

TWIN LAKE COMPLEX - DEVELOPMENT PROJECT



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PROPERTY OVERVIEW

Twin Lakes Complex

1033-1035 Mississauga St. W, Orillia

- 0.908 Acre
- Approximately 25,700 sq. ft Build Area
- Minutes away from Highway 11 & 12,
- City-approved plans and drawings for 10 condo apartments and 4 live-work lofts
- Very close to Georgian College, Orillia University
- Beautiful community, to live work & enjoy
- **15 mix-use units**
 - **Residential Units (10)**
 - 1 indoor parking, at NO EXTRA COST
 - 40 SFT big and 8 Ft high locker, right behind their parking spot at NO EXTRA COST
 - **Live/Work Units (4)**
 - 1 car garage and 1 parking space outside the garage driveway, at NO EXTRA COST
 - **Commercial Unit (1)**
 - Includes 1 outdoor parking Commercial ground-floor space between L/W units

10 - RESIDENTIAL UNITS

The Dalrymple

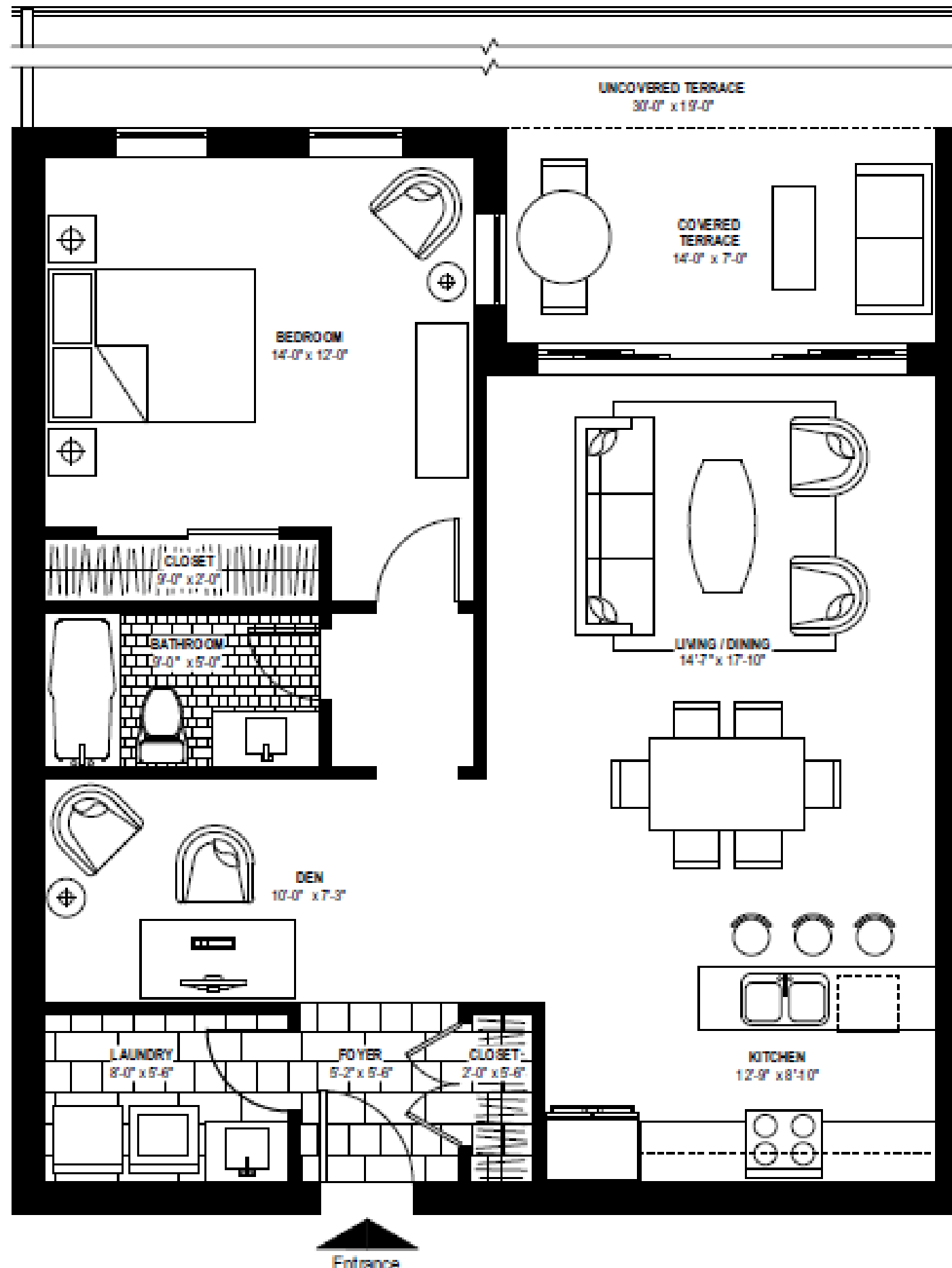
- 4 Units in total (L2 - U6, L2 - U7, L3 - U6 & L3 - U7)
- 860 sq. ft. each
- 1 BEDROOM + DEN, 1 Bathroom
- Includes 1 indoor parking & 1 covered Terrace

The Sparrow

- 2 Units in total (L3 - U3 & L2 - U3)
- 1,250 sq. ft. each
- 2 BEDROOMS, 2 Bathrooms
- 2 covered Terraces & Includes 1 indoor parking

The Georgian

- 4 Units in total (L3 - U5, L3 - U2, L3 - U4 & L3 - U1)
- 1,700 sq. ft. each
- 2 BEDROOMS + DEN, 2 Bathrooms
- 1 covered Terraces & Includes 1 indoor parking



SUITE L2-U6

±860 square feet
1 Bedroom plus Den



The
'Dalrymple'



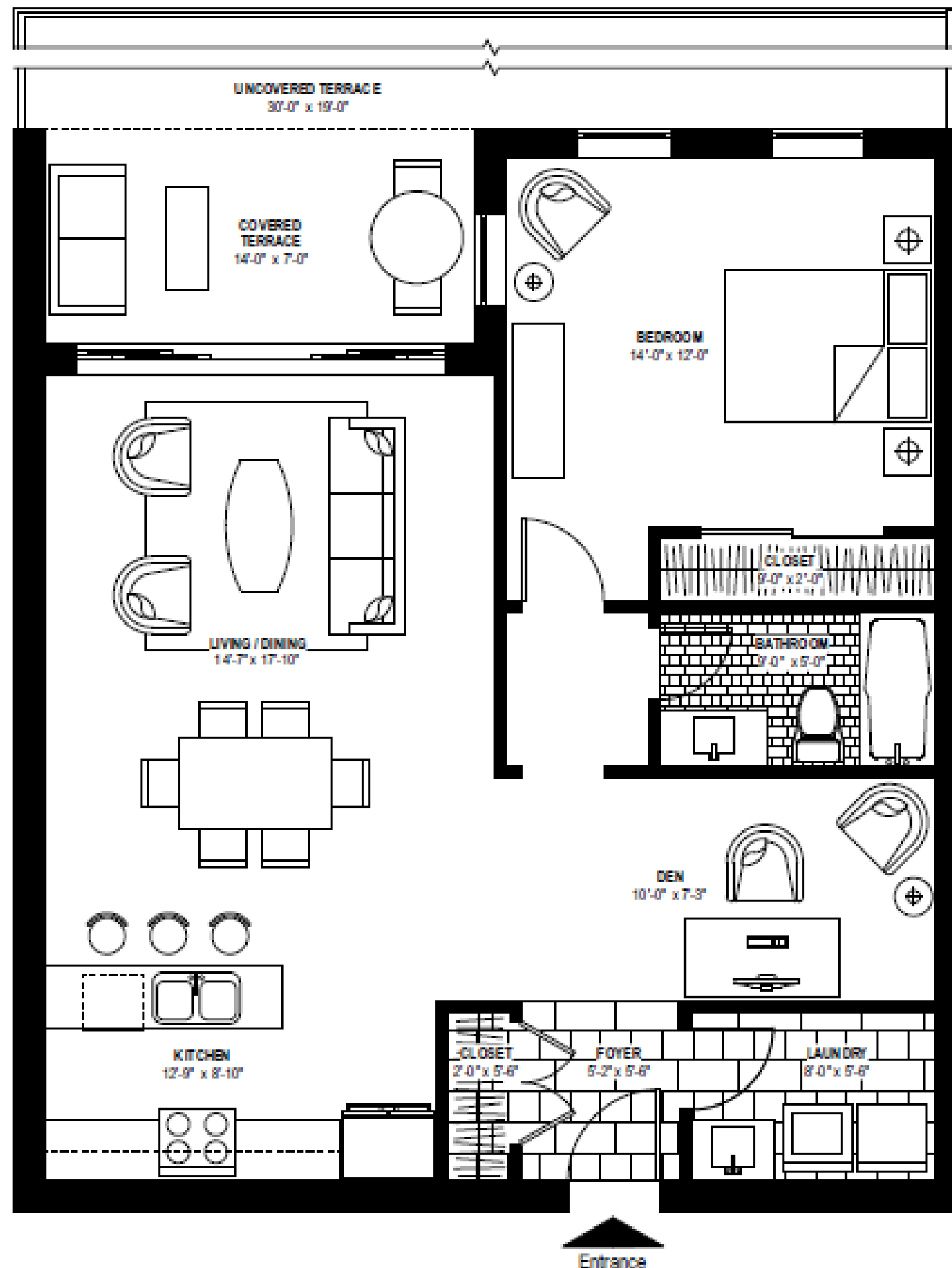
Twin Lakes Complex

NOTE: This drawing is an illustration of a design concept only and is subject to change as a result of engineering, procurement, site conditions, final construction details and review by authorities having jurisdiction. All areas and dimensions are approximate and subject to change without notice.

E. B.O.E. - GRAND Jan. 2023

1/2" = 1'-0"

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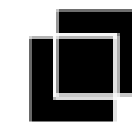


SUITE L2-U7

±860 square feet
1 Bedroom plus Den



The
'Dalrymple'



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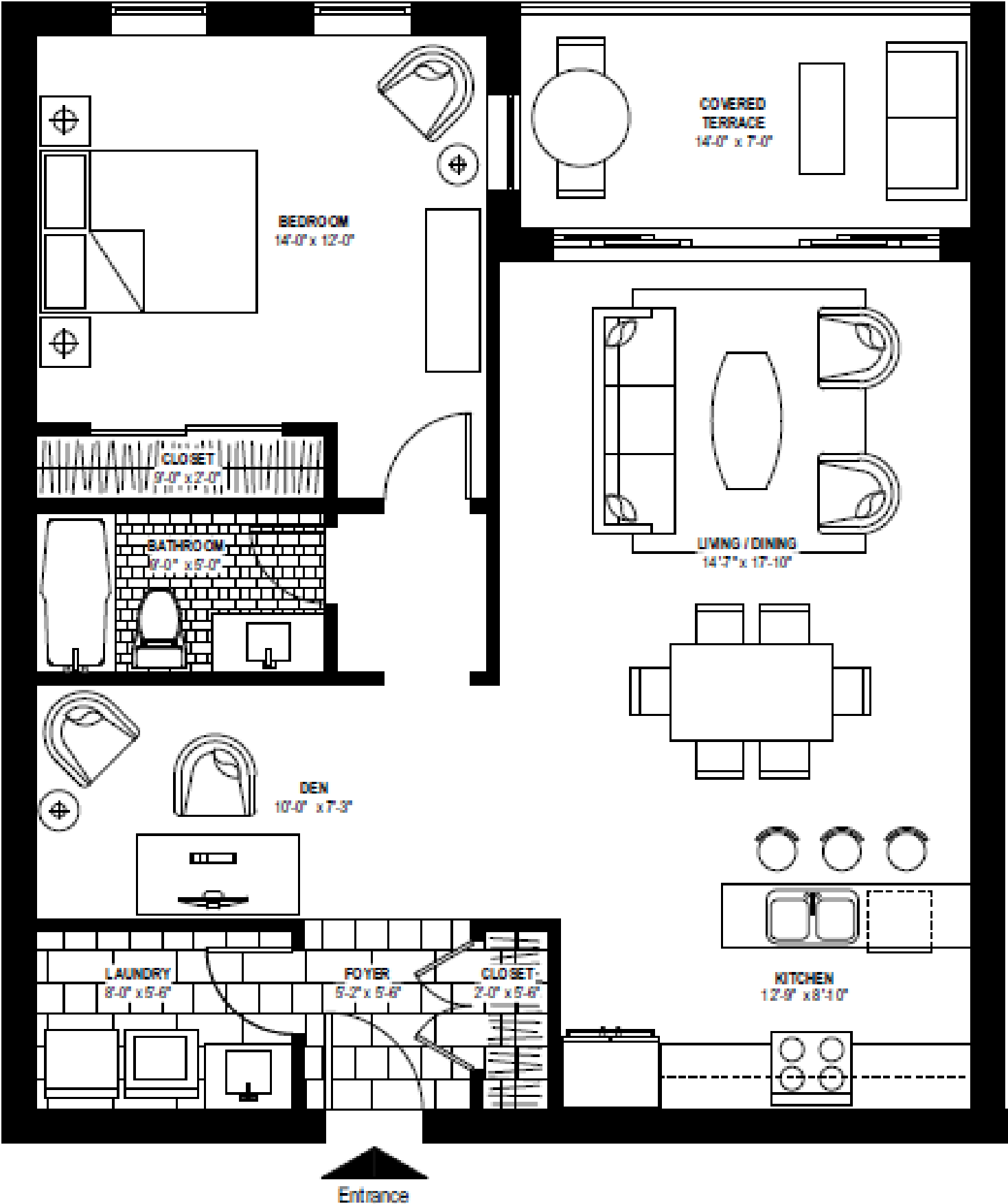
E. S.O.E. - ©2020 Jan 2022

