

**FOR SALE**

1 Acre Mixed Use Development Land  
Next to New Milliken Go Station  
Steps away from Pacific Mall



# The Offering

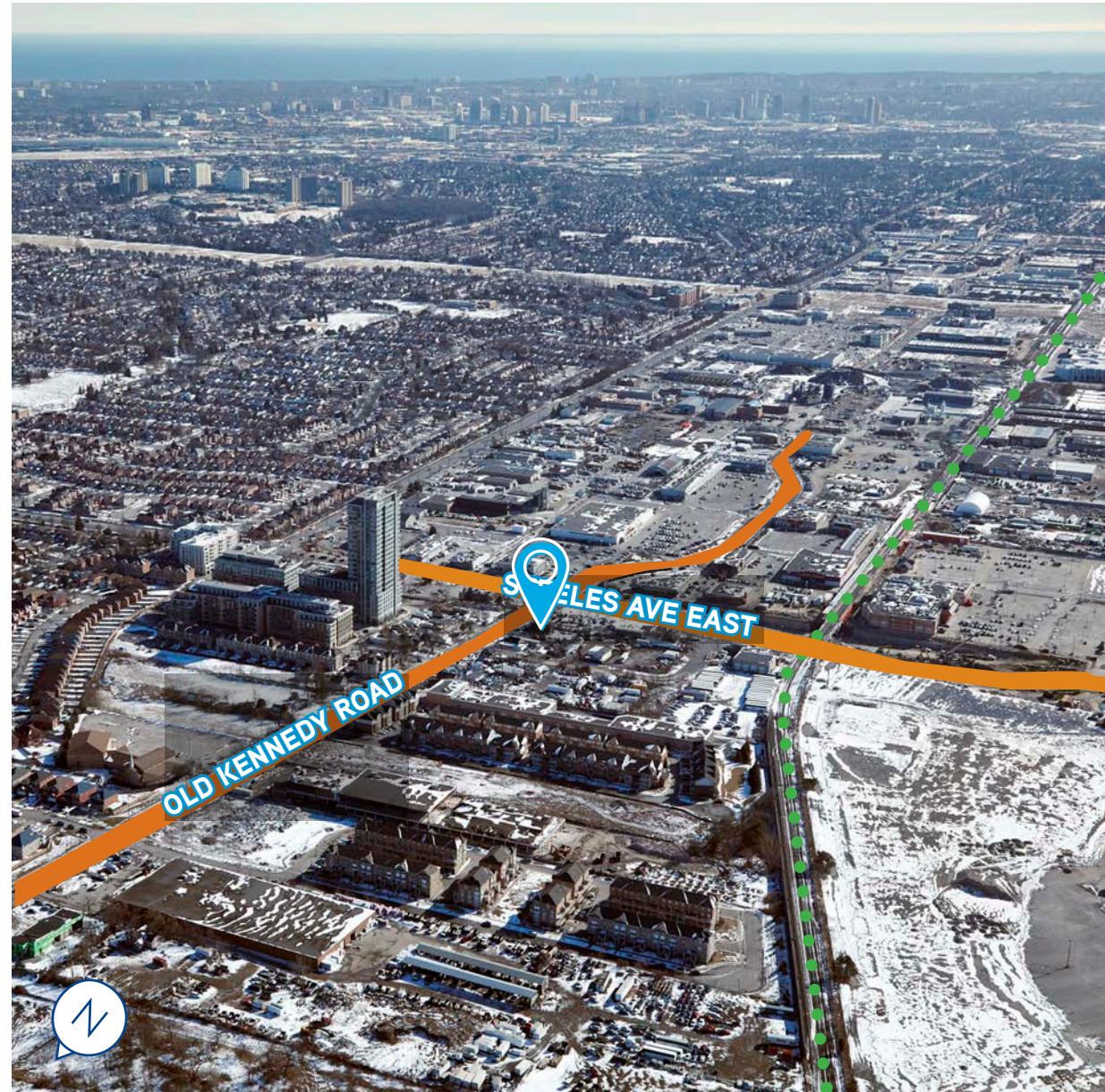
Home Leader Realty is please to offering  
 1 Acre Mixed use Development opportunity  
 Next to Milliken Go Station (MTSA)

The immidiate area has , and continues to  
 evolve with muiltiple forms of transit  
 supportive High Density Developments.

