

# APPROVED RESIDENTIAL

## Development Opportunity



ZONING IN PLACE FOR  
**40** Stacked  
Townhouse  
Units

ALL OUTLINES ARE APPROXIMATE



# APPROVED RESIDENTIAL Development Opportunity

345 & 351 Davis Drive · Newmarket, ON  
(The "Site" or "Property")

**Acreage** ±0.73 acres

**Frontage** ±144 feet on Davis Drive

**Depth** ±230 feet

**Land Use** Urban Centres Secondary Plan

**Secondary Plan** Mixed Use Area

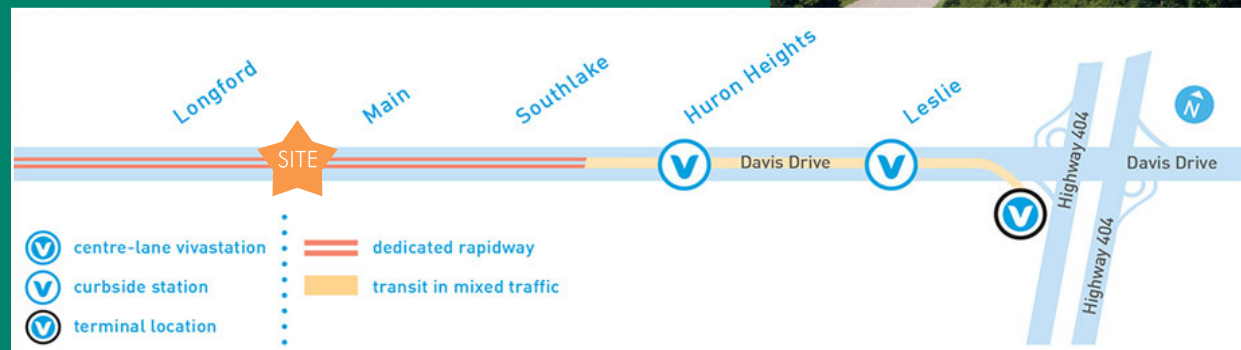
## Transit

The Site is well serviced by multiple transit options, including vivaNext, York Region Transit and GO transit providing service to Union Station, Yorkdale Bus Terminal, and north towards Barrie. Local transit is also highly accessible and convenient, with the new vivaNext rapid transit service that travels along Davis Drive, making frequent stops across the town.



Metrolinx is currently undergoing a significant transit infrastructure initiative known as the Regional Express Rail Project ("GO RER"). GO RER will transform the existing GO rail system significantly by introducing 30 to 60-minute two-way service between Union Station and Allandale Waterfront Station. This initiative will substantially benefit all commuters as it will lead to reduced travel times, congestion relief, more frequent transit options and improved access to employment, education and other goods and services. Newmarket GO Station is serviced by this route.

## VIVA Davis Drive Rapidway



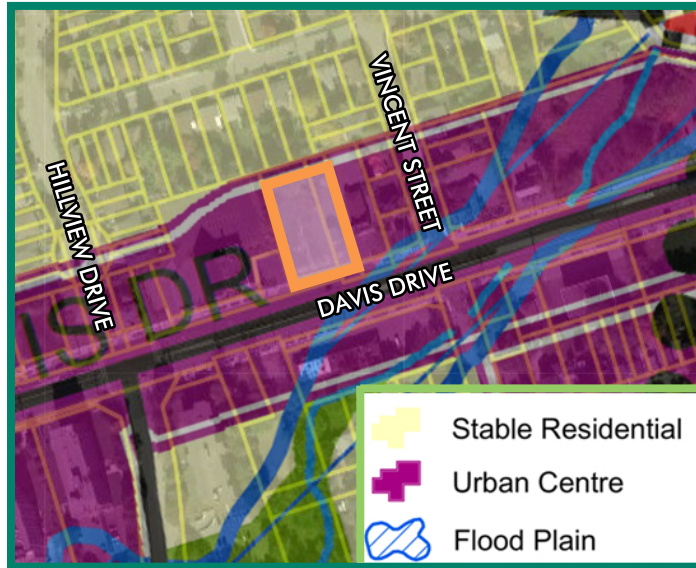
The Site is located steps away from Historic Main Street Newmarket. Recently awarded in 2016 with the Great Places in Canada Award, Main Street Newmarket has been identified as a core area that brings tremendous value to both residents and visitors. Efforts to revitalize Main Street have led to the continued vibrancy, liveability and dynamism of Downtown Newmarket. Home to numerous local private and public amenities such as local artisan markets, pubs, and restaurants, any future residential development will stand to benefit from the proximity to the historic Main Street.





