

LAKEVIEW RESIDENCES

13572 & 13586 BAYVIEW AVENUE
RICHMOND HILL, ONTARIO

RESIDENTIAL DEVELOPMENT OPPORTUNITY



OVERVIEW



| | |
|----------------------|---|
| Address | 13572 and 13586 Bayview Avenue Richmond Hill, ON |
| Lot Size | 2.71 ac. |
| Frontage | 365 ft. on Bayview Ave |
| Height | 8 storeys |
| Units | 103 |
| Zoning | Residential |
| Official Plan | Residential condo units |
| Asking Price | Contact Us |

Land Services Group is pleased to offer an exclusive residential development opportunity in the City of Richmond Hill. Lakeview Residences, located at 13572 and 13586 Bayview Avenue, comprise 2.71 ac. of land located across Bloomington Downs Golf Course. Surrounded by quiet suburbs and picturesque wetlands, this lot is ideal for development into an eight-storey, 103-unit condominium or retirement residence totalling 144,239 sq. ft. in gross residential floor area.

The Lakeview Residences project benefits from numerous transportation options, including YRT and immediate proximity to the Hwy 404 via Bloomington Road. Nearby commercial amenities, golf clubs, parks, and lakes make this lot an excellent residential development and investment opportunity.



PROJECT STATISTICS (1/2)

1. SITE AREA

| Total Site Area | ac. | sq. m. | sq. ft. |
|-----------------------------------|-------------------|---------------------------|------------|
| Total Site Area | 2.71 | 10,977.00 | 118,155.44 |
| Vegetation Protection Zone | | 5,536.98 sq. m. | |
| Net Site Area | 1.34 | 5,440.02 | 58,555.89 |
| Total Lot Coverage | Site Area (sq. m) | Ground Floor Area (sq. m) | % |
| | 10,977.00 | 3,124.26 | 28.5 |
| FSI | Site Area (sq. m) | Ground Floor Area (sq. m) | Total |
| | 10,977.00 | 13,400.21 | 1.2 |

2. GFA (BY-LAW 313-96)

| Level | sq. m. | sq. ft. |
|------------------------------|------------------|----------------|
| Level 1 | 542.95 | 5,844 |
| Level 2 | 355.55 | 3,827 |
| Level 3 | 390.90 | 4,208 |
| Level 4 | 2,973.52 | 32,007 |
| Level 5 | 2,563.19 | 27,590 |
| Level 6 | 2,374.46 | 25,558 |
| Level 7 | 2,084.06 | 22,433 |
| Level 8 | 1,929.76 | 20,772 |
| MPH - Lobby | 185.82 | 2,000 |
| Total Residential GFA | 13,400.21 | 144,239 |

3. SALEABLE/LEASABLE AREA

| Level | sq. m. | sq. ft. |
|----------------|-----------------|----------------|
| Level 1 | 0.00 | 0 |
| Level 2 | 0.00 | 0 |
| Level 3 | 0.00 | 0 |
| Level 4 | 2,400.91 | 25,843 |
| Level 5 | 1,990.57 | 21,426 |
| Level 6 | 1,882.84 | 20,267 |
| Level 7 | 1,828.03 | 19,677 |
| Level 8 | 1,708.05 | 18,385 |
| Total | 9,810.40 | 105,598 |

4. PROPOSED AMENITY AREA

| Amenity Type | Level | Ratio (sq. m/unit) | sq. m. | sq. ft. |
|------------------------------------|---------|--------------------|---------------|--------------|
| Indoor Amenities | 4 | | 303.10 | 3,263 |
| | 6 | | 162.13 | 1,745 |
| Total Indoor Amenity Area | | 4.52 | 465.23 | 5,008 |
| Outdoor Amenities | 6 | | 29.29 | 315 |
| | Mech/PH | | 337.18 | 3,629 |
| Total Outdoor Amenity Area | | 3.56 | 366.47 | 3,945 |
| Total Amenity Area Proposed | | 8.07 | 831.70 | 8,952 |

