



Residential Development Opportunity
with Draft Plan Approval



DUNCAN HILL HOMES



20 Semis
+ 6 Singles

YONGE STREET AND 16TH AVENUE • RICHMOND HILL, ON

Property Overview

Land Services Group, in conjunction with A1 Development and A1 Capital, is pleased to present an infill development opportunity in the luxurious Duncan Hill and Westwood residential area of Richmond Hill.

The project, Duncan Hill Homes, is located in the heart of Richmond Hill and includes backlotting with a new public road for 20 semi-detached and six detached homes.

Highlights



DESIRABLE NEIGHBORHOOD

Duncan Hill Homes is located in downtown Richmond Hill, adjacent to luxurious single-family homes valued at over \$5M.



EXCELLENT ACCESSIBILITY

Duncan Hill Homes is conveniently located minutes to VIVA stations, GO Transit, and Highways 7, 404, and 407.



LOW RISK INVESTMENT

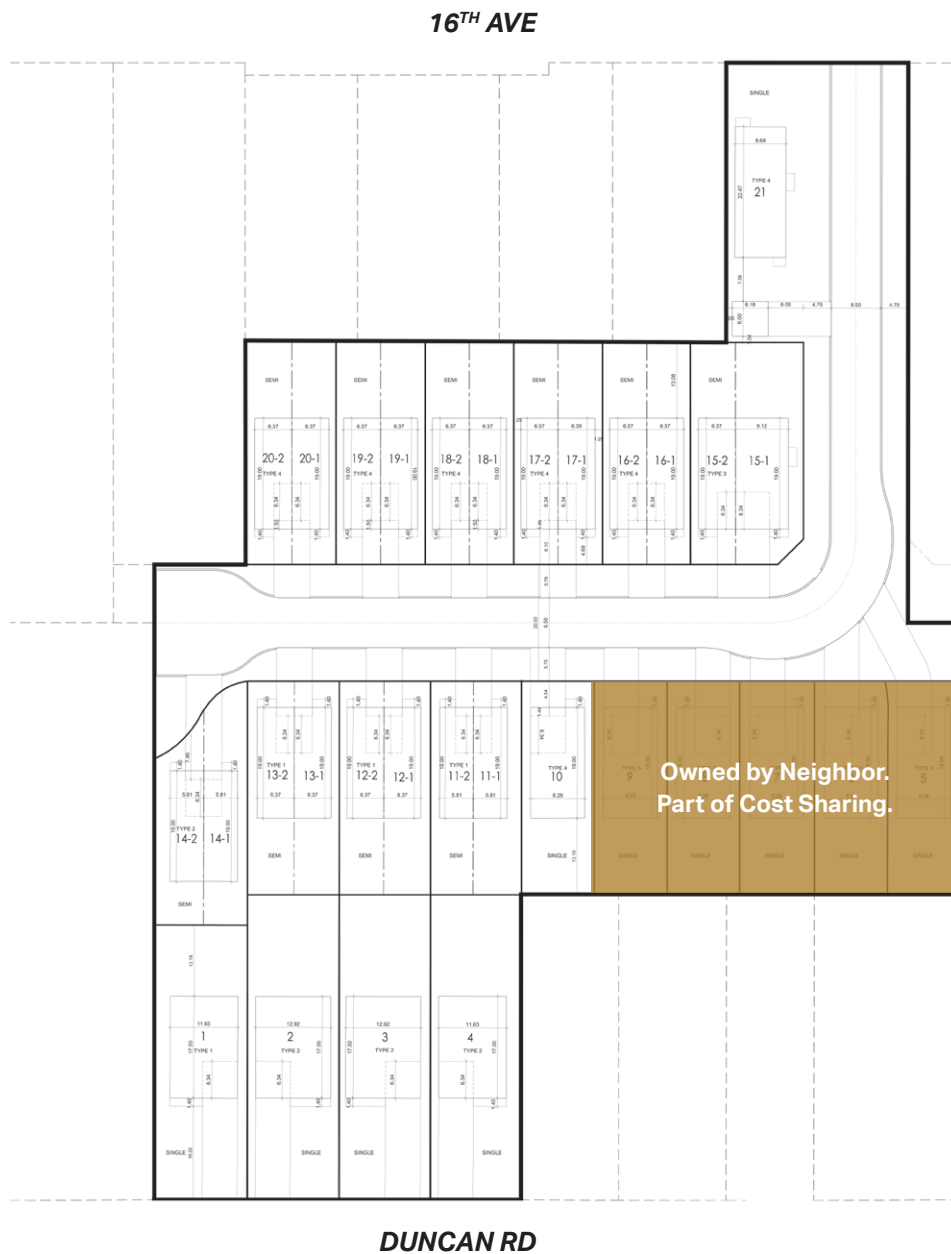
High sales volumes combined with positive feedback from the Town suggests a prosperous return on investment. Semi-detached units, which comprise one third of this project, typically have a high absorption rate.



