



Approved high-rise and townhouse development site



Plans for a 24 storey high-rise and six blocks of townhomes with 407 total units



Established residential neighbourhood in close proximity to Rutherford GO station

For more information please contact
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^{*}Sales Representative

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Platinum member

1176 Rutherford Rd

Opportunity

Avison Young has been mandated to advise and manage the sale of 1176 Rutherford Road, Vaughan, ON. This is a rarely offered opportunity to acquire a zoning approved development site in Vaughan.



Sale Highlights

- Large property zoned for a 24-storey tower and 6 blocks of townhomes
- 10 minute drive to Rutherford GO station
- Large units appeal to investors and end users

Existing Building Details

Site Area 149,403 ft² (3.429 ac)

Current Use Vacant land

License Agreement Expires June 30, 2025
Termination w/ 3 months notice

Property Taxes \$79,227 (Final - 2023)

ESA Phase I (Mcintosh Perry, 2022)

Financing Treat as free and clear

Development Proposal

Type	Units	GFA (ft ²)
Townhomes	164	154,437
High-Rise	243	225,554
Total	407	379,991



1176 Rutherford Rd

Development Potential



Site Statistics	Site Area	149,403 ft ² (3.429 ac)	Suite Mix	Towns	High-Rise
	Total GFA	379,991 ft ²			
	FSI	2.53x	1/1+1	0	126
	Townhouse GFA	154,437 ft ²	2/2+1	134	108
	High-Rise GFA	225,554 ft ²	3/3+1	30	9
	Townhouse Blocks	Six blocks of stacked towns	Total:	164	243
	High-Rise Storeys	24			
	Townhouse Units	164			
	High-Rise Units	243			
	Total Parking Spaces	440 (two levels of UG Parking)			

as of October 2022 Architechtural Package

Zoning Status

A site-specific zoning bylaw for the proposed development has been approved establishing the development limits to the adjacent valley lands.

1176 Rutherford Rd

Maple | Vaughan

1176 Rutherford Road ("The Site") is located at the North East corner of Dufferin Street and Rutherford Road, in the neighbourhood of Maple in Vaughan. Vaughan is one of Canada's largest cities and is known for its diversity and vibrant culture. The Site benefits from its proximity to public transit, with bus route 85 at its front door providing transit East and West and the Rutherford GO Station within 2 km allowing individuals seamless highway access (Highway 407/7 with connectivity to 400/404/401) to Downtown Toronto. Notable amenities in the area include Vaughan Mills, Promenade Shopping Centre, and Canada's Wonderland.

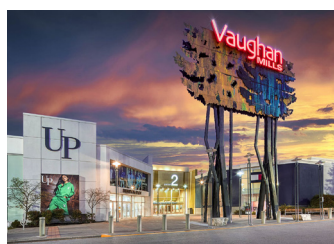
Rutherford GO Station



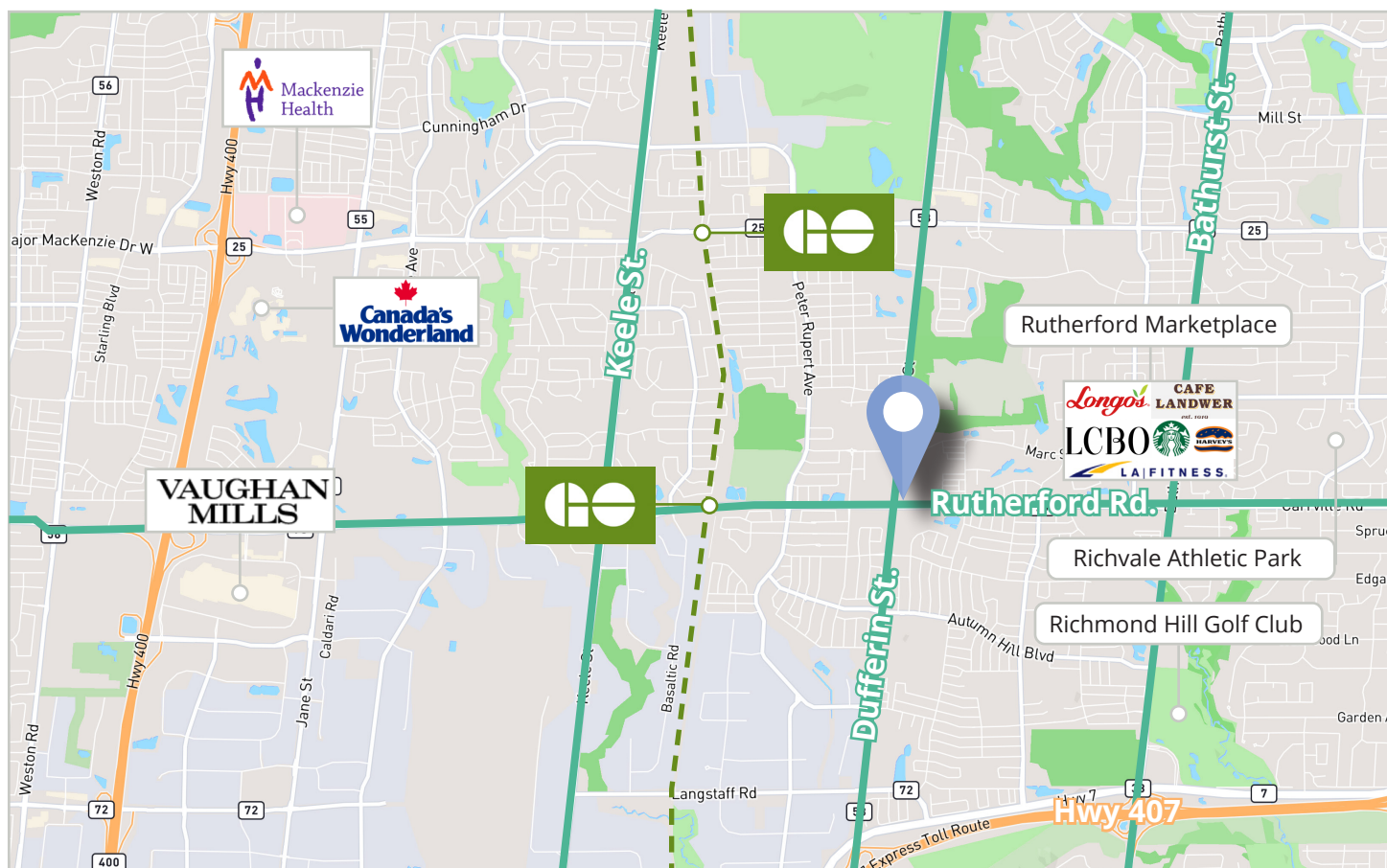
Canada's Wonderland



Vaughan Mills Shopping Mall



Rutherford Marketplace





For Sale

1176 Rutherford Road, Vaughan, ON

Pricing and offering process

The Properties are being offered for sale “Unpriced.”

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

To Be Set/Determined

For more information and to discuss pricing please contact

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