit lifestyle condominium. Further studies needed before final approvals are granted.



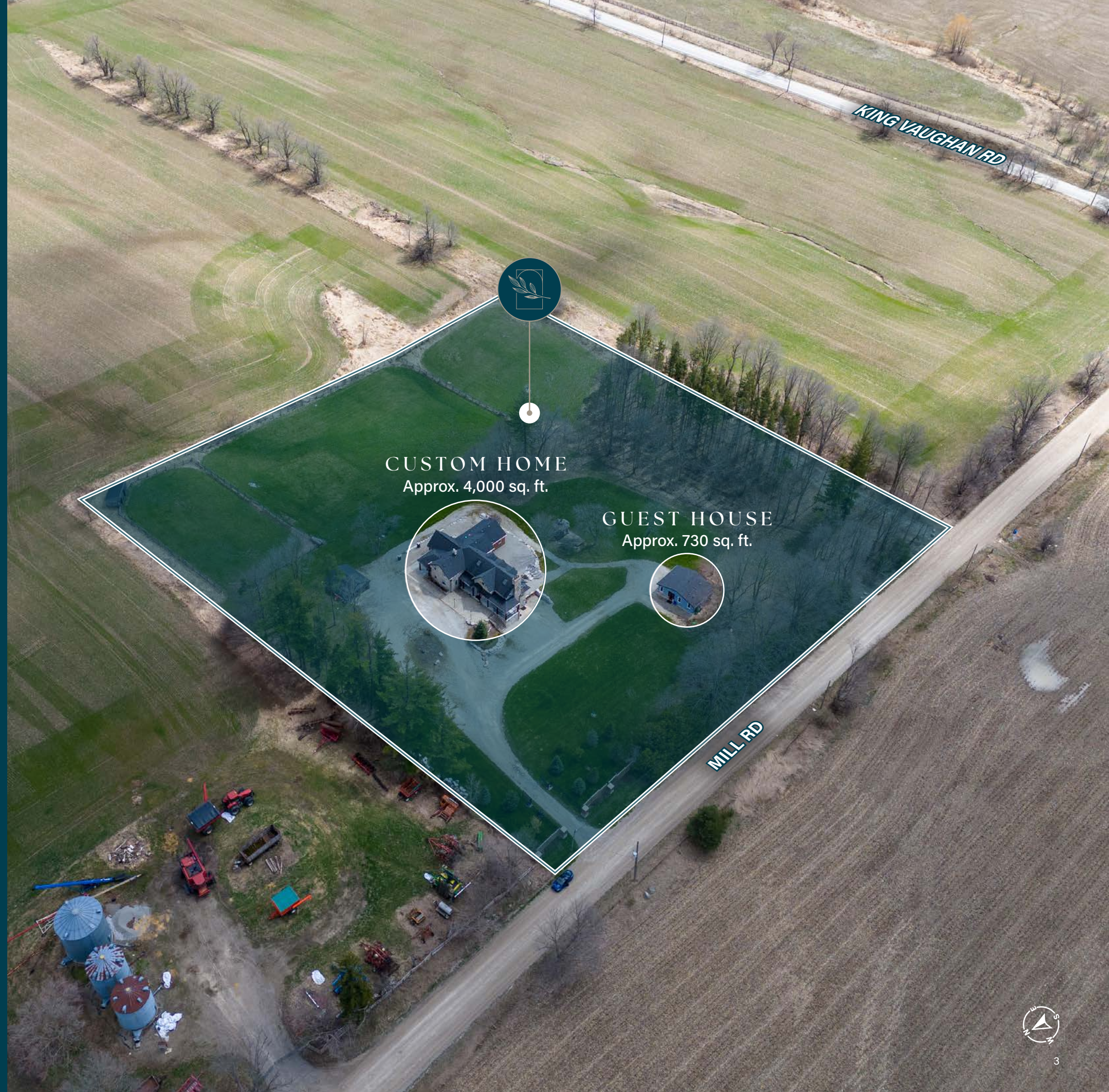
Unique Occupancy Opportunity

Buyers can occupy the existing custom home and guest house until approvals for Site development are obtained, providing immediate use and income potential.