**SITE DATA & ZONING NOTES**

<b>LEGAL DESCRIPTION</b>		
30 and 46 Old Kennedy Road		
Town of Markham - Regional Municipality of York		
Survey prepared by Donevan Fleishchmann Petrich Ltd. - 15/July/2020		
Existing Zonning:		
<b>OFFICIAL PLAN DESIGNATION</b>		
Lot Area	3921	SQ.M.
Road Widening	155	SQ.M.
Net Lot Area	4076	SQ.M.
	0.40	HC

**Proposal : 32 STOREY Residential building**



# Property Profile



Address: 30-46 Old Kennedy RD , Markham

Site Area: 1 Acre

Transit: Milliken Go Station MTSA

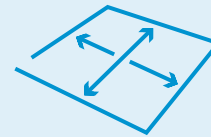
Official Plan Land use: Mixed Use

Secondary Plan: Milliken Centre Secondary Plan

# Investment Highlights



Exceptional transit oriented opportunity



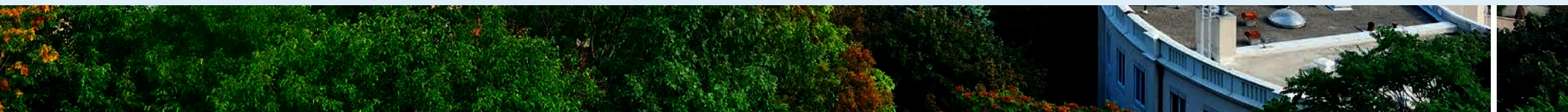
Approvals in place



Underlying policy promoting development density



Strong market fundamentals

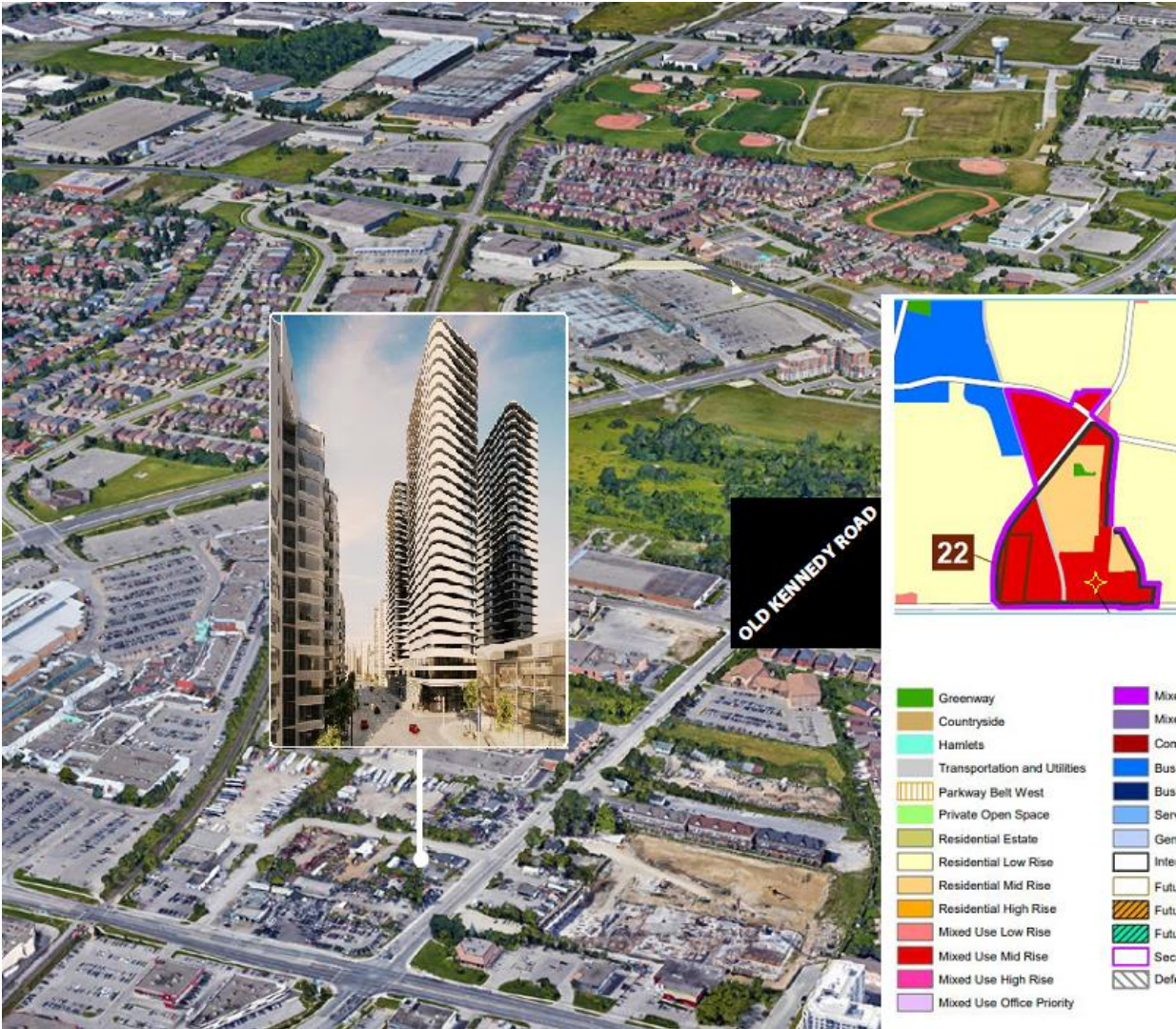


# Vibrant Location

Milliken and Milliken Mills has become a vibrant, mixed-use community with excellent access to transit (YRT ,TTC and GO Transit), shopping, institutions, cultural and commercial amenities.

Numerous major area developments have been completed and are also underway. Infrastructure improvements are planned that will provide even greater connectivity within the area and to the subject site.





- Greenway
- Countryside
- Hamlets
- Transportation and Utilities
- Parkway Belt West
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park Employment
- Business Park Office Priority Employrn
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy
- Deferral Area



