

45 RAYNES AVE, BOWMANVILLE



Lifelong
DEVELOPMENTS





ABOUT LIFELONG

Lifelong Developments has been active in the Greater Toronto Area real estate sector since 2010 and has grown from real estate brokering and infill developments into a comprehensive developer and builder committed to quality and innovation.

With a pipeline of thousands of homes within a 20-minute radius in the GTA, Lifelong Developments focuses on creating cohesive communities that stand the test of time.





Absar has been a principal of a TARION-registered building firm since 2017, focusing on innovation and sustainable practices at Lifelong. Absar is a licensed real estate broker and holds a Bachelor of Commerce from the University of Toronto.



Amin boasts over a decade of invaluable experience in real estate and finance. During his tenure at Mattamy Homes, he honed his skills and expertise, particularly in the development sector, laying a robust foundation in the industry.

EXECUTIVE TEAM

Our senior leadership team has over 25 years of experience in real estate development across the Greater Toronto Area

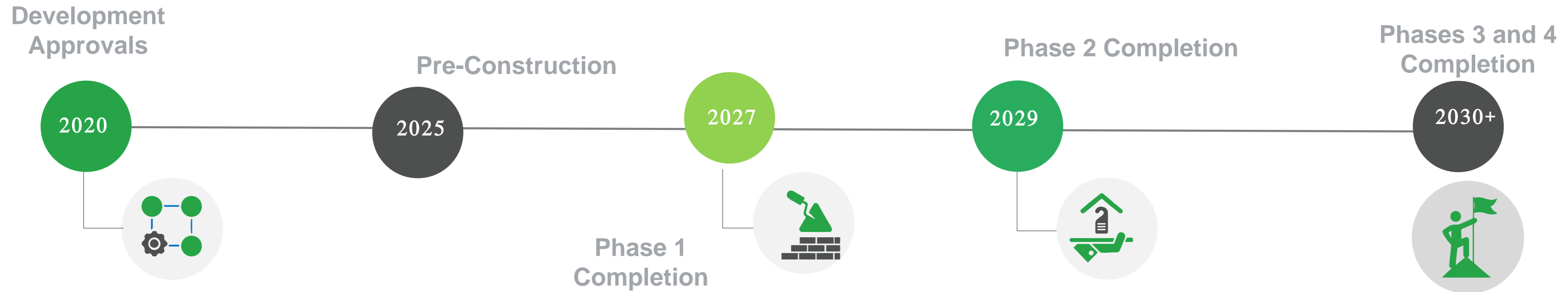


Site Plan Overview

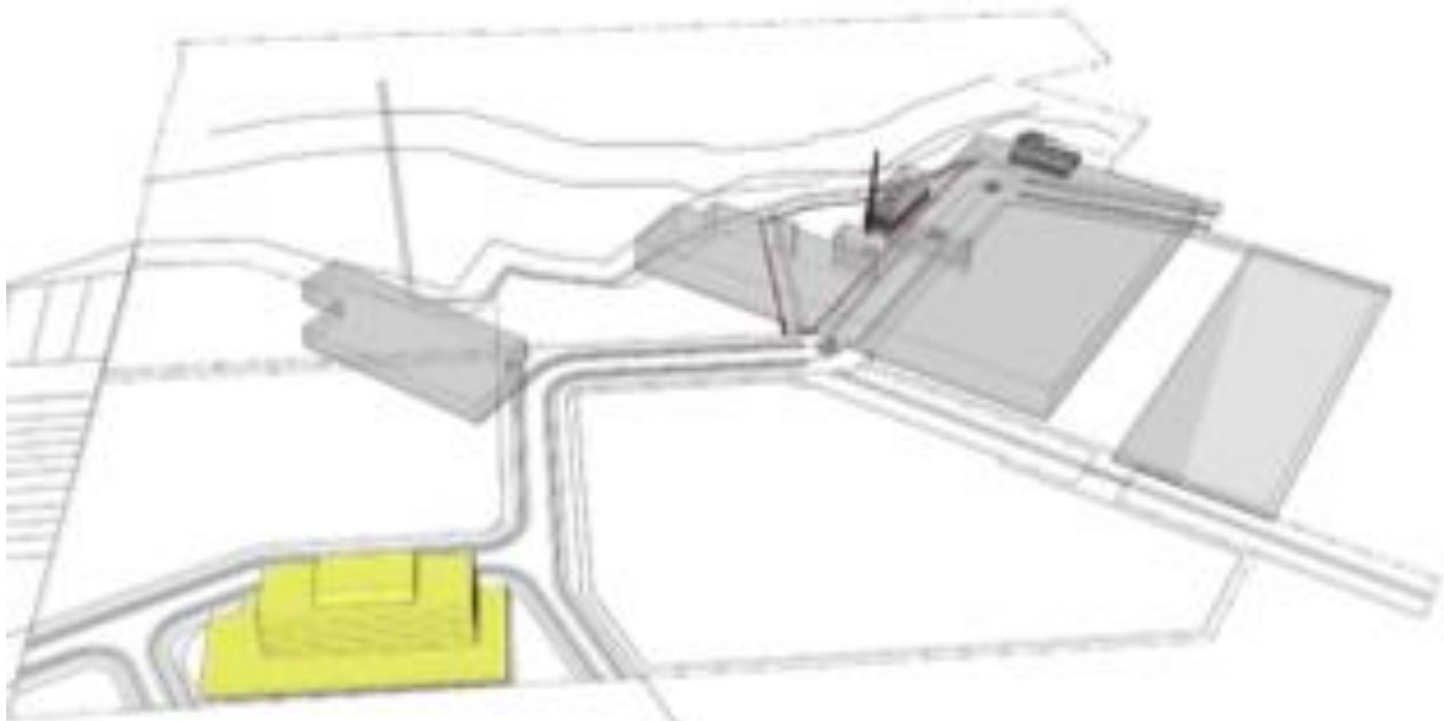


Project Timeline

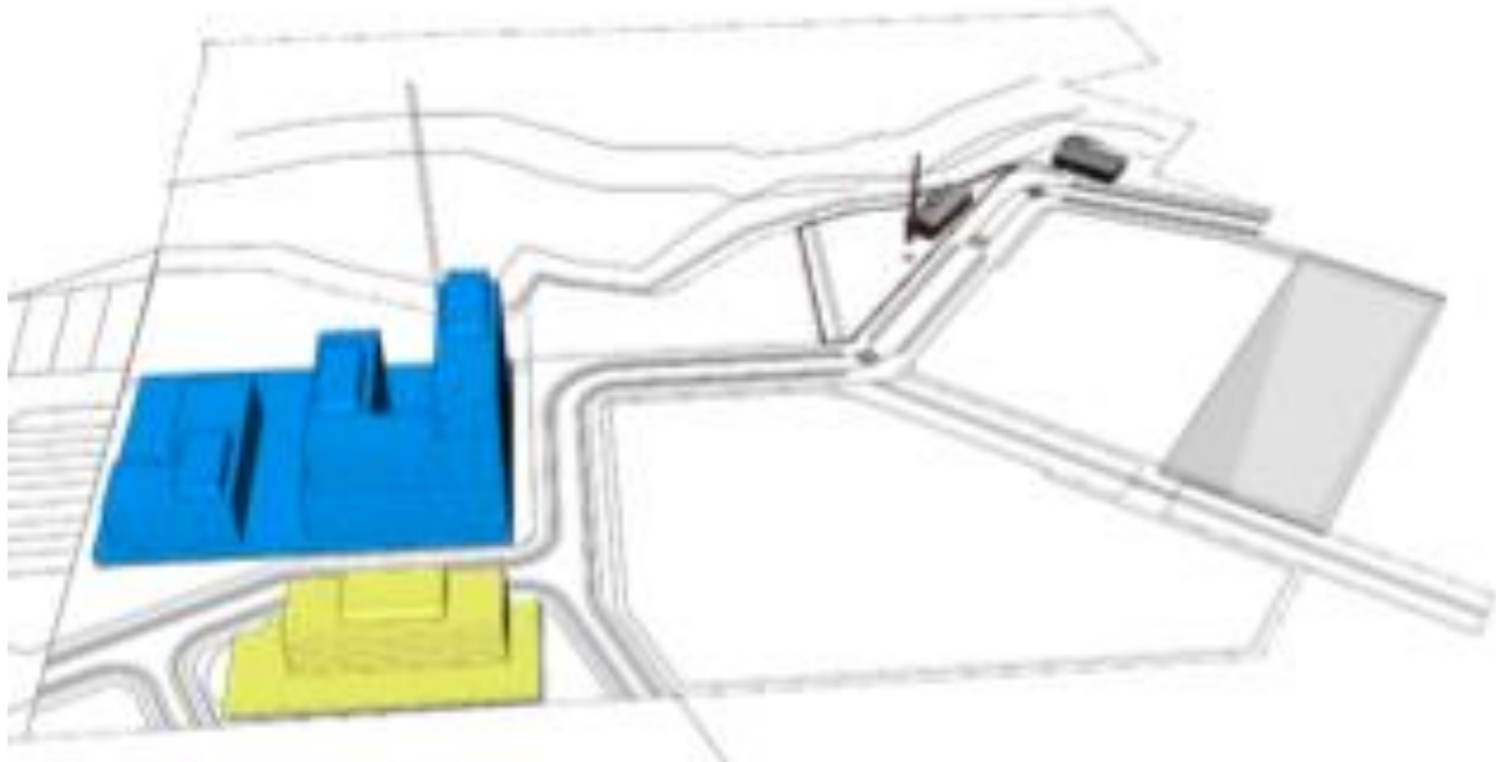
15+ Years



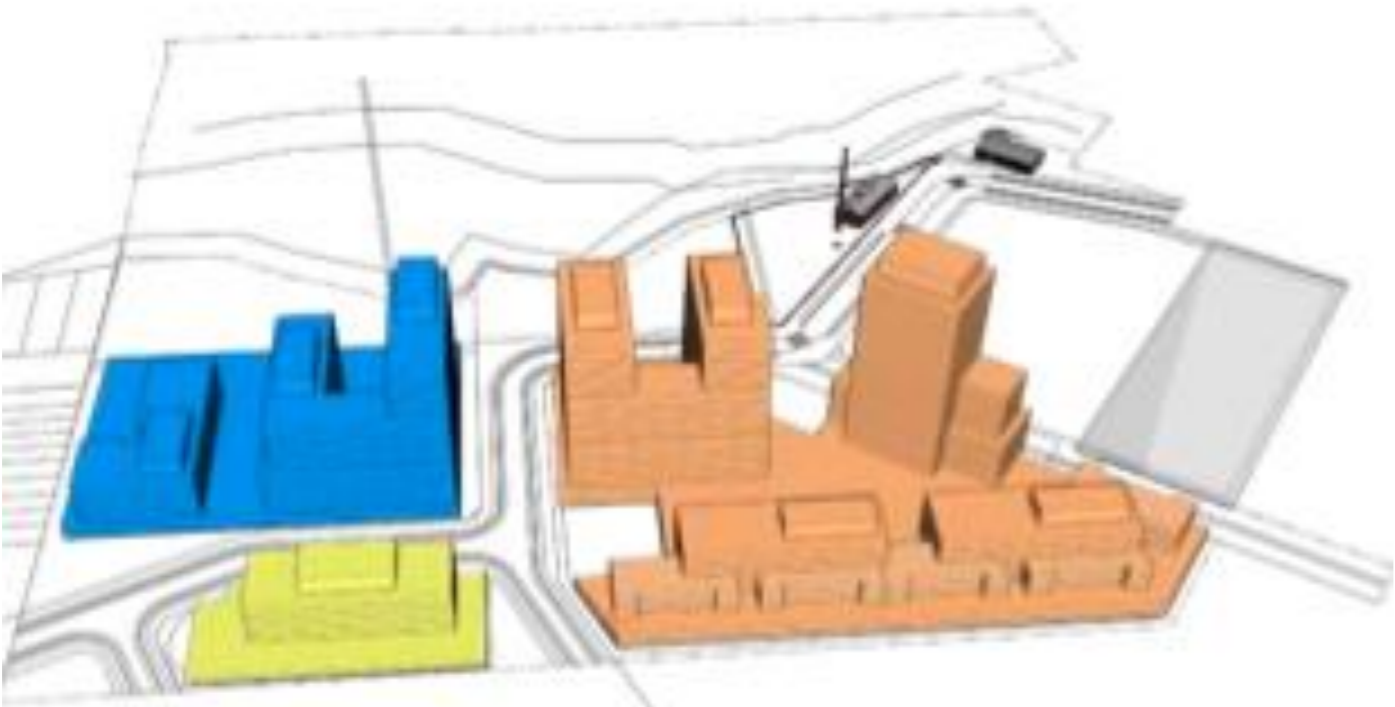
Construction Phasing