PROJECT STATISTICS (2/2)

5. UNIT COUNT

| Level | 1 BR. | 1 BR. + DEN | 2 BR. | 2 BR. + DEN | 3 BR. | Units/Level | Total |
|--------------------|-------|-------------|-------|-------------|-------|-------------|-------|
| Level 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 4 | 2 | 10 | 3 | 5 | 5 | 25 | 25 |
| Level 5 | 3 | 10 | 4 | 3 | 3 | 23 | 23 |
| Level 6 | 3 | 9 | 3 | 3 | 3 | 21 | 21 |
| Level 7 | 2 | 7 | 2 | 3 | 4 | 18 | 18 |
| Level 8 | 2 | 2 | 1 | 6 | 5 | 16 | 16 |
| Total Units | | | | | | | |

6. PARKING

| Parking Ratio Required | Qty. | Parking Ratio | Parking Spaces | | |
|-------------------------------|------------|---------------|----------------|----------|----------------|
| 1 Bedroom | 50 | 1.25/unit | 63 | | |
| 2 Bedroom | 33 | 1.50/unit | 50 | | |
| 3 Bedroom | 20 | 1.75/unit | 35 | | |
| Visitors | 103 | 0.25/unit | 26 | | |
| Total Parking Required | | | 174 | | |
| Parking Provided | Residents | Visitors | Small Car | Standard | Parking Spaces |
| Level 1 | 23 | 26 | 0 | 50 | 49 |
| Level 2 | 65 | 0 | 0 | 65 | 65 |
| Level 3 | 68 | 0 | 2 | 66 | 68 |
| Total Parking Provided | 156 | 26 | | | 182 |

7. BICYCLE PARKING

| Bicycle Parking Proposed | Horizontal | Total Bicycle Parking Spaces |
|---------------------------------------|------------|------------------------------|
| Level 1 | 30 | 30 |
| Level 2 | 47 | 47 |
| Total Bicycle Parking Proposed | | 77 |



