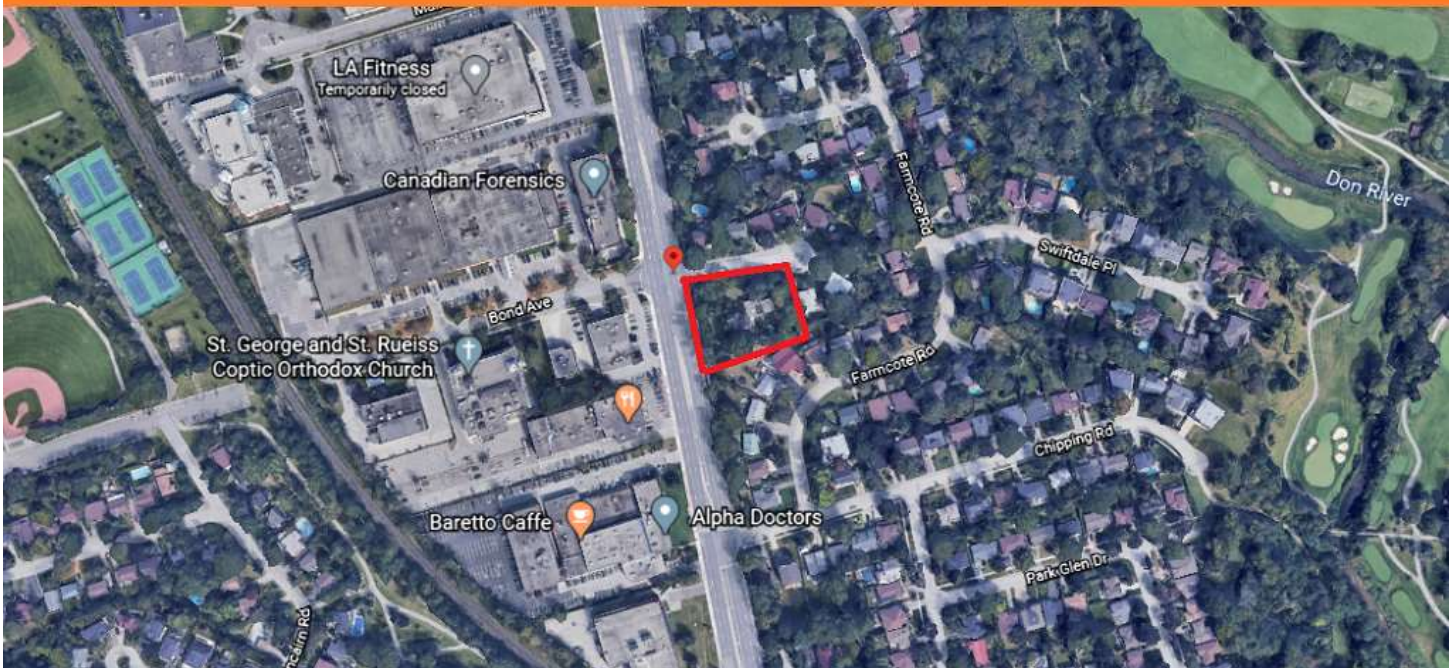


Legato on Don mills

4 Lots zoned with site plan ready to go

www.1299donmills.com

4 Lots, Zoned with Site Plan Ready to go
on **York mills** and **Don mills** on New LRT Relief line



Builders dream ready to go in fill in the middle of prestige's neighborhood

Maziar Moini , Broker of Record
Home Leader Realty Inc. Brokerage

300 Richmond St. West, #300, Toronto, ON, M5V 1X2

O: (416)-599-9-599 , Ext#150

T: [\(416\)-888-7654](tel:416-888-7654)

F: [1\(800\)-970-7654](tel:1800-970-7654)

e-mail: maziar.m@homeleaderrealty.com

<http://www.HomeLeaderRealty.com>

“The Best Way to predict the future is to create it”



Legato on Don mills

In **music** performance and notation, **legato** ([le'ga:to]; Italian for "tied together")

Home Leader Realty Land Services Group is pleased to offer for sale a ±0.6- acre property located on the southeast corner of Don mills Street and Legato Crt. in Toronto, Ontario.

1299 Don mills Street (the "Site" or "Property") is perfect to be improved with 4 Ideal lots.

In the Property there is currently a historical house.

This area (York mills – Don mills) is one of the premier nodes for prestige residentials in the City of Toronto.

Located in proximity to many shops and amenities.

The Site is well serviced by number of transportation options.

The Property is located a short 5-minute drive from Sheppard subway and a 9-minute drive from the new Eglinton LRT Station. Highways 401.

With the area increasingly built out, developers are looking further afield for new in fill opportunities. Situated in a transitioning area slated for residential intensification and growth, the Site's high-profile corner location at a prime CUL DU SAC candidate for future residential redevelopment.

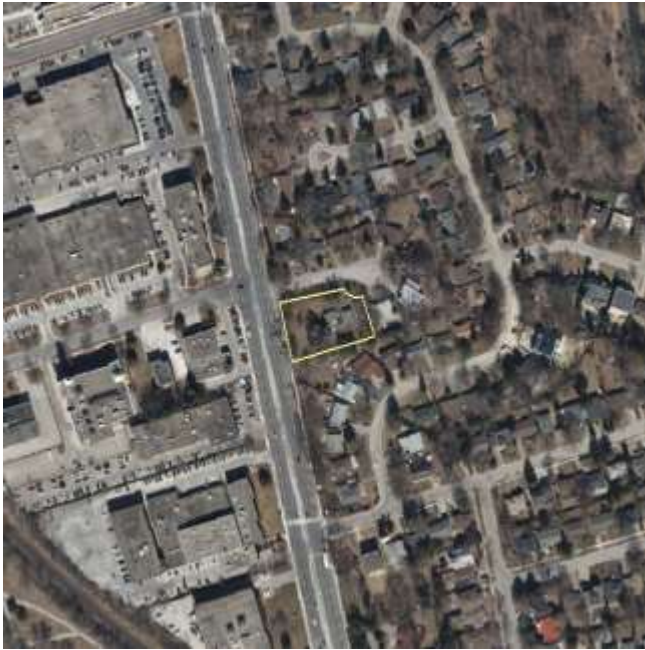
Site Area ±0.6 ac. (Area: 26,242.39 ft² (0.602 ac) Frontage ±145 ft. on Don mills Ave. West side ±205 ft. on south side and 156 ft. on North

