

For Sale: Mid-Rise Mixed Use Development Lands

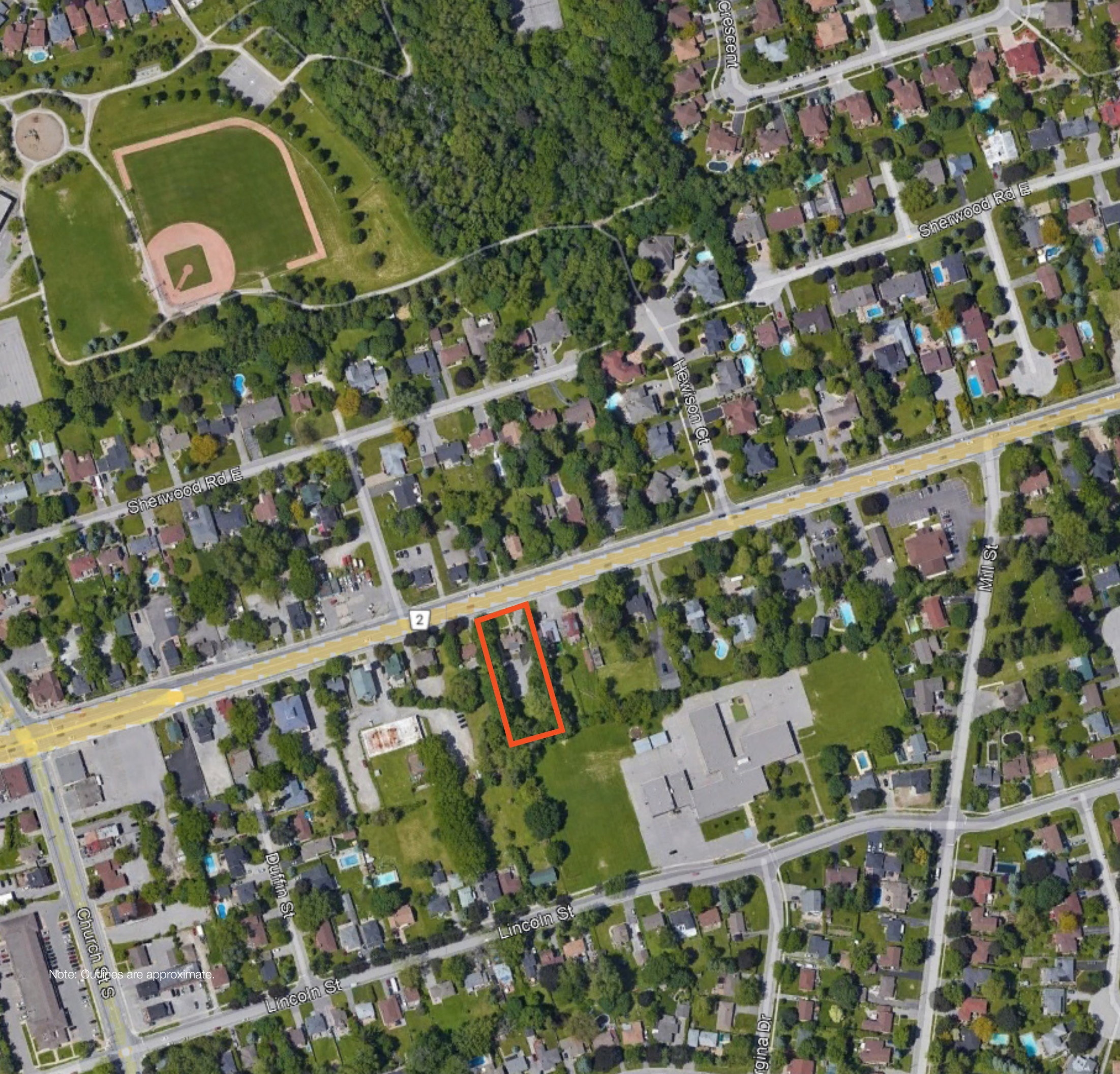
# 527 Kingston Road W, Ajax



**Lennard:**

201-60 Columbia Way, Markham  
905.752.2220

[lennard.com](http://lennard.com)



Note: Outlines are approximate.



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# Executive Summary

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their client (“the Vendor”) to coordinate the sale of a development opportunity comprised of 0.58 acres of land located on the south side of Kingston Road, east of Church Street, municipally known as 527 Kingston Road W in the Town of Ajax, Ontario with PIN #264410366 (“the Property”).

