

CBRE

LAND
SERVICES
GROUP

APPROVED

RESIDENTIAL DEVELOPMENT OPPORTUNITY

19TH AVENUE & LESLIE STREET · RICHMOND HILL

LOCATED WITHIN THE NORTH LESLIE SECONDARY PLAN



THE OFFERING

The Land Services Group is pleased to offer for sale the 93-acre property that is OMB (now LPAT) approved located on the north-west corner of 19th Avenue and Leslie Street (the “Property” or “Site”) in the Town of Richmond Hill. The Property has approximately 3,204 ft. of continuous frontage along 19th Avenue and 612 ft. of frontage along Leslie Street.

The Site is rezoned and draft plan approved to permit the development of 169 single detached units, 136 freehold townhomes, 40 condominium townhomes (with common element roads) and a commercial block. As of January 2019, the vendor has submitted an official plan amendment (OPA) to redesignate the commercial block in order to allow for 15 additional townhouse units. The application is currently under review with the Town. The total number of residential units will be 360.

A series of parks and open spaces will be incorporated the new neighbourhoods as well as an elementary school. The development will be phased out in three stages, with servicing allocation for phase 1 approved by the Town. A cost sharing agreement is in place with all of the land owners in the North Leslie Secondary Plan.

Ideally situated in the North Leslie Secondary Plan area, this Site presents a rare opportunity for an approved residential development located in a high demand area with significant growth. Since 2013 the surrounding area has grown by almost 14%. The population is projected to increase by 12% to 19,000 people by 2023 through the build out of the secondary plan area. Additionally, the Site benefits from its proximity to a range of public and private amenities, as well as schools, parks and recreational uses. Significant due diligence has been completed to obtain approvals for the development. All plans and reports can be found in the online Data Room.

PROPERTY INFORMATION

TOTAL SIZE	93 AC.
NET DEVELOPABLE AREA	59.4 AC.
OFFICIAL PLAN	North Leslie Secondary Plan — Low Density Residential, Medium Density Residential, Neighbourhood Commercial, Natural Heritage Features
ZONING (OMB APPROVED)	R4, RM4 (7.19), RM4 (7.20), C1, EPA2, I1, P, O
SERVICING	Full municipal services available. Allocation has been granted by the City for Phase 1 lands.
COST SHARING	Please see Document Centre for Cost Sharing Agreement
PARKLAND DEDICATION	Has been satisfied by the vendor

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APPROVED FOR RESIDENTIAL DEVELOPMENT

The Property is OMB (now LPAT) approved to permit the development of a large scale community with a mix of residential, parks, schools and local commercial uses.



HIGH DEMAND AREA WITH SIGNIFICANT GROWTH & DEVELOPMENT

The Site is situated in a rapidly growing and high demand pocket of Richmond Hill, creating a new community in North Leslie.



HIGHWAY ACCESS & PROXIMITY TO TRANSIT

Ideally located in close proximity to Highway 404 and two GO transit stations, Richmond Hill and Gormley, the Site is well connected to the rest of the GTA.



MUNICIPAL SERVICES AVAILABLE

The Site has full municipal services available and allocation for the phase 1 lands.



FAVOURABLE DEMOGRAPHICS

The average income within a one kilometre radius of the property is \$109,000, with the population expected to increase by 12% by 2023 (StatsCan, 2019).



8 MIN DRIVE TO GORMLEY

10 MIN DRIVE TO RICHMOND HILL



N

BAYVIEW AVE

19TH AVE

LESLIE ST

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ALLOCATION PHASING

PHASE 1

PHASE 2

PHASE 3

TYPE	UNIT	MAX SIZE (SF)	AVG. LOT WIDTH	PARKING SPACES ¹	AREA
Single Family (Detached)	169	5,613 ²	42 ft.	4	20.0 AC.
Freehold Townhouses	136	3,500 ²	20 ft.	2 or 4 ³	6.6 AC.
Condominium Townhouses	40	2,700	20 ft.	2 or 4 ³	2.5 AC.
Commercial ⁴	-	-	-	-	1.2 AC.
Elementary School	-	-	-	-	6.0 AC.
Parks & Parkettes	-	-	-	-	4.3 AC.
Open Space & Natural Heritage Features	-	-	-	-	33.6 AC.
Roads ⁵	-	-	-	-	14.4 AC.
Storm Water Management Pond	-	-	-	-	4.4 AC.
TOTAL	360 ⁶				93 AC.