New life can be found in the heart of North York. Our new community, The **Legato of Don Mills**, brings a variety of upscale Detached Designs to an established, sought after neighbourhood.

Live a short walk from exclusive boutiques at The Shops at Don Mills, take a stroll through one of the many outdoor greenspaces and city parks, or head out for dinner and a movie, all within your own pocket in the city. Getting in or out of the city is a breeze on the 401 and DVP, a 5-minute drive from home. Convenient access to public transit and GO, gets you around the city with ease.

Come home to living in style in the heart of the city.

Come home to The **Legato of Don Mills**.



Location: 1299 Don mills, Toronto, Ontario

Status: Draft Plan Approved for 4 lots

Unit Type: 4 detached houses

Features:

- Ready to launch the pre-sales
- All freehold; NO maintenance fee
- Next to multi-million-dollars custom homes
 - High demand area
- 5 Min to Sheppard and Don mills Subway
 - 9 Min LRT Eglinton and Yonge station
 - walking distance to Shops at Don mills
 - By new upcoming LRT relief line



Top Reasons to Invest at Legato On Don mills

▪ **Educational Institutions**

Don Mills is an extremely sought-after neighbourhood in the city of Toronto and families of all sizes and ages will love living at Legato On Don mills. There are plenty of reputable schools in the area including Montessori, Public,

and Private Schools. Post-Secondary students can easily commute to York University's Glendon Campus or Seneca College.

- **Lifestyle Amenities**

Residents of Legato On Don mills will be within walking distance to the many retailers, restaurants, and entertainment options offered up at The Shops at Don Mills. Everyday errands can easily be completed at nearby grocery stores, banks, and pharmacies in the area.

- **Highway Access**

Motorists will have easy access to Highway 401 and the Don Valley Parkway, both of which are located nearby. Residents of Legato On Don mills looking to travel throughout the city can do so seamlessly, commuting into downtown Toronto in just 25 minutes.

- **Transit Options**

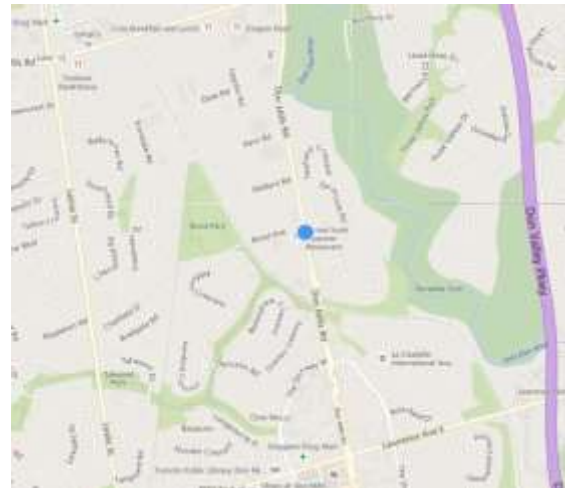
TTC buses frequent the area surrounding Legato On Don mills, including express and overnight services just steps away at Don Mills Road or Lawrence Avenue East. Buses quickly connect to nearby subway stations and can transport commuters into Union Station in just under an hour.

- **Green Space**

Legato On Don mills may be located in the heart of the city, but there is definitely no lack of greenery. Residents of Legato On Don mills can enjoy nearby parks, gardens, greenbelts, trails, conservation areas, creeks, and the Don River.

1299 Don Mills Road Development

[1299 Don Mills Road](#) is located north of Lawrence Avenue in the Banbury-Don Mills neighbourhood in Toronto's York region. There exists a heritage home in the middle of the 0.6 acre property.







Background

Information:

