



For Sale:

550 & 570 Maniece Avenue

±20 Acres (±10.65 Acres Developable) Land | Peterborough

CANOE VILLAGE
(Draft Plan Approved for 707 units)

Lennard:

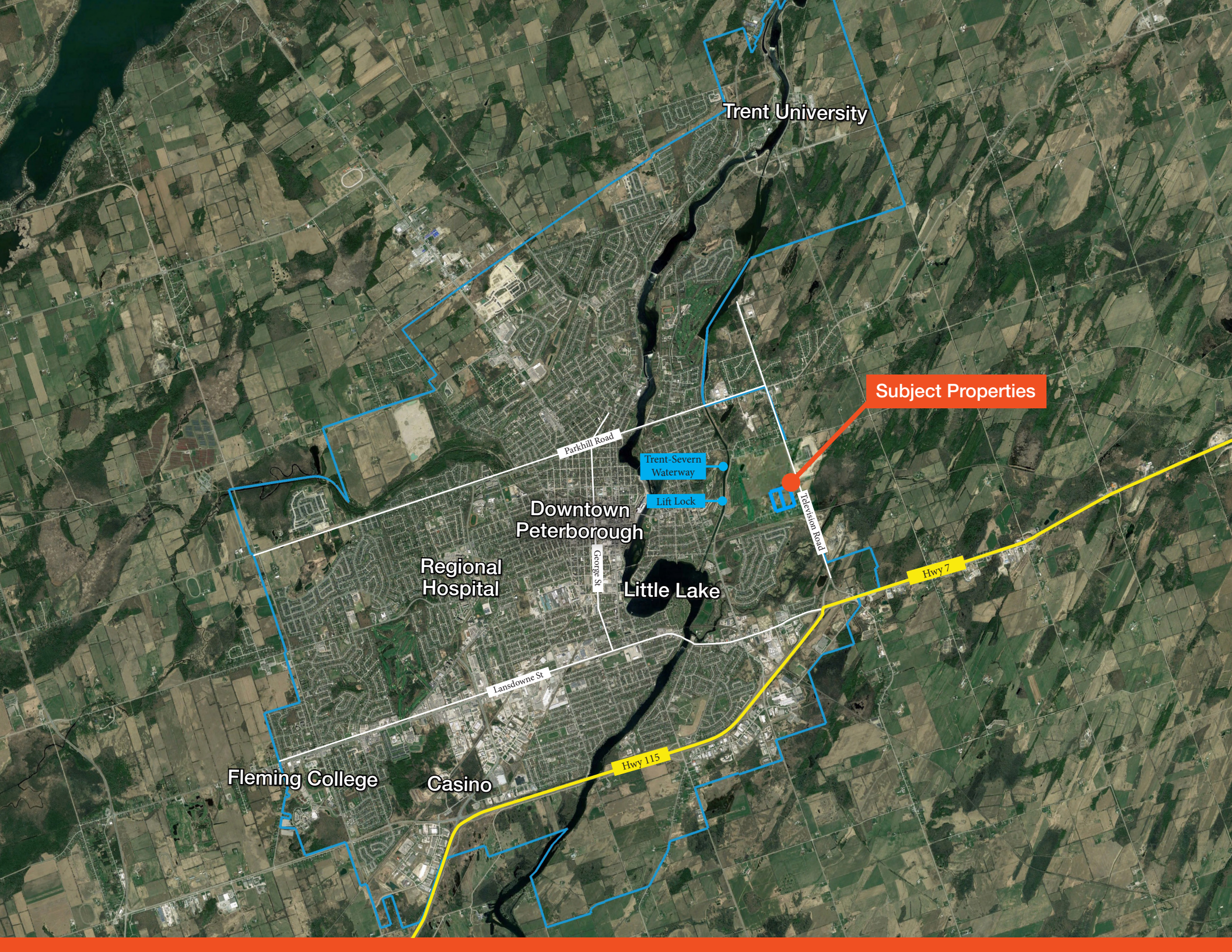
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*Sales Representative **Broker | Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.