1/4" = 1'-0"

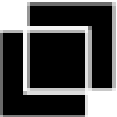
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SUITE L3-U6

±860 square feet
1 Bedroom plus Den



The
'Dalrymple'



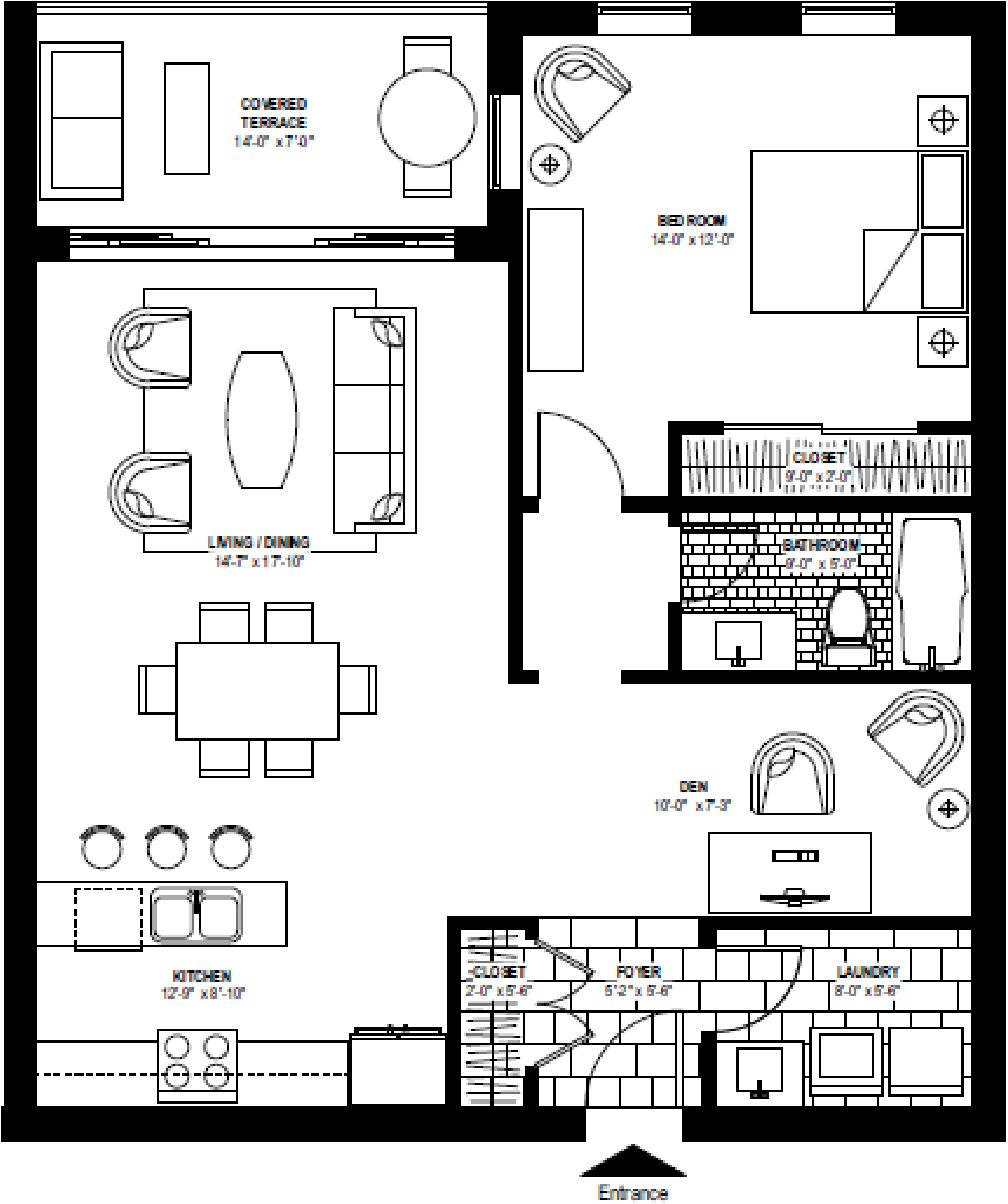
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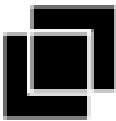
R. B.O.E. ©2020 Jan 2020 1/4" = 1'-0"

SUITE L3-U7

±860 square feet
1 Bedroom plus Den



The 'Dalrymple'

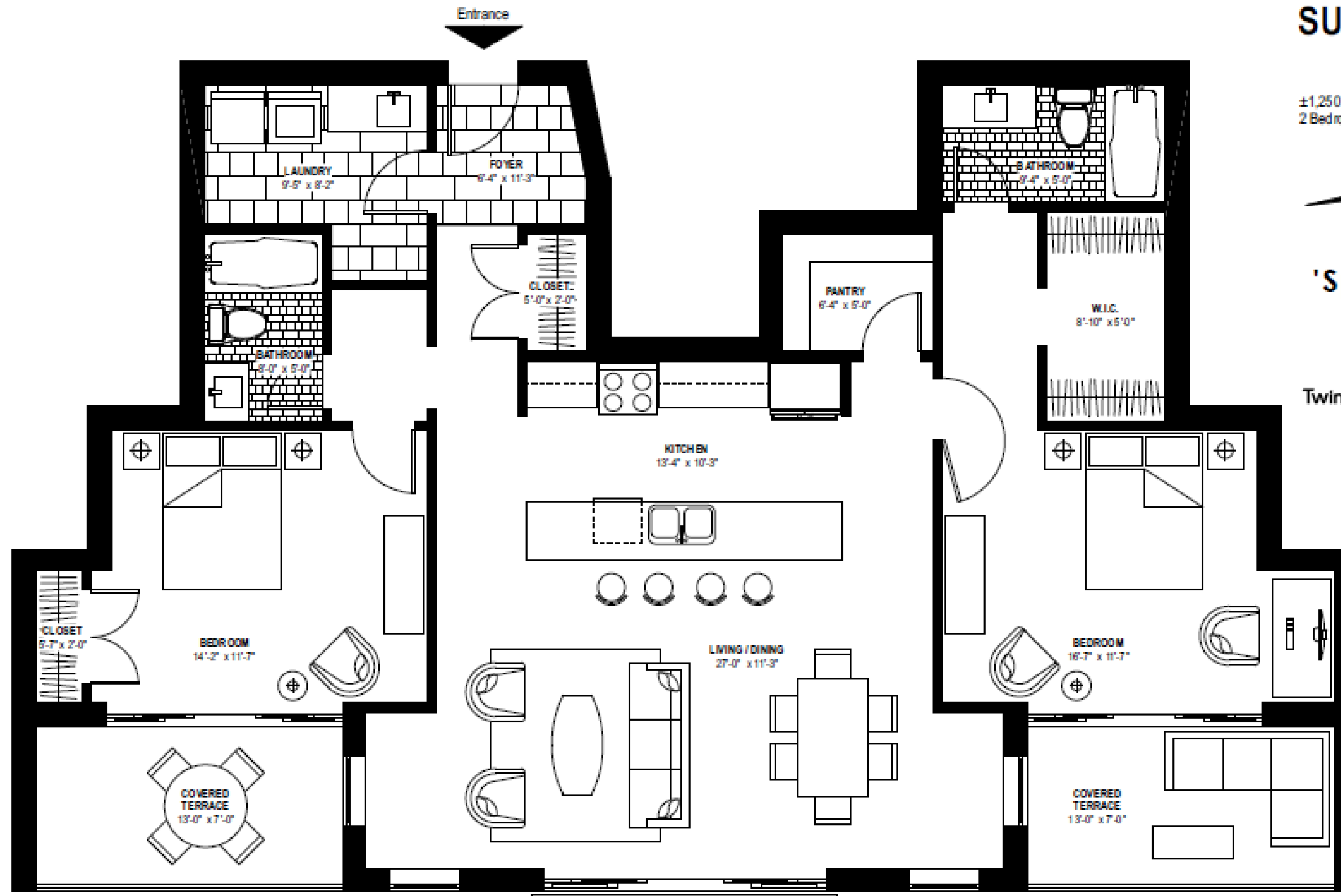


Twin Lakes Complex

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S. B.O.E. - GRAND Jan. 2022 1/4" = 1'-0"

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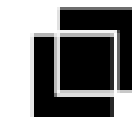


SUITE L2-U3

±1,250 square feet
2 Bedroom



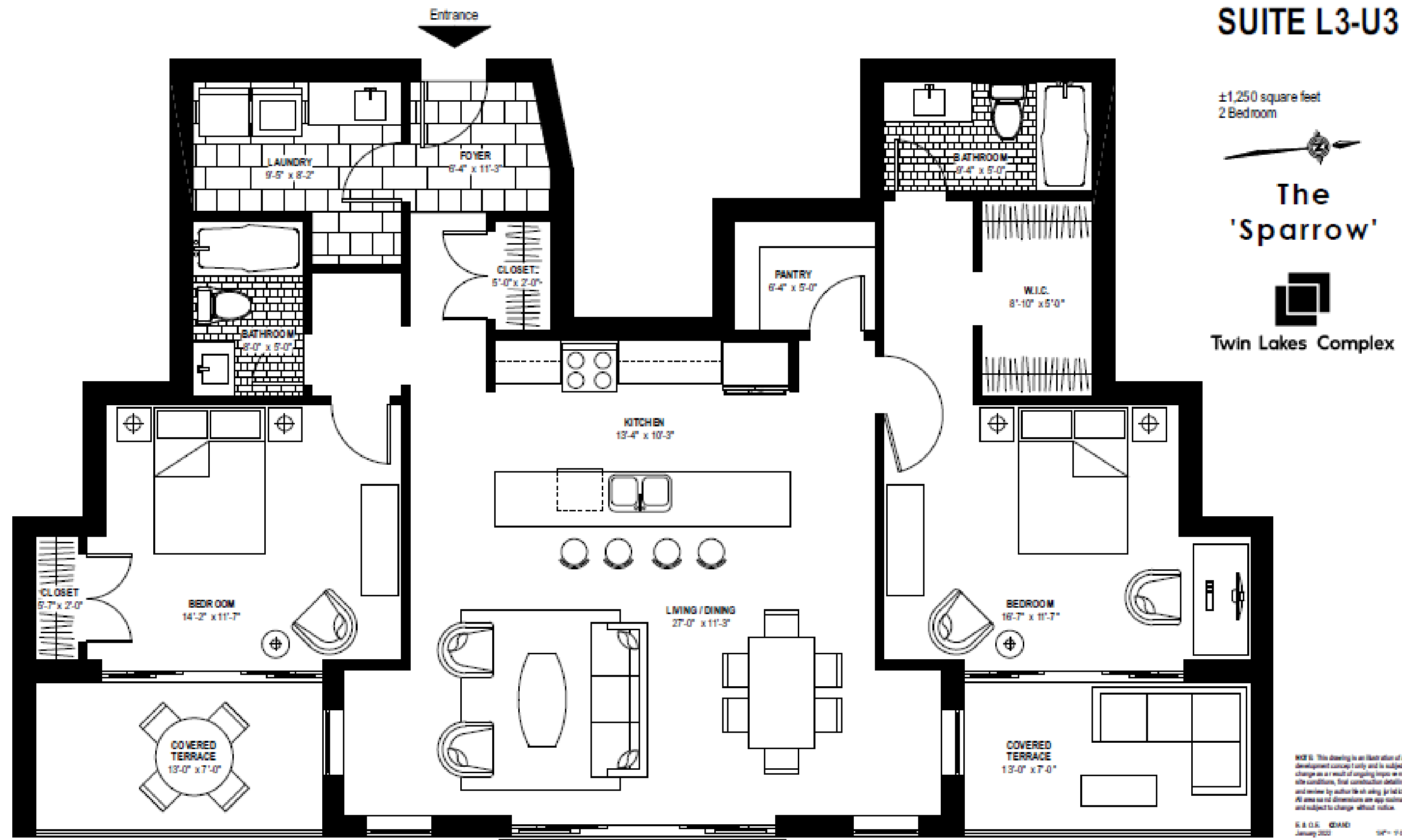
The
'Sparrow'



