

**FOR
SALE**

HEADFORD BUSINESS PARK DEVELOPMENT SITES RICHMOND HILL



10.62 ACRES (9801 LESLIE STREET)
7.44 ACRES (N/A VOGELL ROAD)

 **JLL** SEE A BRIGHTER WAY

SALIENT DETAILS

9801
LESLIE ST

Total area 10.62 acres

Legal description

PT BLK 2, PL 65M3443; PTS 3, 4 & 9 PL 65R26977; RICHMOND HILL. TOGETHER WITH AN EASEMENT OVER PT BLK 2, PL 65M3443, PT 2, 65R25637 IN FAVOUR OF PTS 4 & 9, 65R26977 AS IN YR262744

PCL 19-3 SEC MA3; PT LT 19 CON 3 (RHM), PT 1 65R15440 ; RICHMOND HILL

PT BLK 2, PL 65M3443, PTS 12 & 13, PL 65R26977; RICHMOND HILL. S/T EASE OVER PT 12, PL 65R26977 IN FAVOUR OF PTS 4 & 9, PL 65R26977, AS IN YR262744.

Zoning

MC-1 (High performance commercial/ industrial zone)

Services

Municipal water and sanitary sewers

Property taxes

\$27,828.29 (2023)

Pricing

TBD



PROPERTY HIGHLIGHTS

- First time offered sale
- Prime development site located in Headford Industrial Park
- Leslie Street exposure with access to Staples Avenue
- Municipal services at lot line
- Easy access to Highway 404 & 407
- Updated Phase 1 Environmental Report (08/24) available

