

BOLLUM
COMMERCIAL
REAL ESTATE BROKERAGE INC.

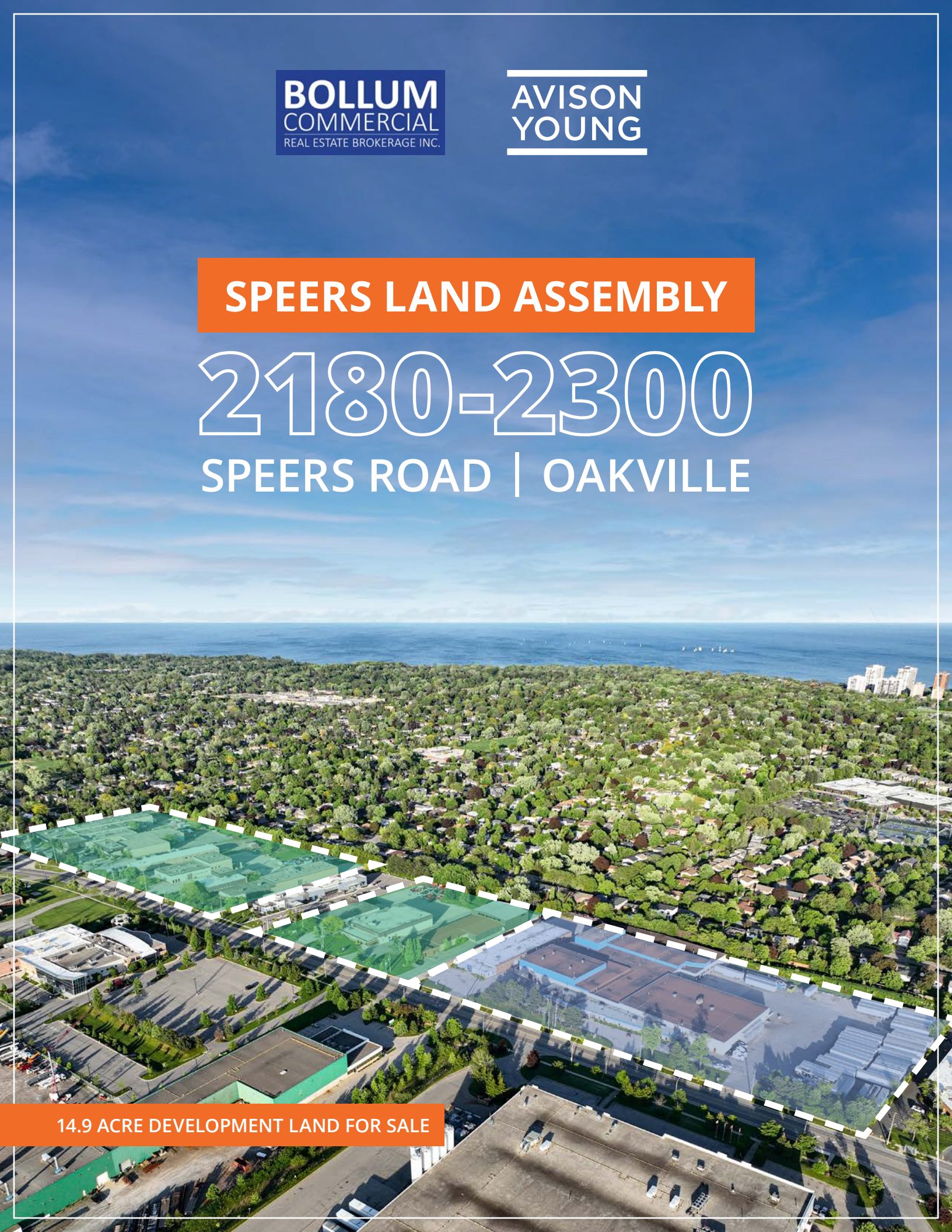
AVISON
YOUNG

SPEERS LAND ASSEMBLY

2180-2300

SPEERS ROAD | OAKVILLE

14.9 ACRE DEVELOPMENT LAND FOR SALE



Executive Summary

Mixed Use Re-Development Opportunity

The Speers Land Assembly comprises a 22.7-acre site, currently zoned Employment.

