

SOLD

**SEATON
COMMUNITY**

PICKERING, ONTARIO

±7.2 ACRES OF RESIDENTIAL LAND



Kubota

HIGHWAY 7

407

Future Bus Rapid
Transit Station
Planned at Whites Road

WHITES ROAD

SIDELINE 2A

SUBJECT PROPERTY



All outlines are approximate.

WILSON MEADOWS NEIGHBOURHOOD

THE OFFERING

The Land Services Group on behalf of Infrastructure Ontario ("IO" or "Vendor") is pleased to offer for sale approximately 7.2 acres of residential land on the east side of Sideline 24, south of Highway 407 (the "Offering" or "Property"), as part of the Seaton Community Lands in the City of Pickering. Seaton has been planned as a complete community that is compact, pedestrian friendly and transit oriented with an active street life and a broad mix of land uses. The Seaton Community will play a major role in accommodating major population and employment growth within not only Durham Region, but the Greater Toronto Area (GTA), with a target of 70,000 residents and 35,000 jobs.

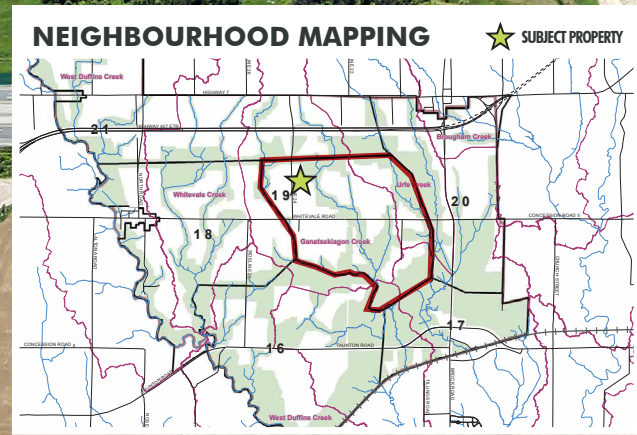
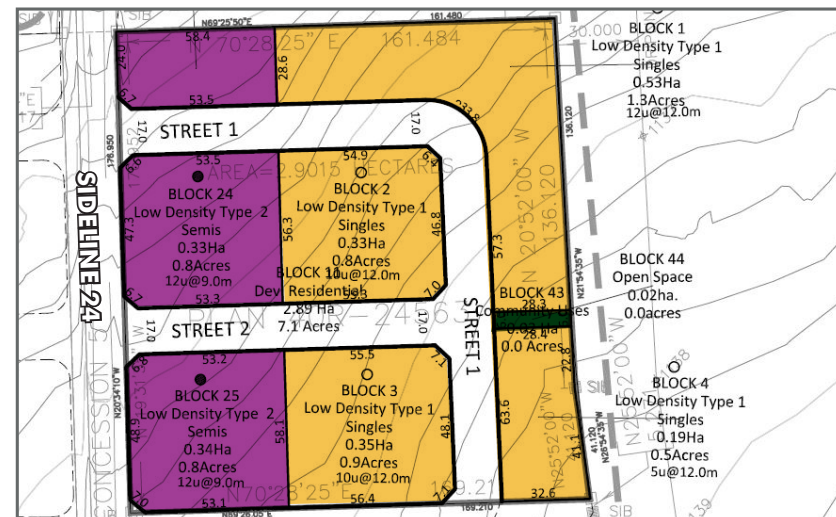
The Offering is located within Wilson Meadows Neighbourhood (Neighbourhood 19) and is within Phase 2 for development within the Seaton Community. A Zoning By-Law Amendment and a Draft Plan of Subdivision application have been submitted by IO and the TRCA has provided comments. Draft conditions have also been provided, as such it is up to the purchaser to finalize the approvals and to subsequently fulfill the conditions. The proposed lots range in size from 30 to 39 feet, with several of the lots backing onto permanent natural open spaces allowing for a variety of premium lots. Any purchaser has the ability to continue on with the existing application or submit their own application to meet their own preferences and design. The current Official Plan provides a range of 25 to 40 units per net hectare (10 to 16 units per net acre) that could be built on the Property. Prominent GTA based developers are the land owners abutting the Property to the south, as well as directly west across Sideline 24 and to the east of the Offering, providing an exciting opportunity to develop within the region's largest master planned community.

PROPERTY INFORMATION				
Site Area	7.2 acres			
Frontage	579 feet			
Depth	523-554 feet			
Official Plan	Low Density Residential (Type 1 and Type 2)			
Proposed Zoning	Low Density Area Type 1; Low Density Area Type 2			
Projected Servicing Timing	Post 2021 - Services are currently at Sideline 26. Servicing will be brought to the Property by the land owner to the south. This timing is approximate.			
Cost Sharing	Please see Document Centre for updated costs.			

