



# KING & BOND

301, 311, 319, 329, 339, 349 KING ROAD & 115, 119 BOND CRESCENT  
RICHMOND HILL • ONTARIO | RECEIVERSHIP SALE

DRAFT PLAN APPROVED DEVELOPMENT  
Richmond Hill's Next Landmark Residential Community



DRAFT PLAN APPROVED  
FOR 111-UNITS (INCLUDING 6  
PARTIALLY BUILT UNITS)



± 4.498 AC. OF SHOVEL  
READY LAND



MUNICIPAL SERVICING  
COMPLETE

KING RD

BOND CRES

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**LAND**  
SPECIALISTS

**CBRE**

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# THE OFFERING

## Receivership Sale | Draft Plan Approved Development

CBRE is pleased to present for sale, on behalf of the Court-Appointed Receiver, Deloitte Restructuring Inc., a compelling opportunity to acquire 115-119 Bond Crescent & 311-349 King Road (the "Property" or "Site"). This Site offers a partially developed residential site in a highly desirable neighbourhood in Richmond Hill, Ontario. The Property features an approved residential development plan for 111 units, of which, 6 units have been partially built-out. The offering provides a significant advantage due to the project's substantial head start, including existing approvals, partially built units, and full municipal servicing infrastructure completed. This offers a streamlined path to market, reducing development timelines and capital requirements for the purchaser.

### Site Details

Address	301, 311, 319, 329, 339 & 349 King Road and 115, 119 Bond Crescent, Richmond Hill ON
Total Land Area	± 4.498 ac.
No. of Units	111 Residential Units (including 6 partially built)
Official Plan	Oak Ridges Local Centre
Zoning	RM4 & Rd1 - Multiple Residential 4 & Semi-Detached 1
Servicing	Full Municipal Servicing Installed



**Draft Plan Approved Residential Development**  
Approval for 111 residential units, including 6 partially built units



**Substantial servicing has been completed**  
Full municipal servicing has been brought to each lot line



**Streamlined path to the market**  
Existing approvals, built-out units, substantial servicing complete

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[VIEW SOUTHWEST](#)



# DEVELOPMENT

Receivership Sale | Draft Plan Approved Development



**Total Units**  
Draft plan approved for 111 residential units



**Pre-Built**  
Of the 111-units, 6-units are partially built-out



**Unit Type Mix**  
42 condo stacked towns, 36 back-to-back towns & 33 traditional towns



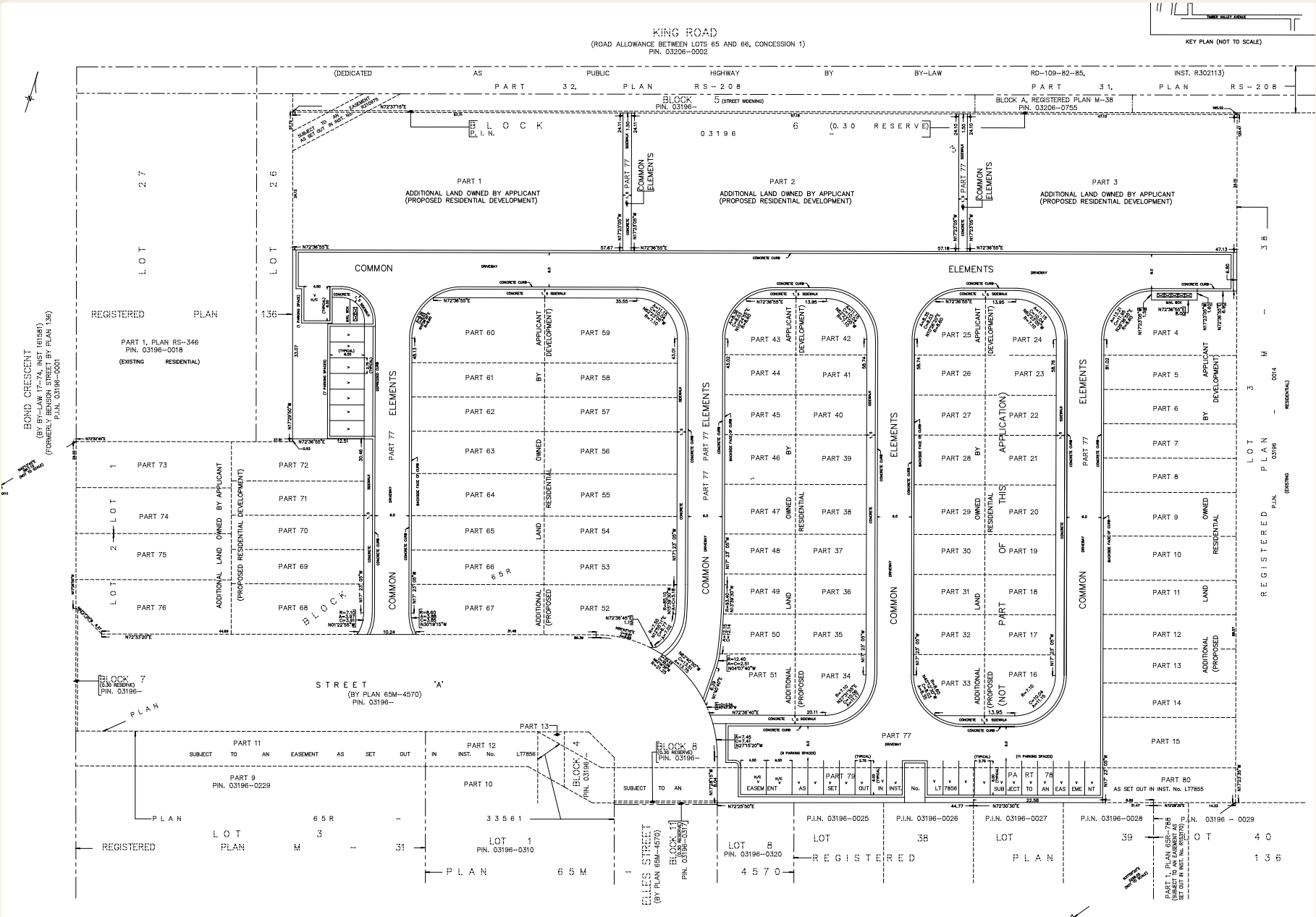
**Remaining GFA**  
176,177 sq. ft. of buildable GFA remains to be built



