

Lennard:

For Sale

197-211 Northumberland Street, Ayr

Infill Development Site Opportunity!



Executive Summary

Lennard Commercial Realty is pleased to offer for sale 197, 205, 207 and, 211 Northumberland Street in Ayr. The offering includes four properties being sold together, totaling approximately 1.141 acres. This zoning includes a site-specific amendment to construct 41 units in the form of 21 stacked townhouse units and 20 back-to-back stacked townhouse units. The combination of its strategic location, development potential, comprehensive planning, and favorable market dynamics makes 197-211 Northumberland Street an exceptional opportunity for developers seeking a high-value property with significant growth prospects in the Waterloo Region real estate market.

Investment Highlights



Strategic location and accessibility



Easy access to Highway 401



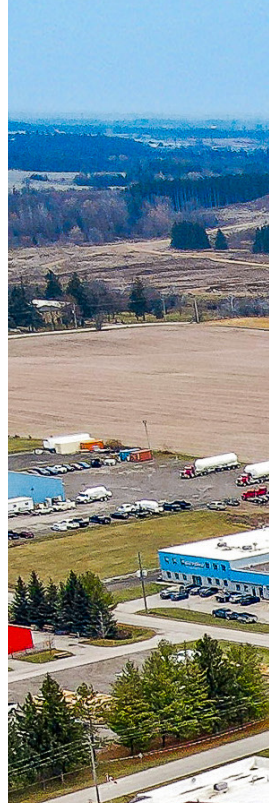
Shovel ready site with comprehensive planning



Walking distance to essential amenities



Obtained Zoning By-Law Amendment approval for 41 units



Address: 197-211 Northumberland St,
Ayr, ON, N0B 1E0



Land Size: 1.141 Acres (49,707 SF)



Property Taxes: \$8,995.83 (2023)



Official Plan: Urban Residential & Ancillary



Zoning: Z.5 Urban Residential Site specific amendment permitting the proposed townhouse development



Services: Full municipal services available to the site. Service laterals have been installed to the property line





Area Overview

The site is situated in Ayr, a thriving and expanding town in the Waterloo Region. Ayr is renowned for offering the comforts of an urban setting with the quaint atmosphere of a small town. It's proximity to Kitchener-Waterloo and Cambridge combined with the accessibility to Highway 401 has made secondary markets like Ayr attractive to an increasing number of residents.

This is a superb site for a residential development; it will appeal to people looking for a close-knit community and the advantages of living near major cities.

Over the past number of years, the Waterloo Region has experienced significant growth in its residential sector, driven by an influx of new residents attracted by the area's robust economy and quality of life. This migration has spurred a notable increase in housing developments and renovations, reflecting a dynamic shift in the region's demographic and economic landscape.



Population Growth

Waterloo Region is ranked as one of Canada's top three fastest growing communities⁽¹⁾, and between 2016-2021, Waterloo Region was the 6th fastest growing large urban centre in Canada⁽²⁾.

Population Growth Estimates by Census Metropolitan Area⁽¹⁾







Year Ending July 1, 2022



⁽¹⁾ Statistics Canada. Table 17-10-0135-01 Population estimates, July 1, 2022, by census metropolitan area and census agglomeration, 2016 boundaries.
⁽²⁾ Statistics Canada, Census of Population, 2016 and 2021 (3901).

Location

The site is situated on Northumberland Street, between Broom Street and Nith River Way, opposite the Ayr Curling Club. Two newly constructed four storey residential apartment buildings have also been built to the west of the site (170 & 180 Northumberland Street), and eighty-two townhouses are proposed to be built (150 Northumberland Street) to the west of the apartment units. To the south of the site is Kipps Funeral Home and Calvary Ayr place of worship.

	Highway 401	6 minutes	6 km
	Kitchener	12 minutes	10 km
	Cambridge	14 minutes	15 km
	Waterloo	33 minutes	22 km
	Brantford	32 minutes	27 km
	London	60 minutes	93 km




Great walkability to Downtown amenities

Zoning

The site is zoned as Z.5 Urban Residential with a site-specific amendment permitting a townhouse development. The site is comprised of four separate properties identified as 197, 205, 207 and 211 Northumberland Street. The four parcels will be merged into one parcel to facilitate the proposed redevelopment of the site.



Z.5 (Exemption 20.1.334)

Lot Area (min.)	Met (7,200 m ²)
Lot Width (min.)	Met (65.6 m)
Permitted Use	To include stacked and stacked back-to-back townhouse dwellings
Front Yard Setback	6.0 m
Rear Yard Setback	7.5 m
Side Yards Setback – more than 1 storey	North lot line – 3.8 m South lot line – 18 m
Floor Area (min./unit)	74 m ²
Building Height (maximum)	12.0 m
Prohibited Obstructions / Encroachments – uncovered landings, terraces or steps	Landing and steps encroach by 2.7 m into the required front yard
Landscaped Open Space (minimum)	30% of Lot Area
Parking Spaces Required	12% of required parking can be small car stalls. Total of 84 car spaces or 2.04 spaces / unit (based upon 41 dwelling units)
Stall Dimension	Standard: 2.75 m x 5.5 m Small: 2.6 m x 5.5 m
Parking Setback	Minimum 1.5m interior side (north lot line) and 1 m interior side (south lot line); 1.5 m from rear lot line and 6 m from front lot line