PROPOSED LOT BREAKDOWN				
Type	Frontage	Block	Size	Total Units
Single Detached (Low Density Type 1)	39 feet	1, 2, 3, 4	3.5 acres	37
Semi Detached (Low Density Type 2)	30 feet	23, 24, 25	2 acres	30
Open Space	-	44	0.02 acres	-
TOTAL	2,343 linear front feet	-	5.52 acres¹	67

¹ Total does not include roads

DRAFT PLAN OF SUBDIVISION (NEIGHBOURHOOD 19)



SEATON LANDS PHASING

The Offering is located within Phase 2 of the Seaton development lands. Neighbourhood 19 contains lands within both Phase 1 and Phase 2, which includes Mattamy's Seaton Whitevale development that is coming soon. As shown in the aerial, the Phase 1 lands are primarily located south of Whitevale Road. Lands within Phase 1 have already commenced construction as a Front Ending Agreement has already been executed with the Region. Negotiations have commenced with the Region for an agreement with the Phase 2 lands, however, it has not been approved yet. A purchaser may become part of the Seaton Land Owners Group and pay proportionate share of fees, to begin negotiations to get into the Phase 1. Please see Document Centre for more information on cost sharing and timing.

OFFERING PROCESS

CONFIDENTIALITY AGREEMENT

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

OFFER SUBMISSIONS

All submissions are requested to be submitted to:

Lauren White

lauren.white@cbre.com

CBRE Limited | 2005 Sheppard Avenue East

Suite 800, Toronto, ON M2J 5B4

DOCUMENT CENTRE

- Plan of Subdivision
- Draft Zoning By-Law Amendment
- Cost Sharing
- Servicing Cost Estimates and Timelines
- Leases
- Agreements
- Transportation Reports
- MESP
- Environmental Reports
- Geotechnical Reports

OFFERS DUE TUESDAY, AUGUST 11, 2020 BY 12:00 PM (EST)



AMENITIES MAP

1. Pickering Town Centre
2. Whitevale Golf Club
3. Pickering GO Station
4. Metro
5. Loblaws

NEARBY DEVELOPMENTS							
	Type	Opening	Occupancy	Units (% Sold)	Size Range	Price Range	\$/Sq. Ft.
A	Nu Towns by Madison Group						
	Townhouse (RL) 15'	10/27/2018	2020-10	29 (90%)	1,916-2,042	\$609,990-\$705,990	\$314-\$353
	Townhouse (WS) 18'	10/27/2018	2020-10	31 (84%)	1,951-2,182	\$649,990-709,990	\$317-\$333
B	Pickering Mews by Lebovic Homes						
	Townhouse (WS) 22'	2/3/2018	2019-06	20 (75%)	1,911-1,995	\$789,918-\$819,918	\$404-\$429
C	New Seaton by Aspen Ridge Homes						
	Detached (WS) 30'	6/3/2017	2019-07	25 (92%)	1,778-2,303	\$762,990-\$970,990	\$370-\$452
	Detached (WS) 36'	6/3/2017	2019-07	59 (76%)	2,101-2,805	\$939,990-\$1,120,990	\$364-\$499
	Detached (WS) 43'	6/3/2017	2019-07	59 (92%)	2,673-4,302	\$1,063,990-\$1,545,990	\$359-\$411
	Detached (T) 45'	6/3/2017	2019-07	45 (93%)	2,845-4,200	\$1,101,990-\$1,533,990	\$308-\$438
D	New Seaton by TowerHill Homes						
	Townhouse (WS) 20'	6/3/2017	2020-03	55 (100%)	1,573-2,030	\$726,990-\$832,990	\$406-\$462
	Detached (WS) 30'	6/3/2017	2020-03	35 (100%)	2,011-2,375	\$789,990-\$828,990	\$348-\$396
	Detached (WS) 36'	6/3/2017	2020-06	84 (94%)	1,857-2,766	\$821,990-\$1,004,990	\$340-\$441
	Detached (WS) 43'	6/3/2017	2019-12	21 (76%)	3,270-3,565	\$1,129,990-\$1,189,990	\$319-\$354
E	New Seaton by Lebovic Homes						
	Townhouse (WS) 20'	6/3/2017	2019-12	103 (80%)	1,260-2,050	\$544,990-\$834,990	\$324-\$515
	Detached (WS) 30'	9/16/2017	2019-07	28 (96%)	1,780-2,240	\$769,990-\$914,990	\$364-\$447
	Detached (WS) 36'	6/3/2017	2019-12	54 (93%)	2,030-2,610	\$844,990-1,079,990	\$370-\$500

COMING SOON			
Development	Builder	Type	Opening
F Seaton Whitevale	Mattamy	Semis and Townhouses	Summer 2020
G Seatonville	Paradise, Deco Homes & Opus Homes	Singles, Semis and Townhouses	Summer 2020
H Seaton Heights	Lebovic Homes	Singles	Summer 2020

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