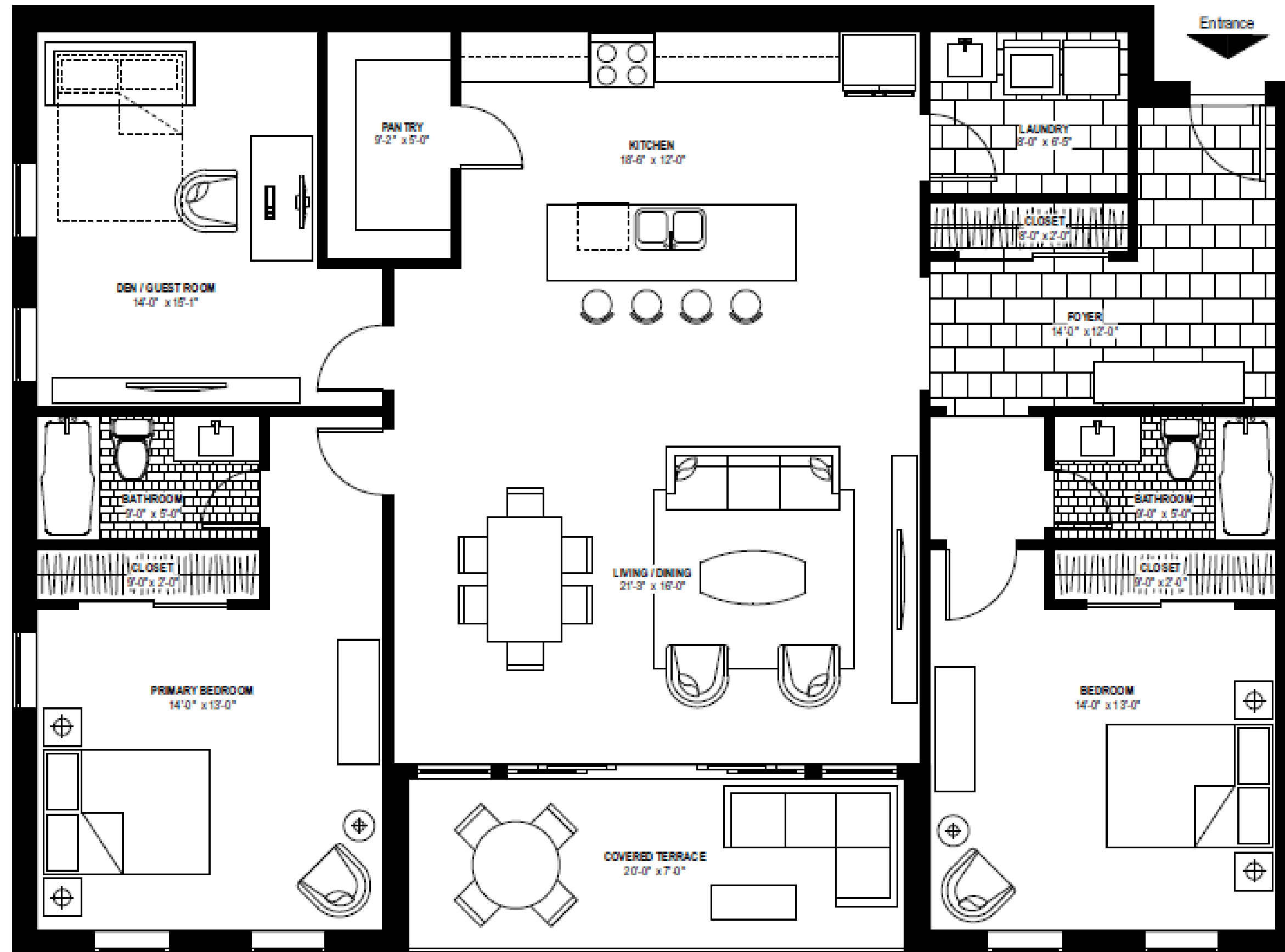
Twin Lakes Complex

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6.8.016 - 02/2021
January 2021 1/4" = 1'-0"



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SUITE L3-U1

±1,700 square feet
2 Bedroom plus Den



The
'Georgian'

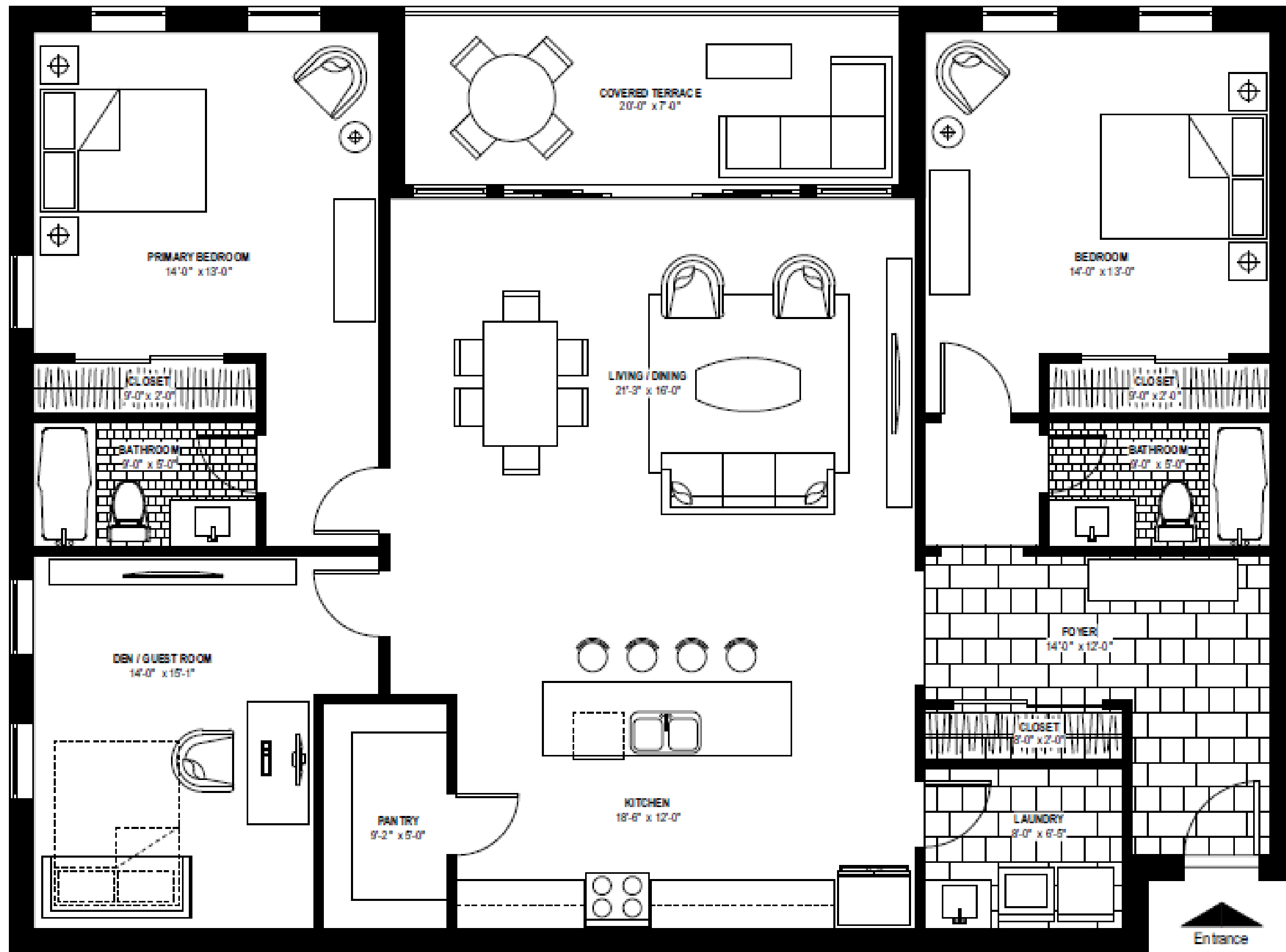

Twin Lakes Complex

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S. B.O.S. - ©2010 - January 2010

1/4" = 1'-0"

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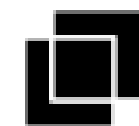


SUITE L3-U2

±1,700 square feet
2 Bedroom plus Den



The
'Georgian'

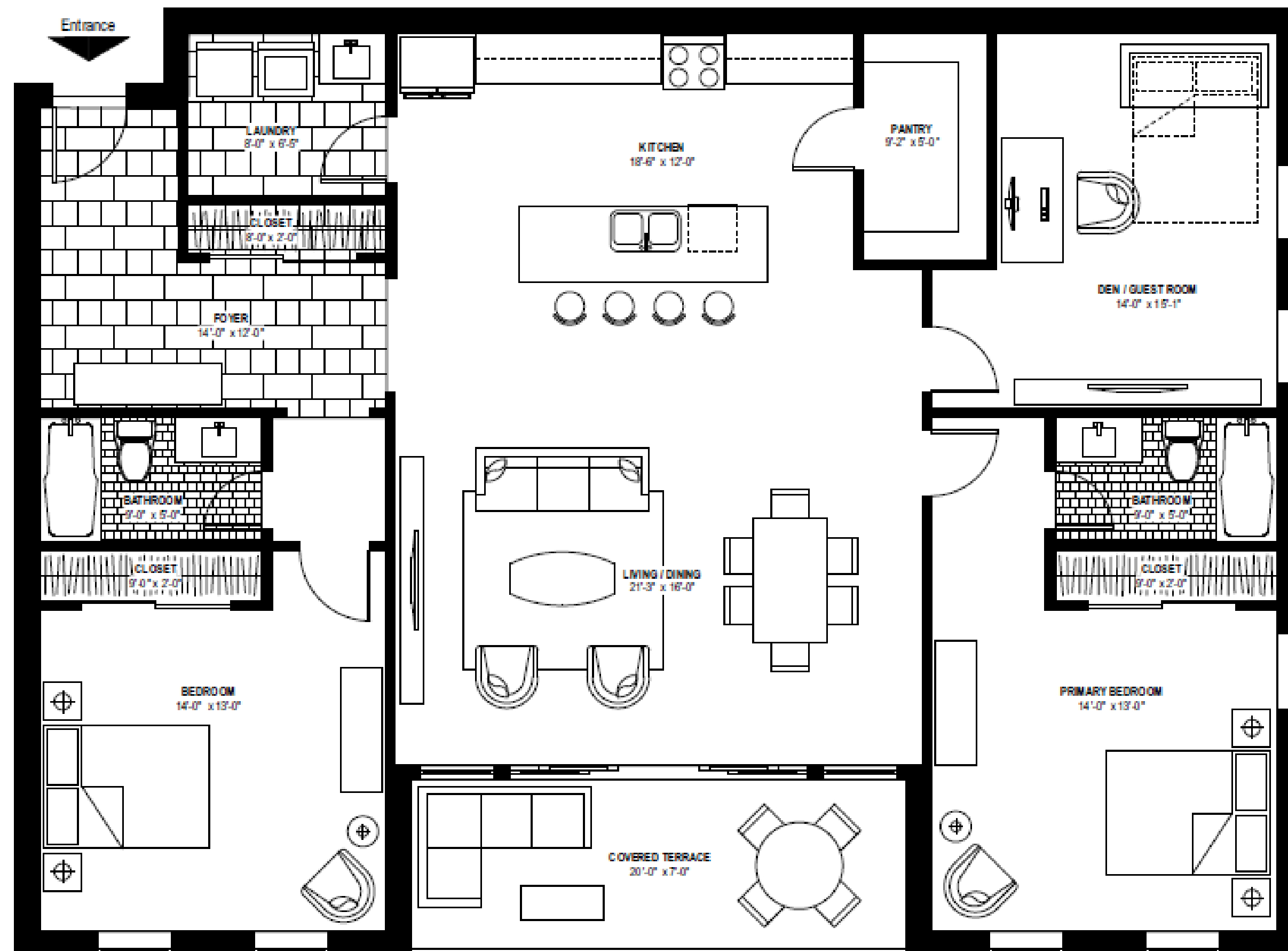


Twin Lakes Complex

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S. B.O.E. - GRAND Jan. 2022

1/2" = 1'-0"

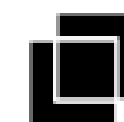


SUITE L3-U4

±1,700 square feet
2 Bedroom plus Den



The
'Georgian'