Trent University

Subject Properties

Downtown Peterborough

Trent-Severn Waterway

Lift Lock

Little Lake

Regional Hospital

Fleming College

Casino

Parkhill Road

George St

Lansdowne St

Thompson Road

Hwy 7

Hwy 115

550 & 570 Maniece Avenue

Location

Situated in the east side of the City of Peterborough, this is a residential development opportunity beside the city's historic Lift Lock, and a short walk to Downtown Peterborough with its many amenities.

Opportunity

Prime vacant land for future development in Peterborough's urban boundary. The property has undergone planning review including a draft plan submission to the City for 55 single detached units over approximately 10.65 acres of Developable Land Area. The existing draft plan is ready for resubmission by a builder looking for a reduced development timeline and a faster ROI, or ready to be redlined and reimaged with higher density in line with the City's 2023 official plan. According to Statistics Canada, the Peterborough census metropolitan area had its second highest annual population increase of the past two decades in 2021-22. This growing demand for housing offers the opportunity for a builder/developer to participate in shaping the City's expansion. Services would be extended from Ashburnham Drive for this development primed land in east Peterborough, benefiting from close proximity to the City's downtown amenities and infrastructure.

Offered At: \$3.5 million

Contact Information: For more information, contact:

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Lennard:

550 Maniece Avenue



Total Lot Size
9.871 acres

Seller
2608095
Ontario Ltd.



Frontage
443.5 ft



PIN
281590028

Legal Description

PT LT 29 CON 12 OTONABEE PT 1,2 ,3 45R11302; T/W R654869 ;
S/T S14297 OTONABEE-SOUTH MONAGHAN

570 Maniece Avenue



Total Lot Size
10.762 acres

Seller
2608096
Ontario Ltd.