14.9 acres (across 9 parcels) fall within the Bronte Major Transit Station Area (MTSA). An additional 7.8 acres (across 2 parcels) are adjacent to the MTSA, currently zoned Employment but eligible for conversion.

The site is a Regional Intensification Zone and Priority Transit Corridor (Speers Road).

Notable features include approximately \$3.7 million in annual holding income, 2000 linear feet of frontage on Speers Road, and an average property depth of 460 feet.

The land is flat and rectangular, with a gentle 1% slope toward the storm sewer at the south property line.

Anticipated to be among the first areas developed within the MTSA, all parcel owners have executed a Memorandum of Understanding (MOU) to explore the sale of all or some of these properties.

Detailed information is available via a confidential property data room.



22.7

Total Acres



\$3.7M

Holding Income



E1

Zoning



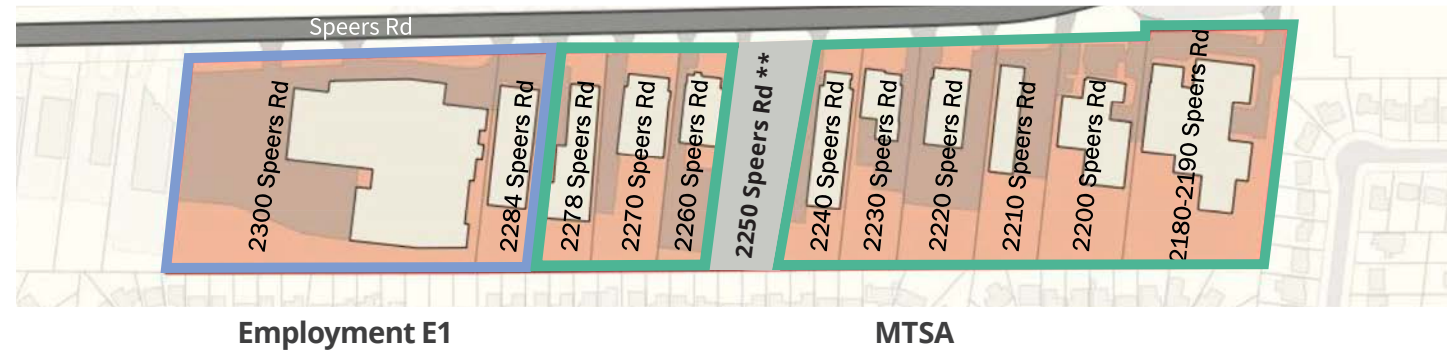
2000

Feet of Frontage



Investment Overview

The Speers Land Assembly comprises a 22.7-acre site, currently zoned Employment. 14.9 acres (across 9 parcels) fall within the Bronte Major Transit Station area (MTSA). An additional 7.8 acres (across 2 parcels) are adjacent to the MTSA, currently zoned Employment but eligible for conversion.



Potential Development - MTSA Land

[Click on address to access specific information for each parcel](#)

Address	Acres	%	Potential GFA*	Occupant Business
2180-2190 Speers Road	3.32	22%	296,726	Multi-tenant building
2200 Speers Road	1.93	13%	172,751	Oakville Stamping & Bending
2210 Speers Road	1.44	10%	128,039	Multi-tenant building
2220 Speers Road	1.72	12%	154,460	Robertson Electric Wholesale
2230 Speers Road	1.29	9%	115,845	North American Hardchrome
2240 Speers Road	1.28	9%	113,813	Universal Distribution
2260 Speers Road	1.17	8%	105,683	Jelinek Cork
2270 Speers Road	1.52	10%	136,169	OMBA + Salvation Army
2278 Speers Road	1.23	8%	109,748	Corbetts Skis & Snowboards
Subtotal	14.9	100%	1,333,234	