Development Concept

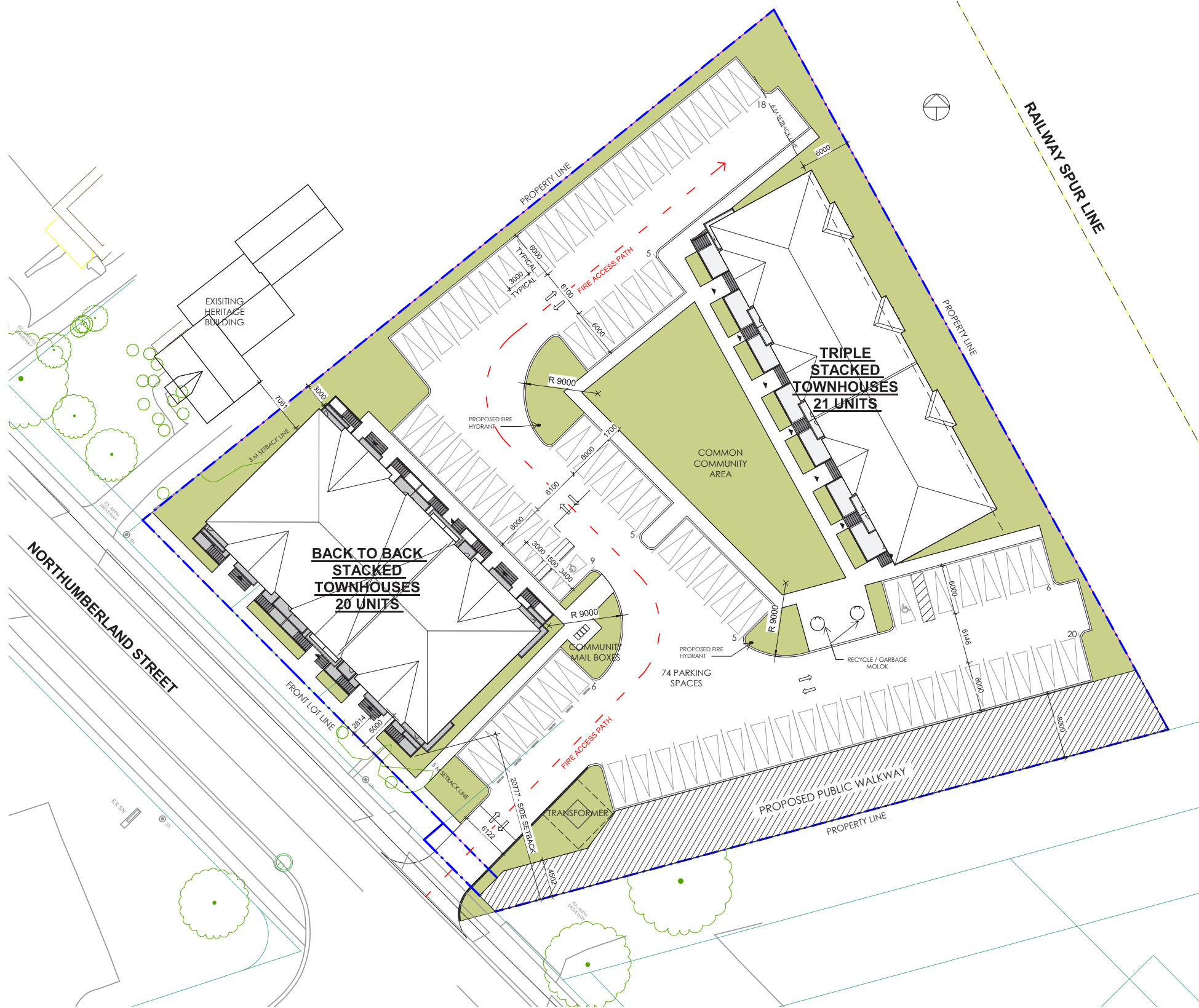
A Zoning By-Law Amendment has been approved through the Township of North Dumfries to redevelop the site to permit forty-one dwelling units in the form of a back-to-back stacked and stacked townhouse residences. The proposed development incorporates twenty back-to-back stacked townhouse units adjacent to the Northumberland Street frontage, twenty-one stacked townhouse units situated to the rear portion of the subject lands, and a total of eighty-four off-street surface parking.



3D view from Northumberland Street



3D view from rear



Offering Process

Legal Description

197 Northumberland St: LT 1 PL 550 AYR; NORTH DUMFRIES

205 Northumberland St: PT LT 2 PL 550 AYR AS IN WS501826 EXCEPT PTS 1, 2 & 4, 67R3268; NORTH DUMFRIES

207 Northumberland St: PT LT 2 PL 550 AYR PT 1, 67R3268; NORTH DUMFRIES

211 Northumberland St: PT LT 2 PL 550 AYR PT 2, 67R3268; NORTH DUMFRIES

Offering Guidelines

Interested parties are encouraged to sign a Confidentiality Agreement for access to the due diligence material in the ShareFile data room.

Parties are invited to submit a Letter of Intent or an Agreement of Purchase and Sale through Lennard Commercial Realty for 197-211 Northumberland St.

Offers will be reviewed at any time. Prospective Purchasers are encouraged to include as part of their submission an outline containing key principles of the company, ability to close a real estate transaction of this magnitude as well as a brief business history.

Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

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