Frontage
493.5 ft

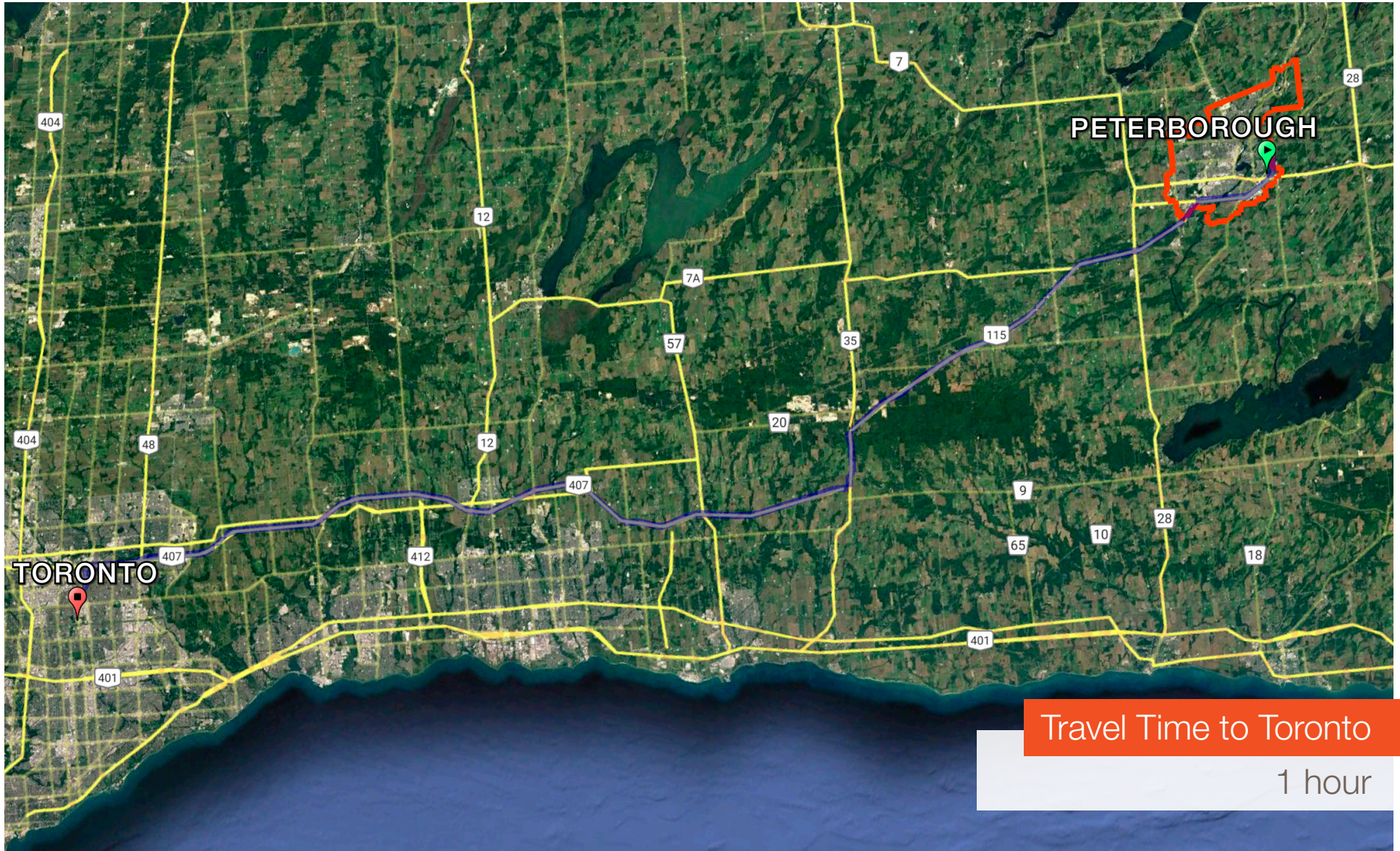


PIN
281590072

Legal Description

PT LT 29 CON 12 OTONABEE, PTS 