Potential Development - Non MTSA Land

[Click on address to access specific information for each parcel](#)

Address	Acres	%	Potential GFA*	Occupant Business
2284 Speers Road	1.2	15%	Currently not zoned for residential development	Image Pro + tenants
2300 Speers Road	6.6	85%	Currently not zoned for residential development	Multi-tenant building
Subtotal	7.8	100%	TBD	
Total	22.7			

* Potential GFA assumes 82% Med-High Density Residential, 16% Townhouse and 2% Commercial/Retail. This is a preliminary estimate which assumes that all properties would be planned and developed concurrently.
 ** 2250 Speers Rd is Not Available at this time.

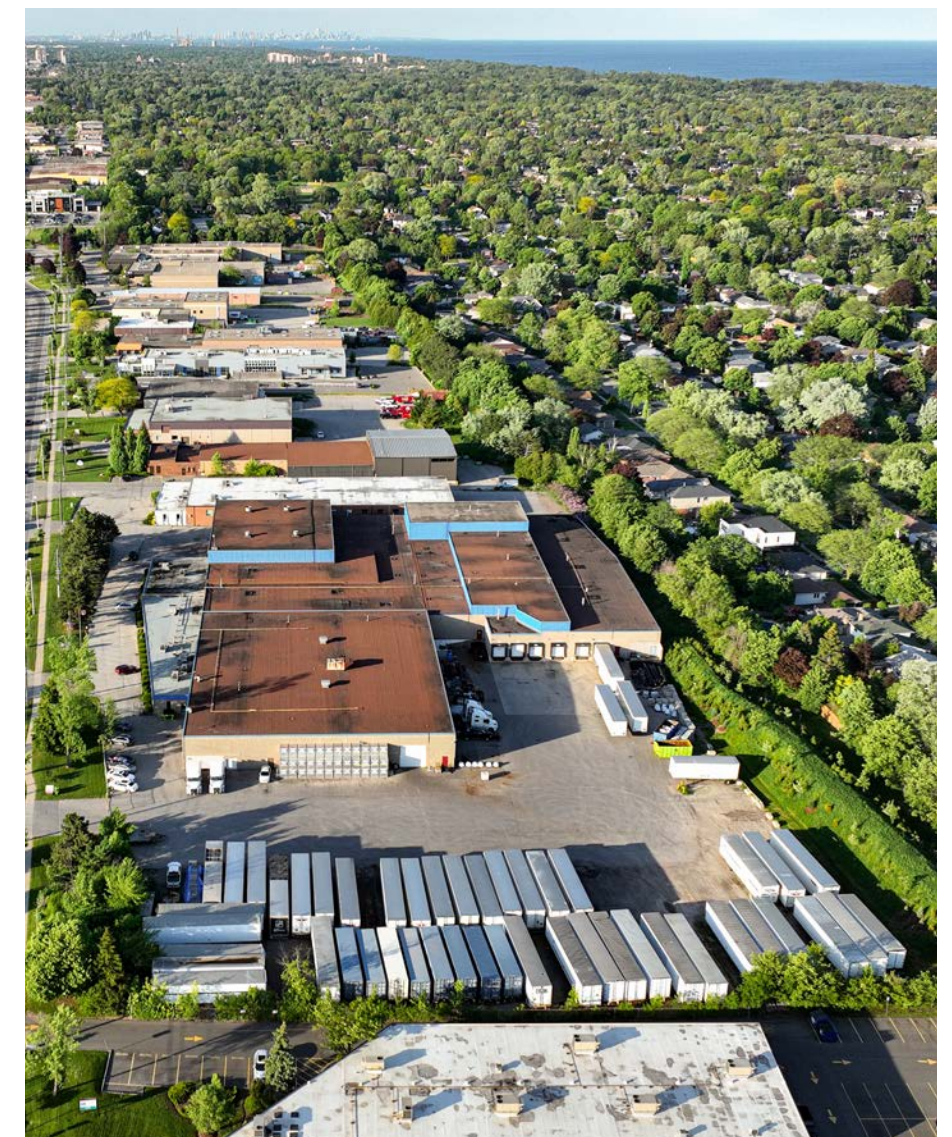


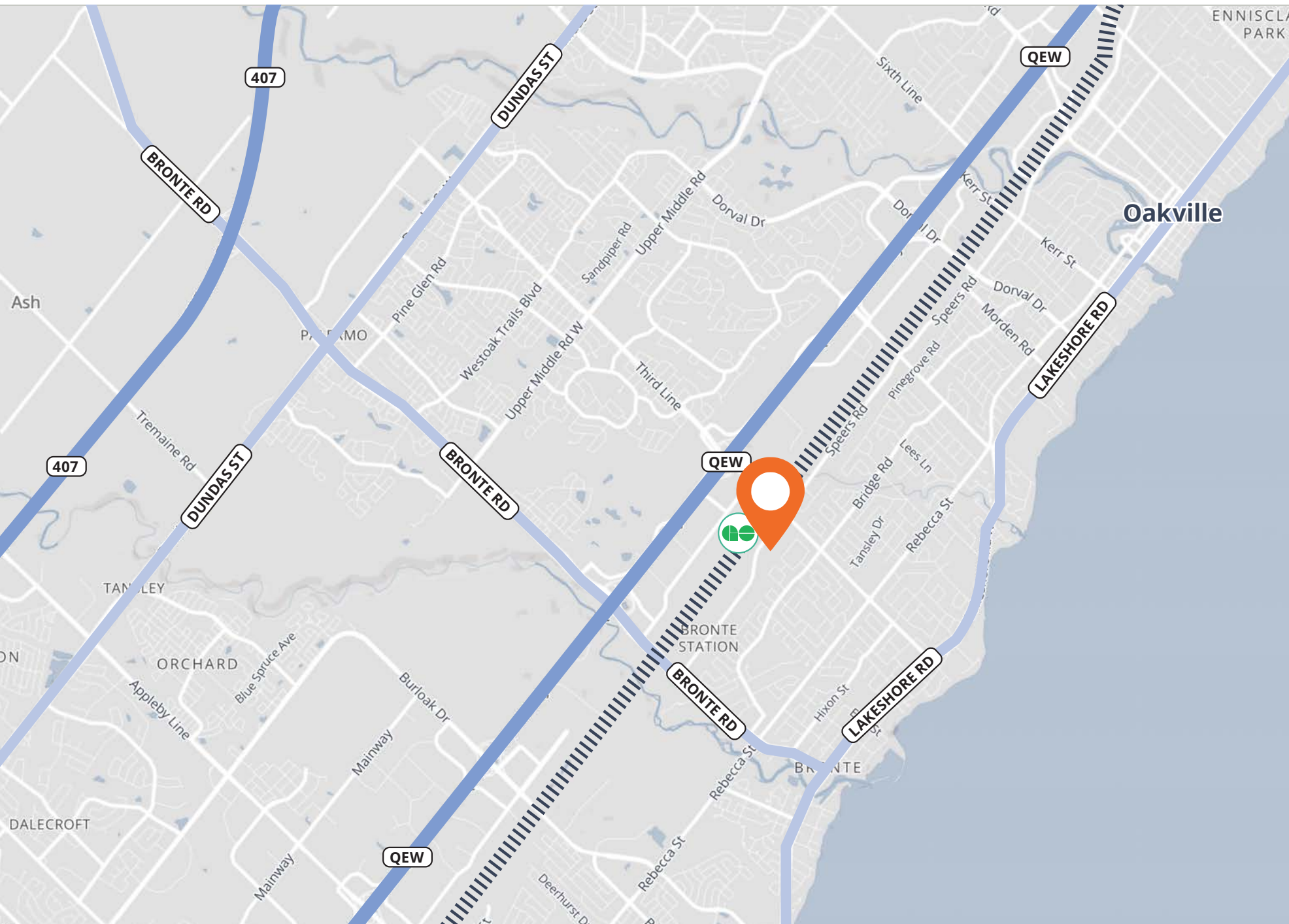


Overview of Bronte Major Transit Station Area (MTSA)

