

Attention Realtors

Development Site For Sale, \$8,650,000

Co-op Rate 5%

SITE



Executive Summary

It is not a secret that Yonge and 401 is as prime as you can get in North York.

21-23 Franklin Avenue offers a marquee **development opportunity** in Toronto's North Yonge Corridor, one of the most coveted locations in the GTA for high and low density development.

With strong residential / Condo demand, active retail and abundant amenities, North Yonge remains the focus of considerable intensification. The Site features Excellent local and regional access along with an efficient configuration to facilitate development.

Situated in the heart of the North Yonge Corridor, south of the intersection of Yonge and Sheppard; the site benefits from unparalleled local and regional access, supported by an advanced network of highways, subways and surface bus transportation with direct connections to the Downtown Core. TTC transit access is provided via Sheppard Station, providing connections with the Sheppard Subway Line as well as Downtown Toronto. The Property is located 200 m north of Highway 401 providing strong regional access and connections with the 400 series highway network.

A stable market catchment, consisting of mature residential neighbourhoods with a captive population base of 345,049 residents within 5.0 km, expected to increase 7.2% by 2021. The area surrounding the Property displays strong demographic characteristics featuring an average household income of \$120,286, exceeding the provincial average by 22%. Income growth prospects are also favourable with the average household income expected to increase 19.4% by 2021.

The North Yonge Corridor is one of the most prominent condominium nodes in the City of Toronto, with numerous large scale developments successfully completed in recent years. Favourable locational characteristics and public transit infrastructure make it an ideal location for residential growth, further supported by high capacity arterial roadways and direct linkages to the regional highway network to facilitate the flow of local and transient traffic. The street-front retail and shopping centers along the stretch from HWY 401 to Finch Avenue remains ideal for residential redevelopment in this corridor. As opportunities arise, large blocks of older street-front retail and retail plazas are replaced with landmark developments such as Emerald Park, the Hallmark Centre or Gibson Square, FLO condo with the City of Toronto Strongly supporting intensification of the land uses along this corridor.

Development along the North Yonge Corridor is characterized by large scale, mixed-use developments featuring modern architecture and efficient linkages with public transportation, parking facilities and the local road networks.

Regards

AN Moini, M.Arch., OAA, CBCO

Broker

Home Leader Realty Inc. Brokerage

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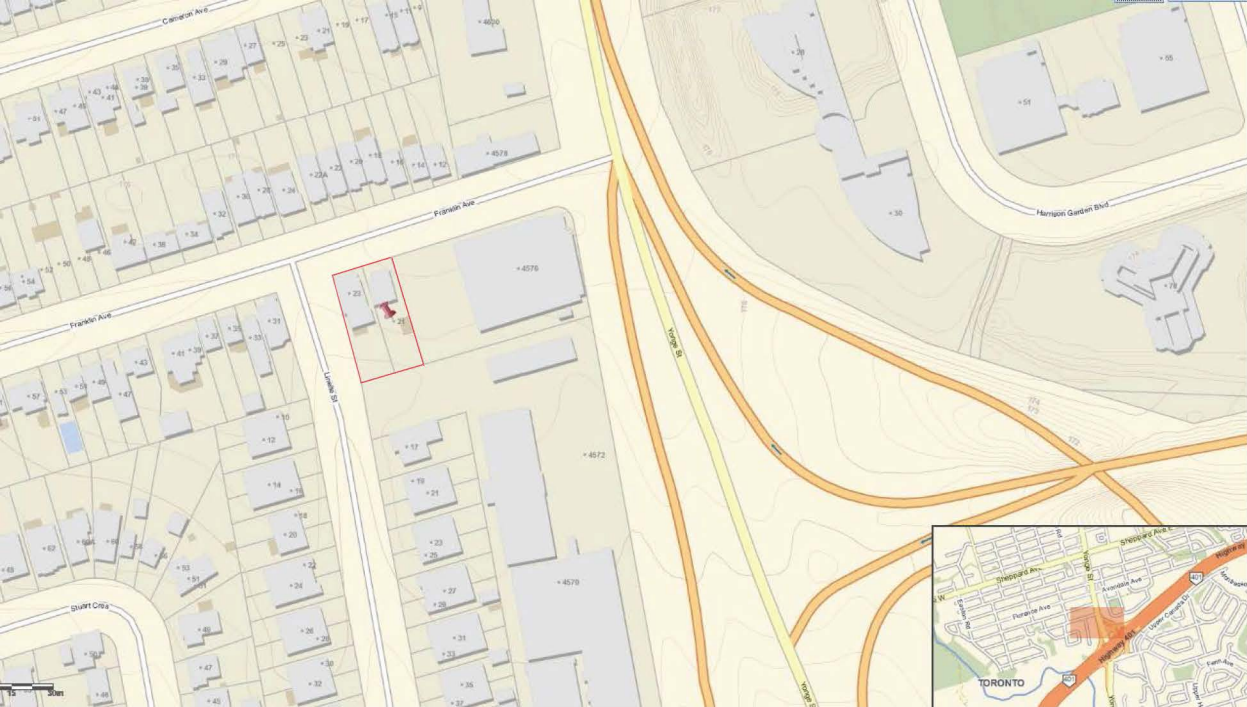
www.HomeLeaderRealty.com