DEVELOPMENT SUMMARY

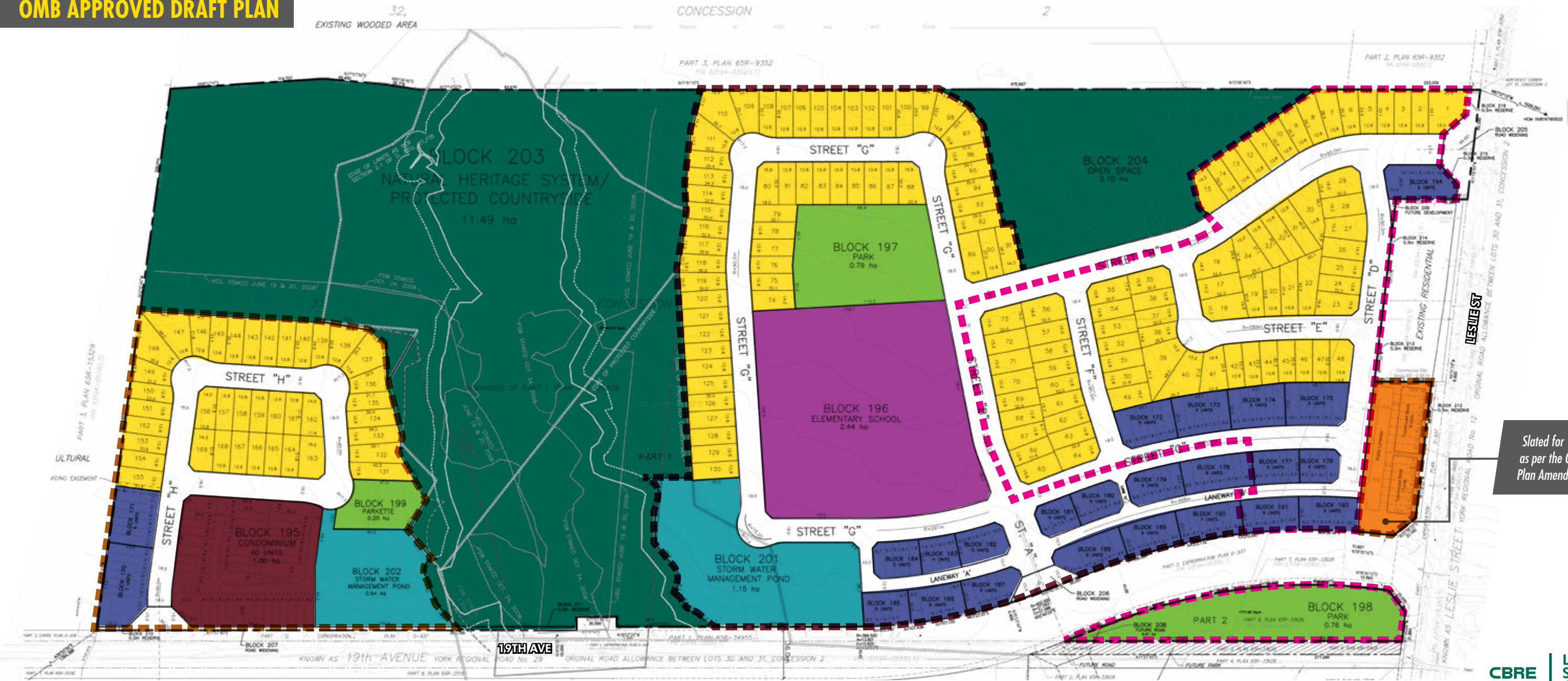
The draft plan and rezoning application submitted for the Site was OMB (now LPAT) approved in May 2018. As such, the Property is approved to develop a vibrant community with a mix of detached, townhouse and condominium units, as well as a block of commercial, parks and an elementary school block. Please see the Document Centre for the OMB decision and list of conditions.

In addition, the vendor submitted an OPA application to redesignate the commercial block in order to permit the development of 15 townhouses on 2 new blocks. The application was submitted in January 2019 and is currently under review with the Town of Richmond Hill. The total number of residential units that will be built is 360 along with a series of parks and open spaces, providing a balance between growth and the natural heritage features of the Site.

An elementary school block is also incorporated into the plan and will be transferred to the York Region District School Board. A cost sharing agreement is in place with the land owners of the North Leslie Secondary Plan. Please see the Document Centre for further information on all due diligence materials.