1,3,5 & 7 45R7970; S/T
S14300; OTONABEE-SOUTH MONAGHAN

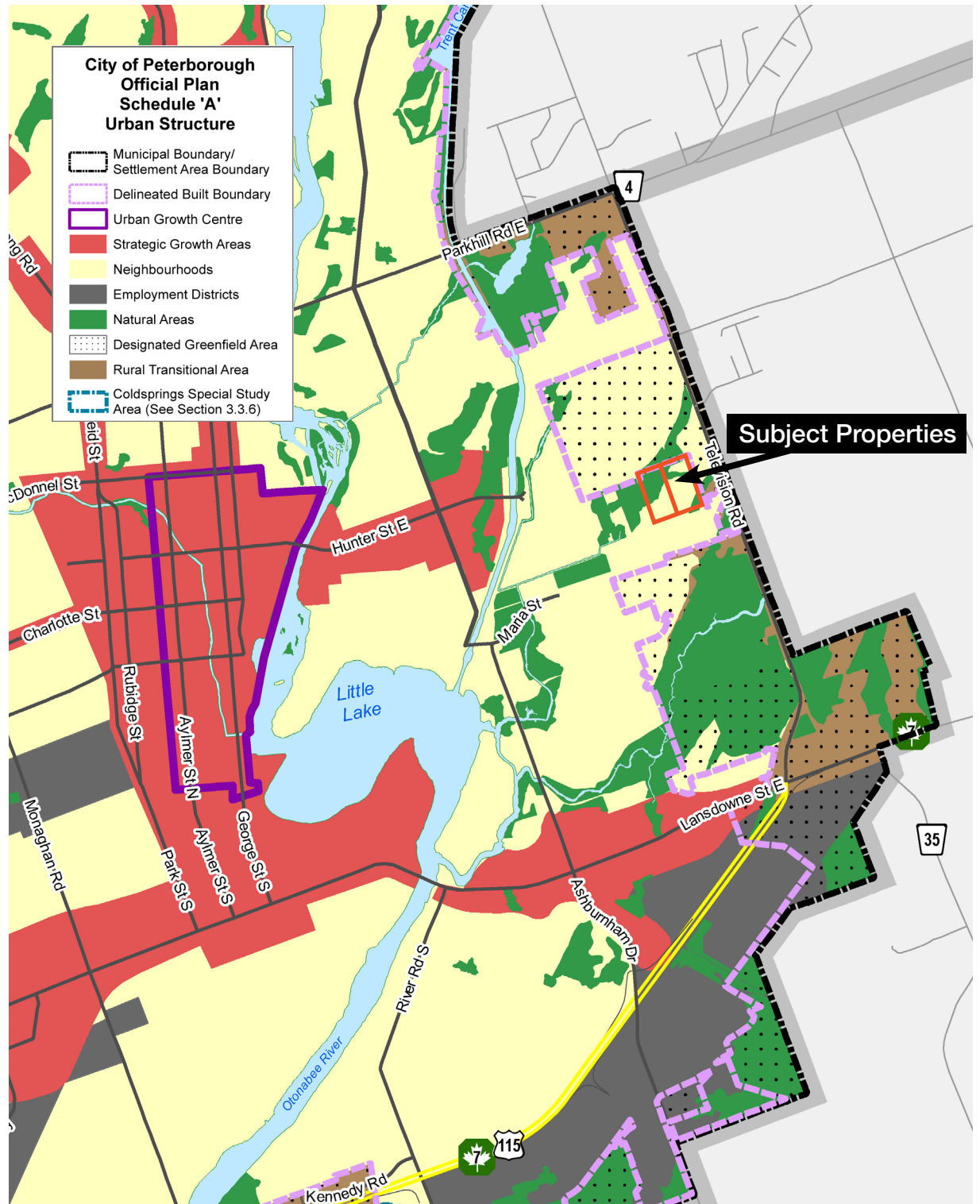
550 & 570 Maniece Avenue