www.ListOfCondo.com

HOME LEADER

REALTY INC., BROKERAGE







Parkhill Ave

Parkhill Ave

Parkhill Ave

Parkhill Ave

Parkhill Ave

Spruce St

Spruce St

Collective Group of Safe Industrial Ltd

FFVA TV

Front Entry Building

Forest Lawn Mausoleum & Cremation Centre

Young St

Young St

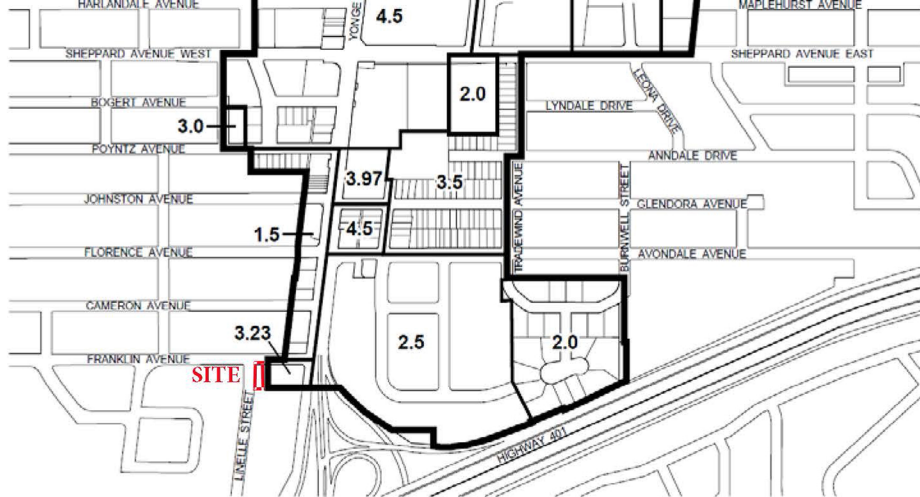
Young St

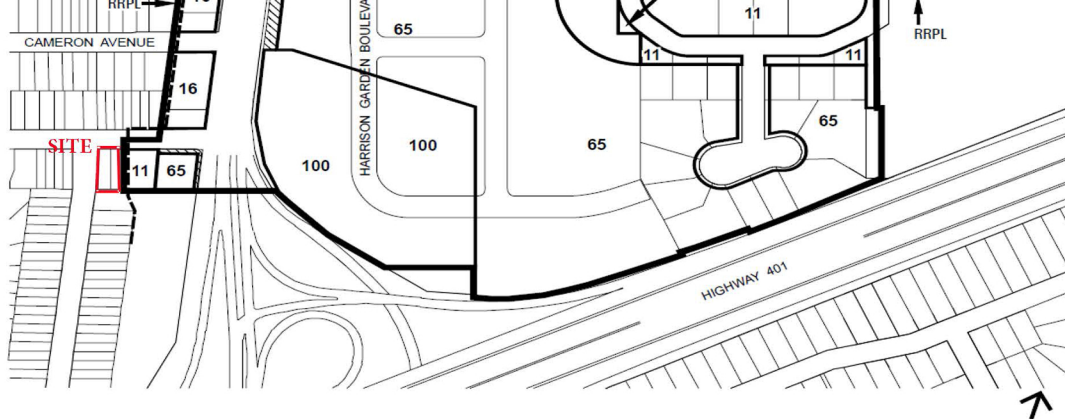
Young St

Young St

Young St











Young St

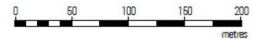




