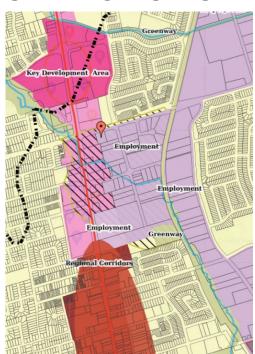


PLANNING INFORMATION



URBAN STRUCTURE OP LAND USE



conversion



Currently a proposal for a 35 storey building within the Yonge & Bernard

Under the New Provincial Policy Statement 2024, allows for conversion of

Review, as well as changing the definition of Employment to allow for such

Employment land to Mixed Use Residential outside a Municipal Comprehensive

EXISTING O.P. DESIGNATIONS

Primary uses include but are not limited to:

Major Offices up to 10 storeys
Hotels
Banquet Halls
Conference Centres

Commercial Auto Services

Secondary Uses Include:

Accessory Retail

Nurseries

Personal Services

OP Amendment 18.1

Allow Automotive Use such as Sales, Repair & Services

ZONING BY-LAW 66-71



RARE ZONING DESIGNATION

Richmond Hill currently zones this land as Industrial Class Zone 1 (I-C1) which allows for a variety of additional and unique uses including but not limited to:

Manufacturing
Warehousing
Storage
Banks
Restaurants
Recreational Facilities

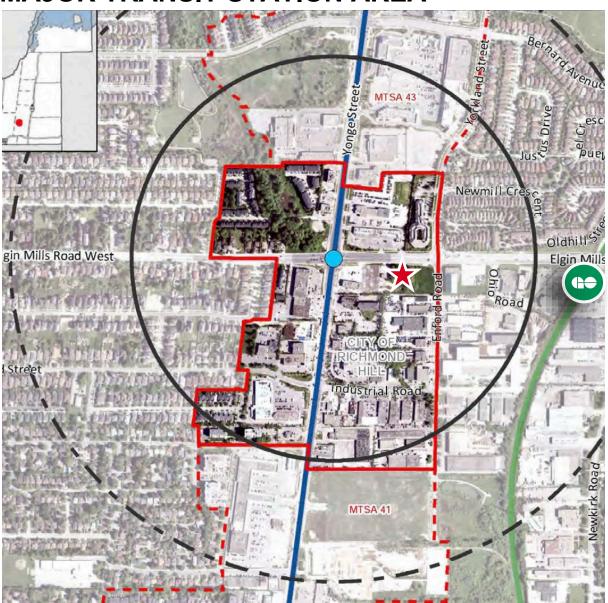
PROPERTY OVERVIEW: 41- 43 ELGIN MILLS RD, RICHMONDHILL Total Land: Approximately 2.37 Acres Frontage: 460 ft on Elgin Mills Rd 249.72 on Enford Rd PONGE ST DEVELOPMENT POTENTIAL Large site with 460' of frontage on Major Arterial Street with 36M ROW Designation Borders future key developments areas Yonge & Bernard (expected 2020) will be the new stop for a major BRT terminal on Yonge street and the subject site is within 600 metres from the upcoming station

49.72' ON ENFORD RD

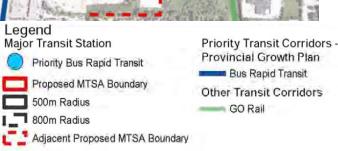


PLANNING INFORMATION

MAJOR TRANSIT STATION AREA



Property is identified as part of Yonge and Elgin Mills BRT MTSA Delineated Area

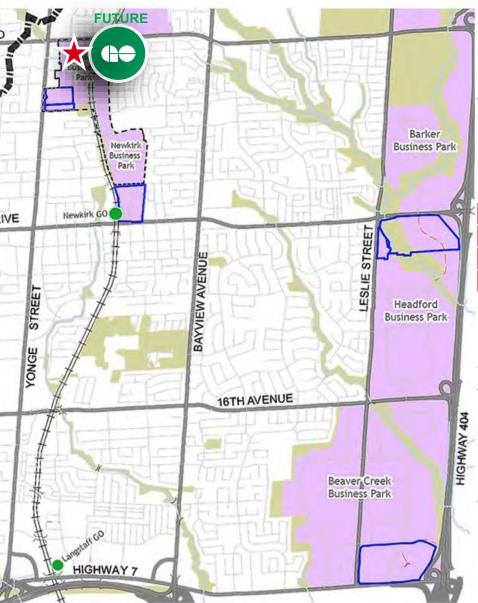


Density(People & Jobs per Hectare)

Current Density: 50

Minimum Density Target:

BIG MOVE: EMPLOYMENT AREA CONVERSION



CITY PLAN 2041

Employment areas are lands primarily designated for industrial uses (e.g.

manufacturing, distribution/logistics, transportation services) and office uses. While the majority of the employment areas within the City will continue to serve our long-term economic needs, this proposed "big move" aims to diversify five select employment areas to support a greater mix of land use and economic opportunities. The areas to convert include:

YONGE AND ENFORD ROAD

This area abuts Yonge Street and connects the historic downtown of Richmond Hill to the Yonge and Bernard Key Development Area

NEWKIRK AND MAJOR MACKENZIE This area includes a GO Station and is part of a larger Local Development Area that includes apartment buildings. This area has the potential to attract new residents and businesses with access to the GO Station and its location close to the historic downtown.

LESLIE AND MAJOR MACKENZIE This area is subject to a Minister's Zoning Order, which permits the development of various housing forms and provides the opportunity to locate long-term care and senior housing.