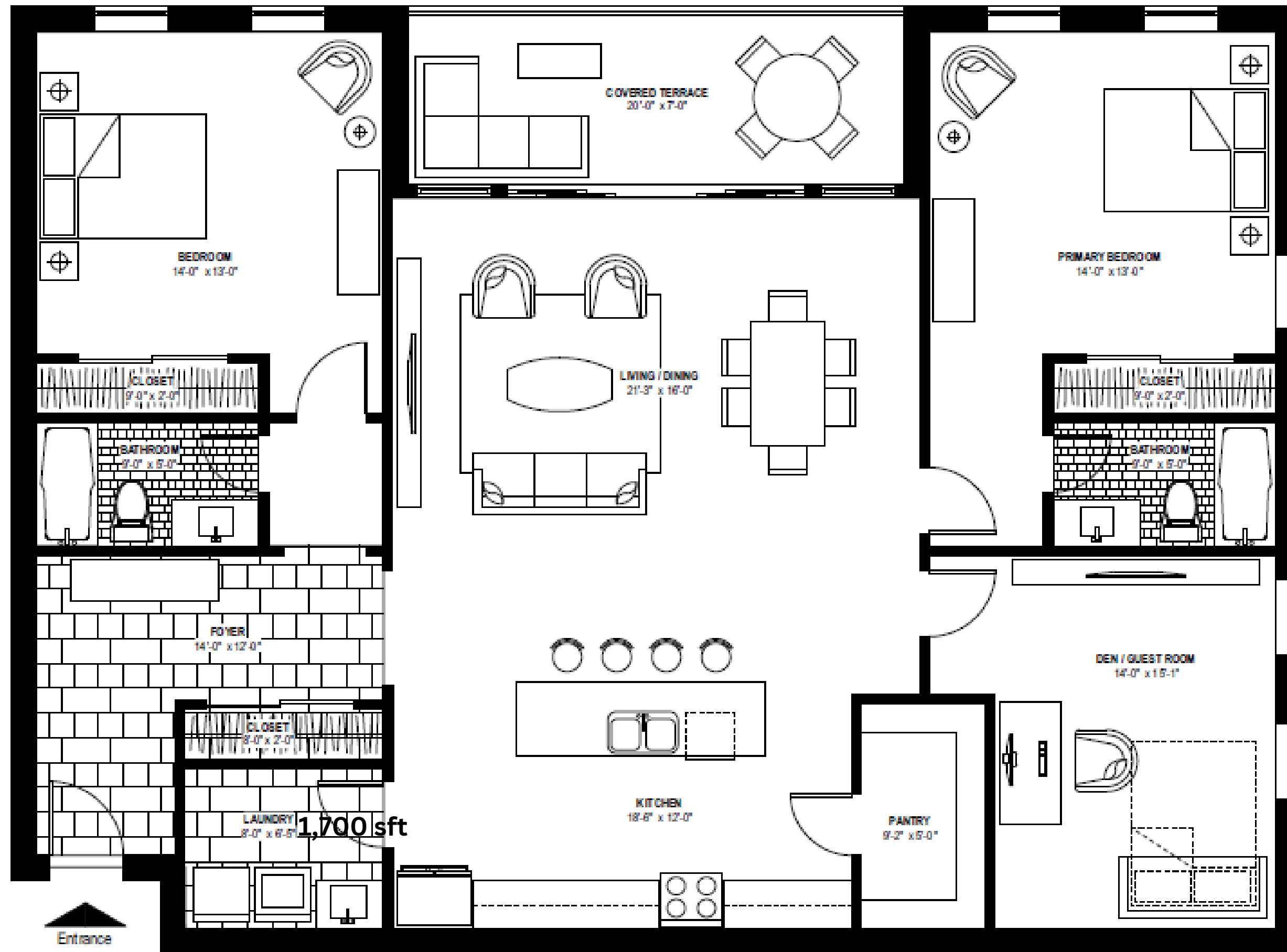
Twin Lakes Complex

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R. B.O.E. ©2020 Jan 2020

1/4" = 1'-0"

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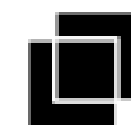


SUITE L3-U5

±1,700 square feet
2 Bedroom plus Den



The
'Georgian'



Twin Lakes Complex

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S. B.O.E. - BOARD Jan. 2022

1/2" = 1'-0"

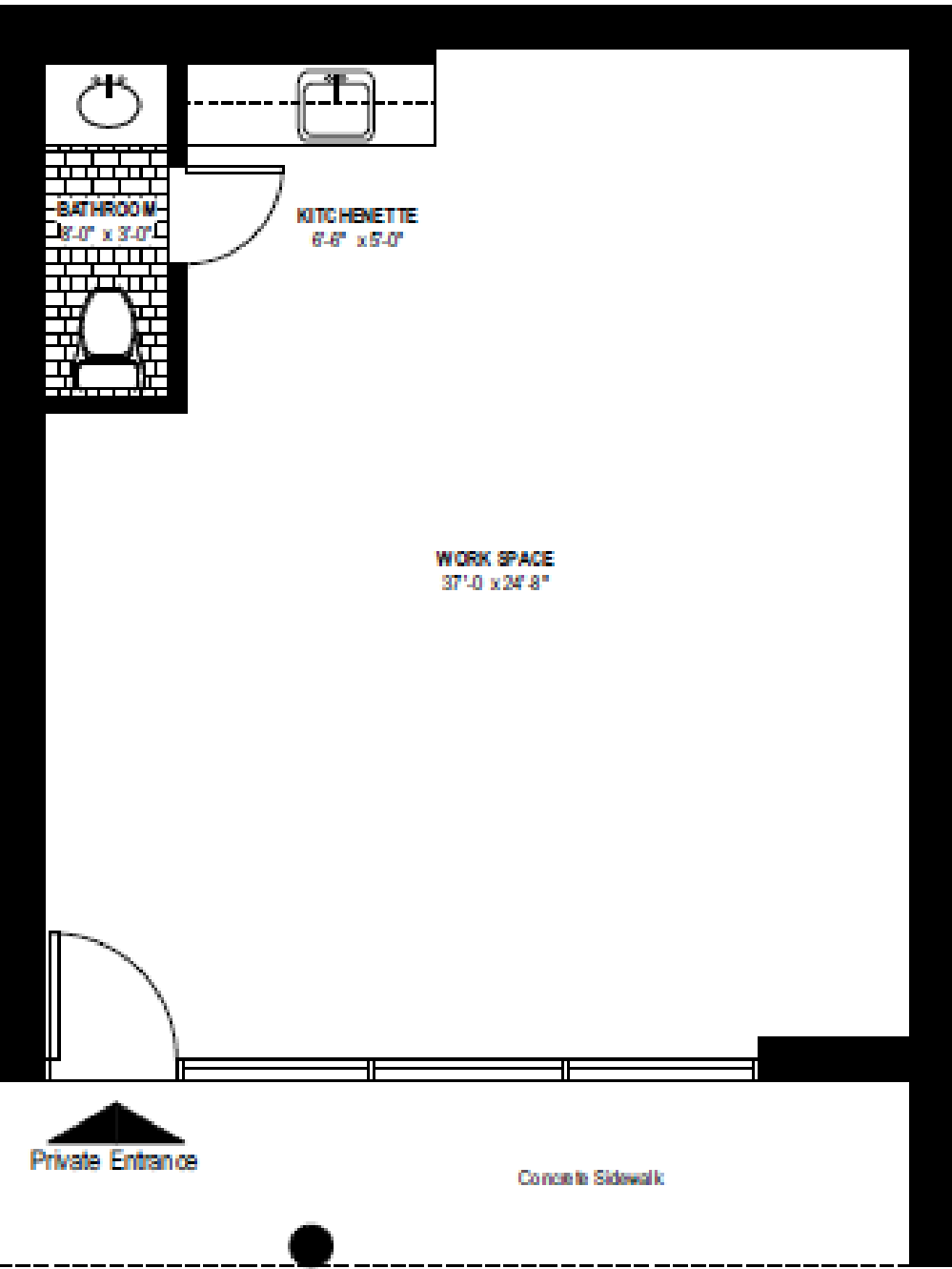
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1 - COMMERCIAL UNIT (L1 - U3)

500 SQ.FT

Includes 1 outdoor parking commercial ground-floor space between L/W units

SUITE L1-U3



±500 square feet



The Carthew
The
'Carthew'



Twin Lakes Complex

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E. B. O.E. ©2021 Jan 1st 2021 1/4" = 1'-0"

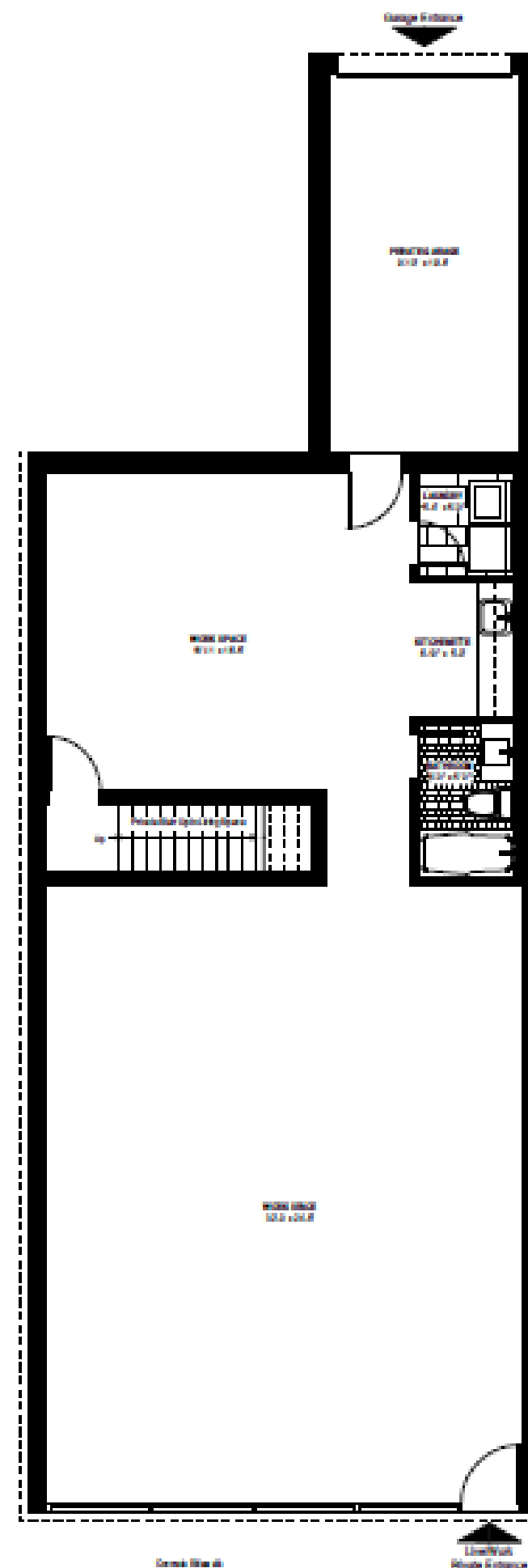
4 - LIVE/WORK UNITS

The Simcoe

- 2 Units in total (L1/L2 - U1 & L1/L2 - U4)
- 3,209 sq. ft each
- 2 BEDROOM + DEN, 2 Bathrooms
- Includes 1 car garage, entry from garage & 1 additional parking on the driveway outside the garage
- Main Floor Work Space

The Couchiching

- 2 Units in total (L1/L2 - U2 & L1/L2 - U5)
- 3,034 sq. ft each
- 2 BEDROOM + DEN, 2 Bathrooms
- Includes 1 car garage, entry from garage & 1 additional parking on driveway outside the garage
- Main Floor Work Space

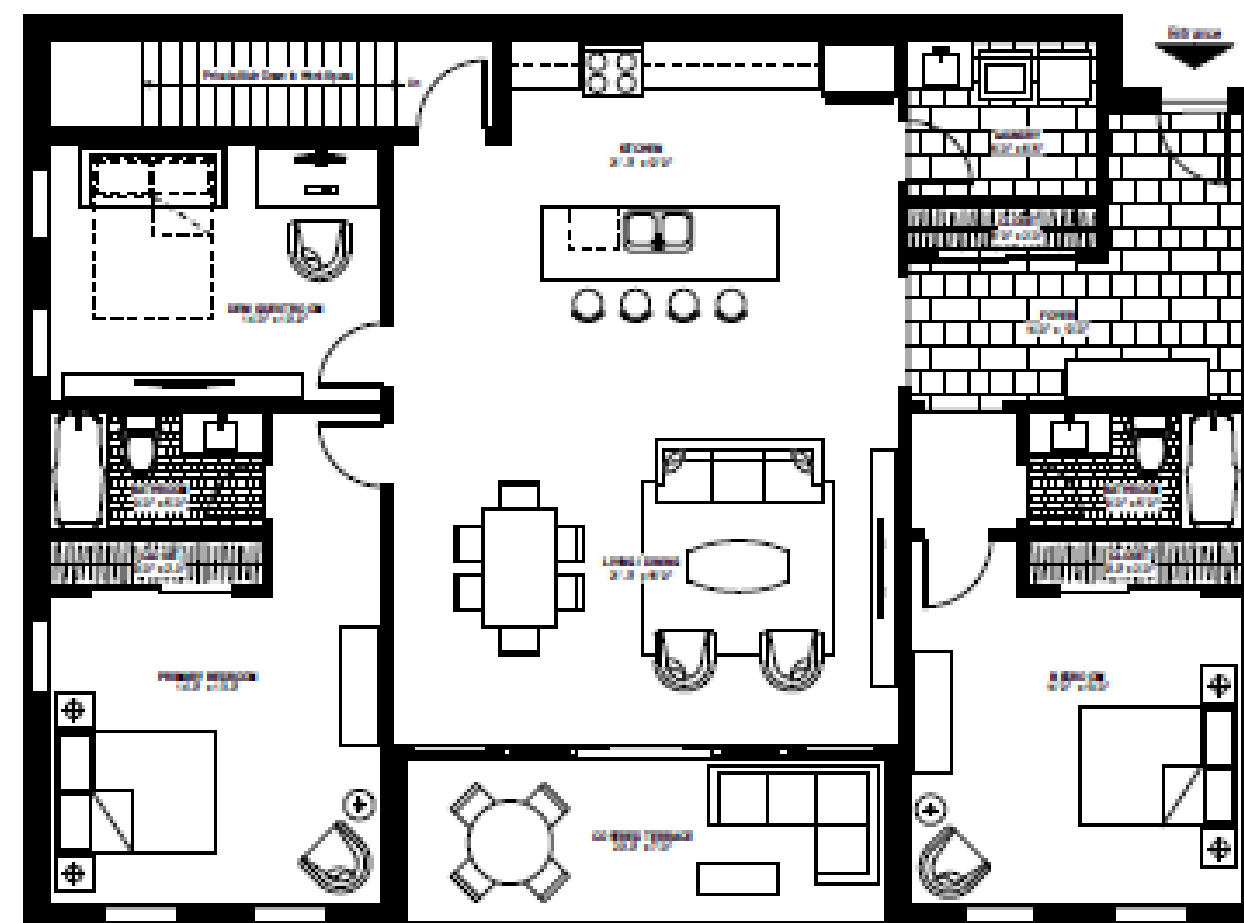


SUITE L1-U1
(Lower Level of Suite L1/L2-U1)