## Planning Context

The Vendor, through multiple pre-consultations and formal discussions with the Town planners, has the site ready to go for site plan approval for the proposed development of a 3-storey boutique condo comprising of 20 total units, 34,229 square feet of GFA and 29 above grade covered spaces. No Official Plan amendment or Zoning By-Law amendment needed for the proposed development.

## Opportunity

The Advisors, on behalf of the Vendor, are soliciting development and building firms for Agreements of Purchase and Sale. A data room has been prepared, please contact Lennard for access. The Property is being sold on an “as is” basis and offers will be reviewed on a “first come, first served” basis.

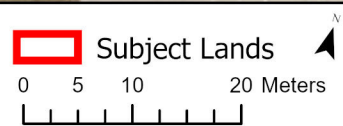
Please submit offers to:

**Aran Pope\***

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Sources: Orthophotography provided by the Regional Municipality of Durham. Ownership Parcels © Teranet Enterprises Inc., and its suppliers. All rights reserved. Not a Plan of Survey, Assessment Parcels © MPAC. Single Line Road Network © Regional Municipality of Durham. Other Sources: First Base Solutions, 2022 & Town of Ajax, 2023.

\* Sales Representative \*\*Broker

# Development Statistics



Total # of Units  
20

Total GFA  
34,229 SF

Ground Floor Retail GFA  
1,405 SF

Height  
3 Storeys



Parking  
29 Above Grade  
Covered Spaces



Land Use Designation  
Village Regional Centre  
Zoning  
Village Core Mixed-Use  
Three (VC3)