Application Number: 16 270499 NNY 34 OZ

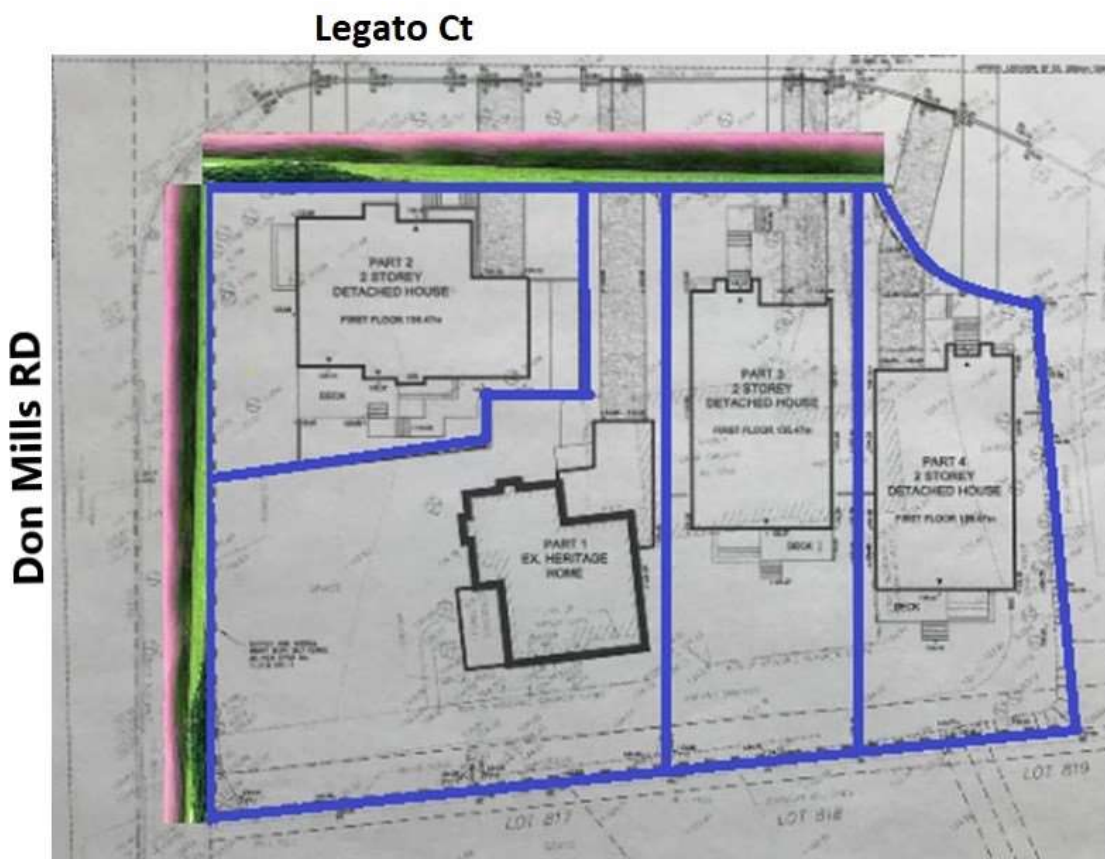
Application Type: Rezoning

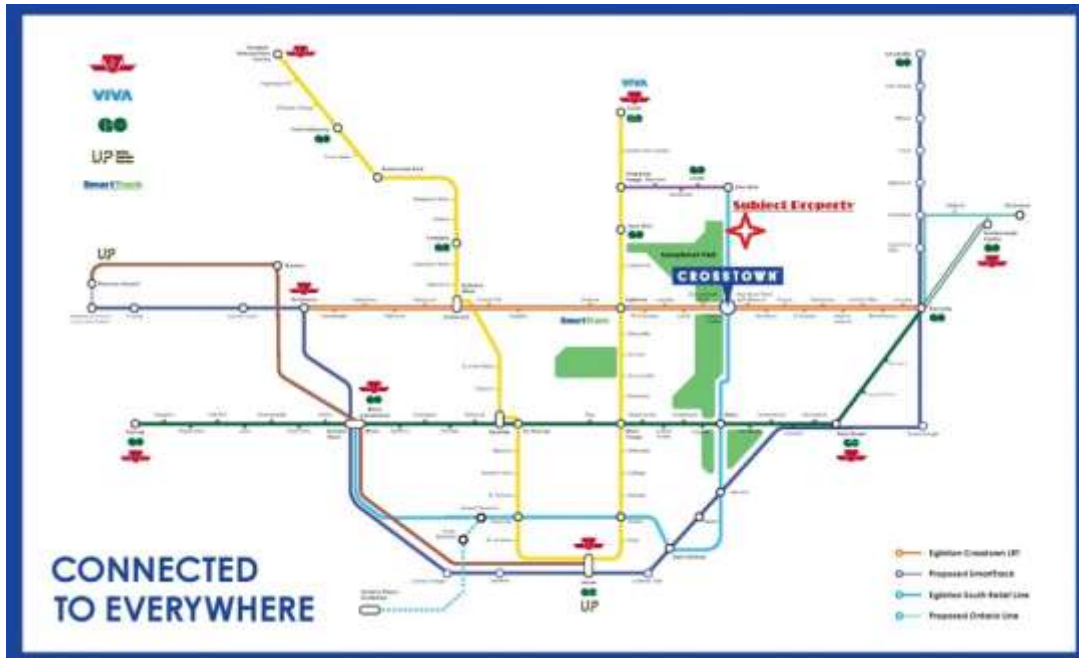
Date Submitted: 23/12/2016

Status: Closed

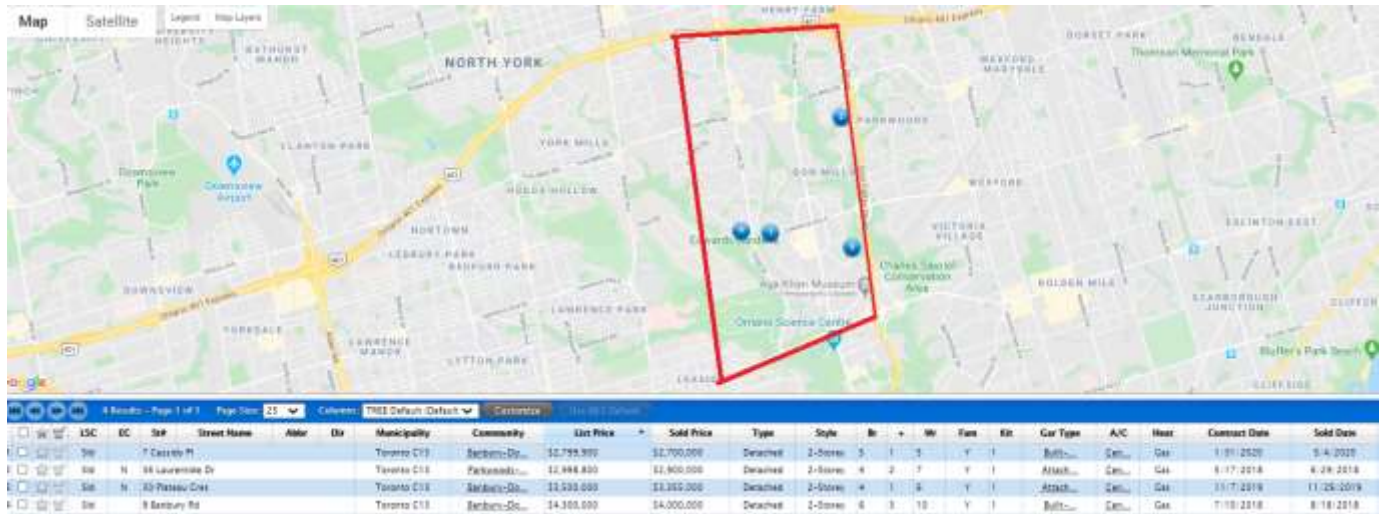
Description: Application to amend the Zoning By-law to maintain the existing George Gray House and to divide the subject property to create four lots. Three of the lots would be occupied by single family detached dwellings. One lot would be occupied by the George Gray House with an address of 1299 Don Mills Road.