COMPARABLE DEVELOPMENTS



CONDOMINIUMS PRESALES & REGISTRATIONS

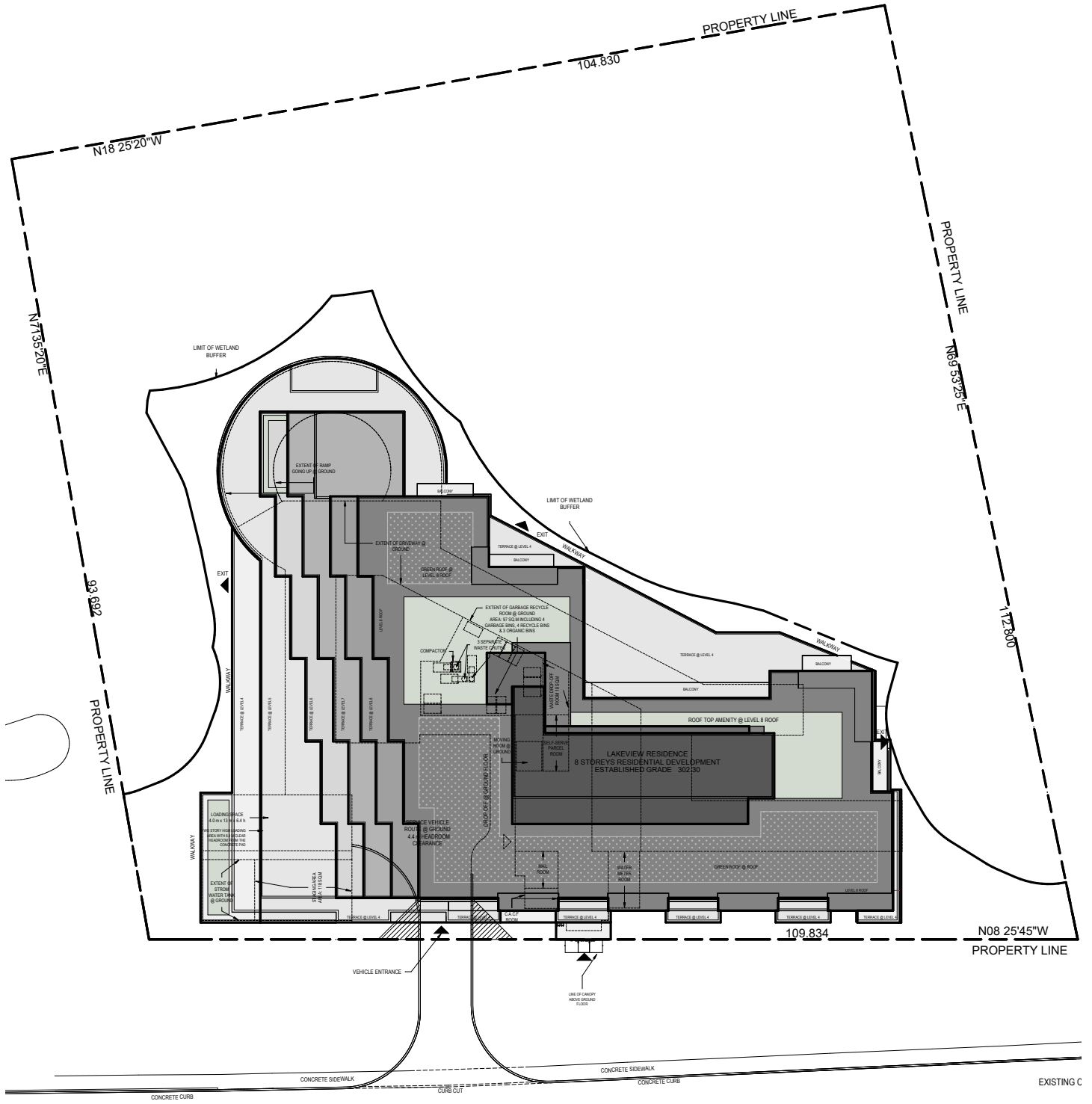
| Development | Developer | Units | Starting Price |
|-----------------------------------|---|-------|-----------------|
| 1 120 Metcalfe St | Atria Development | 379 | Preconstruction |
| 2 Polo Club Condos | Royalpark Homes | 300 | Preconstruction |
| 3 Leslie & Wellington | Vermillion Developments | - | Preconstruction |
| 4 Cartier Condos | Spotlight Development | - | Preconstruction |
| 5 Y825 | Metroview Developments | 452 | Preconstruction |
| 6 King Terraces | Zancor Homes | 280 | \$679,990 |
| 7 Elgin East Phase I | Sequoia Grove Homes | - | \$889,900 |
| 8 The Courtyards at Cathedraltown | Cathedraltown Courtyard 1 Limited Partnership | 103 | \$682,900 |

CONDOMINIUMS DEVELOPER SOLD OUT

| Development | Developer | Units | Listed Price* |
|----------------------------------|---------------------------------|-------|---------------------|
| 9 The Sorrento Condominium | Armour Heights Developments | 96 | \$468,490 - 989,990 |
| 10 Bristol Condos | New Era Developments | 176 | \$321,990 - 637,863 |
| 11 Elgin East Phase II | Sequoia Grove Homes | - | \$432,900 - 789,900 |
| 12 Renaissance of Richmond Hill | Tridel | 104 | \$795,000 |
| 13 Garden Court Condos | Mattamy (Monarch) Limited | 88 | \$394,490 - 421,490 |
| 14 The Residences of Spring Hill | Rossbro Development Corporation | 68 | \$445,900 - 553,900 |
| 15 Centro Condos | Kaitlin Corporation | 95 | \$329,990 - 781,340 |