Pin  
264340178



Asking Price  
\$1,999,000



Total Lot Size  
0.58 acres



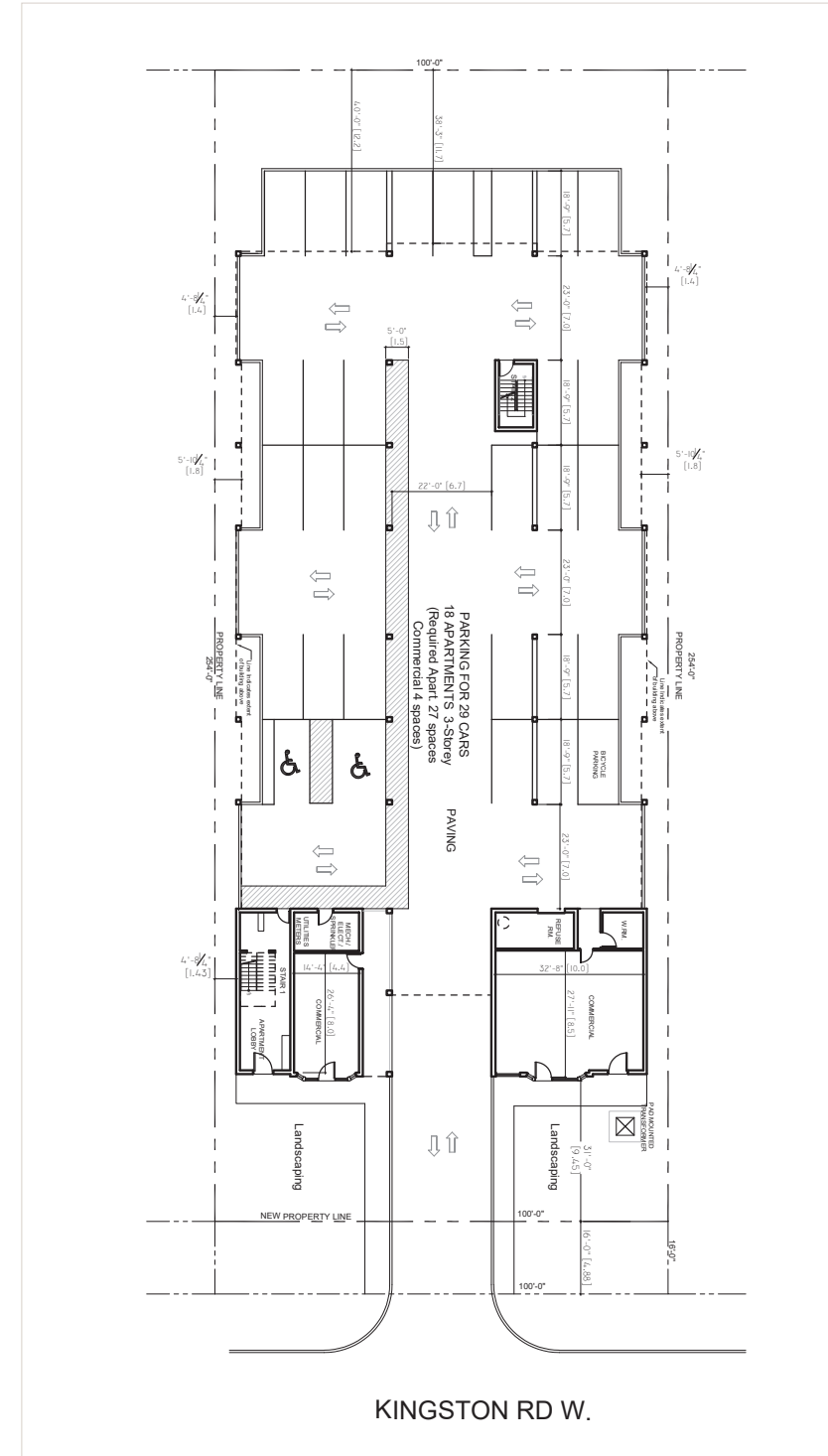
Frontage  
100 ft on Kingston Road

## Unit Breakdown

	1B	2B	2B+D	3B+D	COM
Level 1:	0	0	0	0	2
Level 2:	1	2	5	1	0
Level 3:	1	2	5	1	0
Total:	2	4	10	2	2