There exists a [designated](#) heritage home on the property that was built in 1897. The blue circle in the below figure indicates the location of the heritage home. The original heritage home will be retained, and the interior will be gutted and replaced with a modern interior.





Market feasibility & DEVELOPMENT ACTIVITY




Statistics & Counts

Field	Count	Mean (Average)	Median	Mode	Low	High
List Price	4	\$3,399,675	\$3,249,400	n/a	\$2,799,900	\$4,300,000
Original Price	4	\$3,399,675	\$3,249,400	n/a	\$2,799,900	\$4,300,000
Sold Price	4	\$3,238,750	\$3,127,500	n/a	\$2,700,000	\$4,000,000
%Difference	4	96	96	96	93	97
Taxes	2	\$17,707	\$17,707	n/a	\$12,568.94	\$22,846
Bedrooms	4	5	5	4	4	6
Washrooms	4	7	7	n/a	5	10
Days on Market	4	34	36	n/a	22	43

* Calculations are performed excluding zero and null values

 <p>1 of 14</p>	7 Cassidy Pl Toronto Ontario M8B2S8 Toronto C18 Banbury-Don Mills Toronto 109-24-J Taxes: \$12,568.94/2019 Contract Date: 1/31/2020 Sold Date: 3/04/2020 Occupancy: Vacant DOM: 33 MLS#: C4681160		Sold: \$2,700,000 List: \$2,799,900 %List: 96																																																																														
	Detached Fronting On: 5 Rms: 10 + 5 Link: N Apx Age: New Bedrooms: 5 + 1 2-Storey Apx Sqft: 3000-3500 Washrooms: 5 72.42 x 125.8 Feet Irreg: R: 87.52 Large Kitchens: 1 + 1 Pla-Shaped Fenced Lot Dir/Cross St: Lawrence / Leslie / Edwards Gdns																																																																																
Fam Rm: Y Fireplace/Stv: Y Prop Features: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School	Bsmnt: Finished Cntrl Vac: Heat: Forced Air / Gas POTL Fee:	Exterior: Stone / Stucco/Plaster A/C: Central Air Retire:	Gar Pk Spc: Built-In / 2 Drive: Pvt Double Drv Pk Spc: 4 Tot Pk Spcs: 6																																																																														
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Living</td><td>Main</td><td>11.91</td><td>x 9.87</td><td>O/Looks Backyard Heated Floor W/O To Patio</td></tr> <tr><td>2</td><td>Dining</td><td>Main</td><td>13.12</td><td>x 12.56</td><td>Coffered Ceiling Heated Floor Open Concept</td></tr> <tr><td>3</td><td>Kitchen</td><td>Main</td><td>14.04</td><td>x 10.23</td><td>Centre Island Open Concept Pantry</td></tr> <tr><td>4</td><td>Family</td><td>Main</td><td>19.94</td><td>x 13.48</td><td>Gas Fireplace Heated Floor Floor/Ceil Fireplace</td></tr> <tr><td>5</td><td>Br</td><td>Main</td><td>12.6</td><td>x 10.82</td><td>Hardwood Floor Double Closet</td></tr> <tr><td>6</td><td>Master</td><td>2nd</td><td>17.09</td><td>x 14.69</td><td>5 Pc Ensuite Heated Floor W/W Closet</td></tr> <tr><td>7</td><td>3rd Br</td><td>2nd</td><td>12.79</td><td>x 12.37</td><td>4 Pc Ensuite Wood Floor Heated Floor</td></tr> <tr><td>8</td><td>4th Br</td><td>2nd</td><td>13.51</td><td>x 11.32</td><td>4 Pc Ensuite Wood Floor Heated Floor</td></tr> <tr><td>9</td><td>5th Br</td><td>2nd</td><td>13.74</td><td>x 13.25</td><td>Double Closet Wood Floor</td></tr> <tr><td>10</td><td>Rec</td><td>Bsmt</td><td>15.91</td><td>x 13.42</td><td>Heated Floor Access To Garage Pot Lights</td></tr> <tr><td>11</td><td>Garage</td><td>Bsmt</td><td>19.91</td><td>x 11.32</td><td>Open Concept Broadloom</td></tr> <tr><td>12</td><td>Kitchen</td><td>Bsmt</td><td>14.24</td><td>x 12.99</td><td>Ceramic Sink Heated Floor Stainless Steel Appl</td></tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	11.91	x 9.87	O/Looks Backyard Heated Floor W/O To Patio	2	Dining	Main	13.12	x 12.56	Coffered Ceiling Heated Floor Open Concept	3	Kitchen	Main	14.04	x 10.23	Centre Island Open Concept Pantry	4	Family	Main	19.94	x 13.48	Gas Fireplace Heated Floor Floor/Ceil Fireplace	5	Br	Main	12.6	x 10.82	Hardwood Floor Double Closet	6	Master	2nd	17.09	x 14.69	5 Pc Ensuite Heated Floor W/W Closet	7	3rd Br	2nd	12.79	x 12.37	4 Pc Ensuite Wood Floor Heated Floor	8	4th Br	2nd	13.51	x 11.32	4 Pc Ensuite Wood Floor Heated Floor	9	5th Br	2nd	13.74	x 13.25	Double Closet Wood Floor	10	Rec	Bsmt	15.91	x 13.42	Heated Floor Access To Garage Pot Lights	11	Garage	Bsmt	19.91	x 11.32	Open Concept Broadloom	12	Kitchen	Bsmt	14.24	x 12.99	Ceramic Sink Heated Floor Stainless Steel Appl			
#	Room	Level	Length (ft)	Width (ft)	Description																																																																												
1	Living	Main	11.91	x 9.87	O/Looks Backyard Heated Floor W/O To Patio																																																																												
2	Dining	Main	13.12	x 12.56	Coffered Ceiling Heated Floor Open Concept																																																																												
3	Kitchen	Main	14.04	x 10.23	Centre Island Open Concept Pantry																																																																												
4	Family	Main	19.94	x 13.48	Gas Fireplace Heated Floor Floor/Ceil Fireplace																																																																												
5	Br	Main	12.6	x 10.82	Hardwood Floor Double Closet																																																																												
6	Master	2nd	17.09	x 14.69	5 Pc Ensuite Heated Floor W/W Closet																																																																												
7	3rd Br	2nd	12.79	x 12.37	4 Pc Ensuite Wood Floor Heated Floor																																																																												
8	4th Br	2nd	13.51	x 11.32	4 Pc Ensuite Wood Floor Heated Floor																																																																												
9	5th Br	2nd	13.74	x 13.25	Double Closet Wood Floor																																																																												
10	Rec	Bsmt	15.91	x 13.42	Heated Floor Access To Garage Pot Lights																																																																												
11	Garage	Bsmt	19.91	x 11.32	Open Concept Broadloom																																																																												
12	Kitchen	Bsmt	14.24	x 12.99	Ceramic Sink Heated Floor Stainless Steel Appl																																																																												