# Planning and Land Use

## Official Plan



The Property is located within the boundaries of the Urban Centres Secondary Plan, and is designated as a Mixed Use Area within the Davis Drive character area. The majority of the municipality's growth will occur through the redevelopment of the Yonge Street and Davis Drive corridors.

The Davis Drive character area plans for a build out of approximately 4,200 people and 2,000 jobs and is envisioned to be a low-midrise community. The total Gross Floor Area of residential uses shall be 70%, with the remaining 30% allocated for commercial and employment uses.

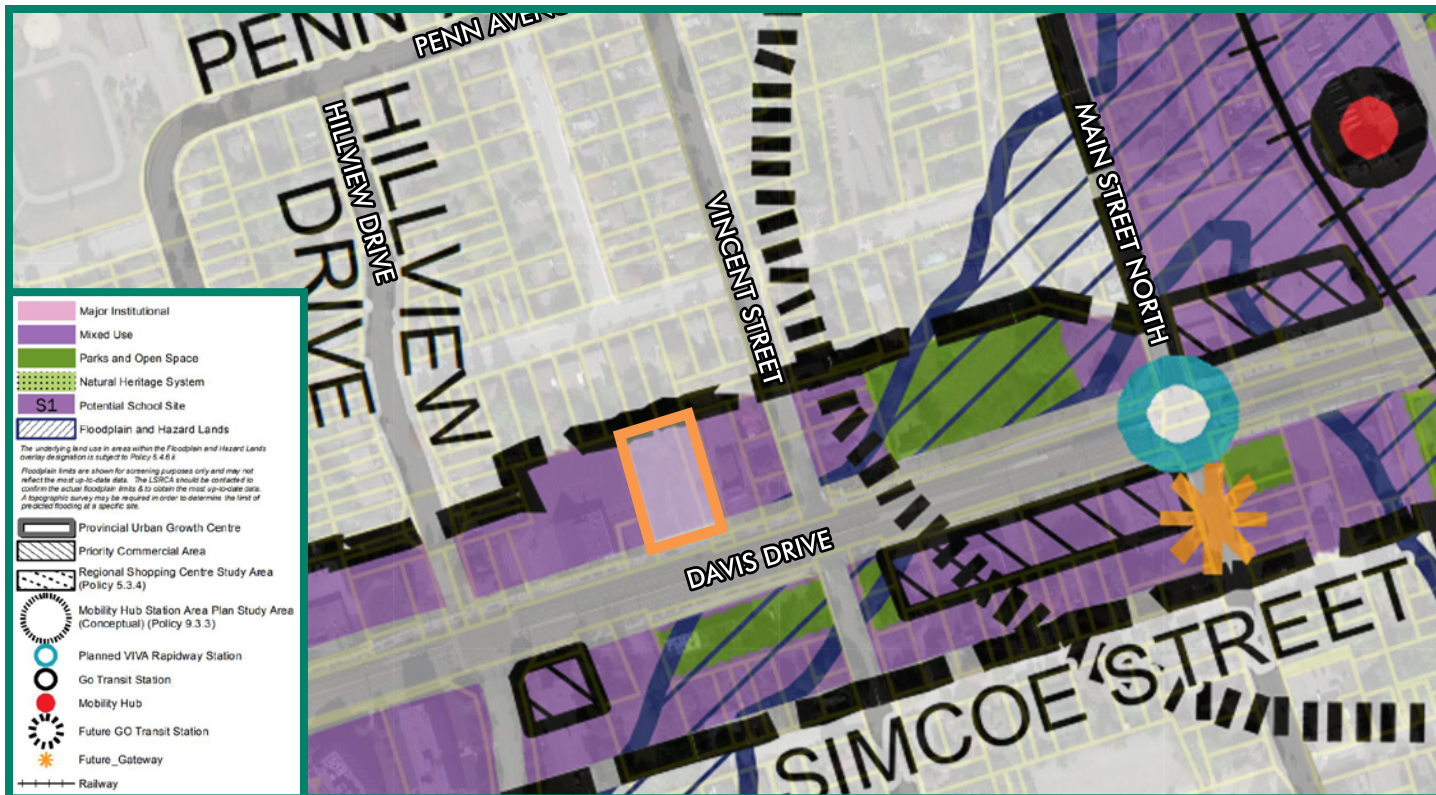
A majority of Newmarket's higher density built forms and commercial activity will continue to focus on Yonge Street, and the Davis Drive Corridor will accommodate the City's low-midrise residential redevelopment; ultimately revitalizing the existing residential built forms north and south of Davis Drive. Growth in this corridor is intended to create a seamless transition to the surrounding residential and to the commercial epicentre of Yonge Street.