**Infrastructure**  
Internal roads are fully graded and paved



**Servicing**  
Full municipal servicing has been installed



**Land Area**  
The development site spans approximately **4.498 acres**.

**Prominent Frontage**  
Featuring approximately **541 feet of frontage** along **King Road** and access from **Bond Crescent**, the Site offers excellent visibility and multiple access points.

**Favorable Topography**  
The site's generally **level topography** simplifies construction and reduces excavation costs.

**Fully Serviced**  
All essential municipal services, including **hydro, gas, water, and sewers**, are already connected to the lot lines, providing immediate utility access for development.



# THE LOCATION

Richmond Hill, Ontario

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REGIONAL  
CONTEXT



**Highway 404**  
10 Minute Drive | 8.0 km



**Highway 400**  
10 Minute Drive | 7.8 km



**Gormley GO**  
10 Minute Drive | 7.3 km



**Mackenzie Hospital**  
13 Minute Drive | 10.5 km

2

1

3

4

5

1

2

3

4

5



**LAKE WILCOX PARK**

Source: <https://daytripinanhour.com/2021/06/26/lake-wilcox-park/>



**GORMLEY GO STATION**

Source: <https://www.cbc.ca/news/canada/Toronto/go-transit-gormley-1.3880821>



**BOND LAKE ARENA**

Source: [https://www.richmondhill.ca/en/online-services/Arenas.aspx?\\_mid\\_=760](https://www.richmondhill.ca/en/online-services/Arenas.aspx?_mid_=760)



**KETTLE LAKE SCHOOL**

Source: <https://kettlakes-ps.yrdsb.ca/>



**RUSSELL TILT PARK**

Source: <https://Russell-tilt-park.whereee.com/>



# DEMOGRAPHICS

Desirable Demographic Trends within this Sub-Market



230,742

Total Population



\$179,805

Average Household Income



78,505

Total Households

Demographics above are 2029 projected statistics for the City of Richmond Hill

VIEW SOUTH

## Demographic Statistics | 0-1 km Radium from the Site

	Total Population	Total Households	Avg. Household Income
2024 Estimated	7,606	2,256	\$ 167,197
2027 Projected	7,614	2,255	\$ 183,697
2029 Projected	7,651	2,263	\$ 194,748
2034 Projected	7,696	2,270	\$225,742

## Demographic Statistics | 0-3 km Radium from the Site

	Total Population	Total Households	Avg. Household Income
2024 Estimated	40,310	12,106	\$ 178,821
2027 Projected	40,252	12,077	\$ 196,205
2029 Projected	40,361	12,091	\$ 208,453
2034 Projected	40,474	12,088	\$ 240,362

## Demographic Statistics | 0-5 km Radium from the Site

	Total Population	Total Households	Avg. Household Income
2024 Estimated	85,036	26,017	\$ 193,409
2027 Projected	85,220	26,083	\$ 211,797
2029 Projected	85,382	26,141	\$ 224,783
2034 Projected	85,821	26,244	\$ 260,174

## Demographic Statistics | City of Richmond Hill

	Total Population	Total Households	Avg. Household Income
2024 Estimated	217,538	73,608	\$ 155,052
2027 Projected	224,970	76,451	\$ 169,475
2029 Projected	230,742	78,505	\$ 179,805
2034 Projected	244,158	83,206	\$ 208,882





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RICHMOND HILL • ONTARIO | **RECEIVERSHIP SALE**

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Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

[CLICK TO SUBMIT THE CONFIDENTIALITY AGREEMENT](#)

OFFER DATE:  
**TO BE ANNOUNCED**

For any specific inquiries regarding this Site and/or the disposition process, please reach out directly to:

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\* Sales Representative | All outlines approximate

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