 <p>1 of 20</p>	26 Laurentida Dr Toronto Ontario M8A8C7 Toronto C18 Parkwoods-Donalda Toronto 110-26-G Taxes: 0/2018 Contract Date: 5/17/2018 Sold Date: 6/29/2018 Occupancy: Vacant DOM: 43 MLS#: C4131319		Sold: \$2,900,000 List: \$2,998,800 %List: 97																																																																														
	Detached Fronting On: E Rms: 9 2-Storey Apx Age: New Bedrooms: 4 + 2 54.1 x 119.11 Feet Apx Sqft: 3500-5000 Washrooms: 7 Irreg: 78' Rear Kitchens: 1 Awesome Backyard Dir/Cross St: York Mills / Don Mills																																																																																
Fam Rm: Y Fireplace/Stv: Y Prop Features: Golf, Gmbelt/Conserv, Library, Park	Bsmnt: Fin W/O Cntrl Vac: Y Heat: Forced Air / Gas POTL Fee:	Exterior: Stone A/C: Central Air Retire:	Gar Pk Spc: Attached / 2 Drive: Private Drv Pk Spc: 4 Tot Pk Spcs: 6																																																																														
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Living</td><td>Ground</td><td>26.34</td><td>x 16.99</td><td>Porcelain Floor Fireplace Coffered Ceiling</td></tr> <tr><td>2</td><td>Dining</td><td>Ground</td><td>26.34</td><td>x 16.99</td><td>Porcelain Floor Wall Sconce Lighting Combined W/Living</td></tr> <tr><td>3</td><td>Kitchen</td><td>Ground</td><td>16.99</td><td>x 16.24</td><td>Stainless Steel Appl Quartz Counter Centre Island</td></tr> <tr><td>4</td><td>Breakfast</td><td>Ground</td><td>8.04</td><td>x 8.04</td><td>O/Looks Backyard W/O To Deck Open Concept</td></tr> <tr><td>5</td><td>Family</td><td>Ground</td><td>23.42</td><td>x 15.42</td><td>Hardwood Floor W/O To Patio Fireplace</td></tr> <tr><td>6</td><td>Office</td><td>Ground</td><td>11.68</td><td>x 10.43</td><td>Vaulted Ceiling B/I Bookcase Coffered Ceiling</td></tr> <tr><td>7</td><td>Master</td><td>2nd</td><td>25.65</td><td>x 15.58</td><td>Hardwood Floor 6 Pc Bath Gas Fireplace</td></tr> <tr><td>8</td><td>2nd Br</td><td>2nd</td><td>20.01</td><td>x 15.58</td><td>4 Pc Ensuite W/I Closet Hardwood Floor</td></tr> <tr><td>9</td><td>3rd Br</td><td>2nd</td><td>18.5</td><td>x 11.41</td><td>3 Pc Ensuite W/I Closet Hardwood Floor</td></tr> <tr><td>10</td><td>4th Br</td><td>Bsmt</td><td>18.5</td><td>x 10.92</td><td>3 Pc Ensuite W/I Closet Pot Lights</td></tr> <tr><td>11</td><td>Garage</td><td>Bsmt</td><td>14.66</td><td>x 14.5</td><td>Electric Fireplace Heated Floor Pot Lights</td></tr> <tr><td>12</td><td>Rec</td><td>Bsmt</td><td>28.83</td><td>x 15.32</td><td>Wet Bar Walk-Up Heated Floor</td></tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Ground	26.34	x 16.99	Porcelain Floor Fireplace Coffered Ceiling	2	Dining	Ground	26.34	x 16.99	Porcelain Floor Wall Sconce Lighting Combined W/Living	3	Kitchen	Ground	16.99	x 16.24	Stainless Steel Appl Quartz Counter Centre Island	4	Breakfast	Ground	8.04	x 8.04	O/Looks Backyard W/O To Deck Open Concept	5	Family	Ground	23.42	x 15.42	Hardwood Floor W/O To Patio Fireplace	6	Office	Ground	11.68	x 10.43	Vaulted Ceiling B/I Bookcase Coffered Ceiling	7	Master	2nd	25.65	x 15.58	Hardwood Floor 6 Pc Bath Gas Fireplace	8	2nd Br	2nd	20.01	x 15.58	4 Pc Ensuite W/I Closet Hardwood Floor	9	3rd Br	2nd	18.5	x 11.41	3 Pc Ensuite W/I Closet Hardwood Floor	10	4th Br	Bsmt	18.5	x 10.92	3 Pc Ensuite W/I Closet Pot Lights	11	Garage	Bsmt	14.66	x 14.5	Electric Fireplace Heated Floor Pot Lights	12	Rec	Bsmt	28.83	x 15.32	Wet Bar Walk-Up Heated Floor			
#	Room	Level	Length (ft)	Width (ft)	Description																																																																												
1	Living	Ground	26.34	x 16.99	Porcelain Floor Fireplace Coffered Ceiling																																																																												
2	Dining	Ground	26.34	x 16.99	Porcelain Floor Wall Sconce Lighting Combined W/Living																																																																												
3	Kitchen	Ground	16.99	x 16.24	Stainless Steel Appl Quartz Counter Centre Island																																																																												
4	Breakfast	Ground	8.04	x 8.04	O/Looks Backyard W/O To Deck Open Concept																																																																												
5	Family	Ground	23.42	x 15.42	Hardwood Floor W/O To Patio Fireplace																																																																												
6	Office	Ground	11.68	x 10.43	Vaulted Ceiling B/I Bookcase Coffered Ceiling																																																																												
7	Master	2nd	25.65	x 15.58	Hardwood Floor 6 Pc Bath Gas Fireplace																																																																												
8	2nd Br	2nd	20.01	x 15.58	4 Pc Ensuite W/I Closet Hardwood Floor																																																																												
9	3rd Br	2nd	18.5	x 11.41	3 Pc Ensuite W/I Closet Hardwood Floor																																																																												
10	4th Br	Bsmt	18.5	x 10.92	3 Pc Ensuite W/I Closet Pot Lights																																																																												
11	Garage	Bsmt	14.66	x 14.5	Electric Fireplace Heated Floor Pot Lights																																																																												
12	Rec	Bsmt	28.83	x 15.32	Wet Bar Walk-Up Heated Floor																																																																												