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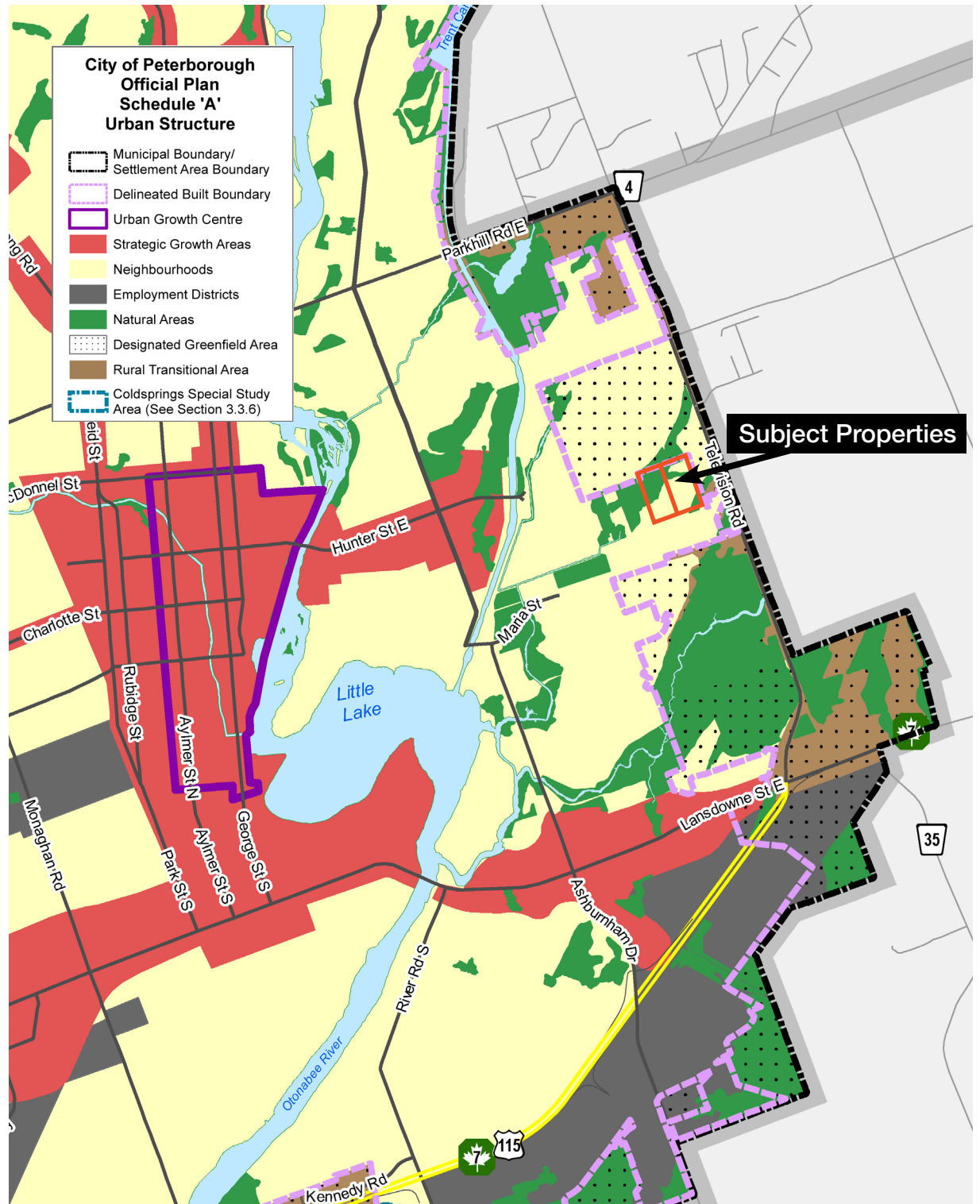
Official Plan Map - Urban Structure