# HOME LEADER

REALTY INC., BROKERAGE

Home Leader Realty inc.

Authored by: Maziar Moini

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



Maziar Moini , Broker of Record

Home Leader Realty Inc. Brokerage

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

T: (416)-888-7654

S: (647)-370-7654

F: 1(800)-970-7654

E-mail: [Maziar@homeleaderrealty.com](mailto:Maziar@homeleaderrealty.com)

Company : <http://www.HomeLeaderRealty.com>

# Access to Everywhere



- BUSINESS DISTRICTS
- SHOPPING DISTRICTS
- SCHOOLS
- HEALTH & FITNESS CENTRES
- RESTAURANTS & NIGHTLIFE
- PARKS
- TTC BUS ROUTE
- VIVA BUS ROUTE
- GO TRANSIT

### Culture & Entertainment

- VARLEY ART GALLERY
- FLATO MARKHAM THEATRE
- CINEPLEX CINEMAS MARKHAM VIP & IPAX

### Restaurants & Nightlife

- TERRE ROUGE
- CASA VICTORIA
- RUTH'S CHRIS STEAKHOUSE
- SCADARBUSH
- GOOD CATCH BOIL HOUSE
- OLD FIREHALL CONFECTIONERY

### Health & Fitness

- LA FITNESS
- GOODLIFE FITNESS CENTRE
- MARKHAM YNCA
- C3 BADMINTON CLUB
- THE HUB CLIMBING
- PAN AM CENTRE
- SWIM APEX AQUATIC CLUB

### Golf Courses & Clubs

- ANGUS GLEN GOLF CLUB
- YORK DOWNS GOLF AND COUNTRY CLUB
- CRESTHAVEN GOLF CLUB
- MARKHAM GOLF DOPE

### Shopping

- MARKVILLE MALL
- BESTBUY, WAL-MART, SPORTING LIFE, HUDSON'S BAY, SAKI OFF
- FIFTH, HOMESENSE, ARITZIA, H&M, MUJI, ZARA, SEPHORA
- SMART CENTRE MARKHAM WOODSIDE, INDIGO, STARBUCKS, HOME DEPOT, LONGO'S, WINNERS, MICHAEL'S
- MARKHAM TOWN SQUARE
- SHOPPERS DRUG MART, NO-FRILLS, CANADA POST, CASA VICTORIA
- FIRST MARKHAM PLACE
- COSTCO
- WHOLE FOODS MARKET
- LCBO
- T&T SUPERMARKET