30 Plateau Cres
 Toronto Ontario M3C1M8
 Toronto C13 Banbury-Dan Mills Toronto 110-25-K
Taxes: 0 / 2019
Contract Date: 11/07/2019 **Sold Date:** 11/29/2019
Occupancy: Owner **DOM:** 22 **MLS#:** C4629343

Sold: \$3,855,000
List: \$3,500,000

Detached **Fronting On:** E **Rms:** 8 + 5
Link: N **Apx Age:** New **Bedrooms:** 4 + 1
 2-Storey **Apx Sqft:** **Washrooms:** 6
 45.96 x 133.99 Feet **Kitchens:** 1
Irreg: Pie Shaped Lot S:
 115.19Ft & R: 79.23Ft
Dir/Cross St: Don Mills Rd / Lawrence Ave E

Fam Rm: Y	Bsmnt: Finished / Walk-Up	Exterior: Stucco/Plaster	Gar Pk Spc: Attached / 3
Fireplace/Stv: Y	Cntrl Vac: Y	A/C: Central Air	Drive: Private
Prop Features: Electric Car	Heat: Forced Air / Gas	Retire:	Drv Pk Spc: 6
Charg, Golf, Hospital, Park, Public Transit, School	POTL Fee:		Tot Pk Spcs: 9

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 13.81	Heated Floor	Built-In Speakers	Window Flr To Ceil
2	Family	Main	15.65	x 14.27	Heated Floor	W/O To Deck	Window Flr To Ceil
3	Kitchen	Main	19.48	x 19.02	Heated Floor	W/O To Deck	Centre Island
4	Dining	Main	19.48	x 19.02	Heated Floor	Gas Fireplace	Combined W/ Kitchen
5	Mudroom	Main	10.56	x 8.86	Heated Floor	B/I Closet	Access To Garage
6	Master	2nd	29.75	x 19.35	Fireplace	6 Pc Ensuite	W/I Closet
7	2nd Br	2nd	18.3	x 15.81	Heated Floor	3 Pc Ensuite	Closet Organizers
8	3rd Br	2nd	15.48	x 10.86	W/O To Terrace	3 Pc Ensuite	W/I Closet
9	4th Br	2nd	13.84	x 13.81	Heated Floor	4 Pc Ensuite	Closet
10	Br	Lower	10.56	x 8.95	Heated Floor	Recessed Lights	Window
11	Rec	Bsmnt	35.19	x 13.22	Heated Floor	Wet Bar	Walk-Up
12	Media/Ent	Bsmnt	38.31	x 15.02	Heated Floor	Built-In Speakers	Led Lighting