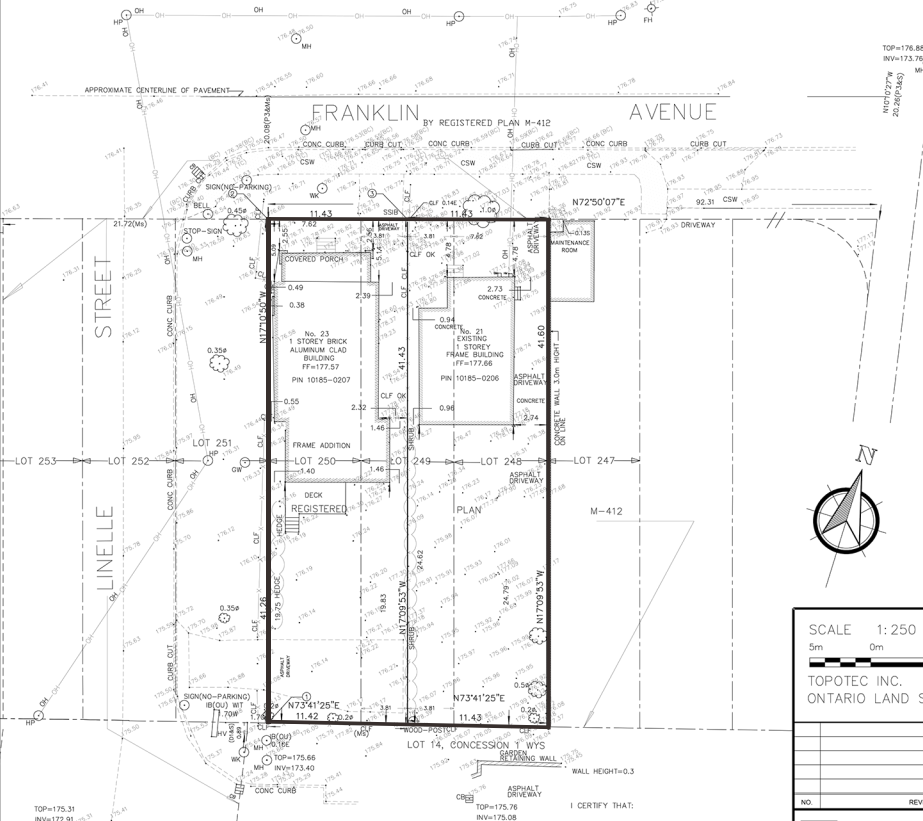
North York Centre Secondary Plan

MAP 8-8d Maximum Height Limits

-  Secondary Plan Boundary
-  The Lesser of 11m or 3 Storeys
-  The Lesser of 12m or 4 Storeys
-  The Lesser of 16m or 4 Storeys
-  The Lesser of 24m or 7 Storeys
-  The Lesser of 41m or 13 Storeys
-  Maximum 65m Above Grade
-  Maximum 100m Above Grade
-  Street Facade Limit as per Section 5.3 of this Secondary Plan
-  Relevant Residential Property Line (RRPL)