Definition of MTSA

Major Transit Station Areas (MTSA) are strategically planned high-density neighborhoods that blend commercial, residential, and recreational spaces. These areas are specifically designed to leverage their proximity to transit stations or stops, being typically within a 400-800 metre radius, equivalent to a 10-minute walk. Their strategic locations are predominantly alongside current or proposed transit lines, such as the GO Train, Light Rail Transit, and Bus Rapid Transit systems.





Amenities Within 5KM



60

Schools



152

Restaurants



437

Retail



21

Gas Stations



21

Banks



13

Fitness Centres

Area Overview

Town of Oakville

As a result of Bill 23, Oakville has committed to constructing more homes at an accelerated pace, with a target of 33,000 new units by 2031/2032. Currently, the town averages 2,000 new units per year, but this initiative aims to boost absorption to 3,300 units annually. The growth areas designated for development include the Bronte GO MTS, Midtown, Uptown, and the Hospital District, ensuring that the expansion is strategically distributed across key regions. Notably, Oakville has consistently ranked among Canada's top 20 investment locations according to Site Selection Magazine over the past four years. This accolade highlights the town's robust economic potential and attractiveness to investors.

Additionally, the recently completed upscale project, The Village at Bronte Harbour, comprising 481 rental units along Lakeshore in Bronte, has achieved a 60% occupancy rate, showcasing the strong demand for high-quality residential spaces in the area. The average monthly rent for these units is \$3,917, translating to \$3.75 per square foot, indicating the premium market positioning of this development. This project not only contributes to Oakville's housing stock but also enhances the town's appeal as a desirable place to live, with its combination of modern amenities and prime location. The accelerated housing plan and successful new developments underscore Oakville's commitment to meeting the growing housing needs while maintaining its status as a top-tier investment destination.

May 2024 Halton Condo Prices



\$1,046 PSF

Mid-Rise Buildings



\$1,058 PSF

High-Rise Buildings

Demographics	1km	3km	5km
Total Population (2023)	3,767	36,210	114,789
Annual Growth (2023-2028)	-0.09%	3.54%	2.40%
Median Age	42.5	45.7	42.0
Number of Households	1,267	13,372	40,131
Average Household Income	\$186,332.42	\$190,711.33	\$188,578.95

Official Plan

OPA 41 Bronte MTSA - Building Height & Density

The site is identified within the Speers District and the Transition District.

Development in the Speers District

Height	Density	Use	Building Type
3-8 storeys	Minimum 1.5 FSI	Mixed use	Low & mid-rise