*LAST LISTED PRICE, MARCH 2022

SITE PLAN

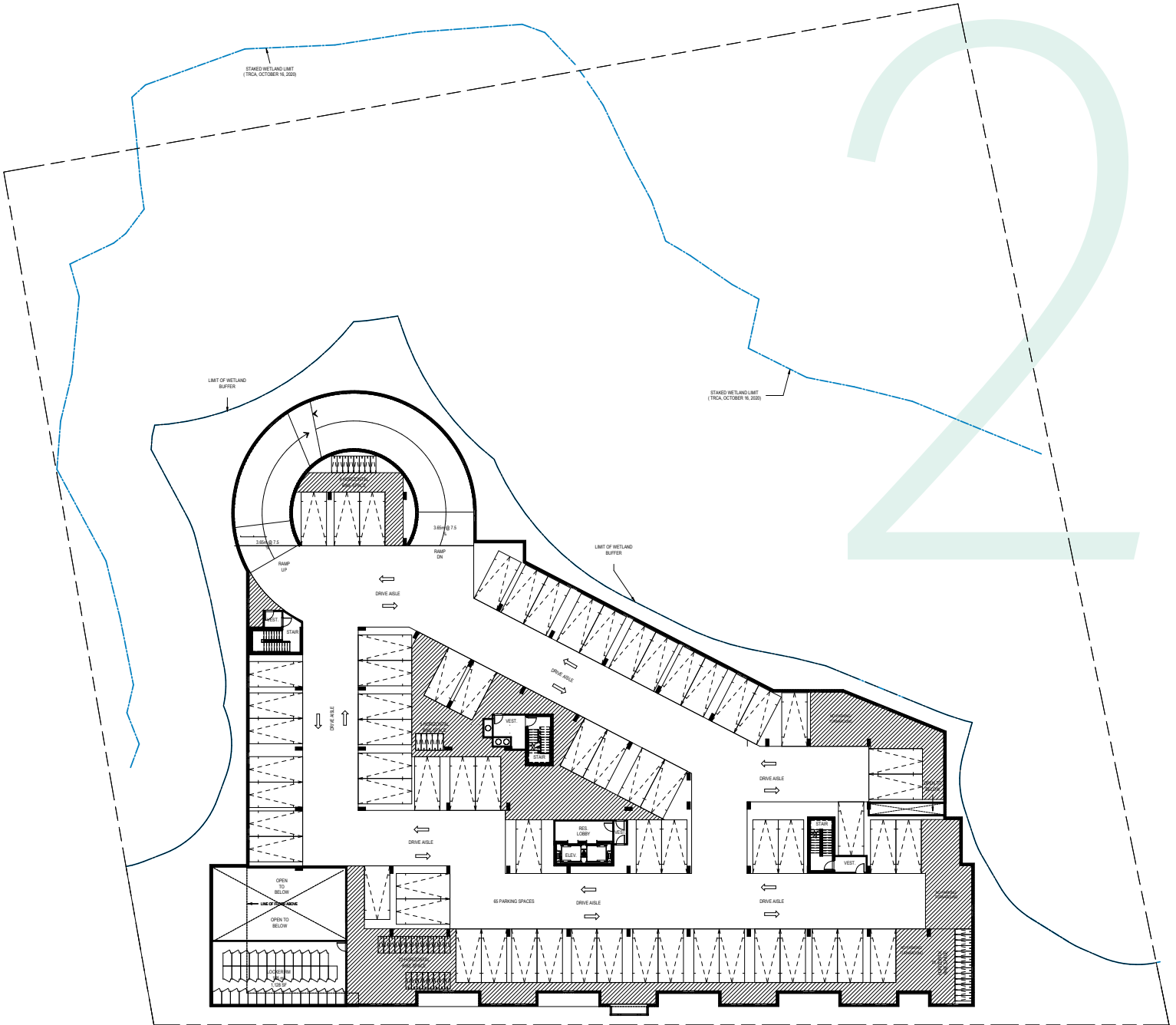


Bayview Ave

GROUND FLOOR



LEVEL 2



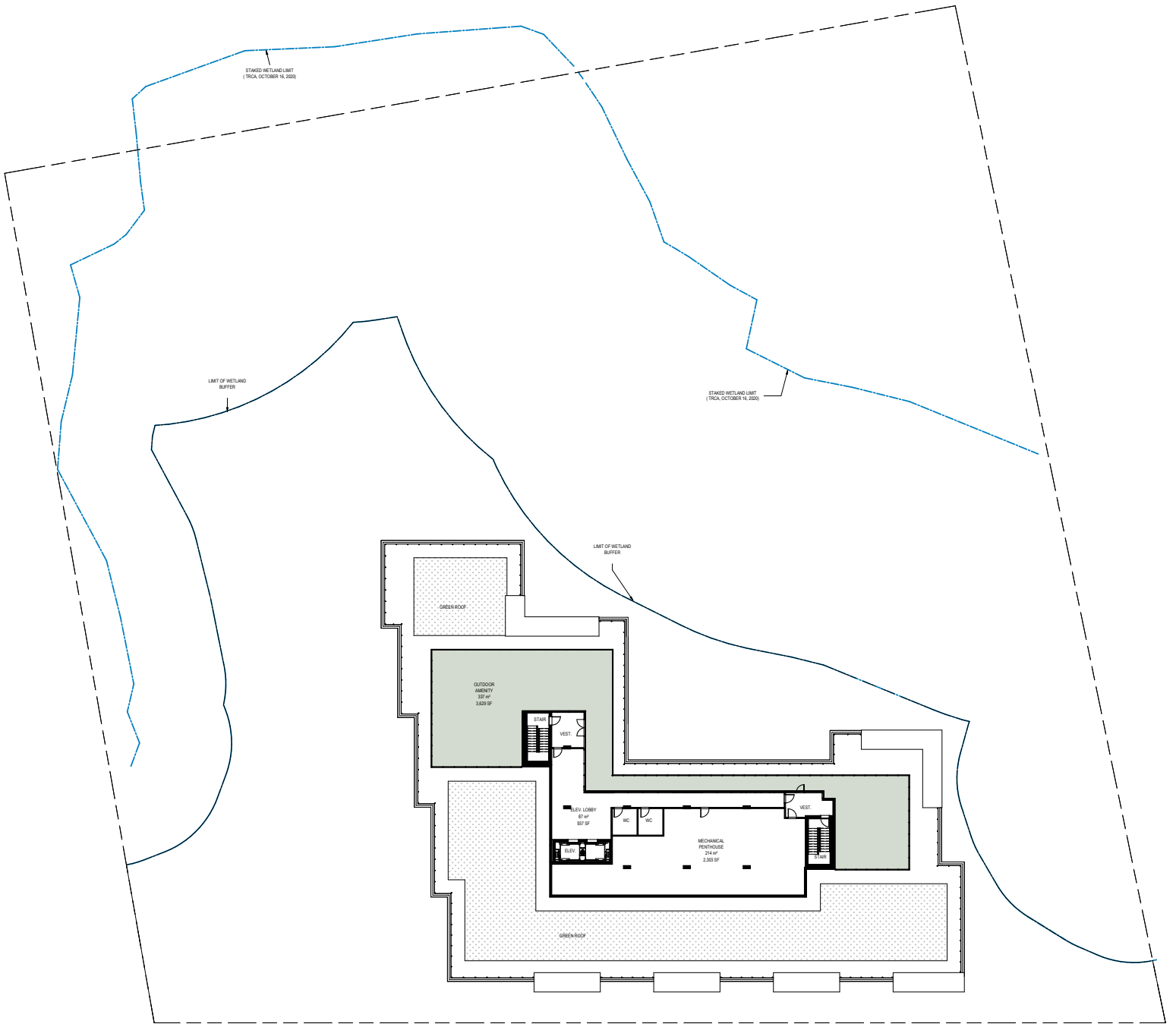
LEVEL 5