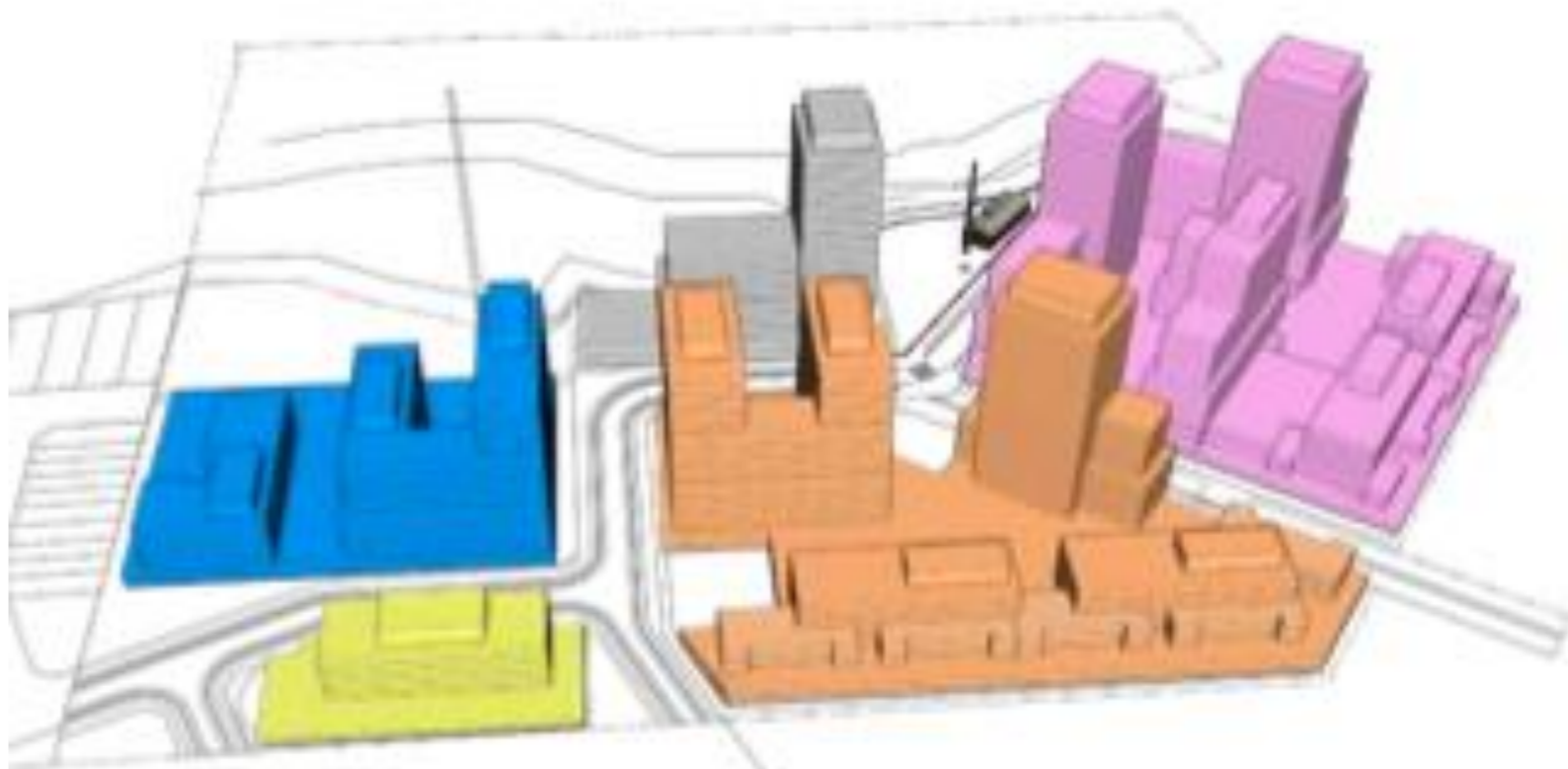
Phase 1



Phase 2



Phase 3



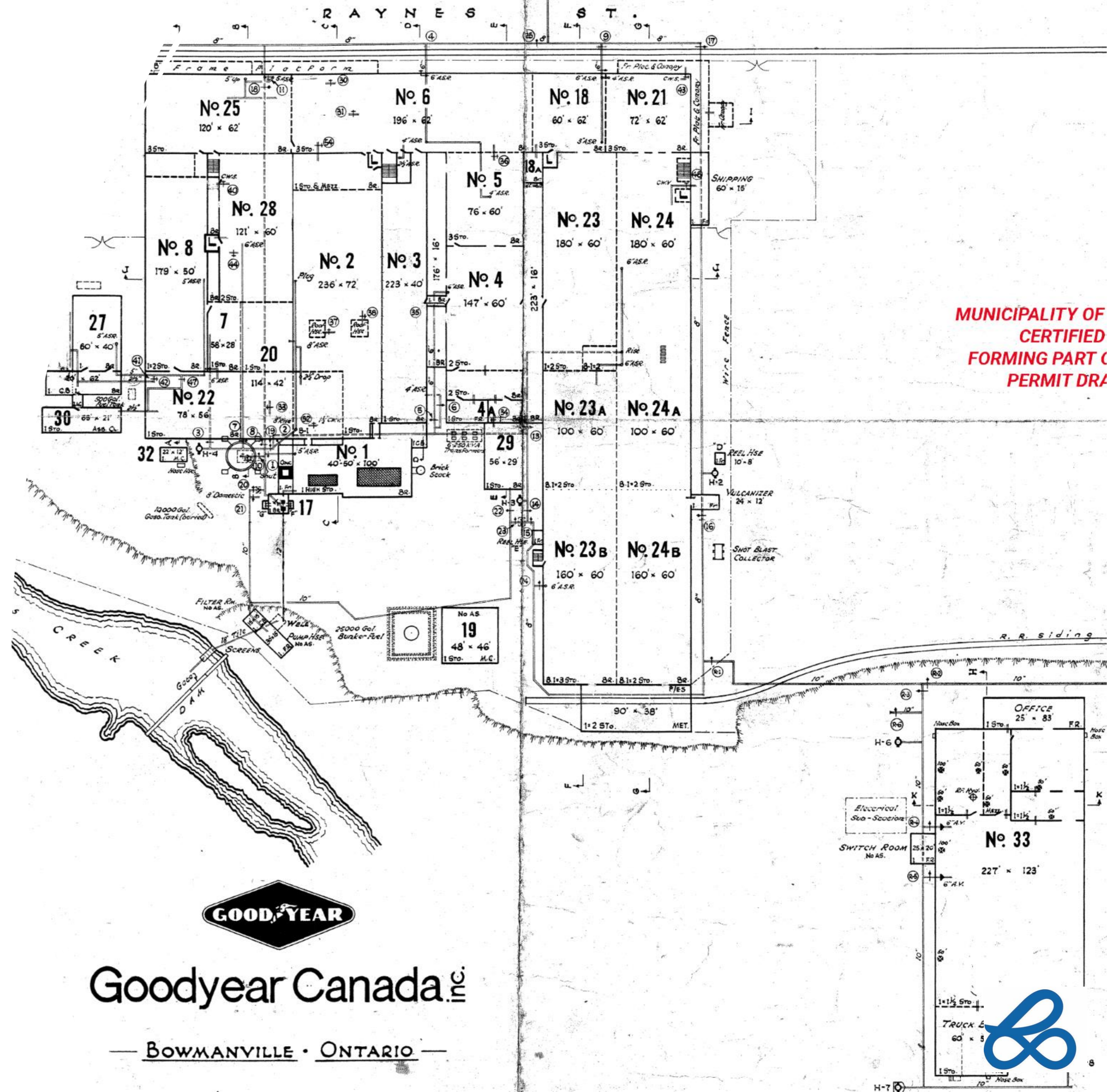
Phase 4



Communication & Collaboration



Demolition Procedures



Goodyear Canada INC.

BOWMANVILLE • ONTARIO



Site Safety & Security



Storage Building Demolition Permit

Building Permit

Permit No: BLDG-2023-0319

Property Address: 45 RAYNES AVENUE BOWMANVILLE, ON, L1C
1J3

Issue Date: May 08, 2024

Subdivision and
Lot/Block:

OWNER:
Lifelong Group of Companies Inc.

Applicant:
Absar beg

DEMOLITION: Demolition of Storage Building

Number of Units: 0
Gross Floor Area (sq. m.) -3120
Finished Basement Area (sq. m.)
Model Type:
Energy Design:

PERMIT CONDITIONS:

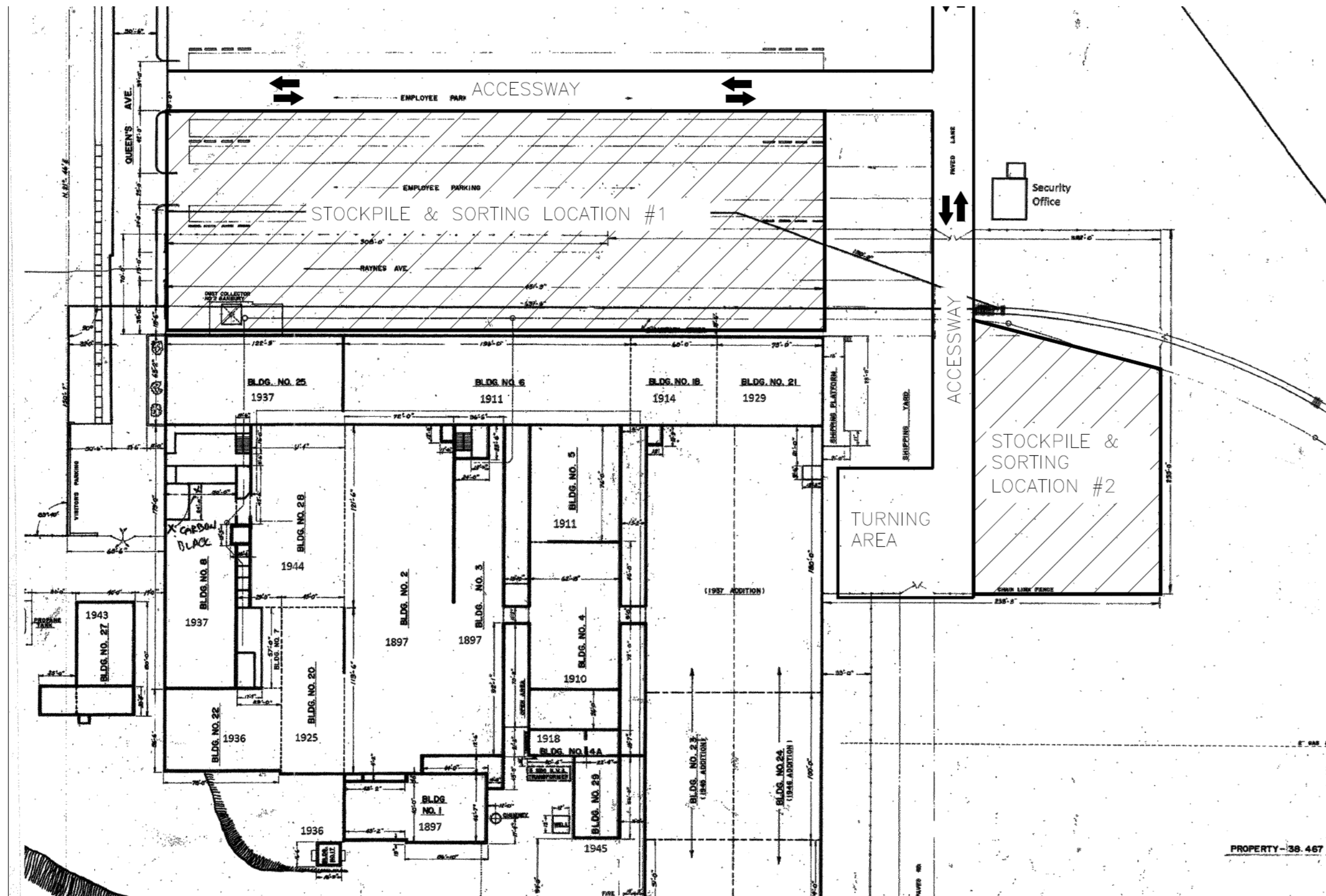
THIS CARD MUST BE PROMPTLY DISPLAYED ON THE PREMISES DESCRIBED
ABOVE AND VISIBLE FROM THE STREET

INSPECTIONS MUST BE CALLED IN BEFORE 3:00 PM FOR NEXT DAY INSPECTION.
TO BOOK AN INSPECTION CALL 905-623-7876
OR ONLINE AT <https://webforms.clarington.net/Inspection-Request-Form>




Issued By:



Method of Procedures

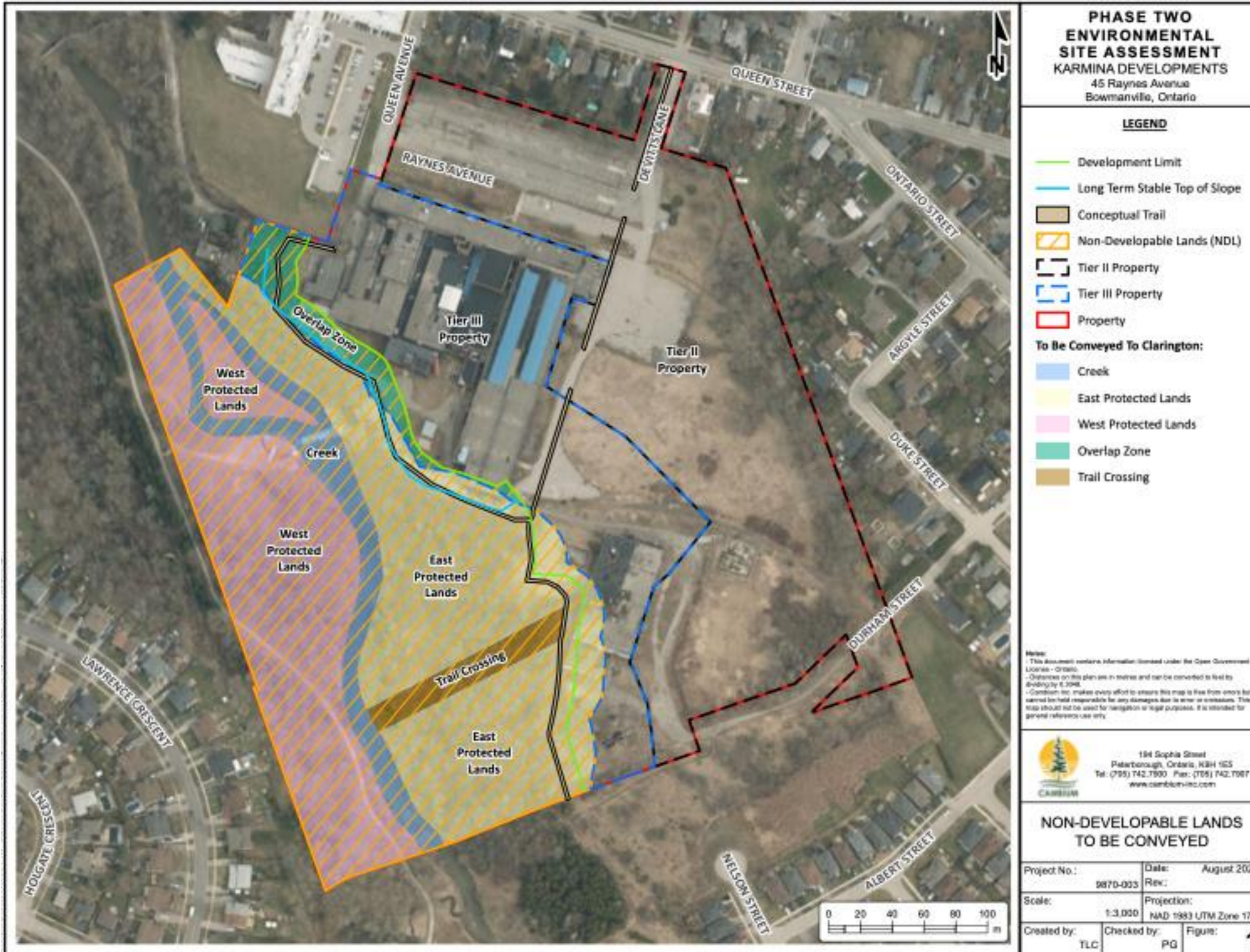


Heritage Items & Tendering

Expected Heritage Features for Salvage				
Item #, Building #	Heritage Item Recommended for Salvage	Expected Quantity to Salvage for Commemoration	Condition (Poor, Fair, Good)	Photographs
Item 6; Building 6	Timber post	1 (Salvage the best example)	Good	 <p>AECOM, 2023</p>
Item 8; Building 20 (and building 6 if still extant)	Rivetted steel truss (Dominion Bridge Company, 1944)	1 full truss (and truss if still extant in building 6)	Good	 <p>AECOM, 2023</p>
Item 9; Building 20/28	Steel I-Beam	1 beam and rivets (examine for steel mill mark [Dominion Bridge Co.] and retain if identified)	Good	 <p>AECOM, 2023</p>



Environmental Engineering



Area 1 – Underutilized Land

Remediated and Risk Assessment submitted for 13 developable acres. RSC imminent, one review comment outstanding based on Ministry review August 2024.

Area 2 – Industrial Building Area

4 sampling rounds completed. Risk Assessment is being drafted.

Area 3 – Non-Developable

Project Engineer



Peer Reviewer