Highway Connectivity

Convenient 6-minute drive to Highway 400 at King Rd. interchange, ensuring seamless accessibility to surrounding areas and the Greater Toronto Area.

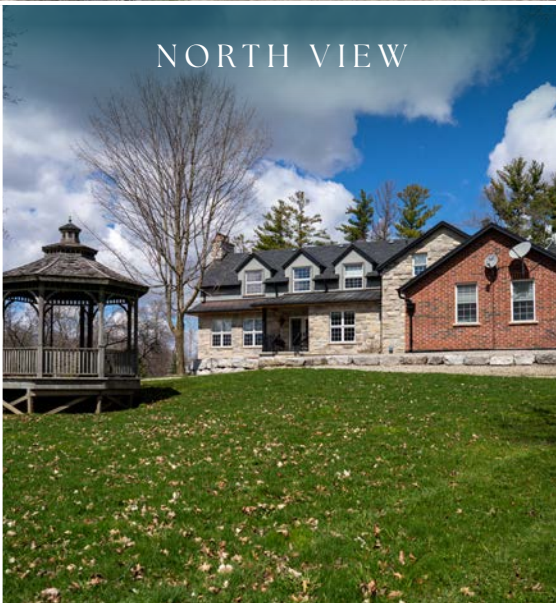
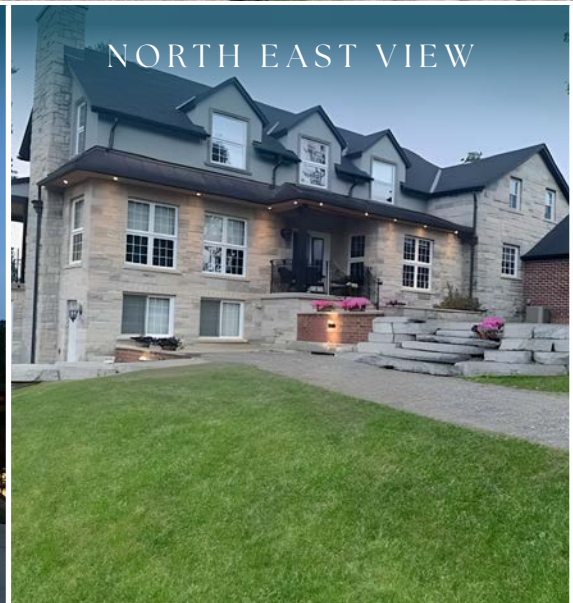
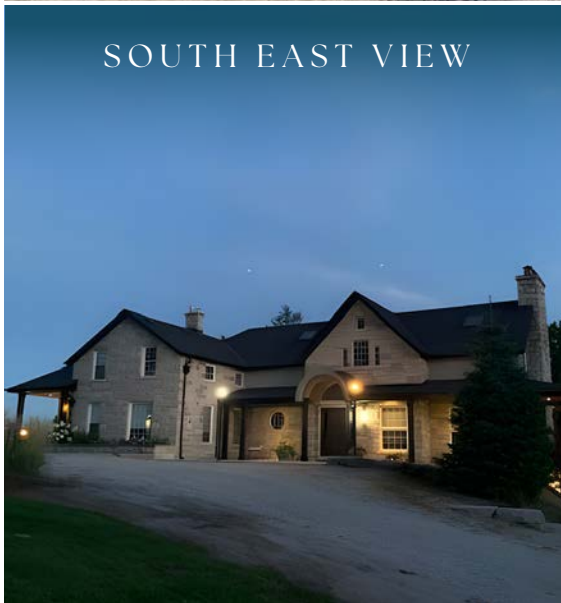


LAND OVERVIEW

Main Intersection	Mill Rd. & King Vaughan Rd.
Pin	033630010
Lot Dimensions	Frontage on Mill Rd.: ± 461.18 ft. Depth: ± 457.63 ft.
Site Area	± 4.816 ac.
York Region Urban Structure	Urban Area
York Region OP Land Use	Community Area
Vaughan Urban Structure	Natural Areas & Countryside
Vaughan OP Land use	Agricultural
Zoning	Agricultural (A)