LEVEL 8



ROOF



EXTERIOR ELEVATIONS



East Elevation



West Elevation



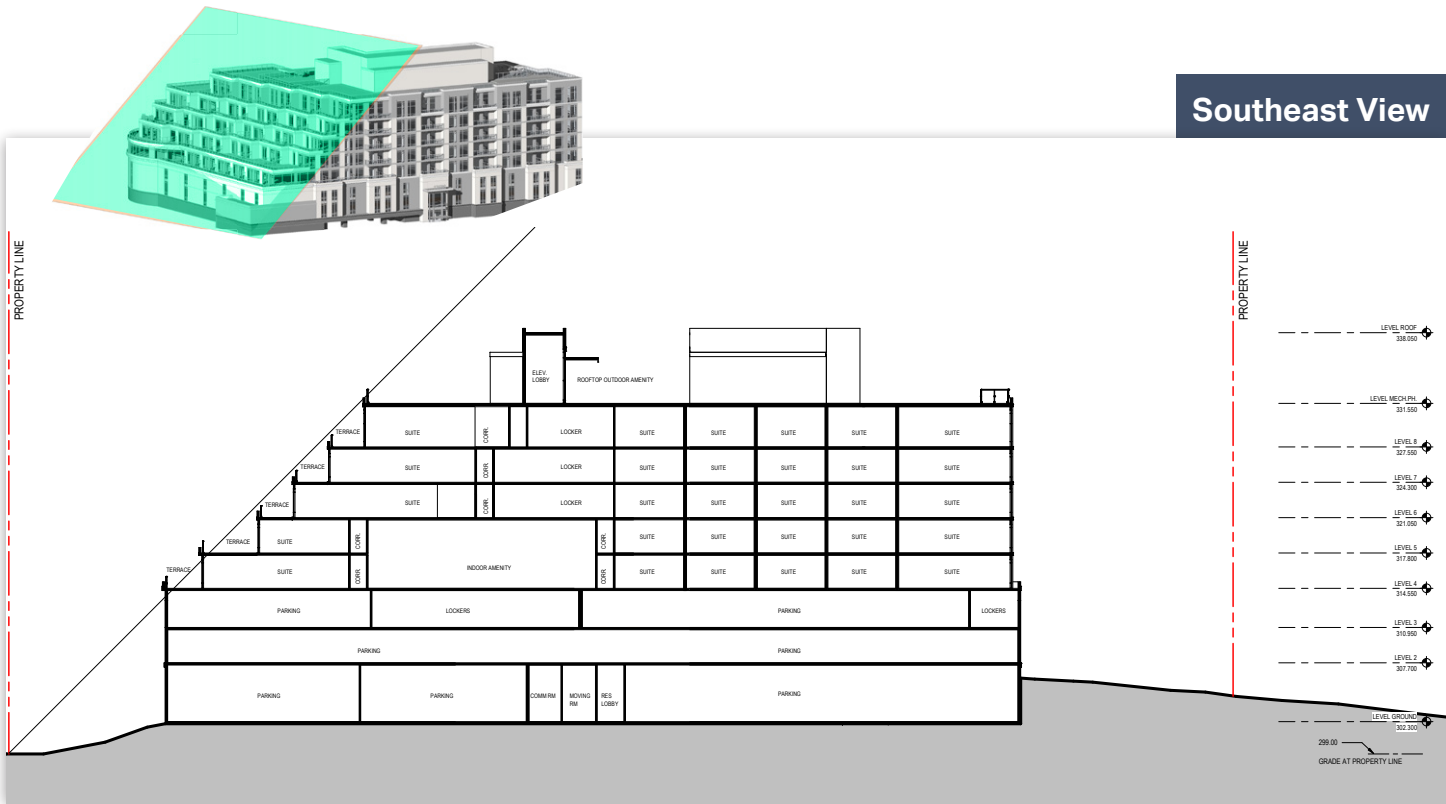
North Elevation



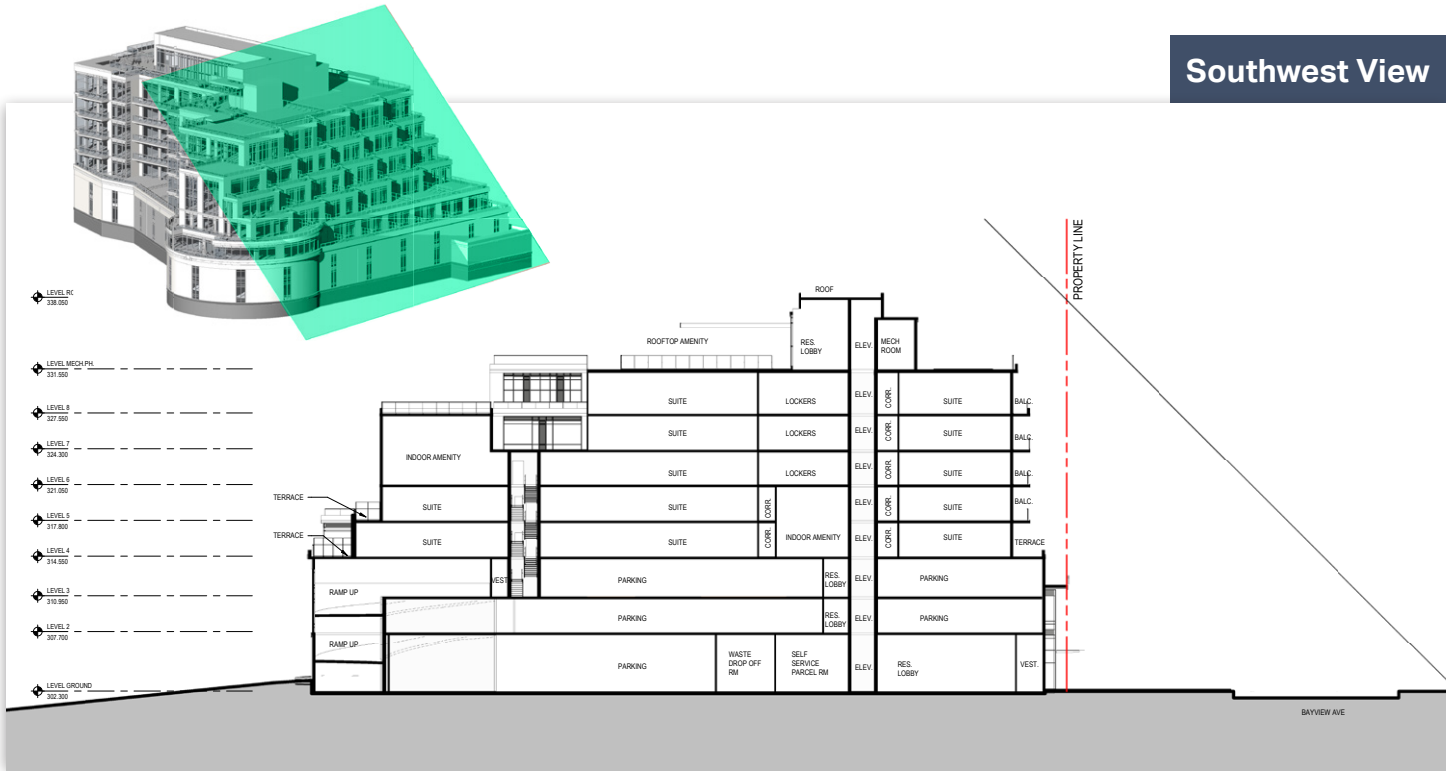
South Elevation

BUILDING SECTIONS

Southeast View



Southwest View



PURCHASING PROCESS

1

CONFIDENTIALITY AGREEMENT

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

Submit the completed CA to:
sales@landservicesgroup.ca.

2

OFFER SUBMISSION

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



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