TOPOGRAPHIC DETAIL OF:
LOTS 248, 249 AND 250
REGISTERED PLAN M-412
CITY OF TORONTO



NOTE:
 BEARINGS HEREON ARE GRID BEARINGS AND ARE REFERRED TO AS SMARTNET M TM NA LEO 3 TO CSRS COORDINATE SYSTEM.
 NOTE: DISTANCES ARE GROUND IN THIS PROJECT

POINT	EASTING	NORTHING
①	X=311982.625	Y=4846201.025
②	X=311970.437	Y=4846240.444
③	X=311981.358	Y=4846243.818

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTE
 THIS IS NOT A PLAN OF SURVEY. THIS IS FOR SITE AND GRADING PURPOSE.
 PROPERTY INFORMATION TAKEN FROM PUBLIC RECORD.

SITE STATISTICS:
 SITE AREA(No. 21)=474.5 Sq.m
 SITE AREA(No. 23)=472.3 Sq.m

- LEGEND**
- FF DENOTES ELEVATION OF FINISHED FLOOR
 - OFF DENOTES ELEVATION OF GARAGE FINISHED FLOOR
 - Q 0.1φ DENOTES TREE WITH TRUNK DIAMETER
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - HE 10% DENOTES EXISTING ELEVATION
 - HP DENOTES HYDRO POLE
 - CB DENOTES CATCH BASIN
 - MH DENOTES MAN HOLE
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINKED FENCE
 - TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - PH DENOTES FIRE HYDRANT
 - CL DENOTES CENTER LINE OF PAVEMENT
 - PE DENOTES END OF PAVEMENT
 - CSW DENOTES CONCRETE SIDE WALK
 - HW DENOTES HYDRO VAULT
 - WK DENOTES WATER KEY
 - CW DENOTES GUY WIRE
 - TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB



SCALE 1:250
 5m 0m 5m metres
TOPOTEC INC.
ONTARIO LAND SURVEYORS.