**Total  
20  
Units**

## Conceptual Site Plan

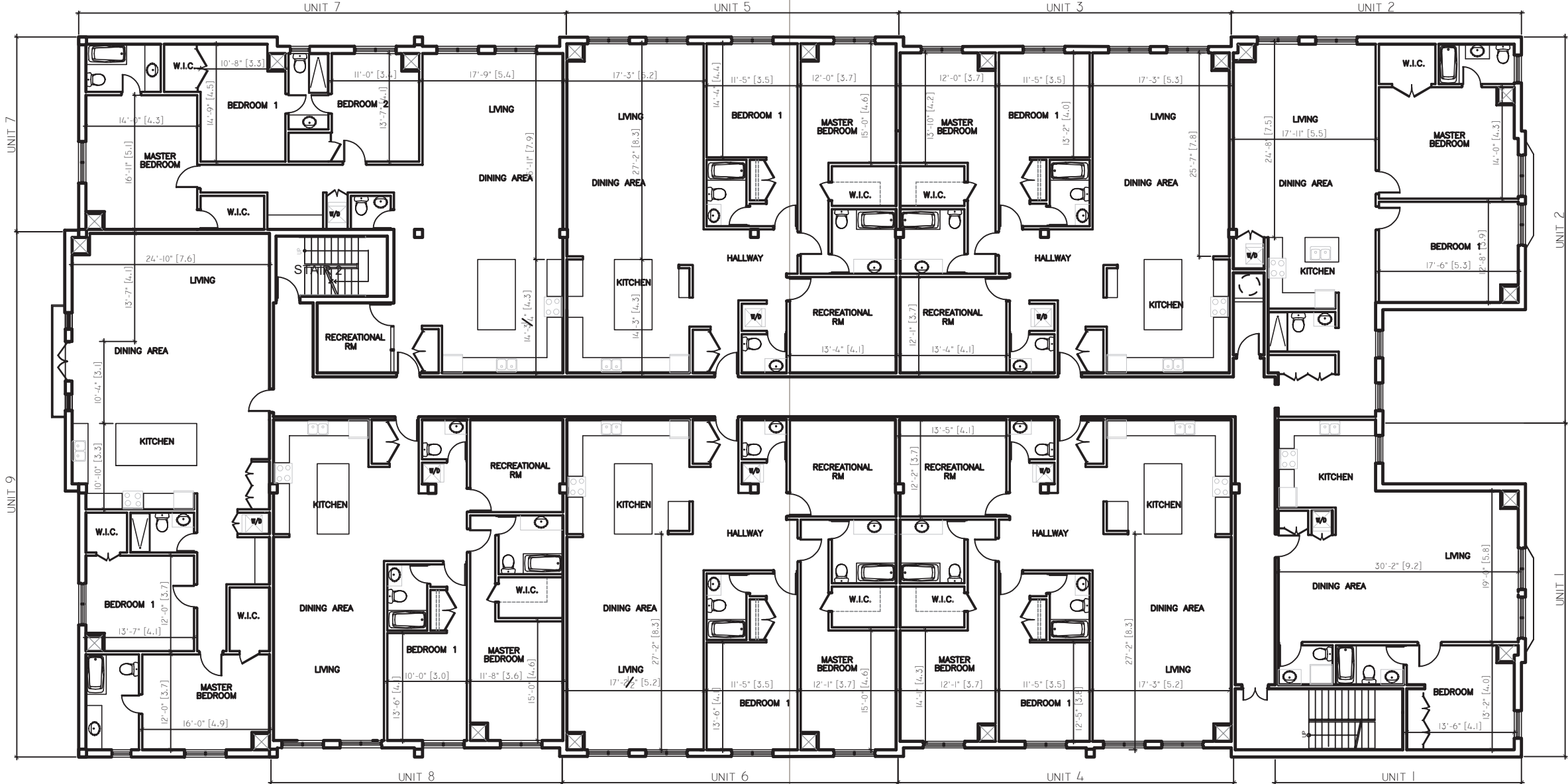


Vendor has made significant progress with town staff on this proposal and the proposal conforms with the following:

- Zoning
- Density
- Height
- Number of Storeys
- Number of Units
- Size of Units
- Number of Parkings
- Setbacks
- Overall Design Conformity and Architecture