±1,270 square feet Work Space
±194 square feet Garage Space

SUITE L2-U1
(Upper Level of Suite L1/L2-U1)

±1,700 square feet
2 Bedroom plus Den

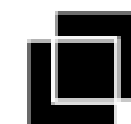


SUITE L1/L2-U1

±1,315 square feet Work Space
±194 square feet Garage Space
±1,700 square feet Living Space
2 Bedroom plus Den



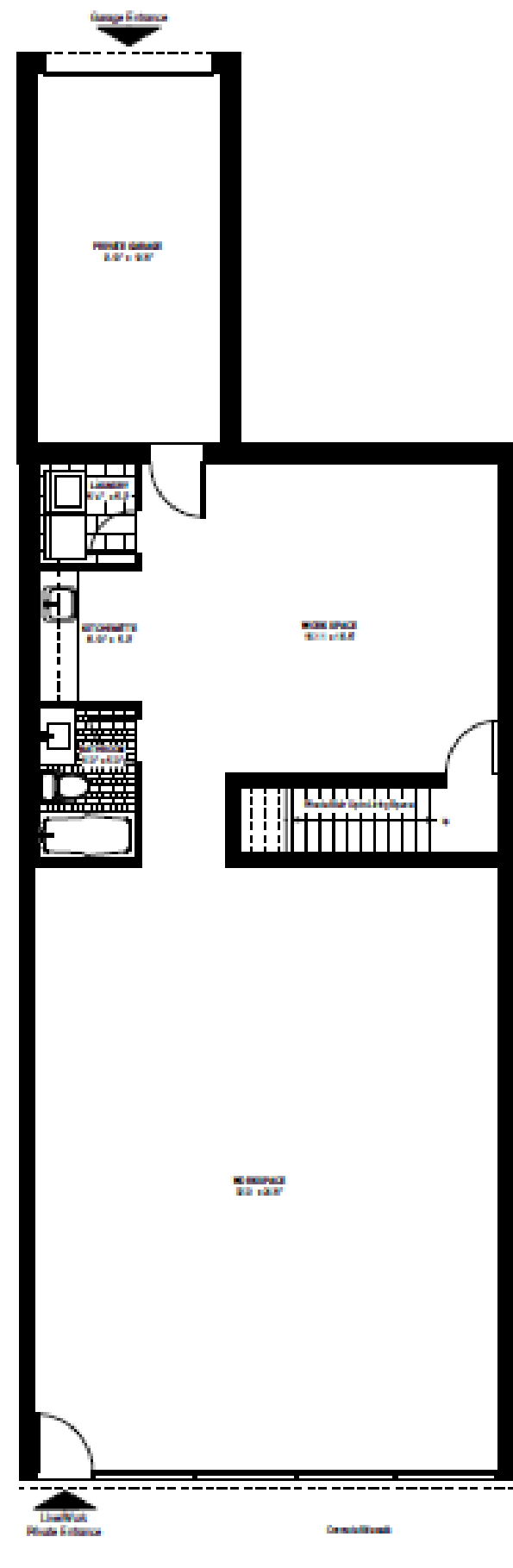
The
'Simcoe'



Twin Lakes Complex

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S. & C.E. ©2020 January 2020 10' x 10'

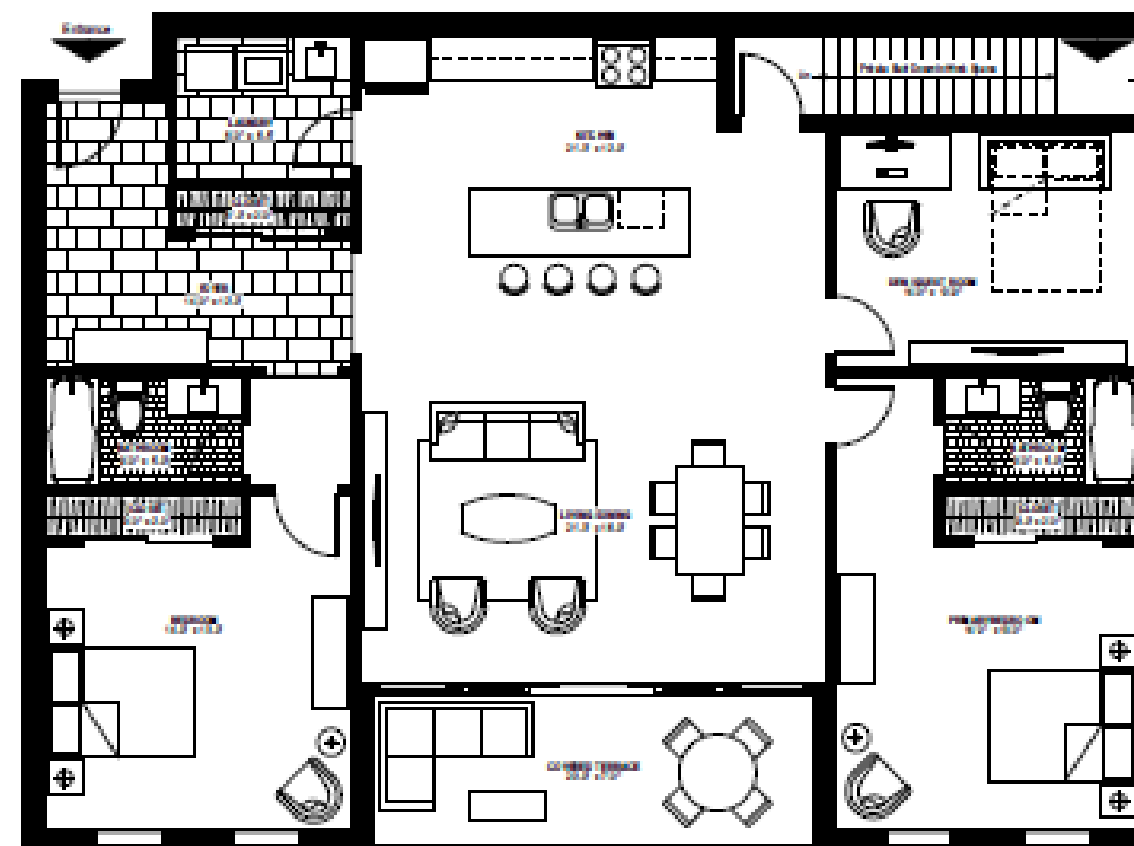


SUITE L1-U4
(Lower Level of Suite L1-L4)

±1,210 square feet Work Space
±194 square feet Garage Space

SUITE L2-U4
(Upper Level of Suite L1-L4)

±1,700 square feet
2 Bedroom plus Den



SUITE L1/L2-U4

±1,315 square feet Work Space
±194 square feet Garage Space
±1,700 square feet Living Space
2 Bedroom plus Den



The
'Simcoe'

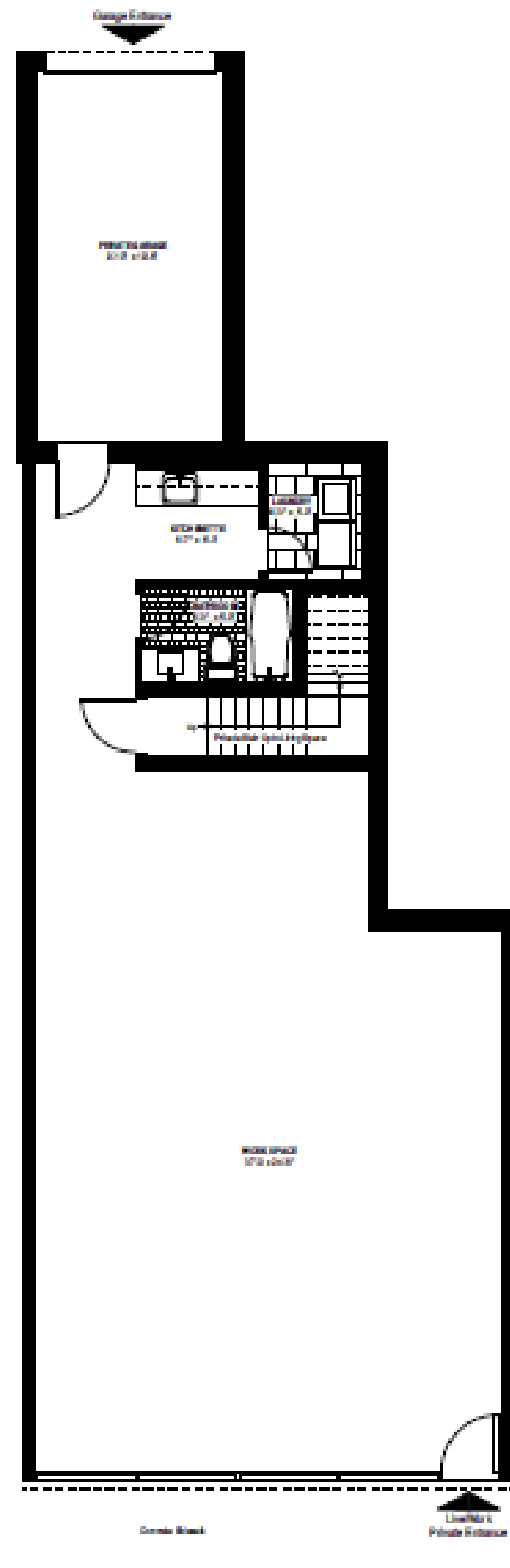


Twin Lakes Complex

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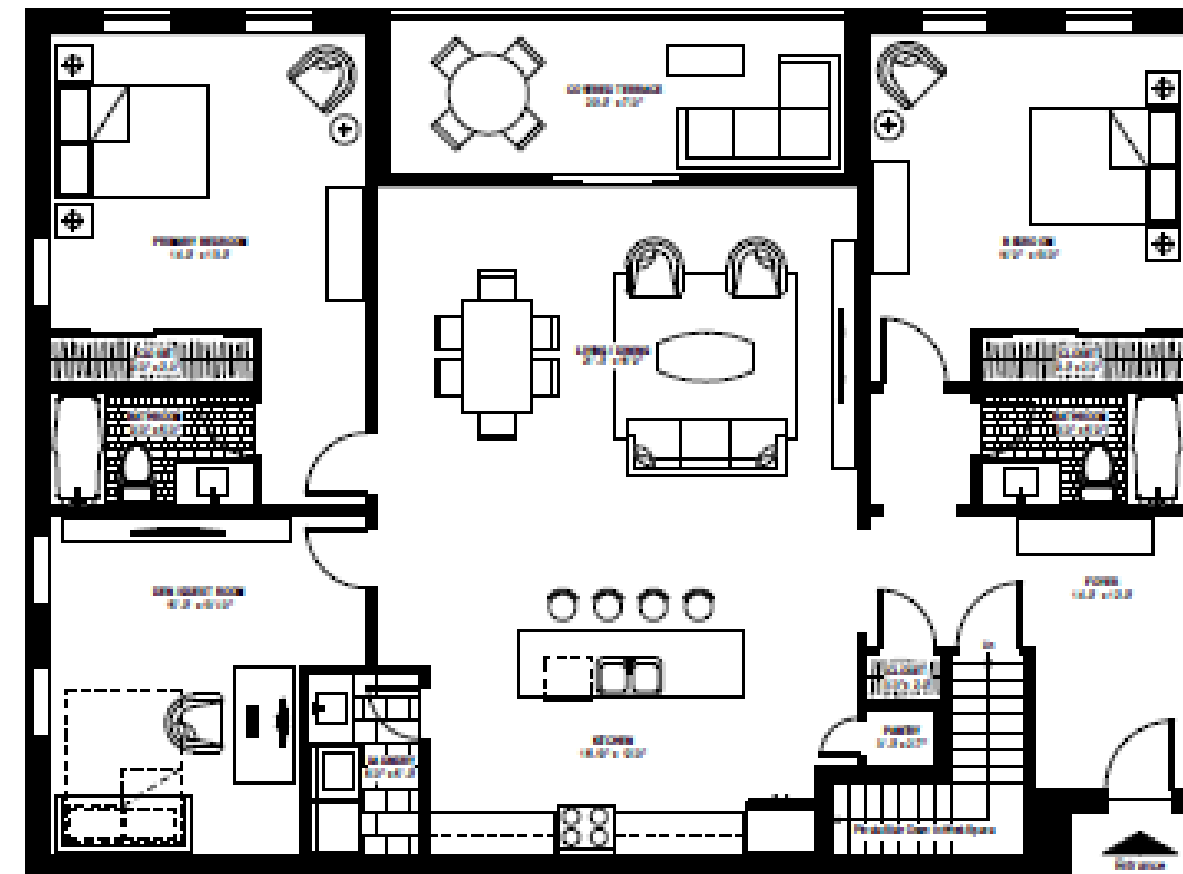
S & D.S. ©2020 January 2022