RESIDENTIAL OVERVIEW

Size	Approx. 4,000 sq. ft.
Bedroom	5
Washrooms	5
Garage Parking	2
Total Parking Spaces	27
Sewers	Septic
Taxes	\$9,209.98 (2023)
Basement	Finished with walk-out
Zoning	Agricultural (A)



DEVELOPMENT OVERVIEW

165,000 SQ. FT. OF GFA



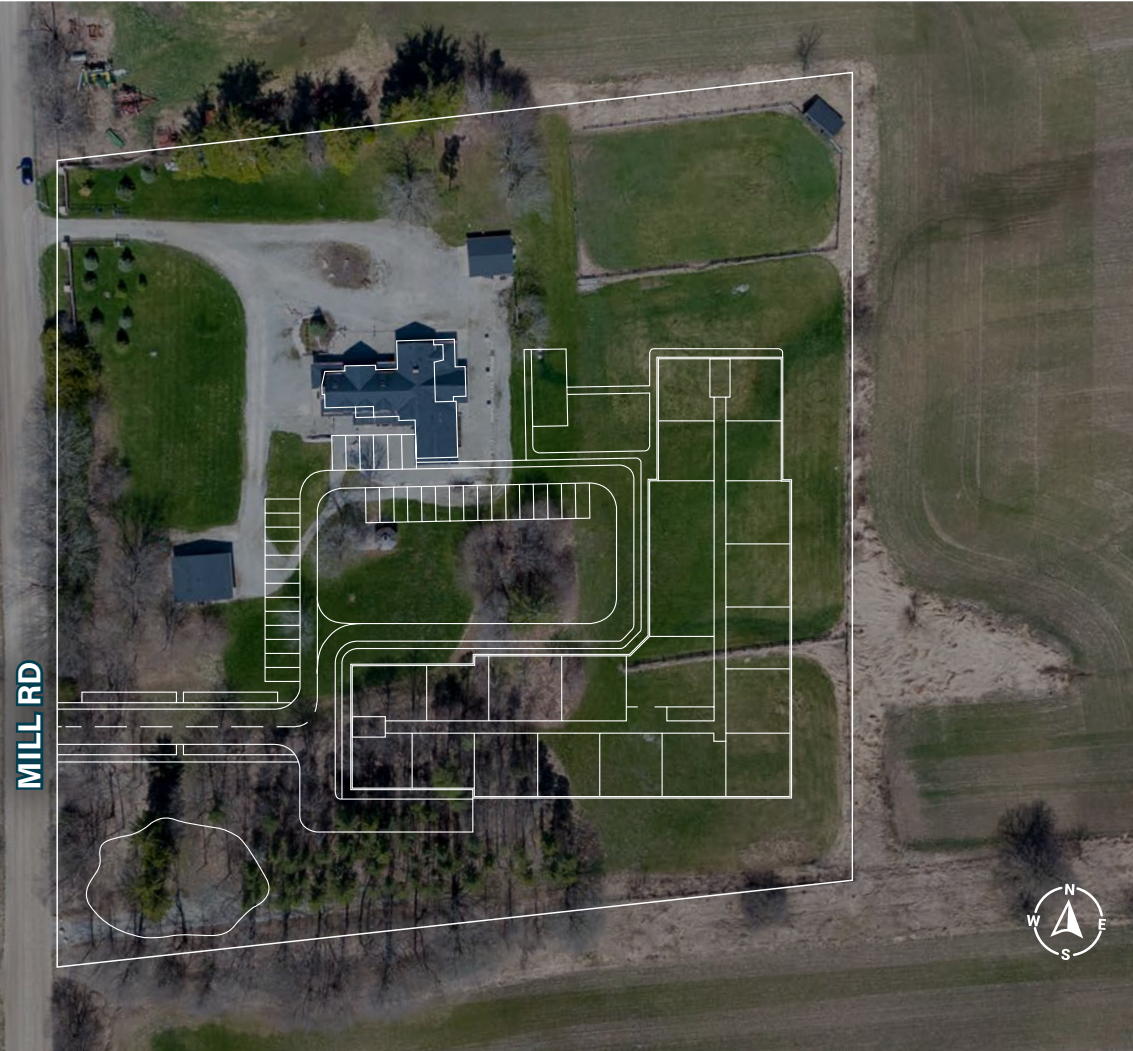
Concept rendering only

SITE PLAN

The Buyer will need to complete an application of Municipal Responsibility for Communal Water and Sewage Services from both the York Region and the City of Vaughan. The Buyer will also have to complete and Environmental Compliance Approval and monitor 2 wells to determine water flow before receiving final approval for the Site.