Site Plan

Address	273, 283, 305 16 th Avenue; and 92, 94 Duncan Road
Lot Area	109,950 sq. ft. (2.5 ac.)
Buildable Area	76,407 sq. ft.
Zoning	Residential
Official Plan	Residential
Approval Status	Draft plan and zoning approval to be received by Q2 2022
Height	2 storeys
Total Units	26 Units (6 Single Detached, 20 Semi-Detached)

Note: This table is subject to minor changes based on City comments.



Land Data Sheet

Lot #	Unit #	Lot Type	Facing	Frontage (ft.)	Depth (ft.)	Lot Area (sq. ft.)	GFA* (sq. ft.)
01	01	Detached	South	51' – 7"	154' – 7"	8,026	4,263
02	02	Detached	South	51' – 7"	172'	8,875	4,688
03	03	Detached	South	51' – 7"	172'	8,875	4,688
04	04	Detached	South	51' – 7"	172'	8,841	4,304
10	10	Detached	North	41'	120' – 2"	4,930	3,856
11	11-1	Semi-Detached	North	27' – 1"	120' – 2"	3,257	2,322
11	11-2	Semi-Detached	North	24' – 2"	120' – 2"	2,903	2,316
12	12-1	Semi-Detached	North	26' – 3"	120' – 2"	3,161	2,422
12	12-2	Semi-Detached	North	25' – 4"	120' – 2"	3,041	2,422
13	13-1	Semi-Detached	North	25' – 4"	120' – 2"	3,041	2,422
13	13-2	Semi-Detached	North	26' – 4"	120' – 2"	3,161	2,422
14	14-1	Semi-Detached	North	24' – 8"	137' – 6"	3,235	2,322
14	14-2	Semi-Detached	North	27' – 8"	137' – 6"	2,905	2,316
15	15-1	Semi-Detached	South	38' – 2"	110' – 6"	4,691	3,478
15	15-2	Semi-Detached	South	25'	125' – 2"	3,129	2,346
16	16-1	Semi-Detached	South	25'	125' – 2"	3,132	2,480
16	16-2	Semi-Detached	South	25'	125' – 5"	3,135	2,446
17	17-1	Semi-Detached	South	25'	125' – 5"	3,140	2,512
17	17-2	Semi-Detached	South	25'	125' – 8"	3,143	2,512
18	18-1	Semi-Detached	South	25'	125' – 8"	3,146	2,480
18	18-2	Semi-Detached	South	25'	126'	3,150	2,446
19	19-1	Semi-Detached	South	25'	126'	3,154	2,512
19	19-2	Semi-Detached	South	25'	126' – 2"	3,156	2,512
20	20-1	Semi-Detached	South	25'	126' – 2"	3,155	2,480
20	20-2	Semi Detached	South	26' – 2"	126' – 2"	3,304	2,446
21	21	Detached	North	43' – 7"	126' – 2"	6,264	6,178

*Excluding basement

Note: This table is subject to minor changes based on City comments.

Comparable Developments

Detached

Semi-Detached

Presales

	Development	Address	Lot Frontage	Date of Occupancy	Starting Price
1	Angus Glen South Village	4134 16 th Avenue	50'	Oct. 1, 2023	\$3,670,000