PROJECT:
No. 21 AND 23
FRANKLIN AVENUE
CITY OF TORONTO

NO.	REVISIONS	DATE	INITIAL

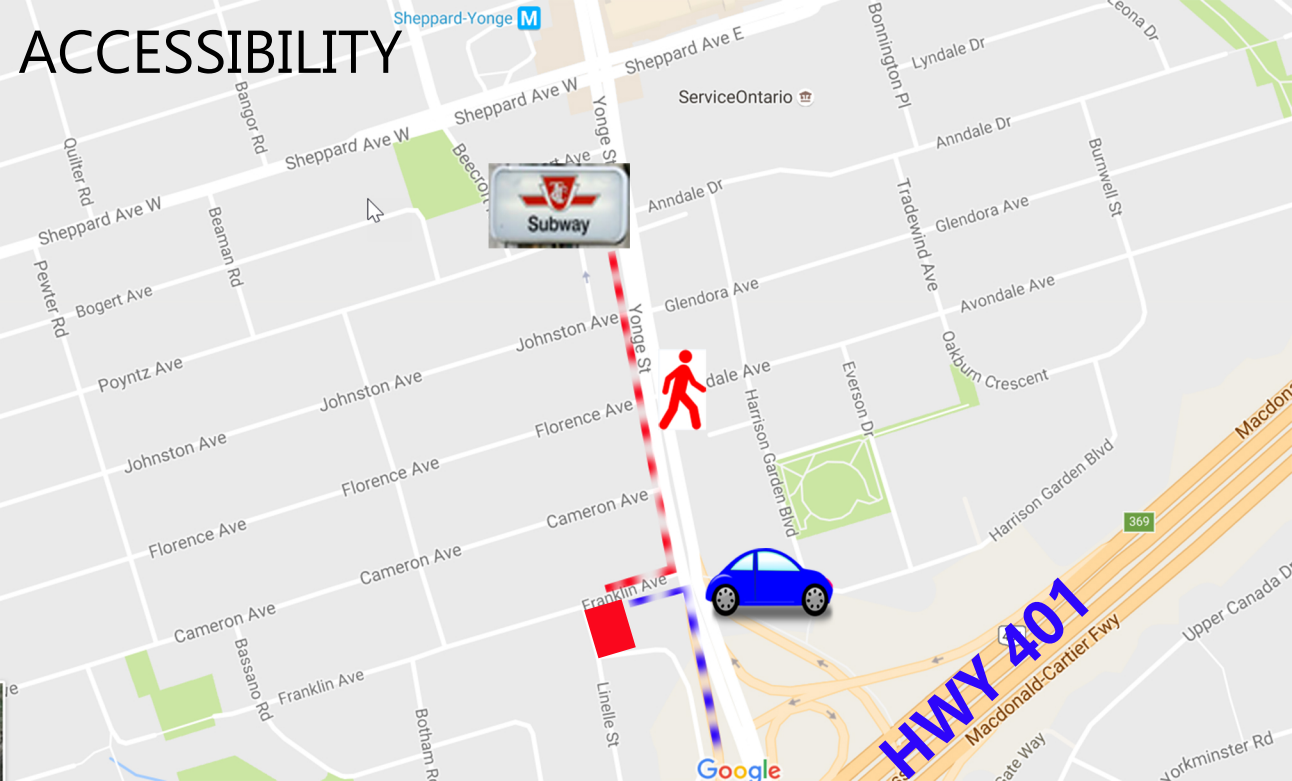
T **TOPOTEC Inc.**
 Ontario Land Surveyors
 Engineers
 DATE: JULY 10, 2016
 FILE: 21-FRANKLIN AVE-A.DWG.
 DRAFTED BY: L.Z. PROJECT: 21
 EXAMINED BY:
 BAHRAM AMIRNEZHAD O.L.S., P.ENG.



ELEVATION
 ELEVATIONS ARE REFERRED TO THE CITY OF TORONTO BENCHMARK
 No. 1231862(2010725067) HAVING ELEVATION OF 173.105 METRES.
 BENCHMARK LOCATED SOUTHWEST CORNER OF NO. 46-48 TORONTO STREET.

I CERTIFY THAT:
 THE SKETCH WAS COMPLETED ON THE
 28th DAY OF FEBRUARY, 2016
 JULY 10, 2016
 DATE
 BAHRAM AMIRNEZHAD O.L.S., P.ENG.

ACCESSIBILITY



HWY 401

Google

RETAIL OVERVIEW

RETAIL LANDSCAPE

The retail landscape of the surrounding neighbourhood is primarily characterized by street-front retail featuring a wide range of national, regional and local retailers. There is a major distinction between the older supply consisting mainly of dated, two-storey, street-front retail buildings and the new mixed-use developments concentrated around Sheppard Avenue with retail components that are more similar to that of retail seen in modern enclosed centres. Major retailers in the node include Cineplex, Boston Pizza, Shoppers Drug Mart, Moxie's Bar & Grill, Michael's, Dollarama and Winners. In addition, the

completion of the Hullmark Centre will bring with it a host of new tenants to the market including Whole Foods, RBC Royal Bank, Rexall Pharmacy, Chipotle and Guu Izakaya restaurant. Service and convenience retail is well represented in the node adequately servicing the existing population base. Enclosed retail centres in the region include Centrepont Mall located 2.8 km from the Property, Bayview Village located 3.3 km from the Property, Fairview Mall located 7.0 km from the Property and Yorkdale Mall located 7.2 km from the Property.





Franklin Ave

Franklin Ave

©2015 Google

Asking Price :

\$8,650,000

**EXCLUSIVE LISTING
BROKERS PROTECTED**

Regards

AN Moini, M.Arch.,OAA,CBCO

Broker

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