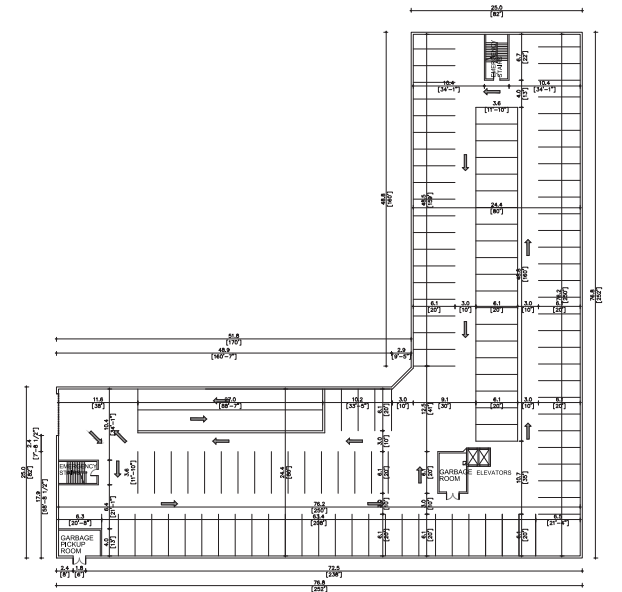
REPORTS COMPLETE

1. Geotechnical Investigation Report
2. Functional Servicing and Stormwater Management Report
3. Environmental Noise Assessment
4. Transportation Demand Management Report
5. Traffic Impact Brief
6. Stage 1 Archaeological Assessment
7. Preliminary Site Plan Drawings