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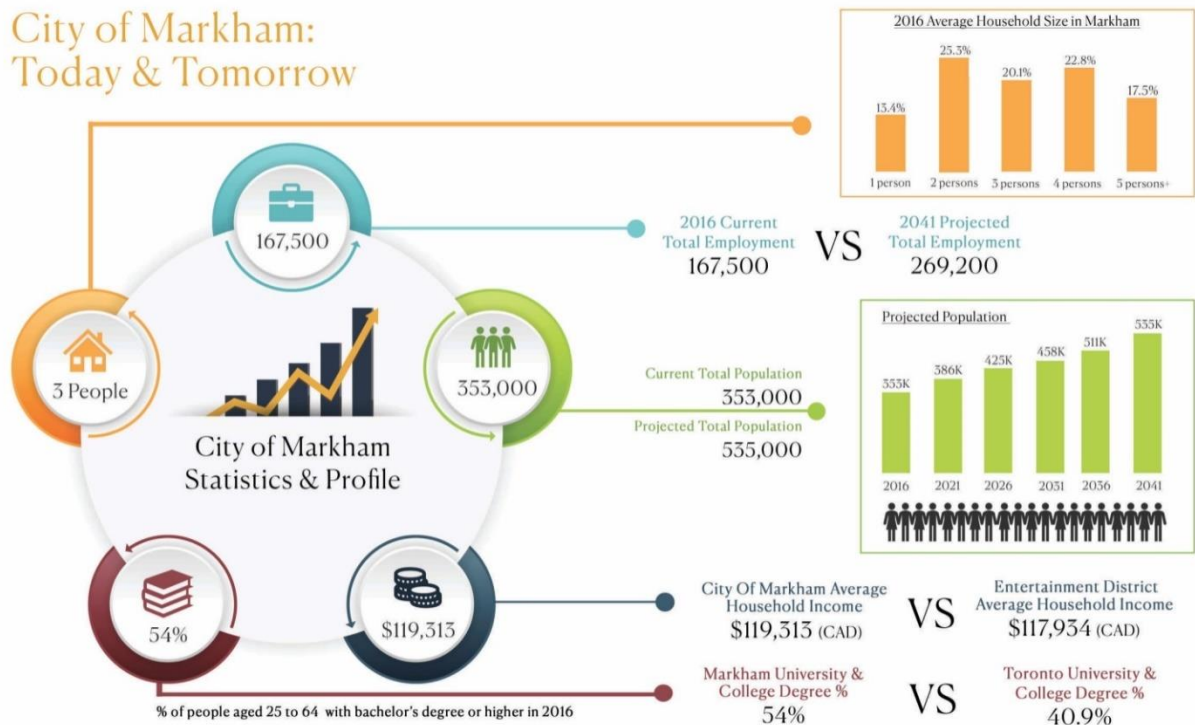
## Recreation & Parks

Sports & recreation facilities at your doorstep including world-class sports complex Markham Pan Am Games Centre, tournament grade golf club Angus Glen, and numerous picturesque parks at your leisure.

Number of Parks	205
Trails/Pathways	151 KM
Public Libraries	7
Community Centres	32
Golf Courses	9
Ice Arenas	10 pads



## City of Markham: Today & Tomorrow



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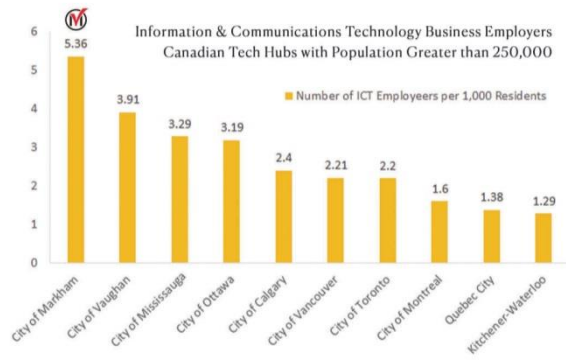
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# High-Tech Capital

City of Markham is recognized as the highest concentration of high-tech employment per capita amongst Canadian cities, including Toronto, Ottawa, and Waterloo.