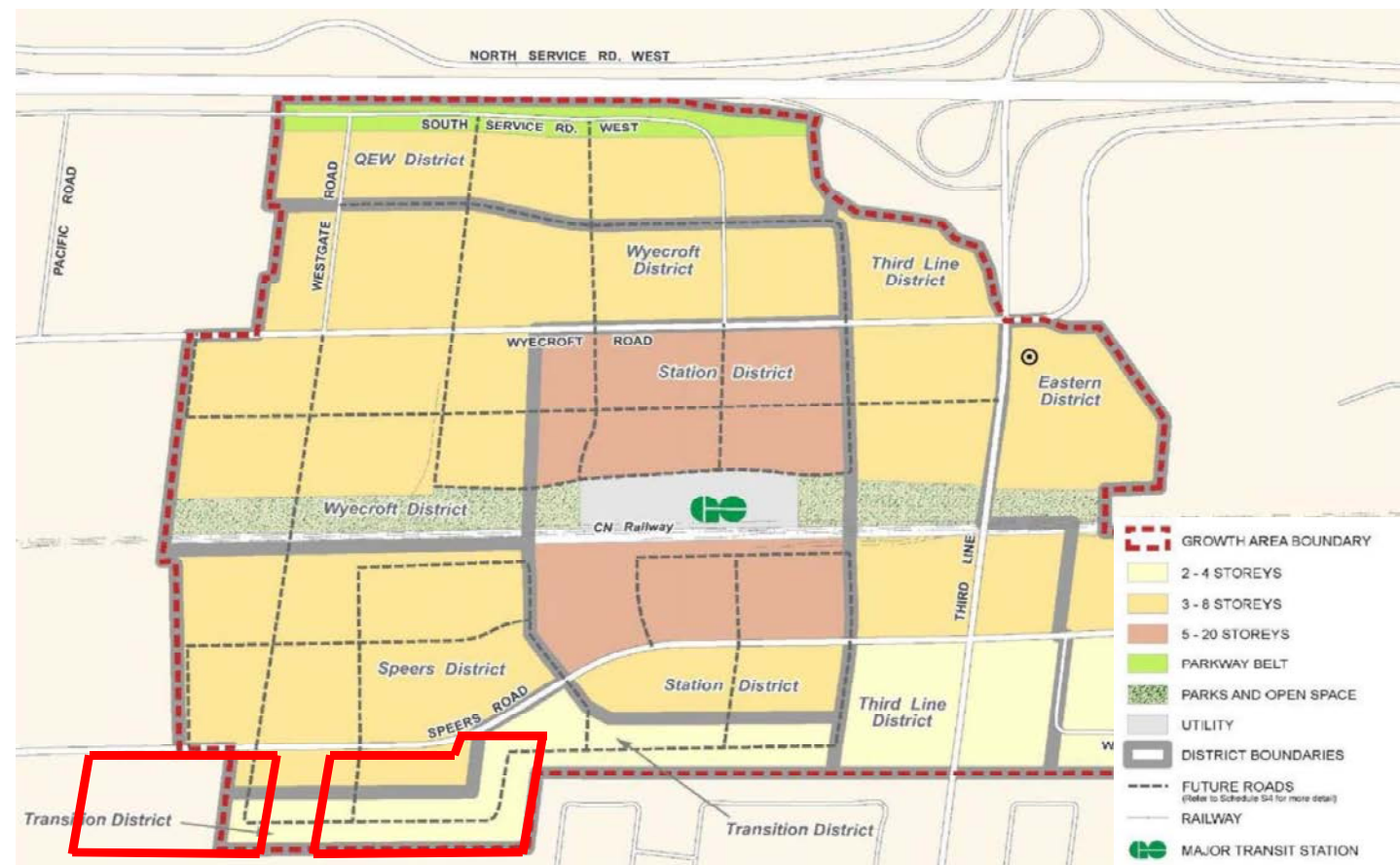
Development in the Transition District

Height	Density	Use	Building Type
2-4 storeys	Minimum 1.0 FSI	Mixed use & residential adjacent to neighbourhood	Low-rise