The Property is located within the Yonge-Davis Urban Growth Centre, as defined by the Province's Growth Plan for the Greater Golden Horseshoe, the York Region Official Plan, and the Town of Newmarket Official Plan.

Pursuant to the Davis Drive Corridor Area, the Property is subject to specific building height regulations and density requirements, all of which were met in the proposed application.

FSI = 1.5 to 2.0      Height — 2 to 6 Storeys

## Secondary Plan



# Davis Drive Corridor



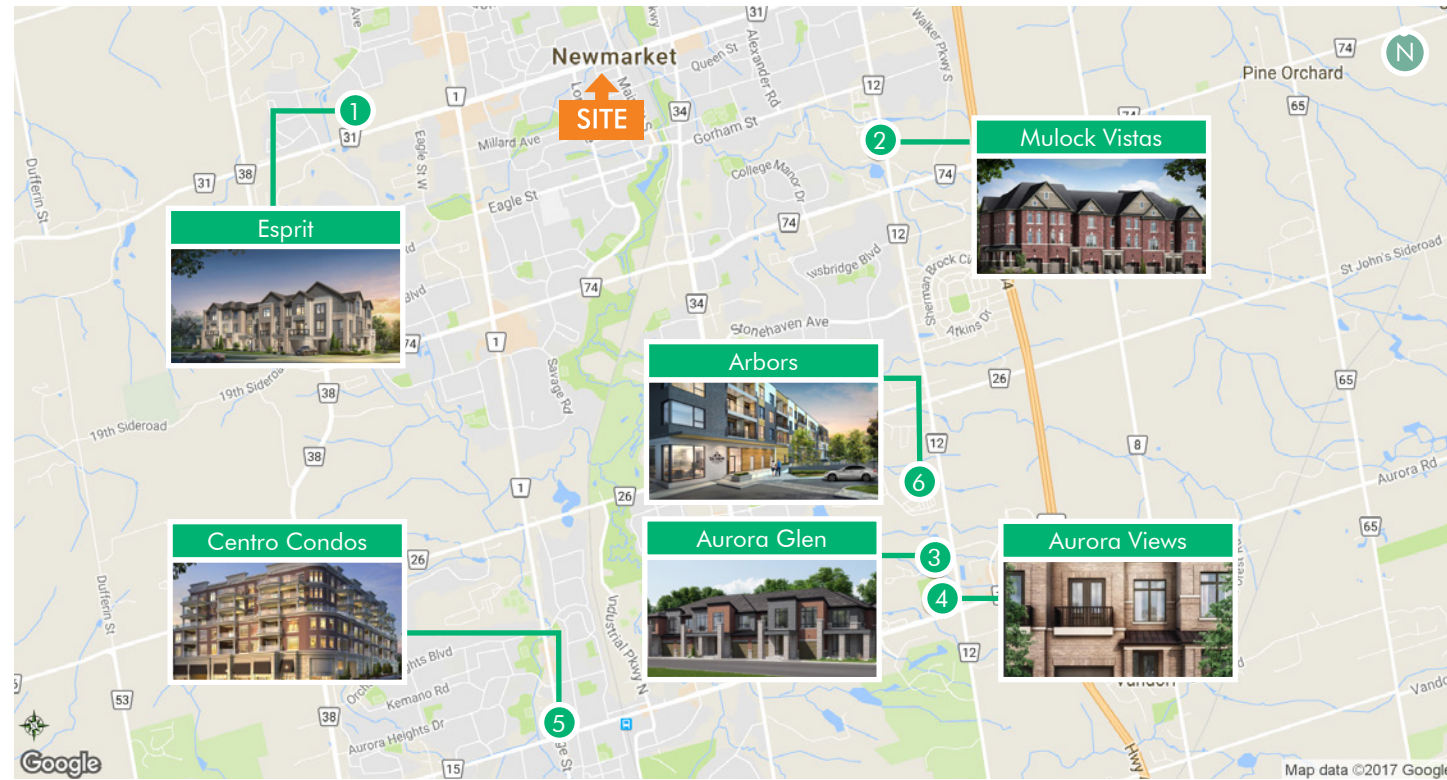
**SOUTHLAKE REGIONAL HEALTH CENTRE**

Full service hospital with a regional, clinically advanced focus, providing advanced levels of care to the more than one million people