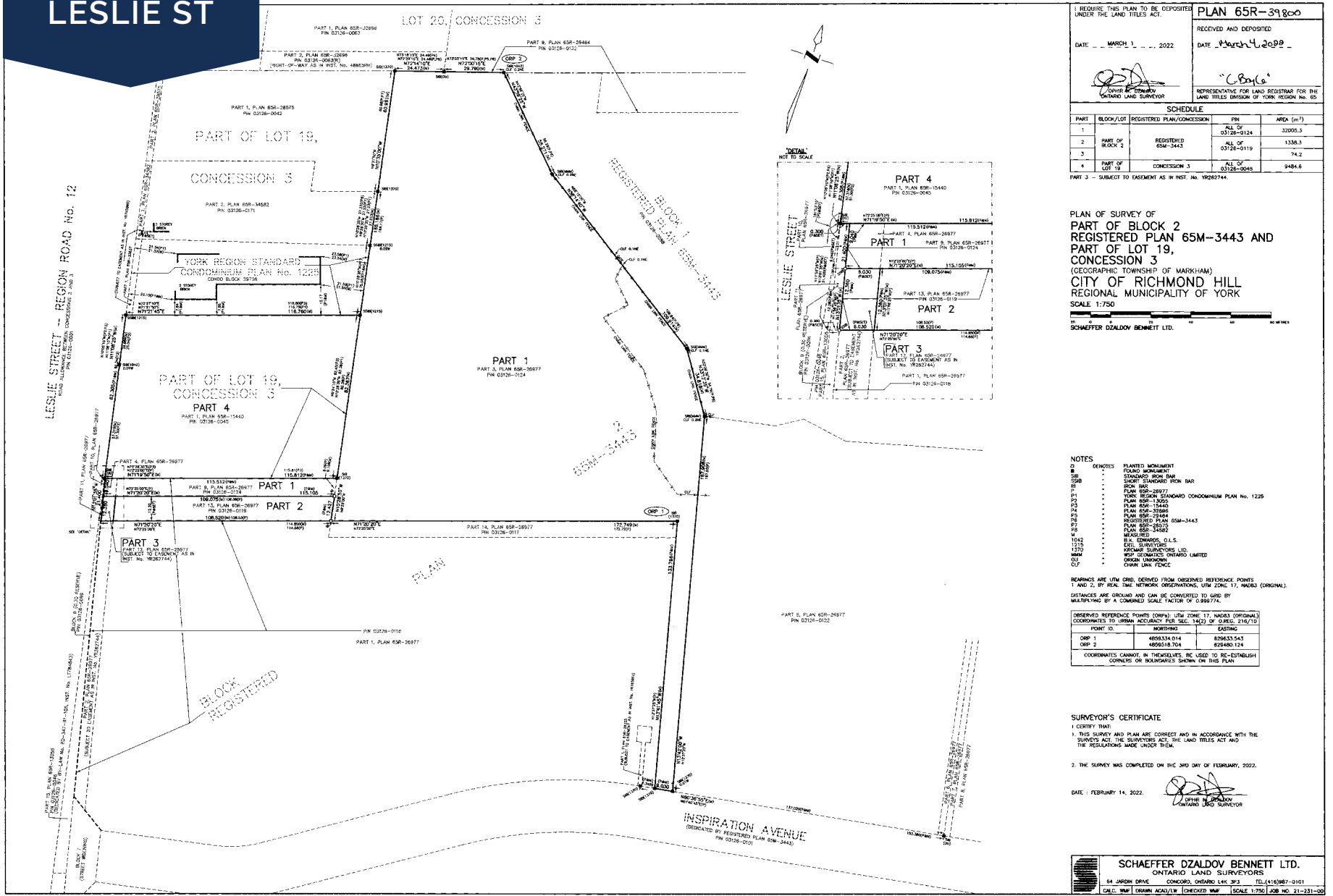
9801
LESLIE ST



9801
LESLIE ST



9801
LESLIE ST



SALIENT DETAILS

N/A
VOGELL RD

Total area 7.44 acres

Legal description

BLOCK 4, PLAN 65M3443,
RICHMOND HILL. S/T EASE
OVER PT BLK 4, PL 65M3443.
PT 1, 65R23930 AS IN
YR50576

Zoning

MC-1 (High performance
commercial/
industrial zone)

Services

Municipal water and
sanitary sewers

Property taxes

\$12,819.89 (2023)

Pricing

TBD



PROPERTY HIGHLIGHTS

- First time offered sale
- Prime development site located in Headford Industrial Park
- Adjacent to new GWL Realty Advisors industrial development site
- Vogell Road is accessed via Staples Ave, and Vogell Road will be connected to the South, to provide multiple access capabilities
- Municipal services at lot line
- Easy access to Highway 404 & 407
- Updated Phase 1 Environmental Report (08/24) available

N/A

VOGELL RD



N/A
VOGELL RD



N/A

VOGELL RD

PLAN OF SURVEY OF
ALL OF BLOCK 4
REGISTERED PLAN 65M-3443
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500

SCHAEFFER DZALDOV BENNETT LTD.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

PLAN 65R-39799

DATE MARCH 1, 2022.

RECEIVED AND DEPOSITED
DATE March 4, 2022

C. Boyle
REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF YORK REGION NO. 80

SCHEDULE

PART	BLOCK	REGISTERED PLAN	PIN	AREA (m ²)
1				1198.9
2	ALL OF BLOCK 4	65M-3443	ALL OF 03126-0091	257.2
3				28006.6

PART 2 - SUBJECT TO EASEMENT AS IN INST. NO. YR050376.

NOTES

- 1. DEPOSITED PLANTED MONUMENT
- 2. FENCE MONUMENT
- 3. STANDARD IRON BAR
- 4. SINK STANDARD IRON BAR
- 5. REGISTERED PLAN 65M-3443
- 6. PLAN 65R-39799
- 7. MEASURED
- 8. S.L. TOWARDS O.L.S.
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- 99. S.L. TOWARDS O.L.S.
- 100. S.L. TOWARDS O.L.S.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
1 AND 2, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999774.

POINT ID	NORTHING	EASTING
CRP 1	4819146.027	830025.177
CRP 2	4819125.898	830001.387

COORDINATES CANNOT BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JANUARY, 2022.

DATE: FEBRUARY 14, 2022.

C. Boyle
LAND REGISTRAR
ONTARIO LAND SURVEYORS



SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
164 JARDIN DRIVE, CONCORD, ONTARIO L4K 3P3 TEL: (416) 887-0101
CALC. MAP DRAWN ACAD/LW CHECKED MAP SCALE 1:500 JOB NO. 21-231-01

PLOT SIZE: 240X36 FEBRUARY 14, 2022

WHY RICHMOND HILL?

COMMUNITY PROFILE



Richmond Hill is a great location to start and grow your business. The success of our businesses is just one of the reasons why we are known as The Smart Place for Business.

Population

Richmond Hill has a population of 202,022 that speaks 126 languages.



Talent

Richmond Hill has one of Canada's most educated workforces, and York Region's most educated workforce with more than 50% of residents holding a University degree and over 77% with post-secondary education. You will have access to a diverse, highly skilled talent pool to grow your business.



Employment Growth

5,180 companies created more than 73,000 jobs.



Innovation

Richmond Hill is home to disruptive innovators. We are part of Canada's largest technology cluster, and also a pioneer in the four key business sectors (Professional, Scientific and Technical Services, Health Industry, Finance and Insurance, and Information and Cultural Industries). A whole lot of really smart people work here, and they are leading the new knowledge economy.



Ideal Location

Our businesses benefit from a prime location as we are located in the center of the Greater Toronto Area. With great access to transit systems including the future Yonge Subway Extension and close to major highways, ports and international airports, you will be able to move with ease within the entire area.