This acreage is situated a short and scenic walk from the Urban Growth Centre (downtown) and is one of the few developable properties left in the City. Density is going to be an important factor for all future development in Peterborough in order to achieve the growth required by the Province. Properties are within the Delineated Built Boundary and designated "Neighbourhoods" and "Natural Areas" in the Urban Structure schedule of the OP.



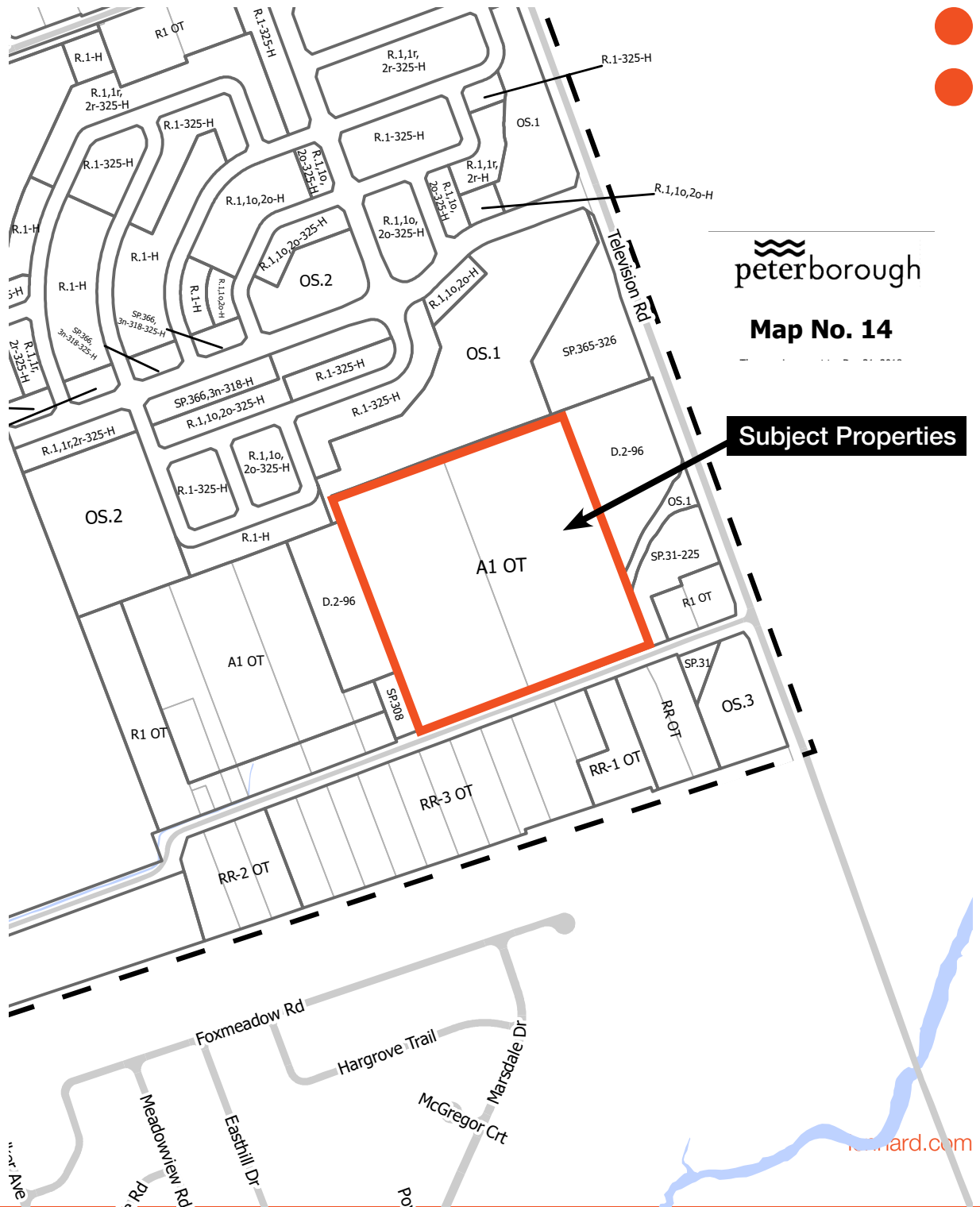
Official Plan Map - Land Use

Residential Designation and Natural Areas Designation in the Land Use Schedule of the Official Plan. ±10.65 Usable Acres.