The Property is ideally located within the North Leslie Secondary Plan where significant development has already taken shape. The vision for the area is a series of thoughtfully planned neighbourhoods with a mix of residential densities, commercial, retail and institutional uses that will create a vibrant community connecting all of Richmond Hill. Currently, there are three active projects in the area that are cumulatively over 75% sold out since June 2017. There are six additional developments in the secondary plan area that are coming soon, including the subject property.

OMB APPROVED DRAFT PLAN



APPROVED

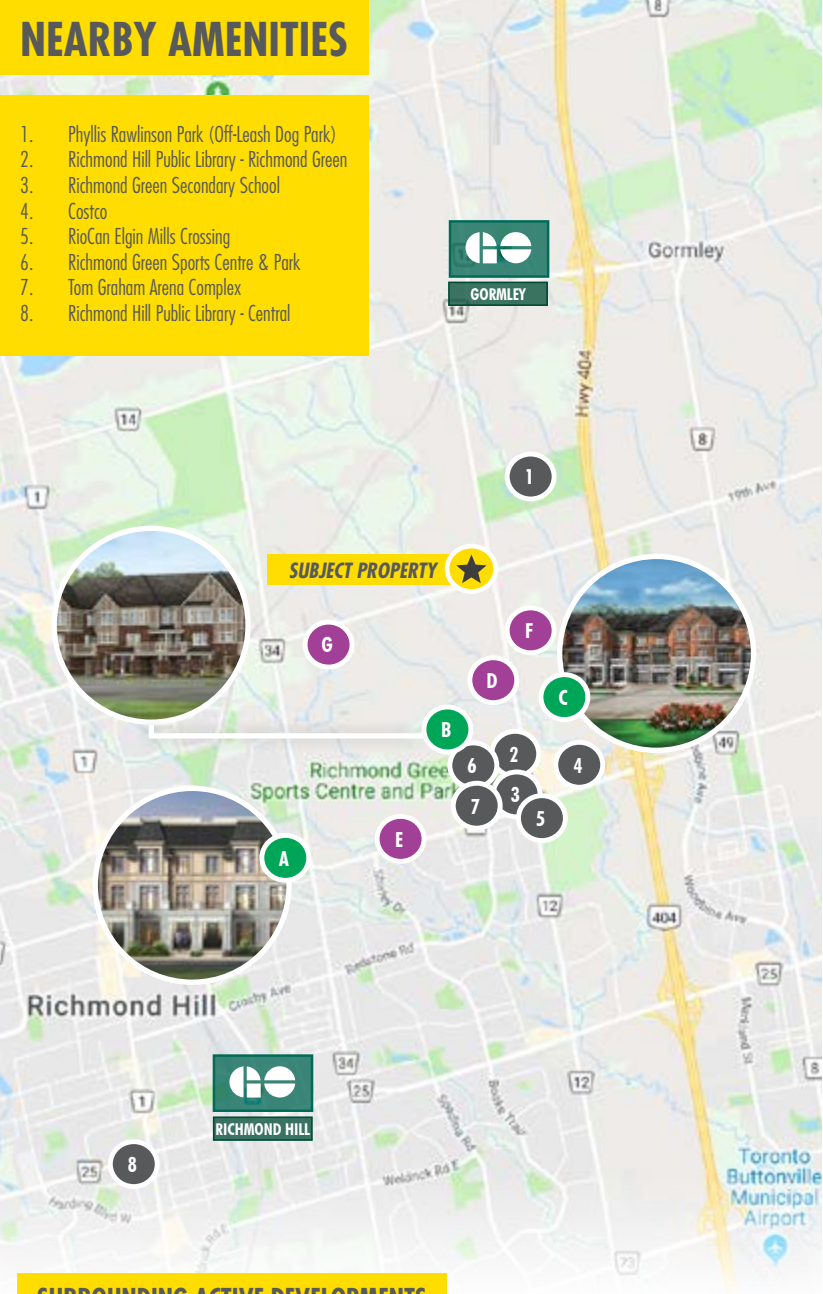
RESIDENTIAL DEVELOPMENT OPPORTUNITY



19TH AVENUE & LESLIE STREET, RICHMOND HILL

NEARBY AMENITIES

1. Phyllis Rawlinson Park (Off-Leash Dog Park)
2. Richmond Hill Public Library - Richmond Green
3. Richmond Green Secondary School
4. Costco
5. RioCan Elgin Mills Crossing
6. Richmond Green Sports Centre & Park
7. Tom Graham Arena Complex
8. Richmond Hill Public Library - Central