On average - 3000 employees, 540 physicians, 900 volunteers



# Development Activity



DEVELOPMENT	TYPE	OPENING	UNIT SIZES (SF)	UNIT PRICES	PSF RANGE	UNITS (SOLD %)	SOLD OUT
<b>NEWMARKET</b>							
1 Esprit by Sundial Homes	Townhouse	Mar-16	1,030 - 1,808	\$569,990 - \$694,990	\$376-\$553	60 (100%)	Jul-16
1 Esprit by Sundial Homes	Townhouse	Mar-16	1,537-2,606	\$694,990 - \$1,084,990	\$338 - \$475	82 (91%)	Active
2 Mulock Vistas by Falconcrest Homes	Townhouse	Feb - 16	1,280 - 2,445	\$577,990 - \$719,990	\$278 - \$452	73 (100%)	Jun-16
<b>AURORA</b>							
3 Aurora Glen by Lindvest	Townhouse	Mar-17	1,725 - 2,440	\$899,900 - \$1,019,990	\$418 - \$522	72 (68%)	Active
4 Aurora Views on Wellington by Treasure Hill	Townhouse	Apr-15	2,030 - 2,340	\$679,900 - \$789,900	\$305 - \$375	24 (100%)	Jul-15
5 Centro Condos by Kaitlin Corporation	Apartment	Oct-11	695 - 1,359	\$442,490 - \$781,340	\$575 - \$670	95 (100%)	Jun-17
6 Arbors by Brookfield Residential	Apartment	Sep-15	691 - 1,436	\$379,990 - \$764,990	\$513 - \$561	182 (100%)	May-17

(RealNet, 2017)



# Development Approval

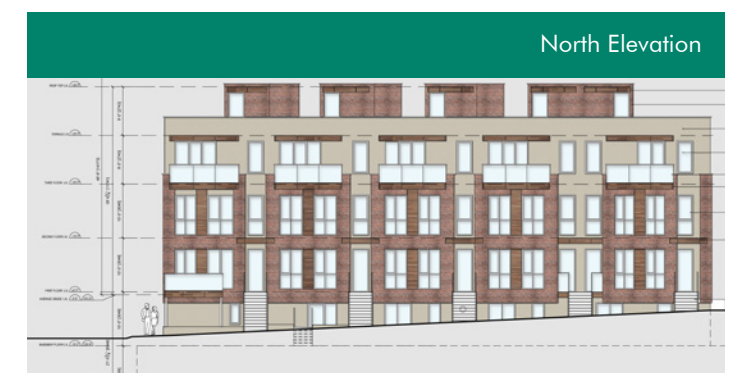
## APPROVED STACKED TOWNHOUSE DEVELOPMENT FOR 40 UNITS

A zoning by-law amendment was submitted in 2013 to rezone the site to Regional Urban Centre (UR-R) with site specific policies. This rezoning application was approved in June 2016 and allows for 40 stacked townhouses with a maximum building height of 14.2 metres. The minimum permitted FSI is 1.0 while the maximum permitted FSI is 1.4. This results in a buildable GFA between 32,234 and 44,518 square feet. The site is currently in the process of site plan approval. The most recent resubmission was submitted in September 2017. The detailed statistics for this submission are included below.



Site Plan Resubmission Statistics - September 2017

Blocks	1	2
Total Units	20	20
Total GFA	21,330.95 SF	21,201.67 SF
Garbage Collection	379.64 SF	
Stairs 1	178.57 SF	
Stairs 2	161.78 SF	
Underground Parking	50 spaces	
Total GFA of All Buildings	42,532.62 SF	
Floor Space Index	1.34	





**Confidentiality Agreement**

Potential purchasers that require access to the Document Centre must complete a CA and return it to LSGGTA@CBRE.COM

**Document Centre**

- Architectural Drawings
- Site Plan Application
- Zoning By-law Amendment/Approval
- Phase 1 ESA
- Hydrant Flow Test Report
- Tree Inventory and Arborist Report
- Servicing Allocation
- Transportation Study
- Servicing and Grading Plan
- Geotechnical Study