1/2" = 1'-0"



SUITE L1-U2 (Lower Level of Suite L1-U2)

±1,140 square feet Work Space
±194 square feet Garage Space



SUITE L2-U2 (Upper Level of Suite L1-U2)

±1,700 square feet
2 Bedroom plus Den

SUITE L1/L2-U2

±1,140 square feet Work Space
±194 square feet Garage Space
±1,700 square feet Living Space
2 Bedroom plus Den



The 'Couchiching'



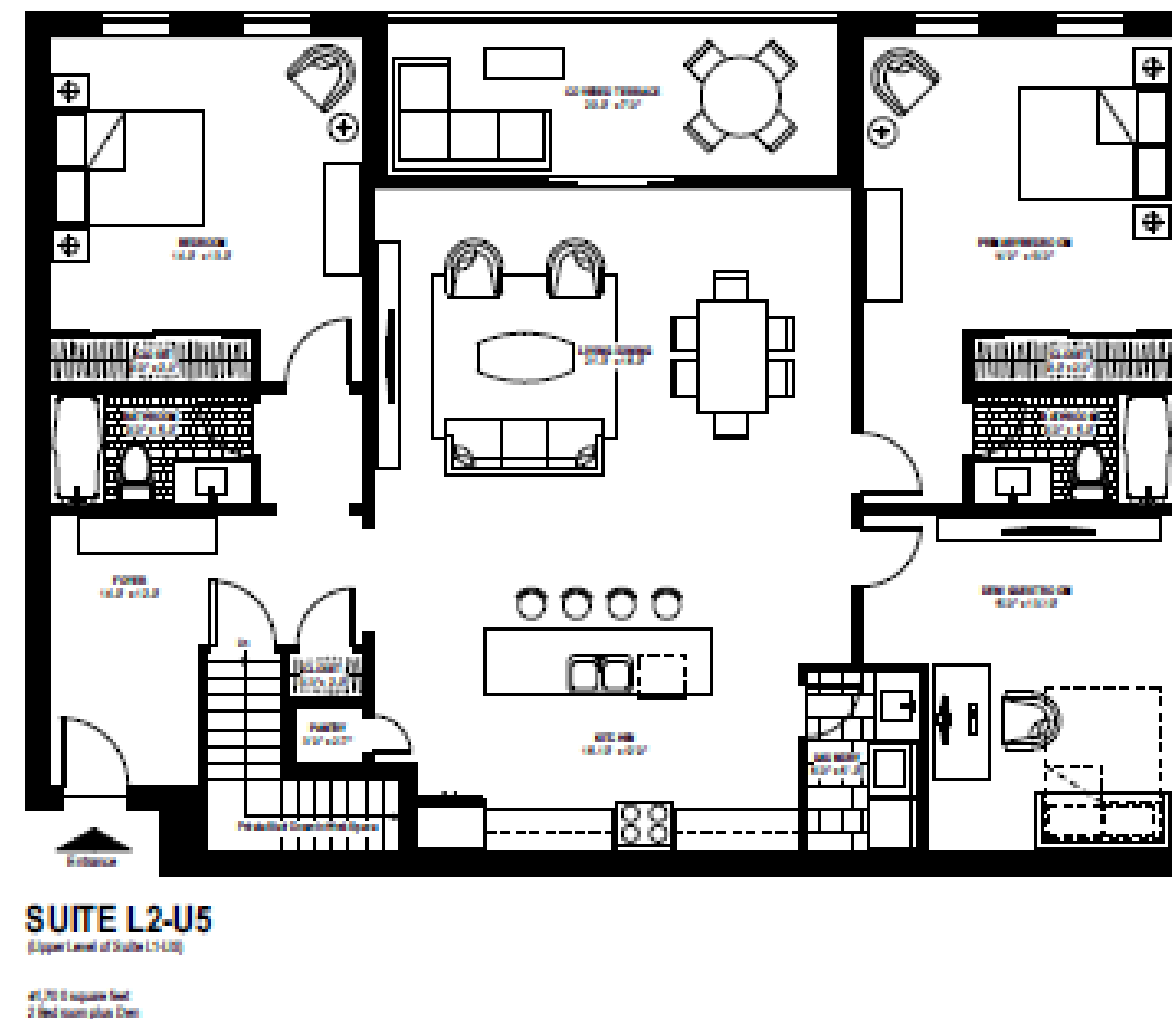
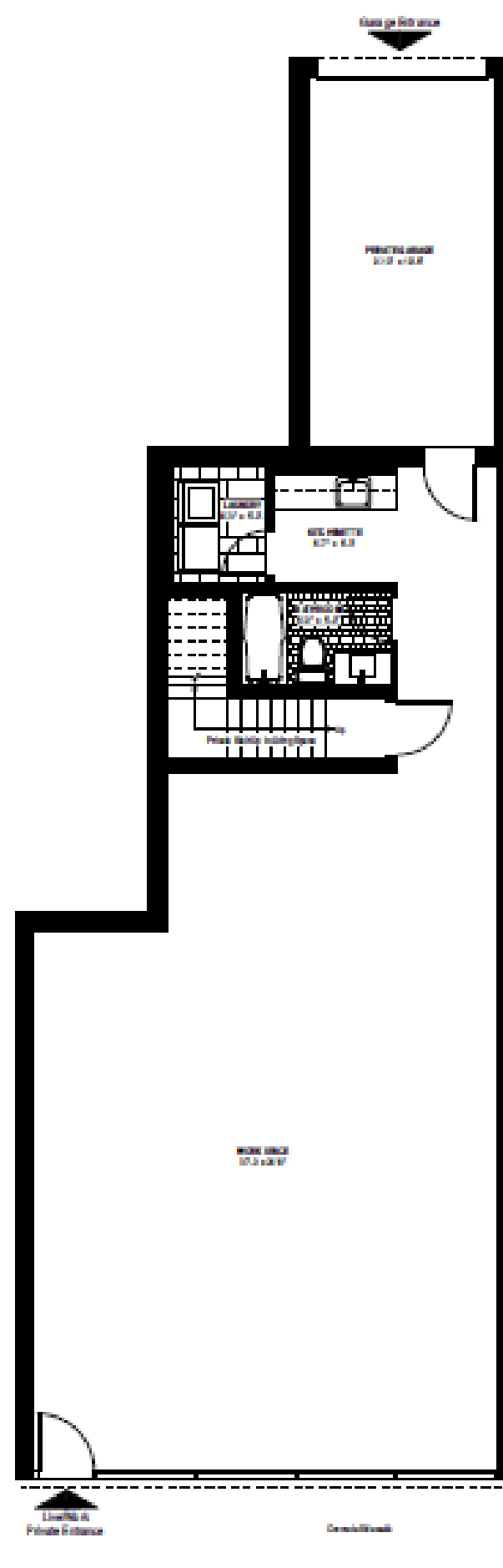
Twin Lakes Complex

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S. B. G. E. - REMARK - January 2022

1/2" = 1'-0"

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**SUITE L1/L2-U5**

±1,140 square feet Work Space
±194 square feet Garage Space
±1,700 square feet Living Space
2 Bedroom plus Den



The 'Couchiching'



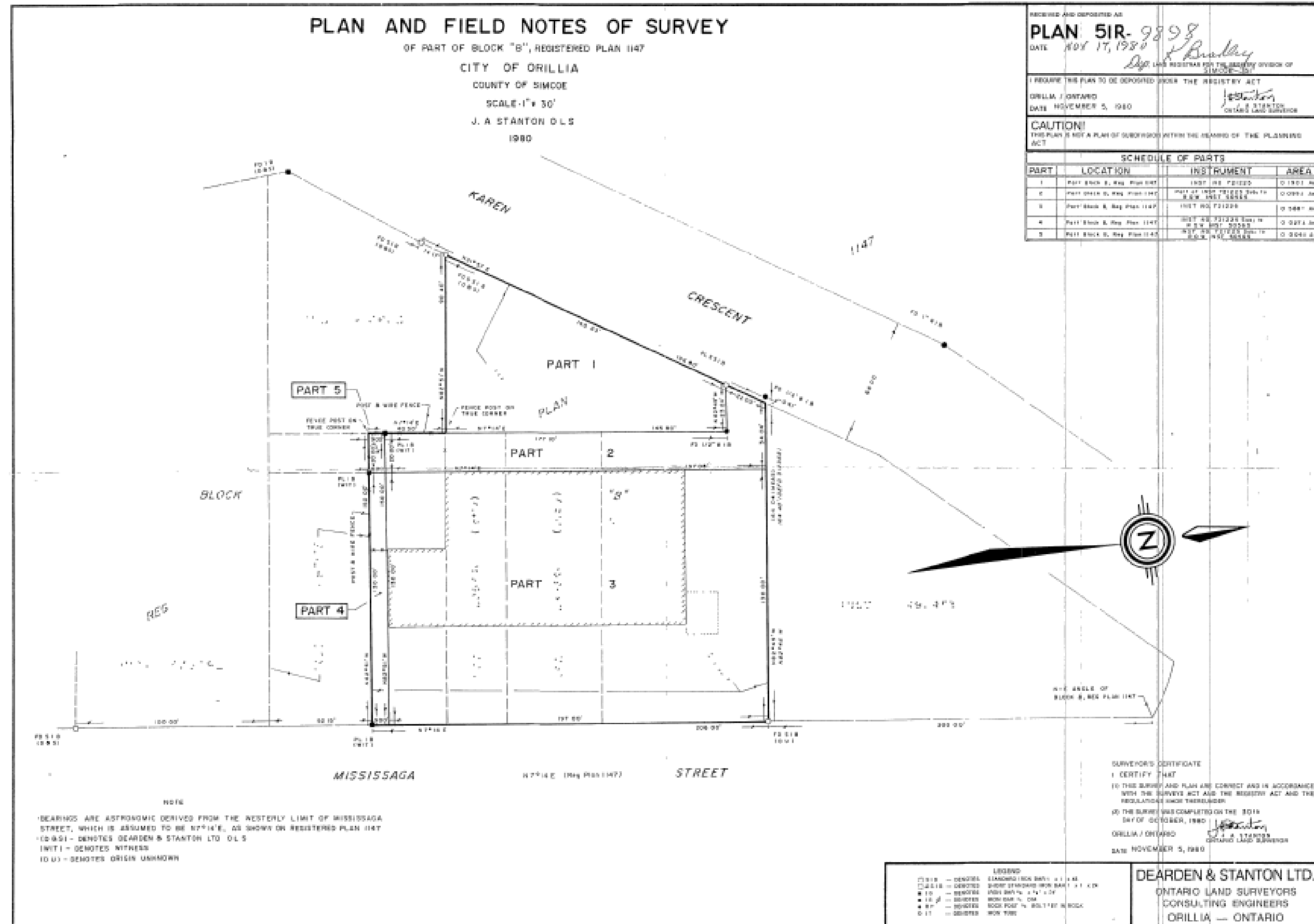
NOTE: This drawing is an illustration of a developer's concept only and is subject to change as a result of ongoing improvement, site conditions, final construction detailing and a wide range of further planning jurisdiction. All areas and dimensions are approximate and subject to change without notice.

11/11/2019 11:11:11 AM



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SURVEY

[illegible]

Chris Wingard
 6 Ave, #200, Reno, NV 89501
 775.784.4444

The members shall handle all observations, claims, and counterclaims, and may provide additional business proceedings.

This strategy is **not** a model!