Resales

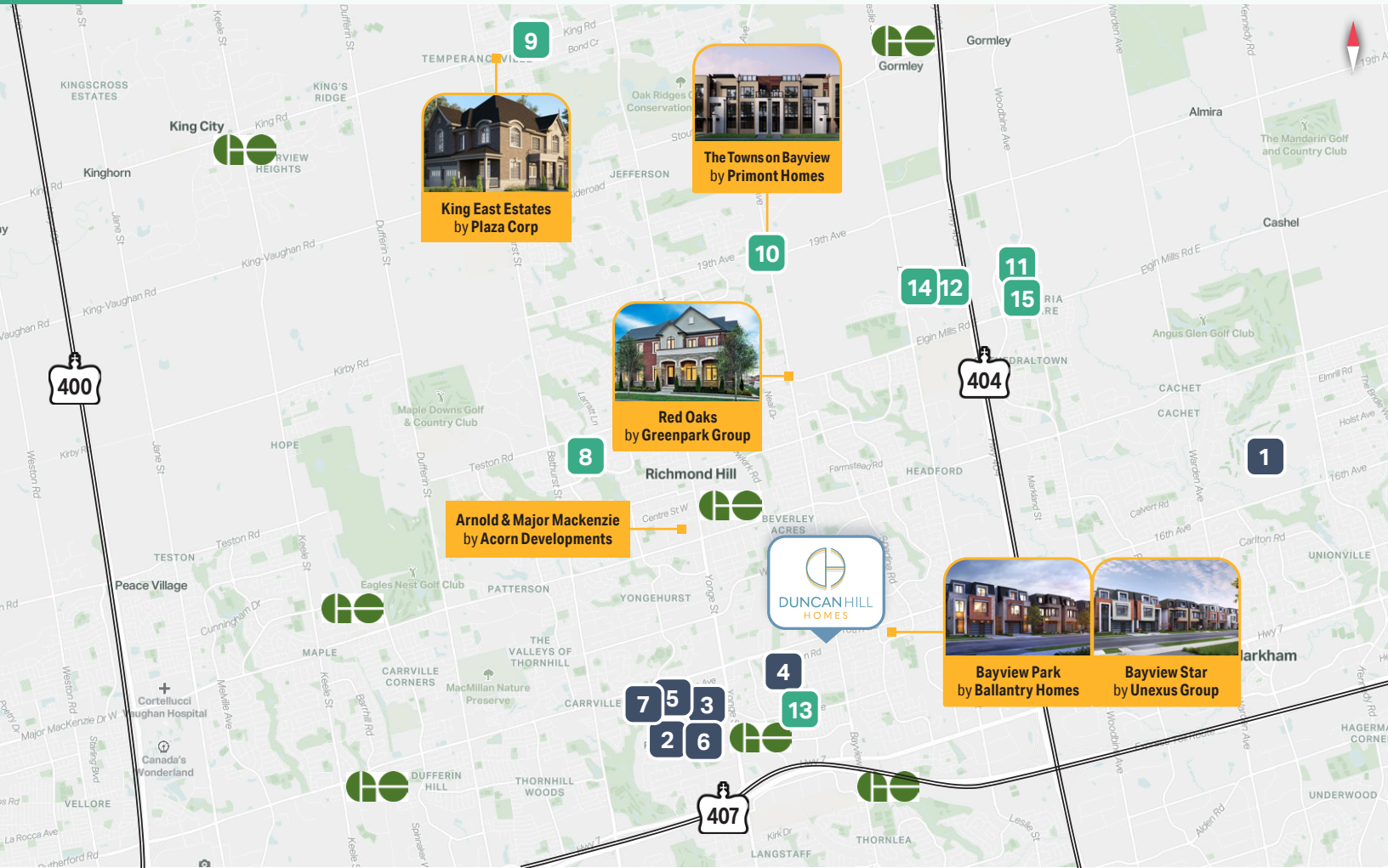
	Date Sold	Address	Lot Frontage × Depth	Building Age	Price
2	Currently Listed	45 Birch Avenue	53' × 189'	0-5 years	\$5,388,000
3	Jan. 2022	47 Oak Avenue	45' × 238'	0-5 years	\$4,090,000
4	Oct. 2021	146 Pathlane Road	62' × 128'	0-5 years	\$4,988,888
5	Oct. 2021	22 Petrolia Court	50' × 138'	0-5 years	\$4,150,000
6	Jul. 2021	42A Roosevelt Drive	50' × 150'	0-5 years	\$4,250,000
7	Mar. 2021	18 Birch Avenue	52' × 200'	0-5 years	\$4,018,000

Presales

	Development	Address	Lot Frontage	Date of Occupancy	Starting Price
8	Duchess of Oxford	251 - 259 Oxford Street	25'	Oct. 1, 2022	\$1,800,000
9	King East Estates Phase III	396 - 416 King Road	40'	Nov 1, 2022	\$2,194,990
10	The Towns on Bayview	Bayview Avenue/19 th Avenue	-	Late 2021	\$1,699,990

Resales

	Date Sold	Address	Lot Frontage × Depth	Building Age	Price
11	Currently Listed	24 Zeng Cheng Drive	26' × 89'	6-15 years	\$1,947,178
12	Currently Listed	61 Hilts Drive	28' × 90'	0-5 years	\$1,992,317
13	Feb 2022	1 Melville Street	19' × 95'	6-15 years	\$1,800,000
14	Feb 2022	46 Mallery Street	28' × 90'	0-5 years	\$1,810,800
15	Jan 2022	6 Bishop's Gate	26' × 89'	6-15 years	\$1,800,000