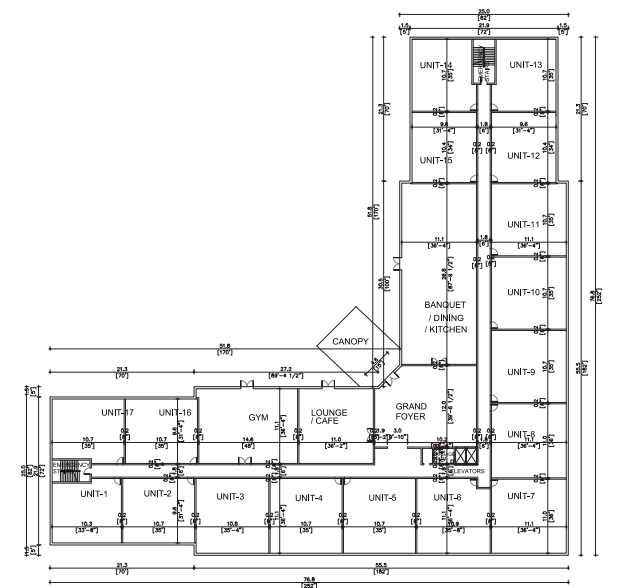
PARKING P1

2 LEVELS OF UNDERGROUND



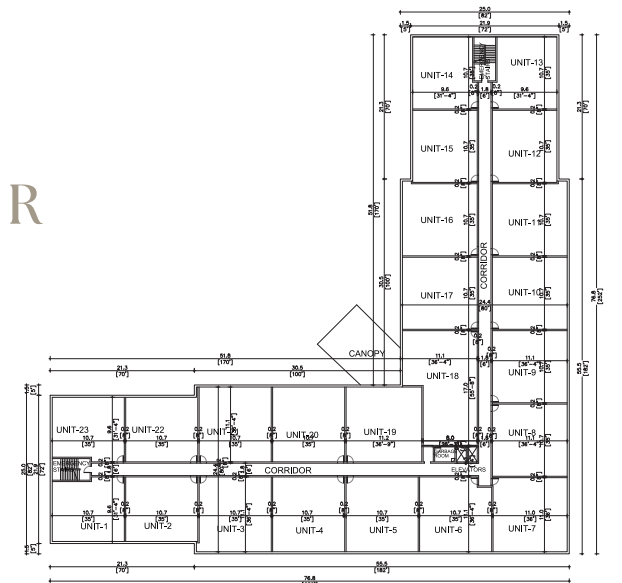
MAINFLOOR PLAN

1 LEVEL



TYPICAL FLOOR PLAN

5 LEVELS



NEARBY DEVELOPMENT APPLICATION



12978, 12972, 12966, 12958 HIGHWAY 27 & 15 WELLINGTON STREET

6012, 6024 KING ROAD AND 13046, 13056 AND 13062 HIGHWAY 27

Application Type:	Zoning by-law Amendment	Zoning By-law Amendment & Site Plan Control
Date Submitted:	June 5 2022	August 9 2017
Status:	Under Review	Approved
Units:	160 residential units	45 residential units

Description: The application proposes a 6-storey, mixed use development with ground floor commercial uses fronting onto Highway 27 and 257 parking spaces (at grade and underground). Applications to facilitate the development of a three-storey mixed-use building with a total of 45 residential units and 2,565 m² of ground floor commercial/office use.



12734 KEELE STREET

12764-12800 KEELE STREET

2045-2075 KING ROAD

Application Type:	Zoning by-law Amendment & Official Plan Amendment	Site Plan Control Application	Zoning by-law Amendment, Official Plan Amendment & Site Plan Control
Date Submitted:	January 27 2022	December 11 2022	June 23 2019
Status:	Under Review	Under Review	Approved
Units:	78 residential units	234 residential units	284 residential units

Description: The application proposes a 6-storey residential building with an FSI of 2.38.

The application proposes a 6-storey residential building with 234 residential units.

The application proposes a of a 6-storey apartment building containing 284 condominium units and two levels of underground parking (447 parking spaces).

LOCATION OVERVIEW

RESTAURANTS ●

- | | |
|------------------------------|-------------------------------------|
| 1 Villaggio Ristorante | 9 Kinton Ramen |
| 2 La Baracca | 10 Scaddabush Italian Kitchen & Bar |
| 3 Kelseys Original Roadhouse | 11 Bâton Rouge Grillhouse & Bar |
| 4 Farro Ristorante | 12 Chop Steakhouse & Bar |
| 5 The Keg Steakhouse + Bar | 13 Sasso's Trattoria & Wine Bar |
| 6 Touro Brazilian Steakhouse | 14 Vivo Pizza + Pasta |
| 7 Pür & Simple | 15 Raffaele's Cantina |
| 8 Giro D'Italia Ristorante | 16 Misoya Sushi |

