

**FOR
SALE**

HEADFORD BUSINESS PARK DEVELOPMENT SITES RICHMOND HILL



10.62 ACRES (9801 LESLIE STREET)

 **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 (2025)

Pricing

TBD



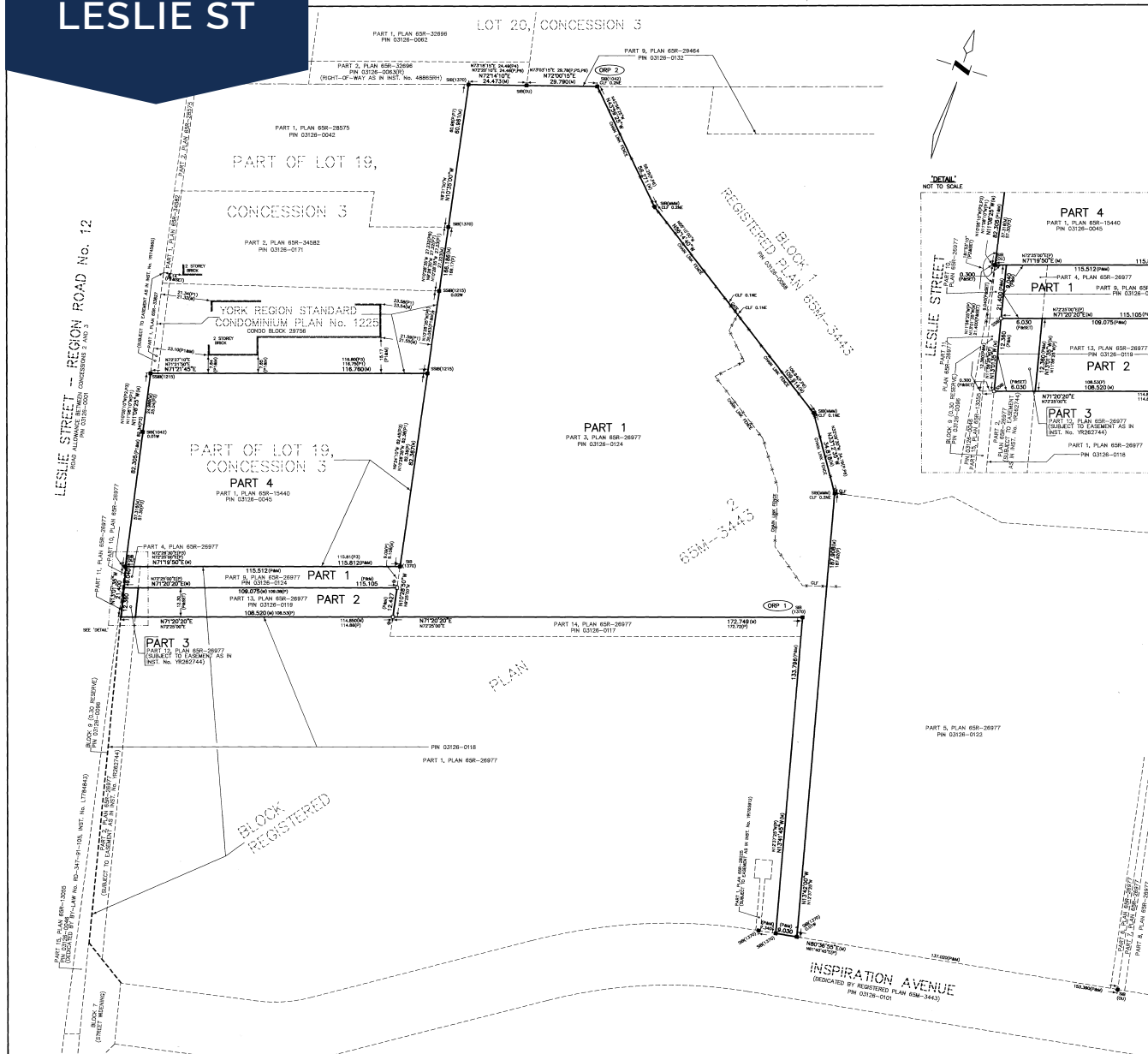
PROPERTY HIGHLIGHTS

- 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



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

DATE: MARCH 1, 2022.

RECEIVED AND DEPOSITED DATE: March 4, 2022

REPRESENTATIVE FOR LAND TITLES DIVISION OF YORK REGION NO. 40

SCHEDULE				
PART	BLOCK/LOT	REGISTERED PLAN/CONCESSION	PN	AREA (m ²)
1		REGISTERED 65M-3443	ALL OF 03126-0124	32005.3
2			ALL OF 03126-0119	1358.3
3				74.2
4			ALL OF 03126-0045	9484.6

PART 3 - SUBJECT TO EASEMENT AS IN INST. No. YR262744.