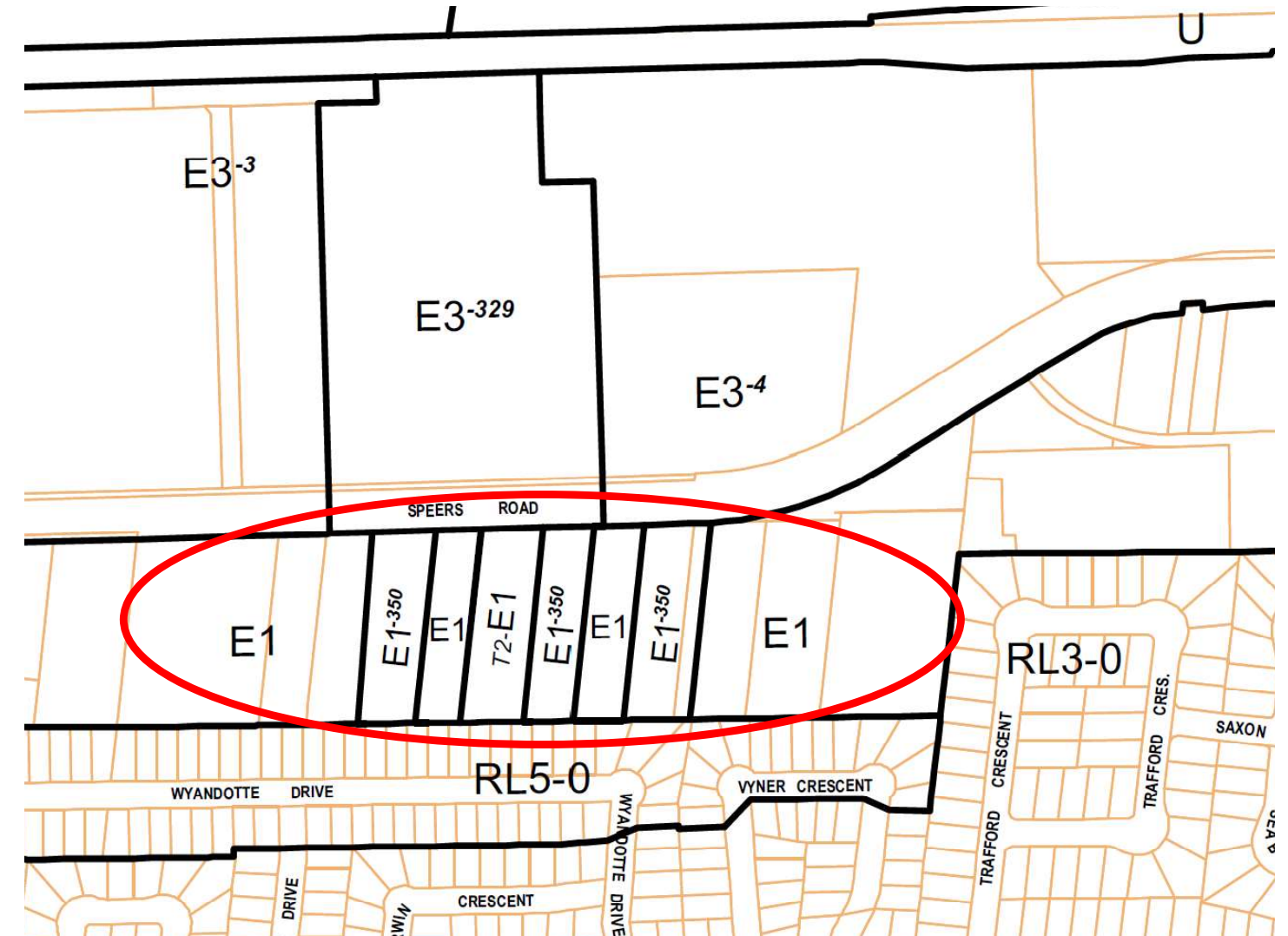
Neighbourhood transition (scale): 20 degree-angular plane from property line.

Additional Height Potential

Up to 4 storeys subject to several criteria.



Zoning - Office Employment E1



Permitted Uses

A range of commercial, retail, and service uses, along with light manufacturing or industrial, and warehousing.

Max Height

18.5 m

Setbacks

3 m (front yard), 15 m (rear yard to Residential Zone), 15 m (side yard to Residential Zone)

Minimum Landscaping Area

10%

A Zoning By-law Amendment would be required to enable mixed-use mid-rise redevelopment of the Site with residential use and increased height

SPEERS LAND ASSEMBLY

2180-2300

SPEERS ROAD | OAKVILLE



Thomas Bollum

Broker of Record, Principal

+1 416 473 2234

tbollum@bollumcommercial.com

Jeff Flemington

Broker, Principal

+1 905 283 2336

jeff.flemington@avisonyoung.com

Jordan Smith

Sales Representative

+1 905 283 2374

jordan.smith@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

© 2024. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap



**AVISON
YOUNG**