9 Banbury Rd
 Toronto Ontario M3B2K3
 Toronto C13 Banbury-Dan Mills Toronto 109-23-F
Taxes: \$22,846.00 / 2018
Contract Date: 7/10/2018 **Sold Date:** 8/18/2018
Occupancy: Owner **DOM:** 39 **MLS#:** C4187030

Sold: \$4,000,000
List: \$4,300,000

Detached **Fronting On:** E **Rms:** 11 + 5
 2-Storey **Apx Age:** New **Bedrooms:** 6 + 3
 90 x 128 Feet **Apx Sqft:** 5000+ **Washrooms:** 10
Irreg: Lot Size As Per Survey **Kitchens:** 1
Dir/Cross St: Bridle Path / Lawrence

Fam Rm: Y	Bsmnt: Fin W/O / Sep	Exterior: Stone /	Gar Pk Spc: Built-In / 3
Fireplace/Stv: Y	Entrance	Stucco/Plaster	Drive: Circular
Prop Features:	Cntrl Vac:	A/C: Central Air	Drv Pk Spc: 9
Wooded/Tread, Park, Public Transit	Heat: Forced Air / Gas	Retire:	Tot Pk Spcs: 12
	POTL Fee:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	21.98	x 14.1	O/Looks Garden	Gas Fireplace	Coffered Ceiling
2	Dining	Ground	19.98	x 12.99	O/Looks Garden	Coffered Ceiling	Hardwood Floor
3	Kitchen	Ground	18.99	x 13.97	O/Looks Garden	Marble Floor	Coffered Ceiling
4	Breakfast	Ground	12	x 12	O/Looks Garden	W/O To Deck	Coffered Ceiling
5	Family	Ground	16.07	x 14.99	O/Looks Garden	B/I Bookcase	Gas Fireplace
6	Library	Ground	16.99	x 12	B/I Bookcase	Hardwood Floor	French Doors
7	Br	Ground	12.99	x 10.99	4 Pc Ensuite	Double Closet	Hardwood Floor
8	Master	2nd	18.99	x 16.99	7 Pc Ensuite	W/I Closet	Coffered Ceiling
9	Br	2nd	17.97	x 12.99	4 Pc Ensuite	W/I Closet	Hardwood Floor



Buildable Stats

	LOT ID ON R-PLAN	LOT ID ON BY-LAW	Proposed Lot Frontage (m)	Minimum Lot Frontage Required (m)		Comply?	OWNERSHIP AFTER CONSENT
				By-law 1782-2019 (under 569-2013)	By-law 1783-2019 (under 7625)		
RETAINED LOT 1	PART 3 & 6	LOT 1	23.84	23.75	23.75	Yes	1857306 Ontario Inc.
CONVEYED LOT 2	PART 2	LOT 2	19.80	15	15	Yes	5031662 Ontario Inc.
	PART 1	N/A	6.00	N/A - Corner Rounding - To be conveyed to City			
CONVEYED LOT 3	PART 4 & 7	LOT 3	13.70	13	13	Yes	5031662 Ontario Inc.
CONVEYED LOT 4	PART 5 & 8	LOT 4	14.61	13	13	Yes	1857306 Ontario Inc.

	LOT ID ON R-PLAN	LOT ID ON BY-LAW	Proposed Lot Area (m ²)	Minimum Lot Area Required (m ²)		Comply?	OWNERSHIP AFTER CONSENT
				By-law 1782-2019 (569-2013)	By-law 1783-2019 (7625)		
RETAINED LOT 1	PART 3 & 6	LOT 1	909.30	550	550	Yes	1857306 Ontario Inc.
CONVEYED LOT 2	PART 2	LOT 2	476.30	475	475	Yes	5031662 Ontario Inc.
	PART 1	N/A	7.70	N/A - Corner Rounding - To be conveyed to City			
CONVEYED LOT 3	PART 4 & 7	LOT 3	555.20	550	550	Yes	5031662 Ontario Inc.
CONVEYED LOT 4	PART 5 & 8	LOT 4	484.00	475	475	Yes	1857306 Ontario Inc.

OFFERING PROCESS

GENERAL GUIDELINES

- ∪ The Property is offered for sale on an unpriced basis.
- ∪ The Property is offered for sale on an as-is, where-is basis
- ∪ Potential purchasers should submit all offers in terms of Canadian Dollars (CDN)
- ∪ Offers will be reviewed by Home Leader Realty inc. on behalf of the Seller on **Friday, July 24th 2020 at 5:00 pm**

PROCESS

Based on information contained in this Brochure, the Data Room, and other information that may be made available by the Advisor, interested parties are invited to submit an agreement of purchase and sale on the Seller's own form that addresses the requirements outlined under the heading "Offering Guidelines". Offers should be submitted to the attention of:

Maziar Moini (Broker of Record at Home Leader Realty inc.)

T: 416 599-9599 #150 F: 1-800-970-7654 E: maziar.m@homeleaderrealty.com

Offers will be evaluated, among other criteria, on the consideration offered for the Property and the prospective purchaser's ability to complete the transaction. The Seller is under no obligation to accept any Offer, and the Seller reserves the right to modify the offering process.

ONLINE DATA ROOM

Upon request, the Advisor shall provide access to an online data room to those prospective purchasers who have executed the Advisor's Confidentiality Agreement. The data room shall include documents for the review of prospective purchasers. Relevant information related to the subject property will also be included therein for consideration of prospective purchasers

OFFERING GUIDELINES

The Advisor at HOME LEADER REALTY INC. will advise on timing for when the Seller will start to consider offers. Potential purchasers will be invited to submit a cleanly executed offer on an Agreement of Purchase and Sale. Notwithstanding the foregoing, Offers should outline the terms for the purchase of the Property and should include, at a minimum, the following information:

1. Name and identity of the prospective purchaser or purchasers.
2. Purchase price, initial deposit.
3. Description of the purchaser's proposed financing structure.