Competitive Cost of Doing Business

Richmond Hill has competitive development charges, office development and redevelopment incentives, and comparatively low property tax rates allowing you to properly manage these costs and focus on your business growth.

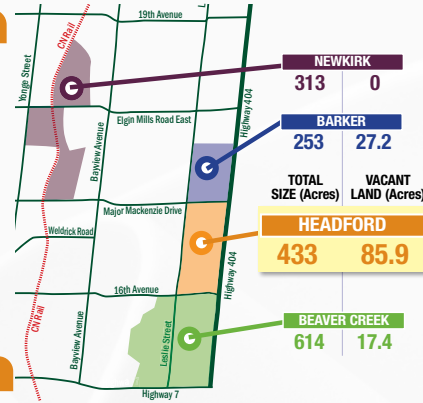
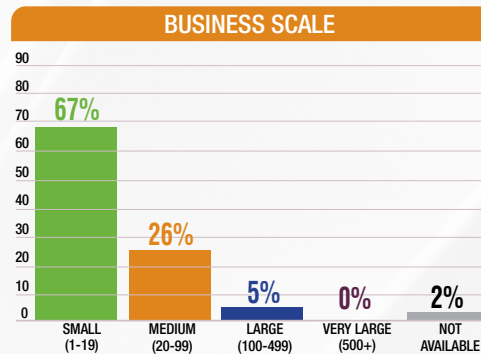
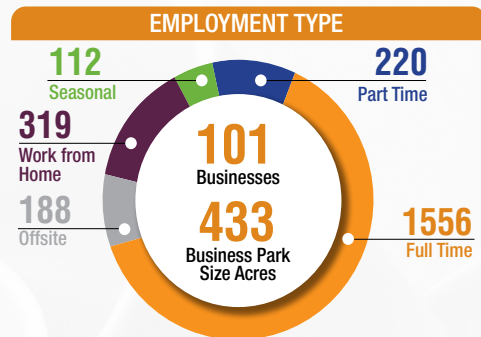
LOCAL MAP

ACTIVE HIGHWAY 404 DEVELOPMENTS



STATS + ZONING

HEADFORD BUSINESS PARK PROFILE



MAJOR EMPLOYERS

- Alphabroder Canada Corp.
- Mazda Canada Inc.
- Staples
- DCR Systems Group Inc.
- Rubicon Food Products Ltd.
- Firefly Books Ltd.
- Trans-Northern Pipelines Inc.
- CWB Maxium Financial
- Epicore Software

EMPLOYMENT BY INDUSTRY*				
	% OF BUSINESSES	% OF EMPLOYMENT	% OF BUSINESSES	% OF EMPLOYMENT
Accommodation, Food Services	19.61%	9.01%	Construction	2.94%
Wholesale Trade	11.76%	7.66%	Finance and Insurance	2.94%
Professional, Scientific, Technical	10.78%	27.20%	Transportation and Warehousing	2.94%
Health and Social Assistance	8.82%	4.04%	Real Estate	2.94%
Other Services	8.82%	4.21%	Arts, Entertainment and Recreation	1.96%
Retail Trade	5.88%	2.86%	Information and Culture Industries	1.96%
Education	5.88%	2.27%	Public Administration	0.98%
Management of Companies	4.90%	14.27%	Administrative Support, Waste Management	0.98%
Manufacturing	4.90%	4.17%		

*based on NAIC codes

MC-1 ZONING: HIGH PERFORMANCE COMMERCIAL/INDUSTRIAL ZONE

Click on each By-Law name to open document.



[Beaver Creek Zoning By-Law No. 150-80](#)

[Town of Richmond Hill By-Law No. 10-91](#)

[Town of Richmond Hill By-Law No. 109-95](#)

[Town of Richmond Hill By-Law No. 151-89](#)

[Town of Richmond Hill By-Law No. 153-98](#)

HIGHWAY 404 ROAD CROSSING IMPROVEMENT PROJECT BETWEEN 16TH AVENUE AND MAJOR MACKENZIE DRIVE

Construction start: Summer 2023 | **Anticipated completion:** Early 2026

- Widening, extending and connecting Orlando Avenue in the City of Richmond Hill and Markland Street in the City of Markham, providing a new four-lane road over Highway 404 and the Rouge River
- Extending Cachet Woods Court to connect to the newly constructed road crossing
- Constructing a bridge over Highway 404 and a bridge over the Rouge River
- Installing sidewalks, multi-use pathways and landscaping
- Caring for the environment by planting thousands of native trees and plants, stabilizing and naturalizing the river and improving storm water quality



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