RETAIL & ENTERTAINMENT ●

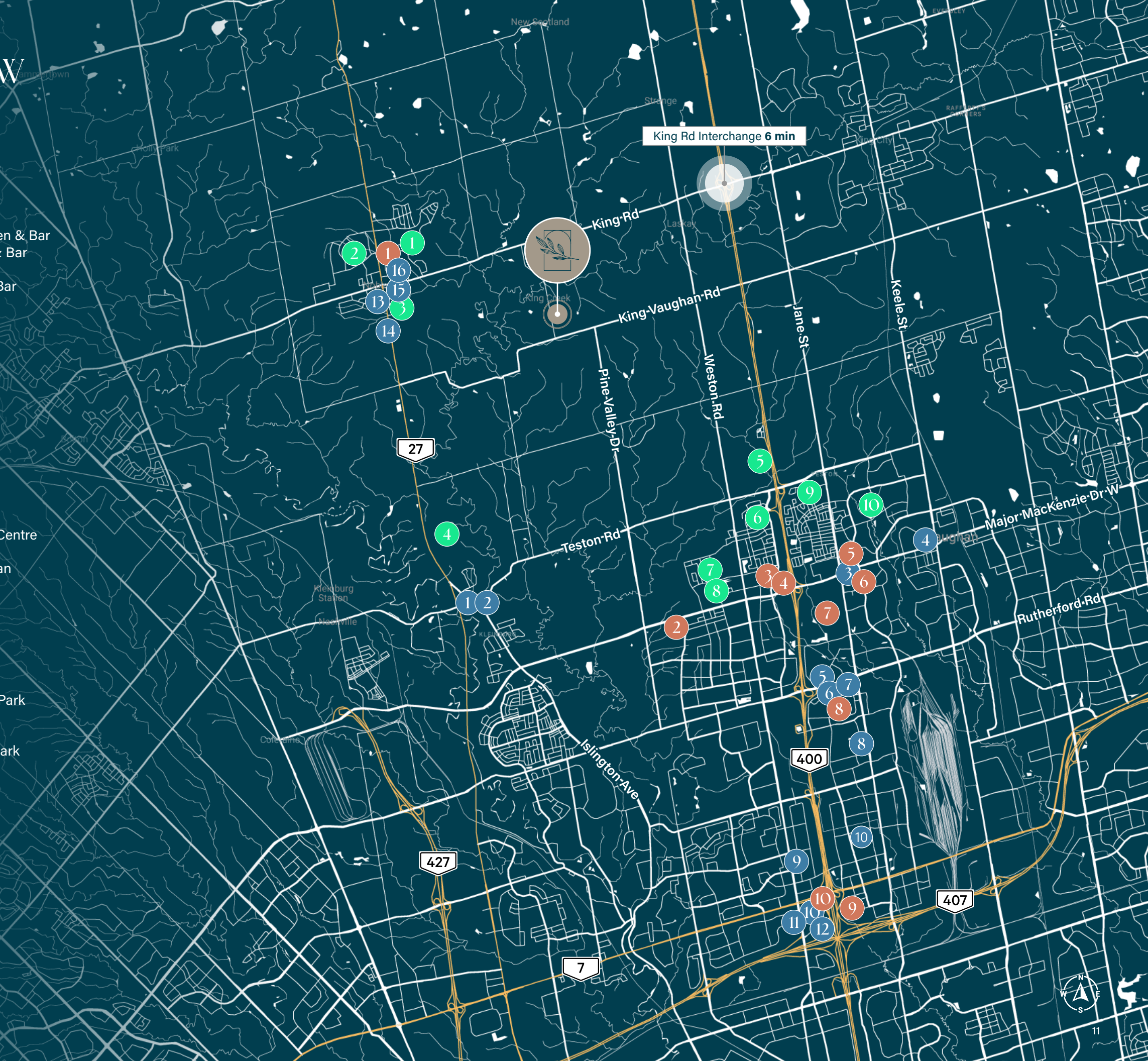
- | | |
|-----------------------|---------------------------------|
| 1 No Frills | Bulk Barn |
| 2 FreshCo | Dollarama |
| Shoppers Drug Mart | 6 The Beer Store |
| LCBO | Fortinos |
| 3 Walmart Supercentre | 7 Canada's Wonderland |
| 4 The Home Depot | 8 Vaughan Mills Shopping Centre |
| 5 Longo's | 9 Dave & Buster's |
| PetValu | 10 Cineplex Cinemas Vaughan |

PARKS & RECREATION ●

- | | |
|---|---------------------------------|
| 1 Tasca Community Park | 6 Hillside Park |
| 2 Davis Park | 7 Lawford Neighbourhood Park |
| 3 Nobleton Community Centre | 8 Chatfield District Park |
| 4 Copper Creek Golf Club | 9 Ahmadiyya Park |
| 5 Maple Travel Plaza - Park / Picnic Area | 10 Mackenzie Glen District Park |

DRIVE TIMES

- | | |
|---------------------------------------|---------------------|
| Highway 400 | 6 min 5.9 km |
| Highway 7 | 14 min 16.6 km |
| Highway 407 | 15 min 17.6 km |
| Highway 401 | 25 min 25.1 km |
| Toronto Pearson International Airport | 24 min 33.9 km |
| Downtown Toronto | 1 hr 12 min 53 km |





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OFFERING PROCESS

Offers to be reviewed upon submission. Please forward offers to:
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