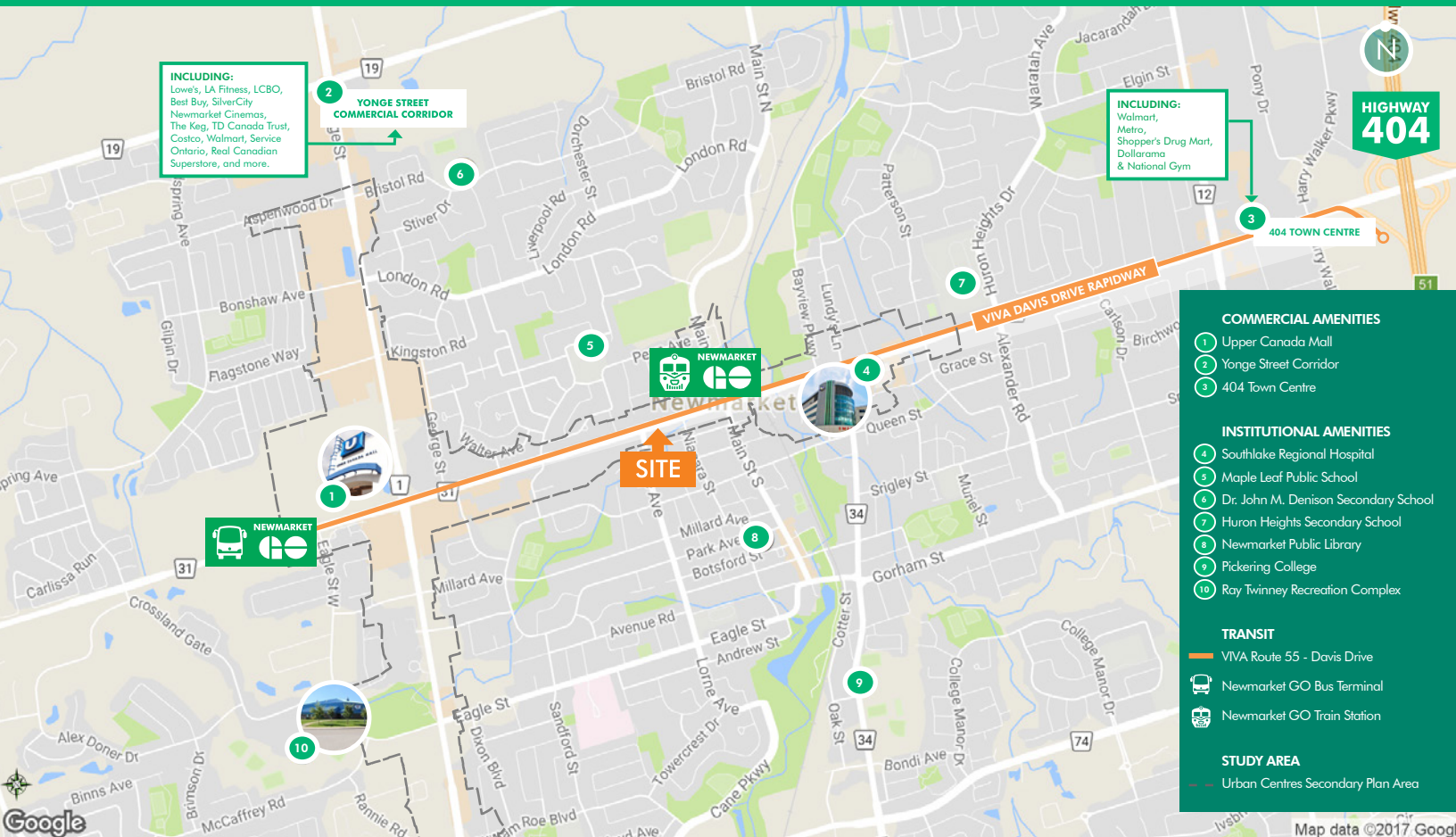
**Offer Submissions**

All offers are requested to be submitted to:

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 ian.hunt@cbre.com  
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 Toronto, ON · M2J 5B4

**REDUCED ASKING PRICE: \$4,500,000**

**LOCATION MAP**



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\*Sales Representative \*\*Broker. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Google Earth 7/17

CONFIDENTIALITY AGREEMENT FOR 345 & 351 DAVIS DRIVE, NEWMARKET, ON

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group, has been retained by the Vendor to arrange the sale of 345 & 351 Davis Drive, Newmarket, 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, 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.

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, 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 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.

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 timeframe 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 signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

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 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 IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.**

<b>Proponent Name</b>	<b>Representative/Advisor</b>
<b>Company</b>	<b>Company</b>
<b>Email Address</b>	<b>Email Address</b>
<b>Additional Email 1</b>	<b>Additional Email</b>
<b>Additional Email 2</b>	<b>Phone Number</b>
<b>Date Signed</b>	<b>Date Signed</b>
<b>Signature</b>	<b>Signature</b>
<b>Signature</b>	

*(I have the authority to bind the Corporation)*