## Markham as Canada's High-Tech Capital

There are over 10,400 companies in Markham and over 1,000 of them are high-tech and life sciences companies that generate 37,000 jobs, over one-fifth of the total workforce of 167,500



## Digital Markham

It is a preliminary strategy facilitated by the City of Markham. The objective is to integrate digital technologies to enhance city operations & services, which makes Markham the first smart city in Ontario.

# Market Value & Commercial Investment

## Vacant Employment Land Inventory (2016)

Land Use Designation Categories	Service & Market Ready (acres)	Unserviced (acres)
Business Park Employment	460.56	227.92
Mixed Use	546.79	38.16
General and Service Employment	307.69	50.01
Commercial	71.85	N/A

## 2016 Tax Rates (%)

City	Commercial	Industrial
Toronto	2.64%	2.70%
Mississauga	2.03%	2.57%
Vaughan	1.77%	2.00%
<b>Markham</b>	<b>1.67%</b>	<b>1.96%</b>

From Class-A corporate, commercial and industrial developments to outstanding mixed-used communities, Markham is creating the infrastructure needed to sustain a vibrant environment for all. This includes working to maintain the lowest tax rates in the GTA.

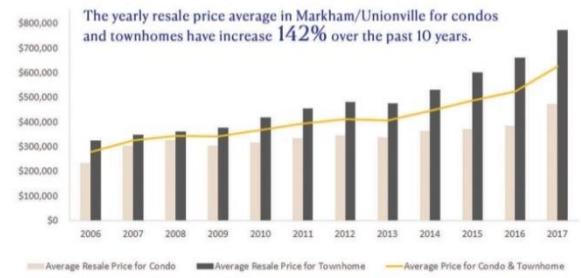
## New Residential Unit Profile (January - December 2016)



## New & Planned Commercial Buildings

- Aviva Canada Head Office**  
Second largest general insurer in Canada  
350,000 Sqft of office space  
Employs over 1,500
- GM Technical Centre**  
GM Tech focus facility  
150,000 Sqft of office space  
Employs over 1000 Employment
- Honeywell Building Solution**  
Canadian headquarter  
68,000 Sqft of workspace  
Employs over 400 Employment
- Howland Green Business Centre (future)**  
59,000 Sqft of office space

## Average Resale Price in Markham Unionville (2006-2017)



## Value of Construction in Markham (January - December 2016)



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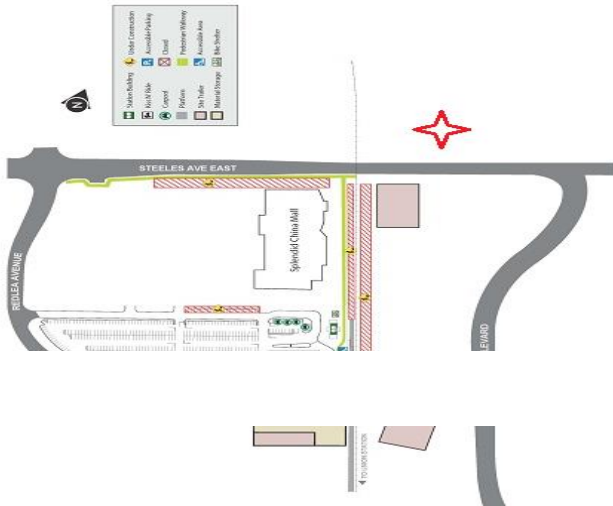
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# Milliken Station and projects in the area