# Sample Floor Plates

2nd & 3rd Floor



# Elevations

North Elevation



East Elevation



West Elevation

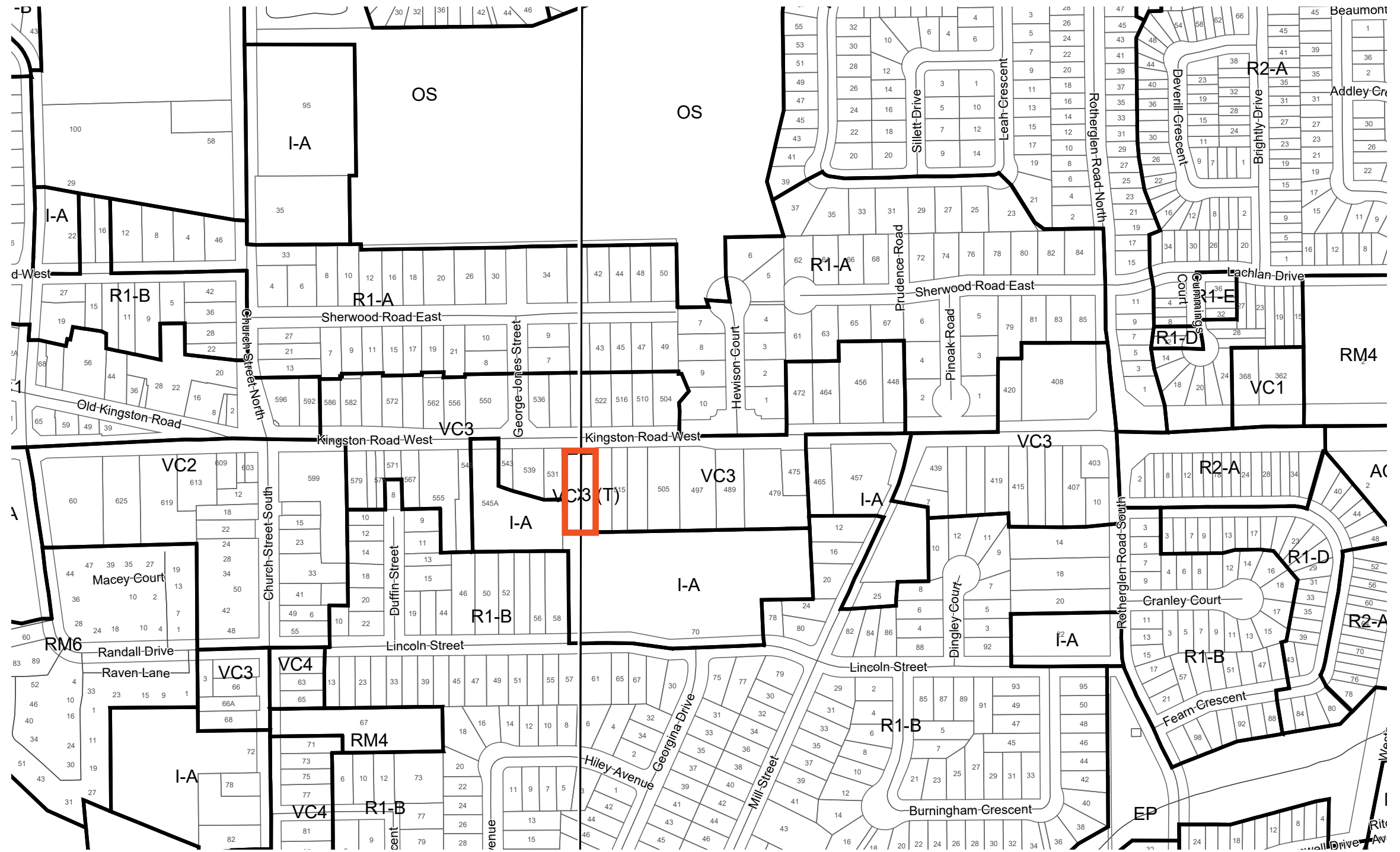


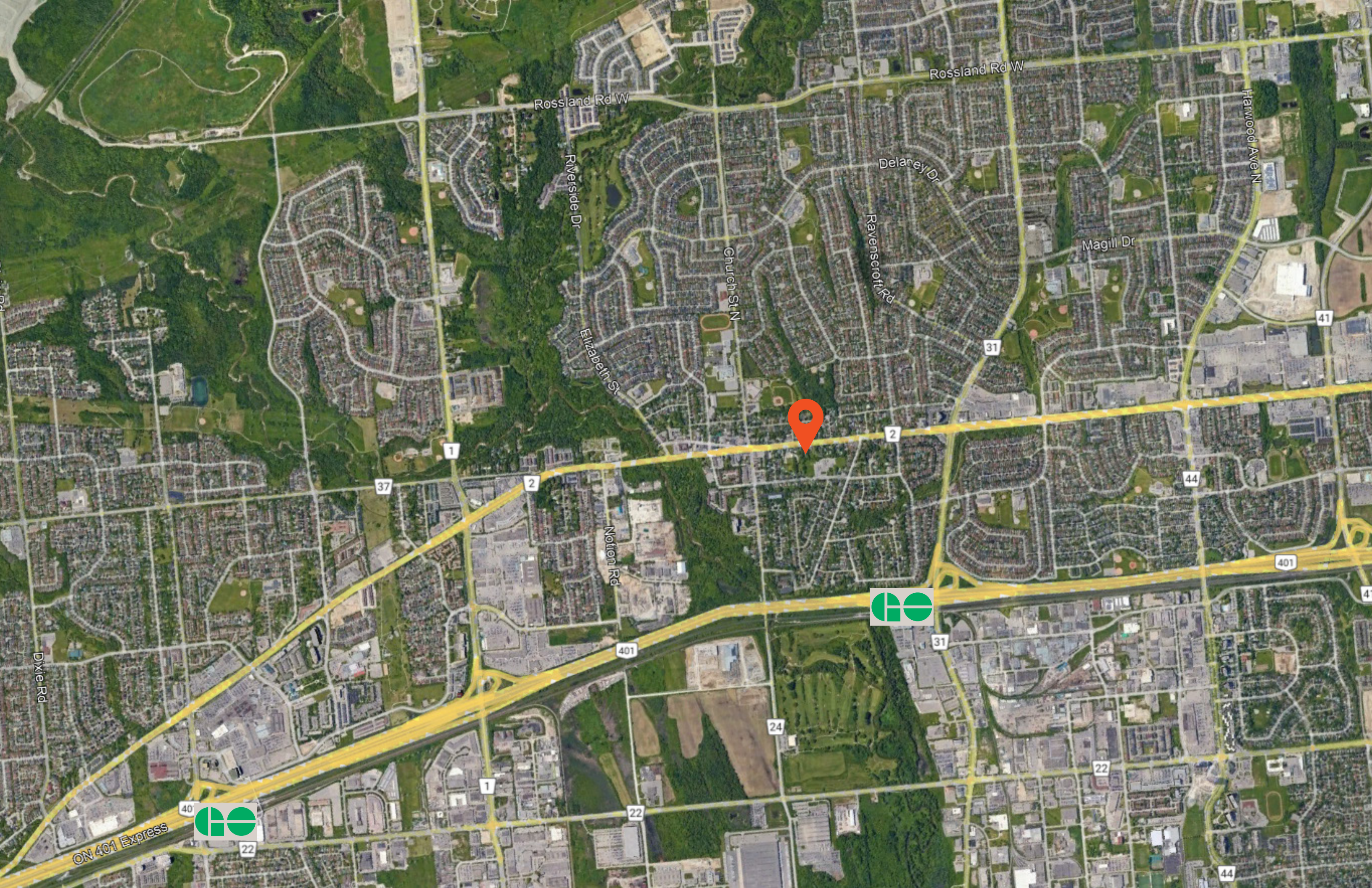
# Zoning

## Permitted Uses include:

- Apartment Dwelling
- Art Gallery
- Office
- Personal Service Shop
- Retail Store

Apartment dwellings in the Village Core Mixed Use Three (VC3), and Uptown Core Mixed Use (UC) Zones shall only be permitted on an upper floor of a building with ground level commercial uses.





Rossland Rd W

Rossland Rd W

Riverside Dr

Delaney Dr

Hamwood Ave N

Church St N

Ravenscroft Rd

Magill Dr

Elizabeth St

37

1

2

Notion Rd

2

31

44

401

Dixie Rd

401

31

24

22

22

1

22

44

ON 401 Express





# Area Overview



Subject Property

5 mins to Highway 401



Courtyard - Pickering Village



Rotary Park