SURROUNDING ACTIVE DEVELOPMENTS

	Opening	Occupancy	Type	Unit Sizes (SF)	Unit Prices	Range (PSF)	Units	Sold (% Sold)
A Bayview Valley by Kalexia Developments and Sierra Building Group								
	2018-09-01	2021-09	Townhouse	1,788 - 3,447	\$999,000 - \$1,720,000	\$484 - \$719	41	19 (46%)
B Richmond Green by Mattamy Homes								
	2017-04-08	2018-12	Townhouse	1,138 - 1,850	\$845,990 - \$1,049,990	\$553 - \$743	181	176 (97%)
	2017-04-22	2018-12	Detached	2,464 - 3,145	\$1,899,990 - \$2,169,990	\$690 - \$739	30	29 (97%)
Richmond Green by Conservatory Group								
	2017-07-08	2019-01	Townhouse	1,866 - 3,230	\$729,990 - \$1,340,990	\$364 - \$708	82	42 (51%)
	2017-07-08	2019-01	Detached	2,818 - 3,989	\$1,649,990 - \$2,660,990	\$511 - \$585	7	3 (43%)
C Richlands by Fieldgate Homes, Arista Homes, Opus Homes and Deco Homes								
	2017-06-24	2018-09	Townhouse	1,595 - 3,195	\$1,097,890 - \$1,359,890	\$414 - \$688	98	75 (77%)
	2017-06-24	2018-09	Semi Detached	1,875 - 3,027	\$1,349,890 - \$1,521,890	\$497 - \$725	46	33 (72%)
	2017-06-24	2018-09	Detached	2,485 - 4,646	\$1,703,308 - \$2,383,890	\$542 - \$831	166	111 (67%)

OFFERING PROCESS

[CLICK TO VIEW WEBSITE](#)

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document

Centre must complete a CA and return it to: LSGGTA@CBRE.COM

OFFER SUBMISSIONS

Submissions can be made by email or hard copy to: **Mike Czystochowski****
416 495 6257
mike.czystochowski@cbre.com

DOCUMENT CENTRE

- » Confidential Information Memorandum (CIM)
- » 2017/2018 Property Taxes
- » Municipal Services Allocation
- » Allocation Phasing Plan
- » Arborist Report
- » Archaeological Letter
- » OMB Decision and Approvals
- » M-Plan
- » Cost Sharing Agreement
- » OMB Draft Plan (2018)
- » Environmental Impact Study and Hydrogeological Assessment
- » Functional Servicing Report
- » Geotechnical Report
- » Groundwater Control Investigation
- » Noise Control Feasibility Study
- » Phase 1 ESA
- » OPA Acknowledgement of Complete Application (2019)
- » Wetland Restoration Plan
- » Topographic Plan
- » Transportation Review Assessment
- » Sustainability Metrics
- » Survey
- » Master Environmental and Servicing Plan (MESP)
- » North West Leslie Architecture Control Guidelines



ALL OUTLINES ARE APPROXIMATE



CONTACT US

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*Sales Representative **Broker

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CONFIDENTIALITY AGREEMENT

19TH AVENUE & LESLIE STREET · RICHMOND HILL, ON

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group, has been retained by the vendor on an exclusive basis to arrange the sale of 19th Avenue and Leslie Street, Richmond Hill, ON (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, including, without limitation, the delivery of a confidential information memorandum (the "CIM"), the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction. We agree to read and examine all material provided by the vendor on the above-mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, including the CIM, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the CIM and the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

The buyer agrees to continue to work through the Land Services Group at CBRE Limited for the above-mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the buyer wishes to make any offer within said time-frame and the buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the buyer has acknowledged by signing below.

The buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The buyer and/or their representative will not at any time contact the vendor directly.

CBRE and the vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be original signed copy.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO LSGGTA@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

[†]PROPONENT NAME:	REPRESENTATIVE:
[†]COMPANY:	COMPANY:
[†]PRIMARY EMAIL:	PRIMARY EMAIL:
ADDITIONAL EMAIL:	ADDITIONAL EMAIL:
ADDITIONAL EMAIL:	ADDITIONAL EMAIL:
[†]DATE:	DATE:
[†]SIGNATURE: (I possess the authority to legally bind the Corporation)	SIGNATURE:

[†]REQUIRED FIELDS. **Broker, *Sales Representative

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