6		
7		
8		
9		
10	Dec 18/20	Paranormal
11	Dec 18/21	Paranormal
12	May 2022+	Chemistry special
13	July 18/20	Chemistry
14	July 18/21	Chemistry

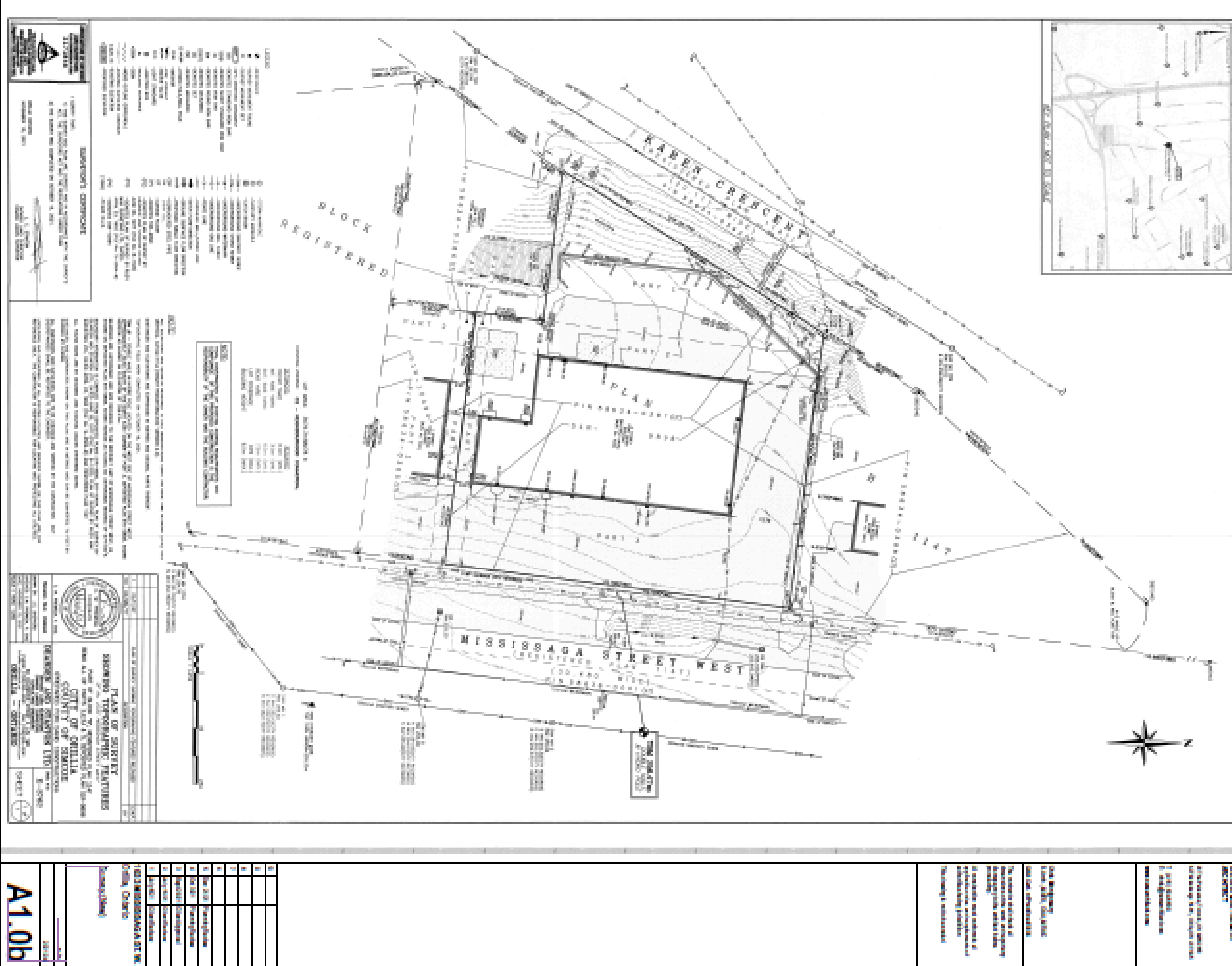
403 588-8888 AG A ST. W
Chills, Ontario



A1.0a

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SURVEY



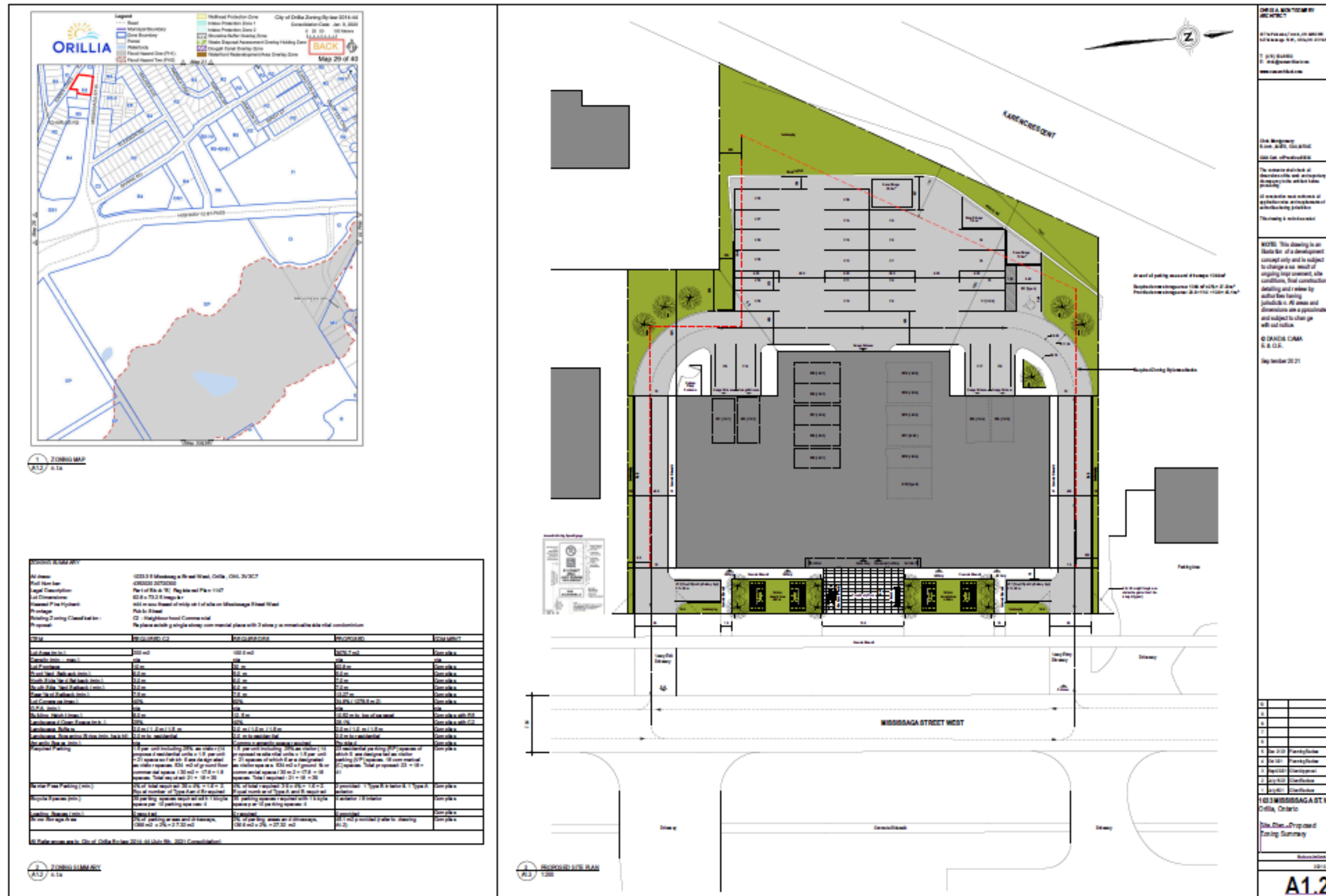
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SITE PLAN



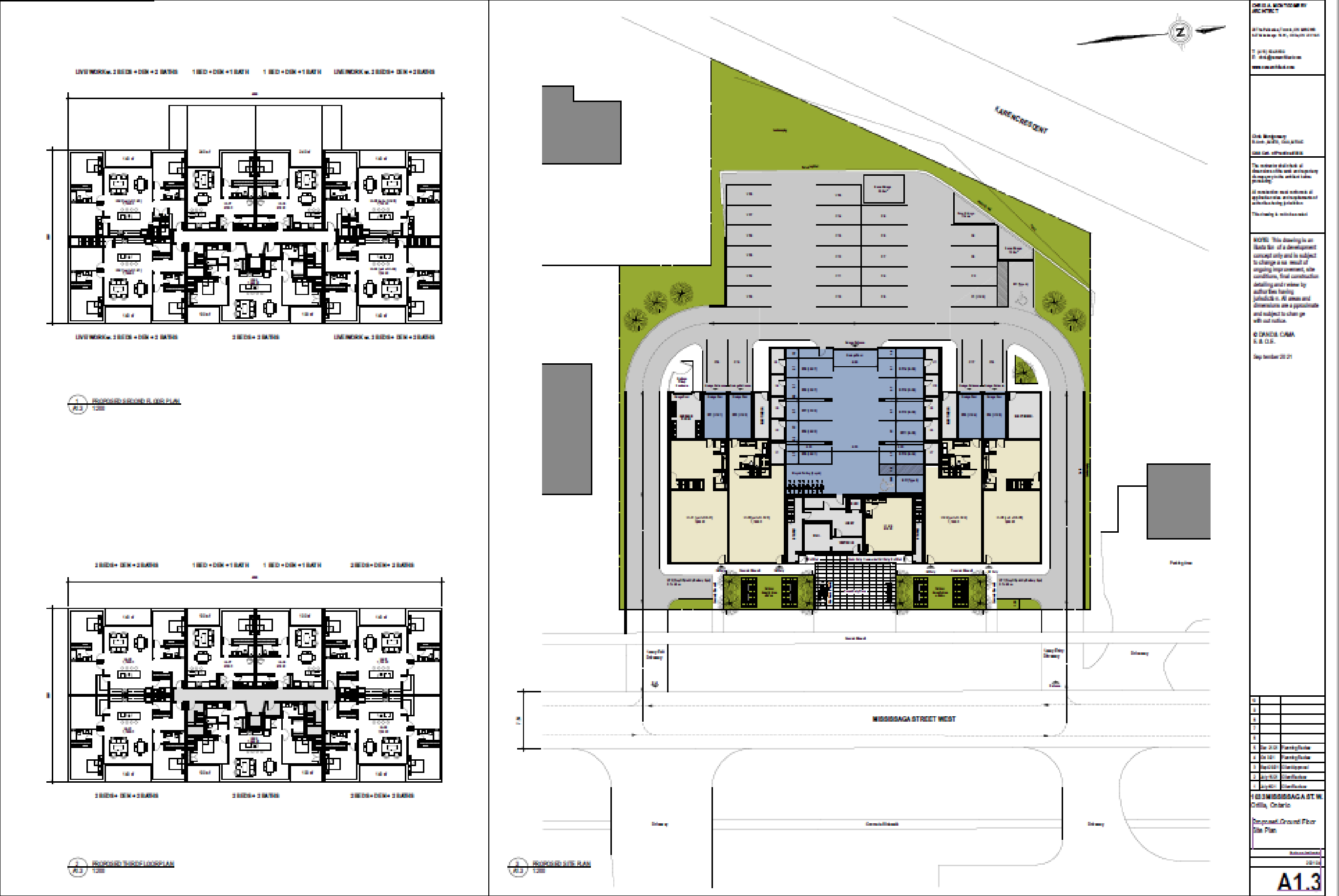
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SITE PLAN



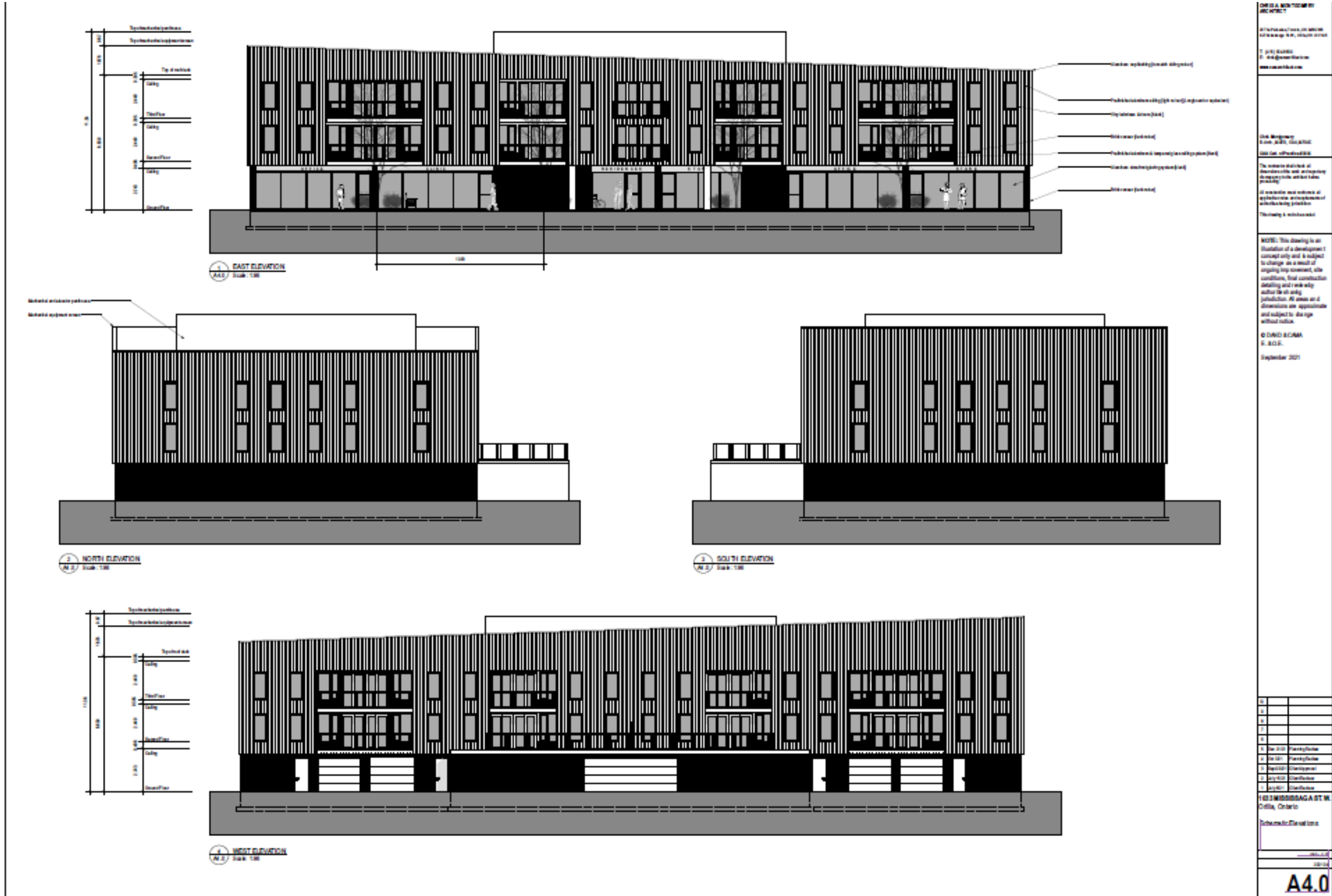
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SITE PLAN



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SITE PLAN



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WHY BUILD IN ORILLIA?

