

# 282–292 Elgin Mills Road West

# \$5,900,000

Richmond Hill, ON · Yonge &amp; Elgin Mills Corridor

*ZBA and SPA applications in final stages. Approvals expected by May 2026.*

## PROPERTY OVERVIEW

<b>Address</b>	282 & 292 Elgin Mills Road West, Richmond Hill, ON L4C 4M2
<b>Location</b>	North side of Elgin Mills Rd W, east of Shaftsbury Ave · Yonge Street corridor
<b>Site Area</b>	0.3029 ha (0.75 acres) · 55.96 m frontage along Elgin Mills Road West
<b>Legal Description</b>	Part of Lots 13 & 14, Plan 2404
<b>Current Use</b>	Two single-detached dwellings (currently tenanted — \$10,975/month rental income)
<b>Zoning</b>	RM1 Zone — Residential Multiple Family One under By-law 190-87, as amended
<b>Official Plan</b>	Neighbourhood designation — medium density residential permitted
<b>Proposed Density</b>	49.52 units/ha (maximum permitted: 50 units/ha)
<b>Height</b>	3 storeys (maximum 4 storeys permitted on arterial road)

## DEVELOPMENT SUMMARY

<b>Unit Count</b>	15 POTL townhouse dwelling units
<b>Unit Mix</b>	9 × 3-bedroom (Blocks 1–3) + 6 × 4-bedroom (Block 4)
<b>3-Bedroom Sizes</b>	Approx. 2,234 – 2,321 sf livable · 2,521 – 2,927 sf total (incl. garage)
<b>4-Bedroom Sizes</b>	Approx. 2,574 – 2,637 sf livable · 2,837 – 2,914 sf total (incl. garage)
<b>Total Buildable</b>	Approx. 41,335 sf
<b>Total Livable</b>	Approx. 34,500 sf
<b>Configuration</b>	3-storey attached townhomes with private attached garages on all units
<b>Outdoor Space</b>	Roof terraces on Blocks 1 & 2 · Private decks + skylights on Blocks 3 & 4
<b>Parking</b>	30 resident spaces (2 per unit) + 4 visitor spaces along private lane
<b>Private Road</b>	Frank Whitfield Road — private POTL lane (Common Elements Condominium)
<b>Site Access</b>	Right-in / right-out from Elgin Mills Road West (York Region requirement)
<b>Architect</b>	Icon Architects Inc. · Project No. 21117 · Drawings dated April 2025

## APPROVAL STATUS

<b>Status</b>	ZBA and SPA applications in final stages. Approvals expected by May 2026.
<b>City Planner</b>	Chinoye Sunny · Ward 4 · Councillor Simon Cui · 905-771-8910
<b>Still Required</b>	Draft Plan of Condominium + Part Lot Control Exemption — standard buyer's process

## INCOME DURING HOLDING PERIOD

### EXISTING RENTAL INCOME

Two single-detached dwellings currently tenanted · Approx. \$131,700 per annum

## \$10,975 / month

Offsets carrying costs throughout pre-construction period

NDA required for full information package and data room access.

All figures are in Canadian Dollars (CAD) and are for informational purposes only. Projections and estimates are not guaranteed. Buyers should conduct independent due diligence. E.&amp;O.E.

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