Properties Identified above are under conversion from Employment to Mixed Uses

YONGE/ELGIN MILLS GRADE SEPARATION AREA EA STUDY

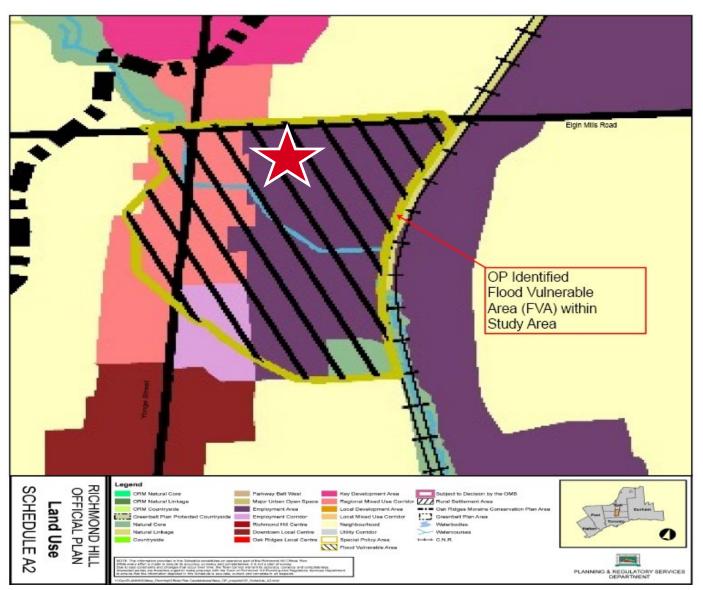
There is an EA study for Yonge/Elgin mill grade separation which was identified as a priority project within the York 160 region OP



FLOOD PLAIN MAP & EA STUDY COMPLETED



TOWN OF RICHMOND HILL OFFICIAL PLAN: LAND USE

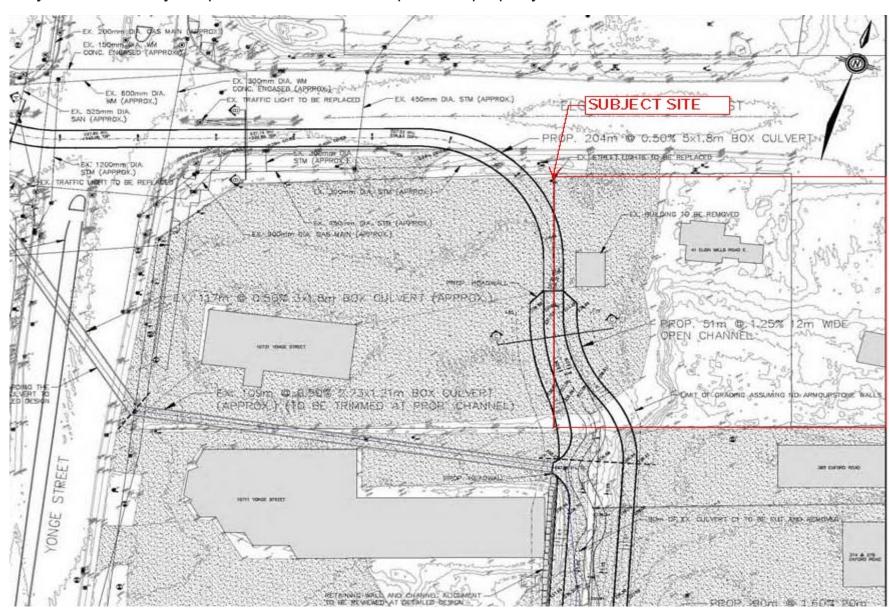




FLOOD PLAN

The property is designated as part of the Flood Vulnerable Area under the current OP. Municipal Class Environmental Assessment Flood Remediation Study was completed back in 2016. As part of the solution under the EA study a 5 m wide box culvert along Elgin Mills road is proposed to pass on the NW portion of the property. Then the channel is proposed to be widens to 12 m wide open channel as per the illustration on the bottom left side..

In the City's 2021 draft, 10yr. forecast the improvement works were presented as two separate projects. The first portion pertains to undertaking construction in 2026 within the Region's ROW estimated at \$10.6M near and within the Elgin Mills Rd and Yonge Street Intersection. This work is expected to be designed and constructed by the Region as part of the Region's Elgin Mills Grade Separation project, which is currently in the Environmental Assessment phase. This first portion of the works is within the City's 2022 draft 5yr Capital Forecast which impact this property.





OFFERING PROCESS

ADDITIONAL INFORMATION

A data room with detailed planning and supporting development materials has been created. Potential Purchasers requiring access to the data room must complete the Confidentiality Agreement and return it to the listing agents.

OFFER SUBMISSION

The Site is being offered unpriced, "As Is Where Is"
Seller seeks best price and terms based on the development potential
Reasonable Due Diligence

All offers are requested to be submitted to Arash Fatemi or Renato (Ron) Viele

LEAD ADVISORS

Arash Fatemi Com. Broker VP, Capital Markets Cell: 416.910.4726 afatemi@land-investmentgroup.ca Renato (Ron) Viele Com. Broker Sr. VP, Land & Investment Group Cell: 416.726.4358 rviele@land-investmentgroup.ca Tom Suleymanov Com. Broker Sales & Leasing Cell: 416.835.2593 tsuleymanov@land-investmentgroup.ca



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