Official Plan Map Zoning

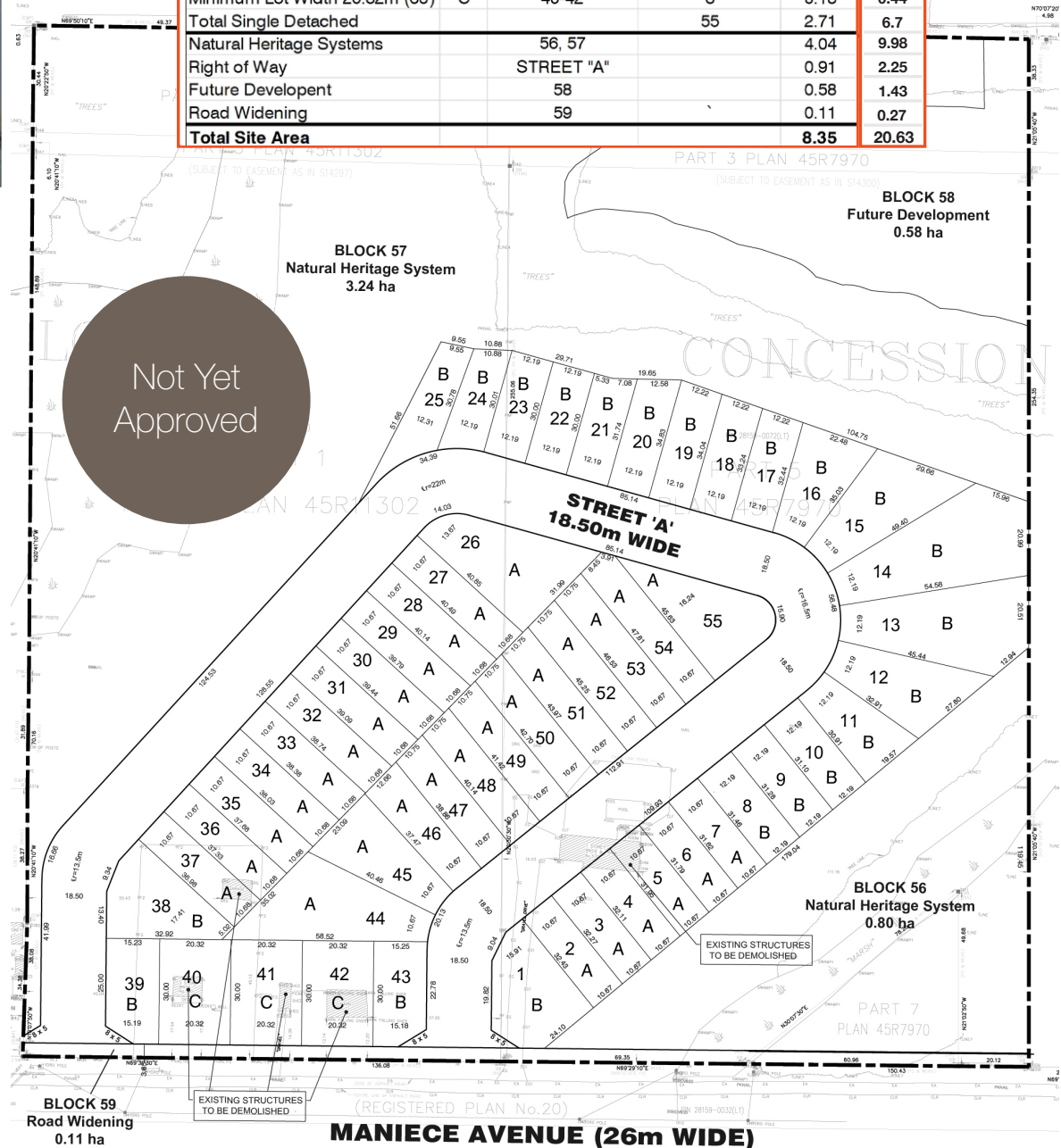
A1 OT zone is an agricultural zone from the Otonabee Township Zoning By-law that the City inherited when these lands were annexed. Before any urban development can occur on these properties, the properties need to be re-zoned.



Draft Plan of Subdivision

Not Yet Approved

Description	Lot / Block No.	Residential Units	Area (ha)	Acres
Minimum Lot Width 10.67m (35')	A 2-7, 26-37, 44-55	30	1.39	3.43
Minimum Lot Width 12.19m (40')	B 1, 8-25, 38, 39, 43	22	1.14	2.82
Minimum Lot Width 20.32m (66')	C 40-42	3	0.18	0.44
Total Single Detached		55	2.71	6.7
Natural Heritage Systems	56, 57		4.04	9.98
Right of Way	STREET "A"		0.91	2.25
Future Development	58		0.58	1.43
Road Widening	59		0.11	0.27
Total Site Area			8.35	20.63