PLAN OF SURVEY OF
PART OF BLOCK 2
REGISTERED PLAN 65M-3443 AND
PART OF LOT 19,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK
SCALE 1:750

SCHAEFFER DZALDOV BENNETT LTD.

- NOTES
- 1 DENOTES PLANTED MONUMENT
 - 2 DENOTES FOUND MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - SB8 DENOTES SHORT STANDARD IRON BAR
 - S DENOTES IRON BAR
 - P DENOTES PLAN 65R-28977
 - P1 DENOTES YORK REGION STANDARD CONDOMINIUM PLAN No. 1225
 - P2 DENOTES PLAN 65R-15005
 - P3 DENOTES PLAN 65R-15440
 - P4 DENOTES PLAN 65R-15969
 - P5 DENOTES PLAN 65R-29464
 - P6 DENOTES REGISTERED PLAN 65M-3443
 - P7 DENOTES PLAN 65R-29275
 - P8 DENOTES PLAN 65R-34482
 - PM DENOTES MONUMENT
 - 1542 DENOTES B.L. EDWARDS, D.L.S.
 - 1513 DENOTES ERIE SURVEYORS
 - 1570 DENOTES KIRKMAN SURVEYORS LTD.
 - MMH DENOTES HGP GEOMATICS ONTARIO LIMITED
 - OU DENOTES ORIGIN UNKNOWN
 - CLT DENOTES CHAIN LINK FENCE

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.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (ORIGINAL)		
POINT ID	NORTHING	EASTING
ORP 1	489534.014	629633.543
ORP 2	489518.704	629480.124

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
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 3RD DAY OF FEBRUARY, 2022.

DATE: FEBRUARY 14, 2022.

[Signature]
OPINIA DZALDOV
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
54 JARDIN DRIVE, CONCORD, ONTARIO M4J 3P5 TEL: (416) 887-0101
CALL: 905-476-1111 FAX: 905-476-1112
SCALE 1:750 JOB NO. 21-231-00

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.

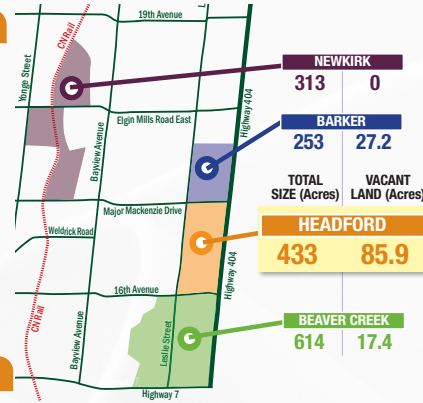
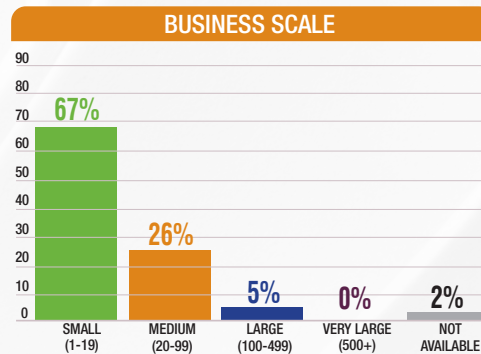
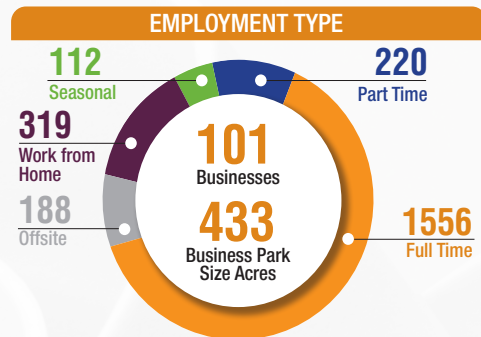
LOCAL MAP

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
Accomodation, Food Services	19.61%	9.01%	Construction	2.94%	4.38%
Wholesale Trade	11.76%	7.66%	Finance and Insurance	2.94%	3.75%
Professional, Scientific,Technical	10.78%	27.20%	Transportation and Warehousing	2.94%	5.47%
Health and Social Assistance	8.82%	4.04%	Real Estate	2.94%	0.76%
Other Services	8.82%	4.21%	Arts, Entertainment and Recreation	1.96%	1.09%
Retail Trade	5.88%	2.86%	Information and Culture Industries	1.96%	4.29%
Education	5.88%	2.27%	Public Administration	0.98%	4.21%
Management of Companies	4.90%	14.27%	Administrative Support, Waste Management	0.98%	0.17%
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:** *Now OPEN!!!*

- 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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