<https://www.gotransit.com/en/the-future-go/improvements/milliken>

## Transforming for Today, Tomorrow, and Beyond



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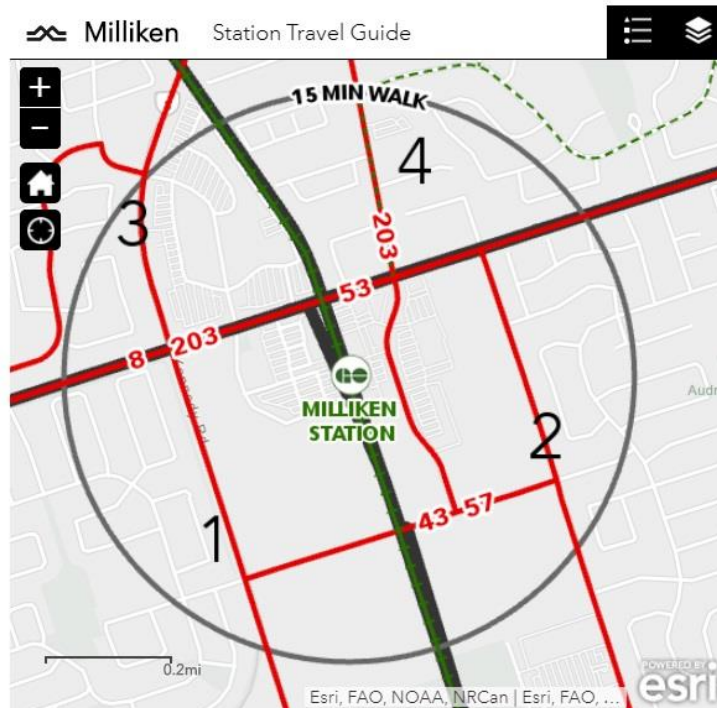
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# Milliken GO Station

[https://www.youtube.com/watch?v=\\_sgq8\\_JZvNE](https://www.youtube.com/watch?v=_sgq8_JZvNE)

Travelling Here

Check out our station travel guide to learn more about carpooling, getting dropped off, taking public transit or walking to the station during construction.



## What's Next

In 2019, there will be major changes to Steeles Ave as we build an underpass bridge near the train tracks. We are doing this so trains and cars can move through the area more easily.

You will still be able to access the station along Redlea Blvd, but please give

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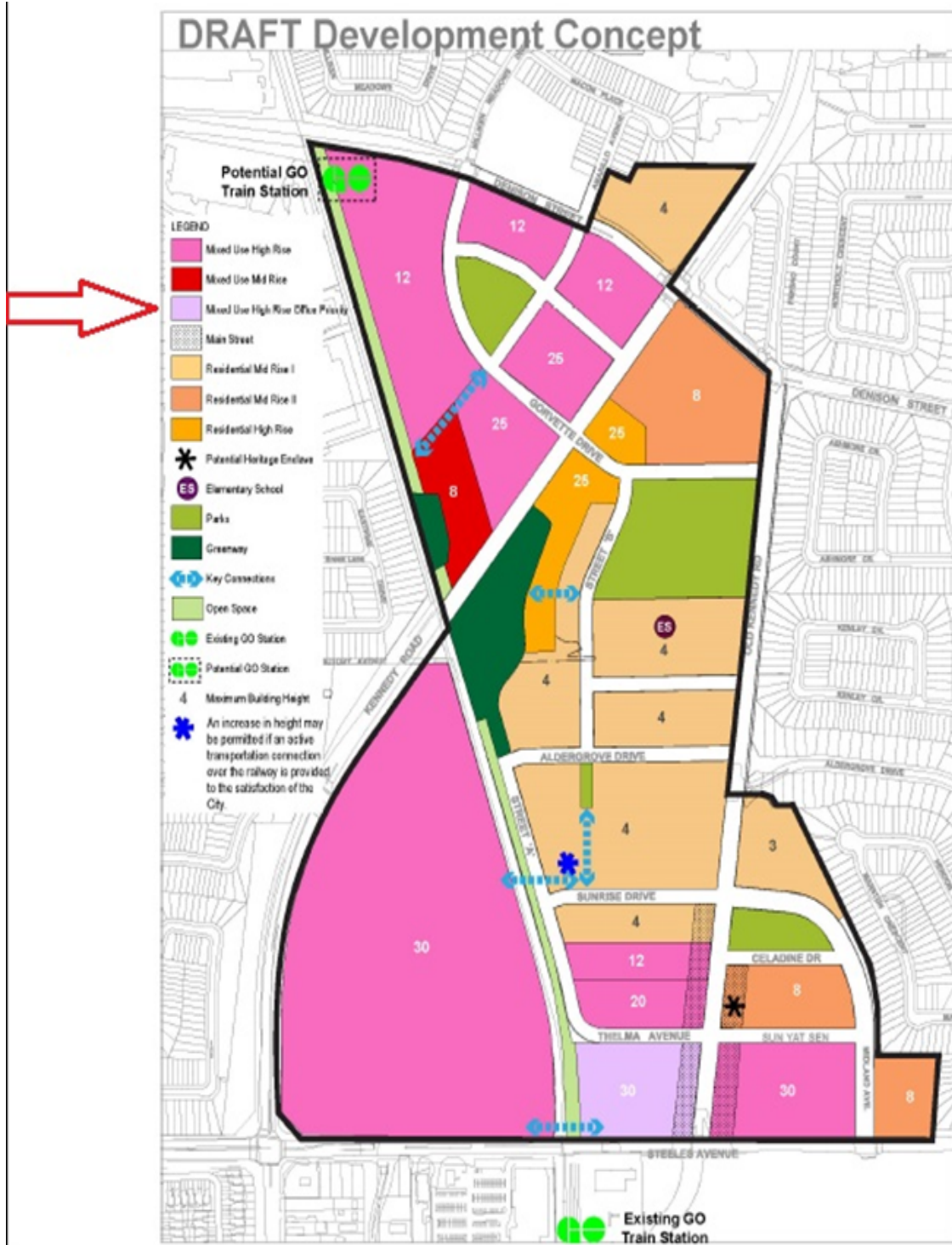
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# DRAFT Development Concept