4. The address, email and fax number of the prospective purchaser.
5. Evidence of the prospective purchaser's financial ability to complete the transaction.
6. A brief summary of the level of review and approvals, whether corporate (for example, investment committee, board of directors, shareholders, etc.) or regulatory, required in connection with the transaction and whether such approvals have been obtained or, if not, the steps and time necessary to obtain them; and
7. An outline of any other contingencies or conditions anticipated to be required by the prospective purchaser in connection with the transaction.

INDEMNIFICATION

In exchange for good and valuable consideration provided by the Seller and the Advisor, including without limitation, the delivery of this Brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Seller and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys' fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Seller or the Advisor.

DISCLAIMER This Brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Brochure does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The Brochure provides selective information relating to certain of the physical, locational, and financial characteristics of the Property. The information on which this Brochure is based has been obtained from various sources considered reliable. Neither the Seller nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Seller and Advisor expressly disclaim any and all liability for any errors or omissions in the Brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this Brochure, is provided at any time, orally or otherwise, by the Seller or the Advisor or anyone acting on their behalf, such information is provided as a convenience only and without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification. In order to comply with the Real Estate Council of Ontario's Code of Ethics, Agency, as it relates to real estate transactions within the Province of Ontario, the following applies: Seller's (Seller's) Agent: When a real estate company is a "seller's agent," it must do what is best for the seller of a

property. A written contract, called a listing agreement, establishes seller agency. It also explains services the company will provide, establishes a fee arrangement for the Realtor's services and specifies what obligations a seller may have. A seller's agent must tell the seller anything known about a buyer. For instance, if a seller's agent knows a buyer is willing to offer more for a property, that information must be shared with the seller. Confidences a seller shares with a seller's agent must be kept confidential from potential buyers and others. Although confidential information about the seller cannot be discussed, a buyer working with a seller's agent can expect fair and honest service from the seller's agent and disclosure of pertinent information about the property. Buyer's (Purchaser's) Agent: A real estate company acting as a "buyer's agent" must do what is best for the buyer. A written contract, called a buyer agency agreement, establishes buyer agency. It also explains services the company will provide, establishes a fee arrangement for the Realtor's services and specifies what obligations a buyer may have. Typically, buyers will be obliged to work exclusively with that company for a period of time. Confidences a buyer shares with the buyer's agent must be kept confidential. Although confidential information about the buyers cannot be disclosed, a seller working with a buyer's agent can expect to be treated fairly and honestly.

Dual Agent: Occasionally a real estate company will be the agent of both the buyer and the seller. The buyer and seller must consent to this arrangement in their listing and buyer agency agreements. Under this "dual agency" arrangement, the company must do what is best for both the buyer and the seller. Since the company's loyalty is divided between the buyer and the seller who have conflicting interest, it is absolutely essential that a dual agency relationship be established in a written agency agreement. This agreement specifically describes the rights and duties of everyone involved and any limitations to those rights and duties.

Prospective purchasers, by accepting this Brochure acknowledge having reviewed this section relating to Agency and confirm that they understand that HOME LEADER REALTY INC. acts as agent for the Seller only and will provide them with customer service in a fair, ethical and professional manner.

TABLE OF CONTENTS (Due Diligence)

- Confidentiality Agreement

**Must be executed prior to the review of any documents contained in this record*

Heritage Easement

Status: Approved – October 29, 2019

- Heritage Impact Assessment
- Heritage Impact Assessment Addendum
- City Council Meeting Minutes – Adoption of Heritage Easement Agreement
- City by-law 1639-2019 to approve Heritage Easement Agreement
- Executed Heritage Easement Agreement

Zoning By-law Amendment

Status: **Approved – October 29, 2019**

City File No.: **16 270499 NNY 34 OZ**

- City Council Meeting Minutes – Adoption of ZBAs

- City by-law 1782-2019 to amend Zoning By-law 569-2013
- City by-law 1783-2019 to amend Zoning By-law 7625

Heritage Dwelling – Site Plan

Approval Status: **Under review. Awaiting Notice of Approval Conditions (NOAC)**

City File #: **19 103522 NNY 16 SA**

City contact: **Stephen Gardiner, Senior Planner – Community Planning, 416-392-5460**

- Civil Engineer Drawings
- Arborist Addendum Letter
- Outstanding Development Engineering comments to be addressed at NOAC
- Outstanding Urban Forestry comments to be addressed at NOAC
- Latest Architectural Set – April 30, 2020
- Latest Landscape Plan – May 7, 2020
- Heritage Conservation Plan

Consent Application (Severance)

Status: **Under review. Awaiting Committee of Adjustment hearing to be scheduled when the City reopens.**

City File #: **20 108025 NNY 16 CO**

City contact: **Aileen Keng, Assistant Planner – Community Planning, Aileen.Keng@toronto.ca**

- Draft R-Plan
- Architectural Set submitted with Consent Application
- Latest Consent resubmission summary letter – May 11, 2020 Other Documents
Renderings

Maziar Moini , Broker of Record

Home Leader Realty Inc. Brokerage

300 Richmond St. West, #300, Toronto, ON, M5V 1X2

O: (416)-599-9-599 , Ext#150

T: [\(416\)-888-7654](tel:416-888-7654)

F: [1\(800\)-970-7654](tel:1800-970-7654)

e-mail: maziar.m@homeleaderrealty.com

<http://www.HomeLeaderRealty.com>

“The Best Way to predict the future is to create it”