Lincoln Alexander Public School



Ajax Town Hall



Ajax Community Centre



Ajax Pickering Hospital



Ajax Casino

# A Growing Employment Node

Ajax's five key sectors include manufacturing, business and IT services, healthcare, tourism, and logistics and warehousing.

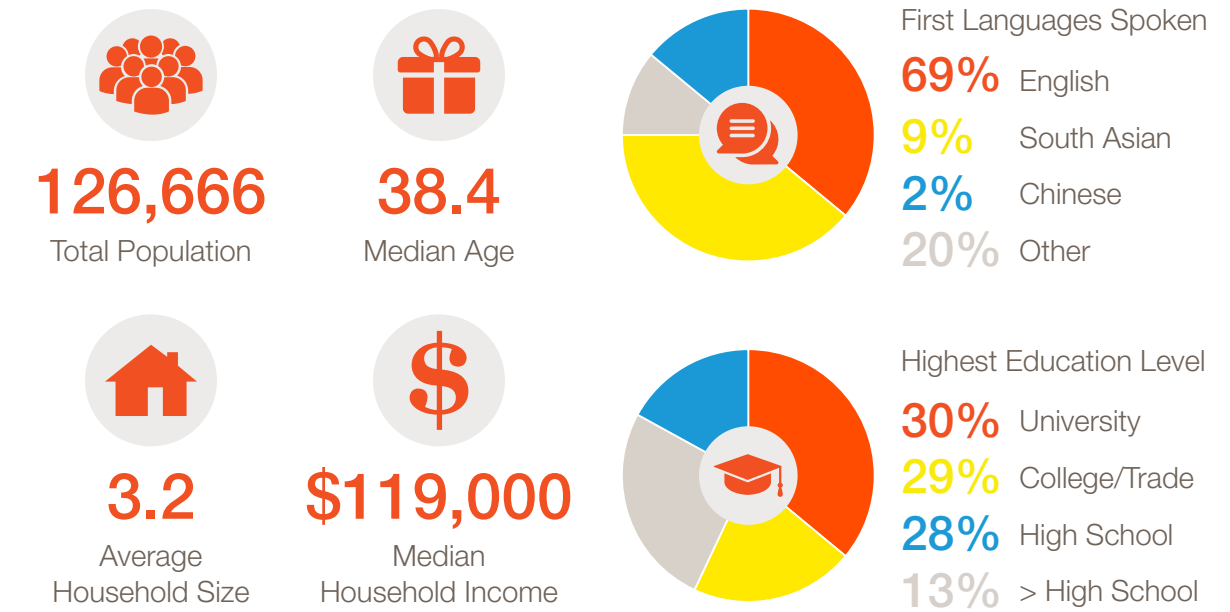
Ajax Major Employers include:



# Ajax Demographics

Located just 20 minutes from Toronto, Ajax is part of the Greater Toronto Area, home to over 6 million people. Ajax is within a day's drive to over 120 million customers who represent over one-third of the North American marketplace.

## Population Demographics



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**Lennard:**

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. All outlines are approximate.  
Lennard Commercial Realty, Brokerage. \*Sales Representative \*\*Broker