Orillia is a city in Ontario, Canada. It is in Simcoe County between Lake Couchiching and Lake Simcoe. Although it is geographically located within Simcoe County, the city is a single-tier municipality. It is part of the Huronia region of Central Ontario. The population in 2021 was 33,411. Known as the "Sunshine City", the city's large waterfront attracts many tourists to the area every year, as do a number of annual festivals and other cultural attractions. People who live in Orillia experience the best of both worlds. Orillia is less than 90 minutes from the Greater Toronto Area. Even though growth and progress have been strong in recent years, the Sunshine City has worked hard to retain the small-town charm that has captivated generations. Residents have access to an excellent hospital as well as a range of other public services, including a new state-of-the-art recreation complex, and a brand new public library, which complement a community that also boasts a thriving, historic downtown. Orillia is also home to Ontario's newest university. Lakehead University operates a growing presence in Orillia with two locations: one in the historic centre of the downtown and a main campus in West Orillia. Opportunity abounds in Orillia where major employers include the Ontario Provincial Police Headquarters, Casino Rama and Nordia. Orillia is an enchanting place to visit, a great place to work, an ideal place to do business, and a wonderful place to live.

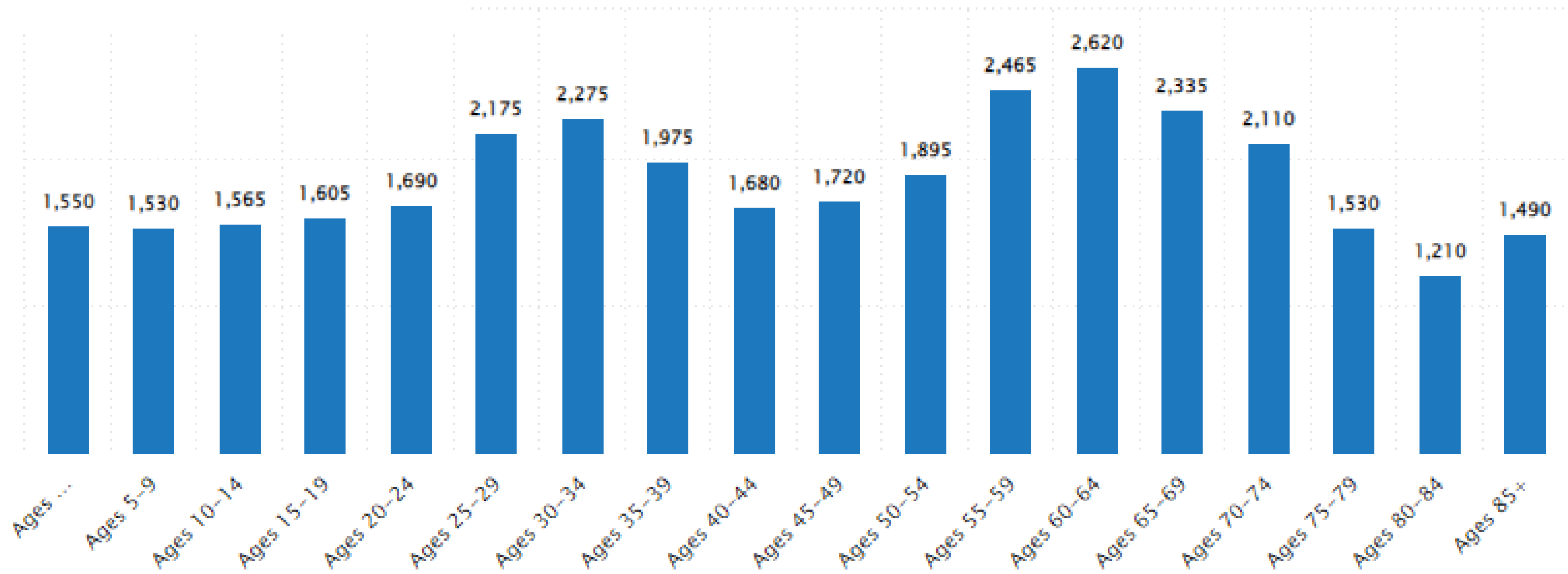
POPULATION



The population is the sum of births plus in-migration, and it signifies the total market size possible in the area. This is an important metric for economic developers to measure their economic health and investment attraction. Businesses also use this as a metric for market size when evaluating startup, expansion or relocation decisions.

Statistics Canada. Census.
Last Updated: February 2022

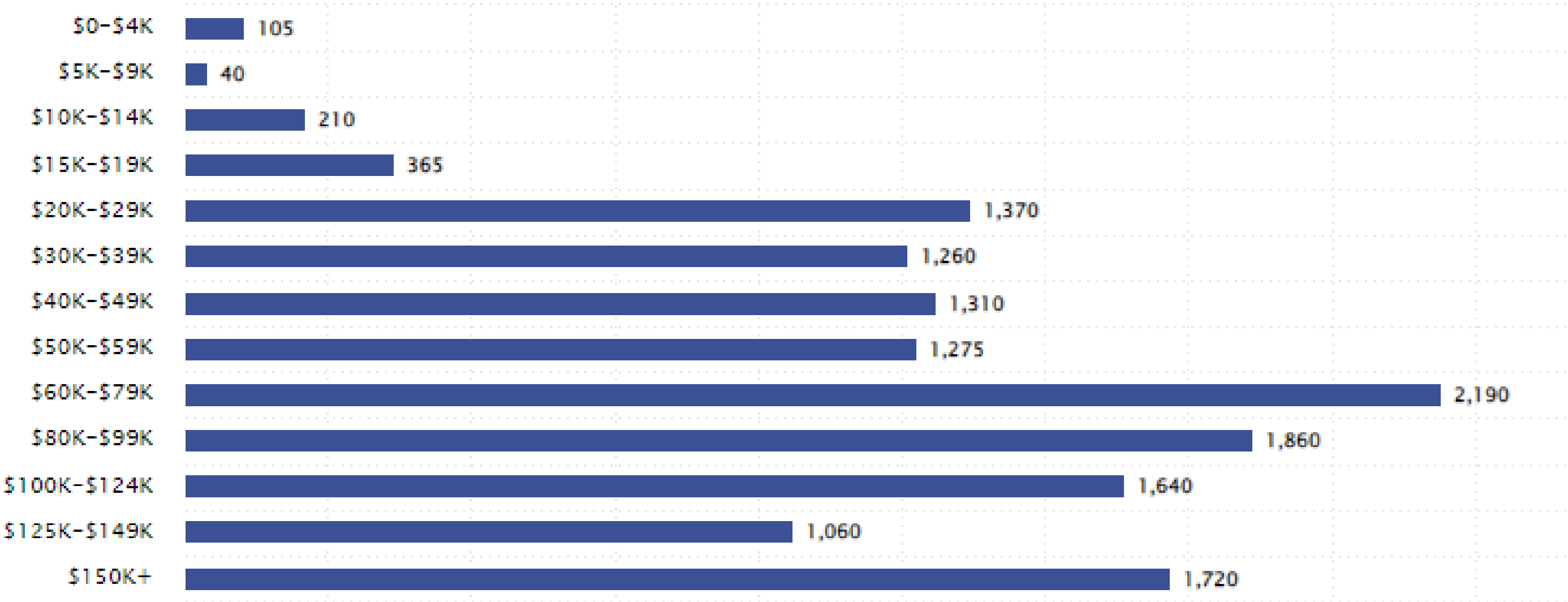
AGES



Ages chart illustrates the age and gender trends across all age and gender groupings. A chart where the the covered area is primarily on the right describes a very young population while a chart where the the covered area is primarily on the left illustrates an aging population.

Statistics Canada. Census.
Last Updated: April 2022

HOUSEHOLD INCOME

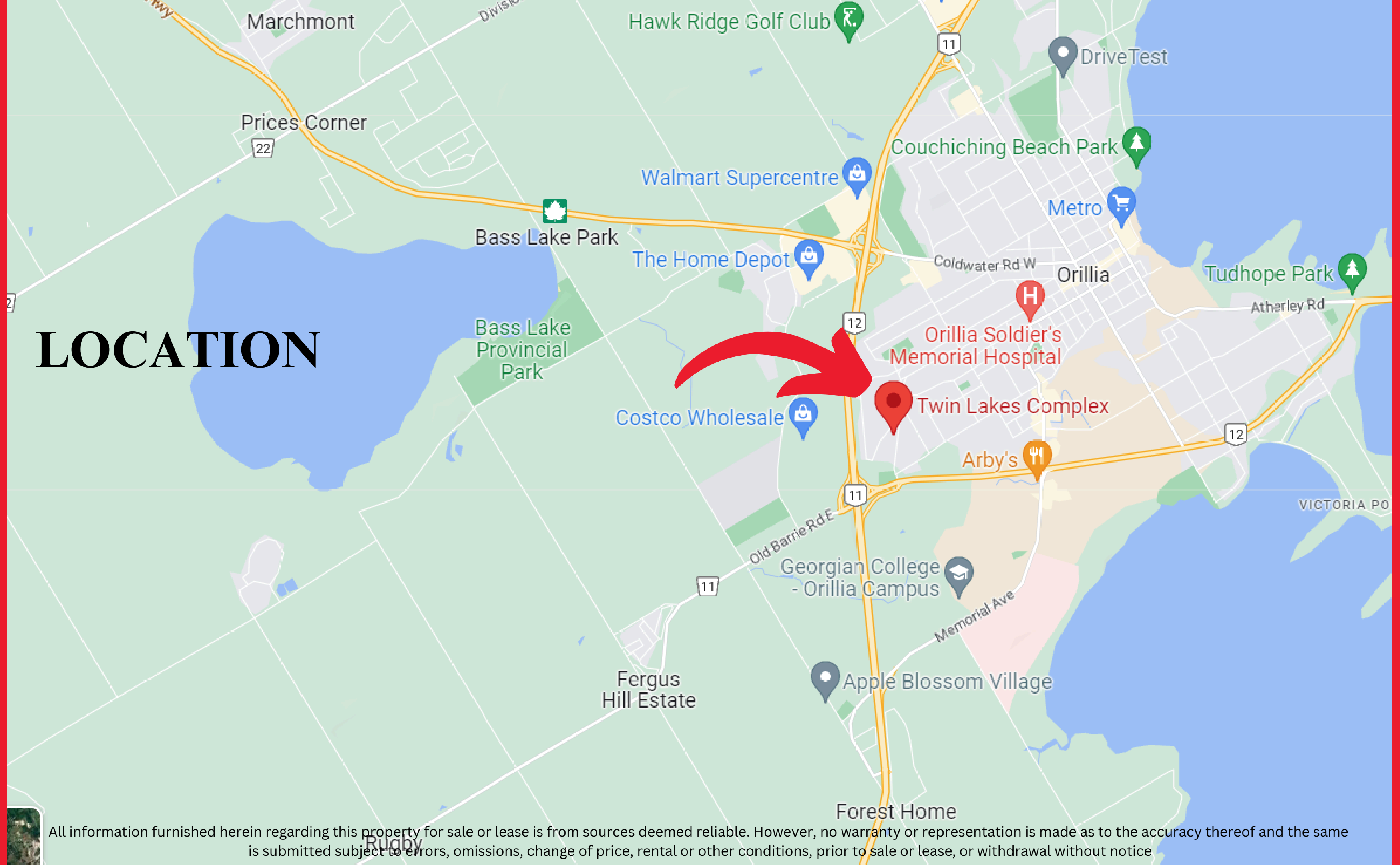


The household incomes chart shows how many household fall in each of the income brackets specified by Statistics Canada.

Statistics Canada.Census.

Last Updated: August 2022

LOCATION



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Broker of Record

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commercialontario@gmail.com