## Milliken Centre Draft Development Concept Land Use and Heights

**Notes:**

1. Configuration of the wetland to be determined through further discussion with TRCA and the City of Markham.
2. SWM facilities to be determined.



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<b>New Condo Comps</b>							
Builder	Development	Prod. Type	Bedrooms	Municipa	Price	Size(Sf)	S/SQF
H&W Development Corp.	Vendome (North Tower) and Eight Cedarland (South Tower)	Apartment	2 Bedroom + Den	Markham	\$870,000 - \$980,000	875 - 1,012	\$ 1,000.00
Tridel	Royal Bayview - Royal and Bayview	Apartment	1 Bedroom	Markham	\$755,000 - \$1,270,000	631 - 1,161	\$ 1,196.51
Times Group Corporation	Riverview - Building C	Apartment	2 Bedroom + Den	Markham	\$916,000 - \$931,700	1,045 - 1,082	\$ 876.56
Times Group Corporation	Riverview - Building B	Apartment	2 Bedroom + Den	Markham	\$899,200 - \$902,100	1,030 - 1,032	\$ 860.29
Times Group Corporation	Riverview - Building A	Apartment	2 Bedroom + Den	Markham	\$966,300 - \$966,300	1,139 - 1,139	\$ 848.11
Times Group Corporation	Pavilia Towers - Building B	Apartment	2 Bedroom	Markham	\$778,400 - \$778,400	922 - 922	\$ 843.82
OnePiece Developments Inc.	Markham Square - West Tower	Apartment	2 Bedroom + Den	Markham	\$804,900 - \$805,900	973 - 973	\$ 827.24
Liberty Development Corporation	Joy Station Condos - Building B	Apartment	1 Bedroom	Markham	\$519,900 - \$523,900	496 - 549	\$ 1,046.37
King David Inc.	Courtyards - Building 1	Apartment	1 Bedroom + Den	Markham	\$682,900 - \$682,900	813 - 813	\$ 838.87
Flato Developments Inc.	Canvas on the Rouge	Apartment	1 Bedroom	Markham	\$609,990 - \$614,900	615 - 617	\$ 990.24
							\$ 9,328.00
Average \$/sqf							\$ 932.80

## Land Sold Comps

Land sold in the area	Date	price	Area	30-46 Old Kennedy comps \$/Acre
31 OLD KENNEDY RD 4550 STEELES AVE E	02-Apr-19	\$ 21,000,000	0.677	\$31,019,202 High Density Land
22 Old Kennedy 19 Turff 35 Thelma	29-Mar-19	\$14,000,000	1.12	\$12,500,000 High Density Land
4577 Steeles Ave E, Toronto, M1V4S4	09-Dec-20	\$ 17,000,000	0.661	\$25,718,608 High Density Land



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## Re-Marks:

Offers To Be Registered & Reviewed On July 29th 4 Pm.

We would welcome Pre-emptive offers



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