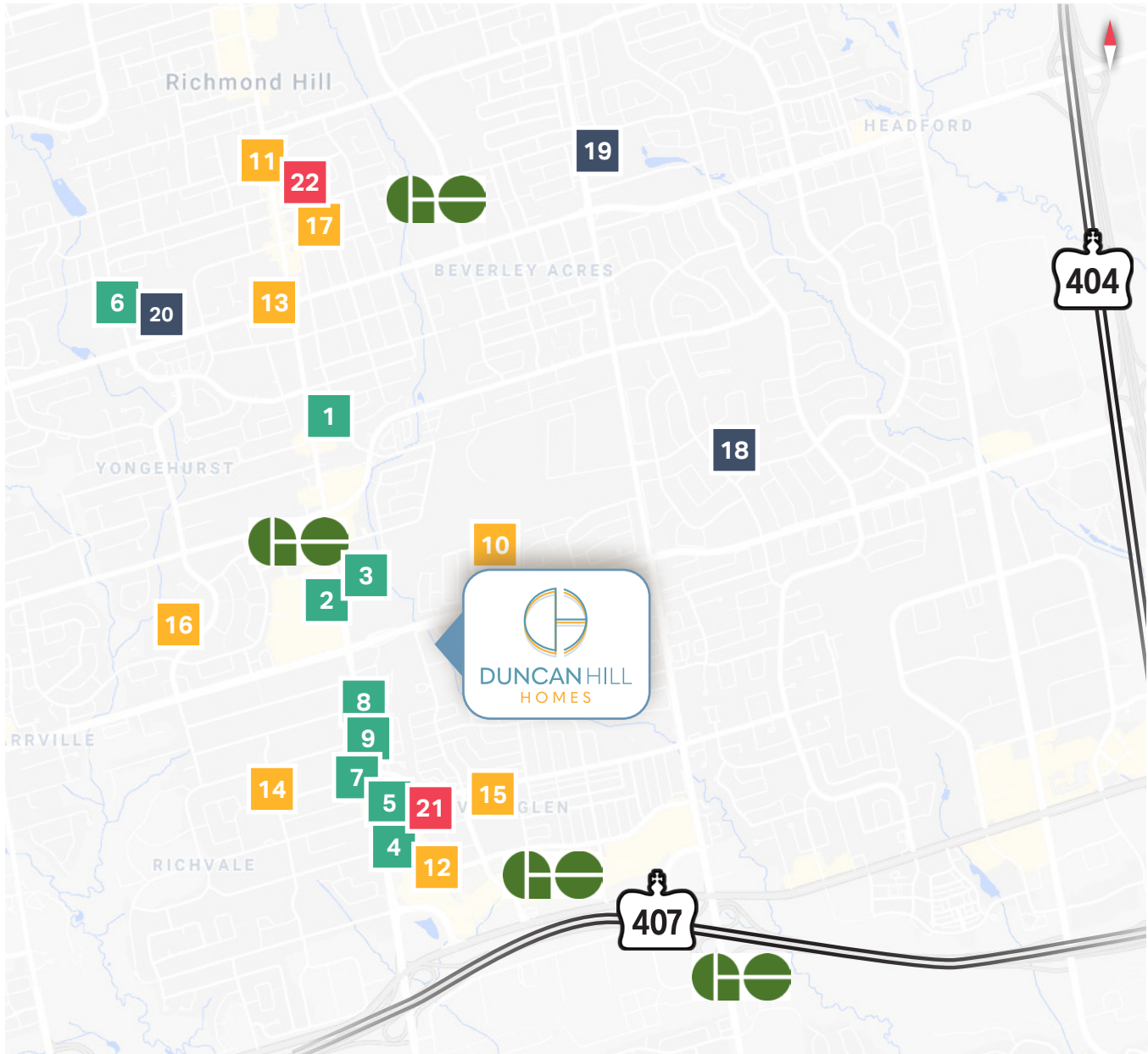
Location

Duncan Hill Homes is located in the heart of York Region's third most populous city, Richmond Hill. The site is surrounded by numerous amenities, such as parks, schools, and shopping centres for uptown convenience while remaining in close proximity to 400-series highways, granting accessibility throughout the GTA and downtown Toronto.



Local Amenities

Within 5 km of Duncan Hill Homes



Retail & Services	
1	Richmond Centre
2	Hillcrest Mall
3	NoFrills
4	LCBO
5	Canada Post
6	Mackenzie Health
7	Richmond Hill Health & Wellness
8	Grand Genesis Health
9	Richmond Hill Dental

Recreation & Entertainment	
10	David Dunlap Observatory
11	Richmond Hill Centre for the Arts
12	SilverCity
13	Richmond Hill Public Library (Central)
14	Richmond Hill Public Library (Richvale)
15	Langstaff Community Centre
16	Richvale Community Centre
17	Elgin Barrow Arena

Schools	
18	Bayview Hill Elementary School
19	Bayview Hill Secondary School
20	Alexander Mackenzie High School

Other	
21	Service Canada
22	Richmond Hill Heritage Centre

SALES PROCESS

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CONFIDENTIALITY AGREEMENT

Please complete the attached Confidentiality Agreement to receive access to the Duncan Hill Homes data centre, including full site plans, floor plans, renderings, and more.

Submit the completed CA to:
sales@landservicesgroup.ca

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OFFER SUBMISSION

Please submit all offers via email to:
sales@landservicesgroup.ca



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HOMES

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