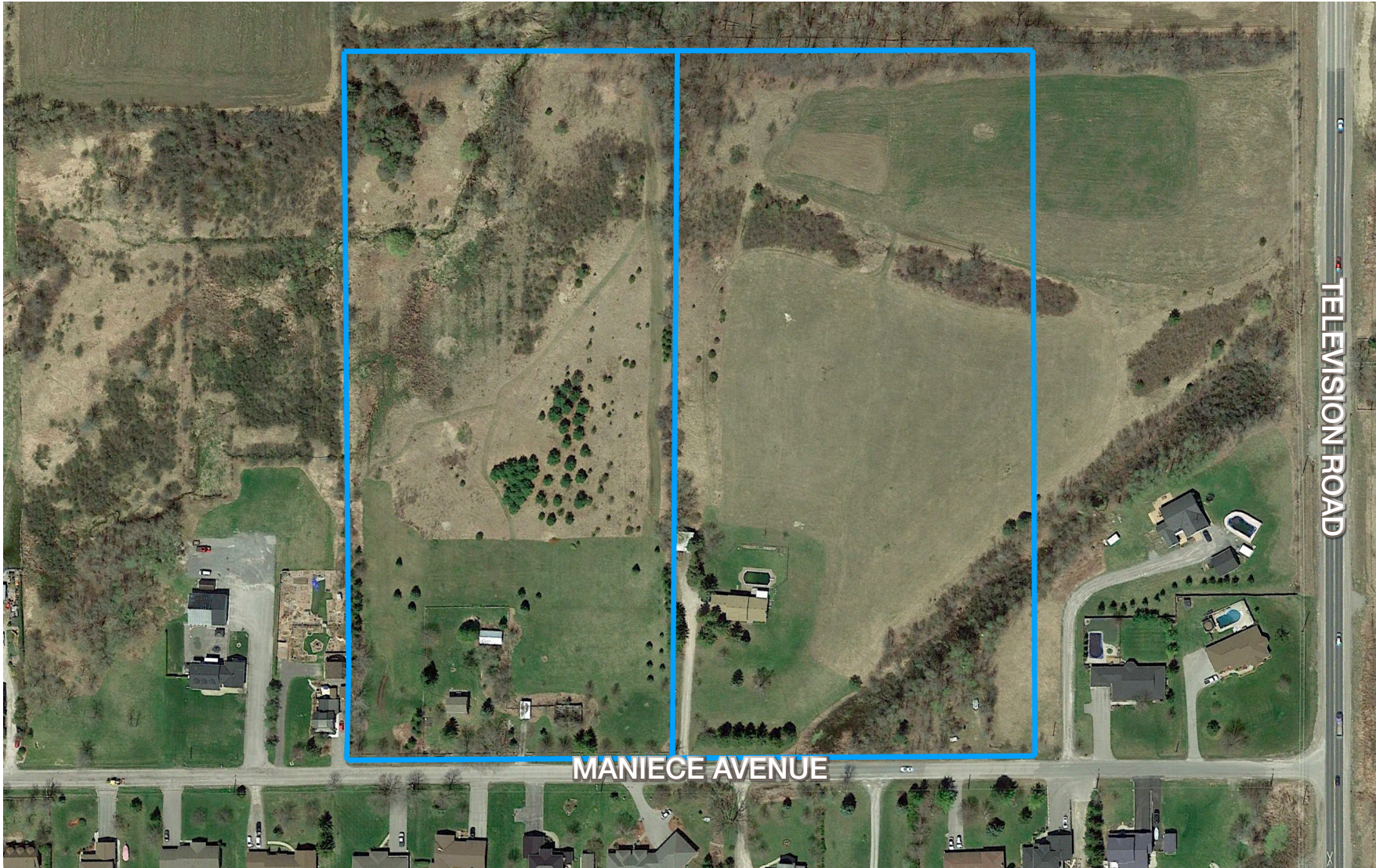
OPA/ZBA/DPS submission in 2017/18 was turned down by the City because it was considered premature. City underwent a transportation master planning exercise, which has been finalized and approved by council. The subject property lands are ready to resubmit for approval of a draft plan submission.

A purchaser could continue the process with the existing Draft Plan or re-imagine the concept to increase density.

Services for this parcel will come east from Ashburnham along Maniece Avenue (which will also service the Canoe Village subdivision).

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Peterborough Lift Lock
Constructed: 1896-1904

Superintendent R.B. Rogers advocated a hydraulic lift lock to overcome the 65-foot change in elevation at this site. One of only two hydraulic lift locks on the Waterway, Lock 21 is the highest hydraulic lift lock in the world. Opened on July 9, 1904, it leaves a visible and lasting impact on Peterborough's landscape. It remains a world-class engineering feat and is a National Historic Site of Canada.

550 & 570 MANIECE AVENUE:
1.5 KM



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