

FOR SALE

LAND ASSEMBLY
250 West St S, 55 Queen St ,
45 Cochrane St
Orillia, ON

\$14,750,000

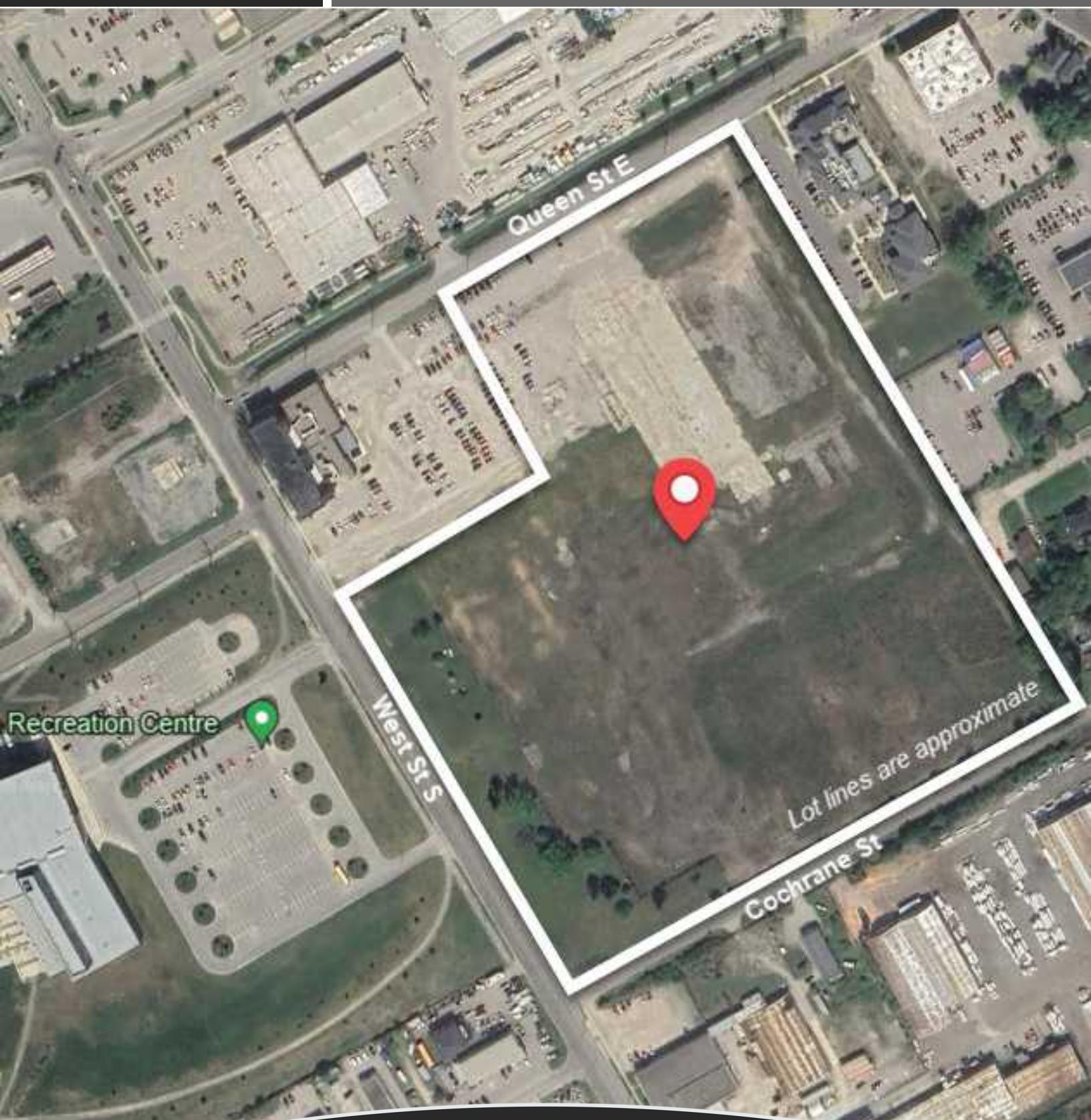


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STEPHANIE MAYE, CCIM, SIOR
BROKER OF RECORD
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PROPERTY DESCRIPTION

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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Property Description

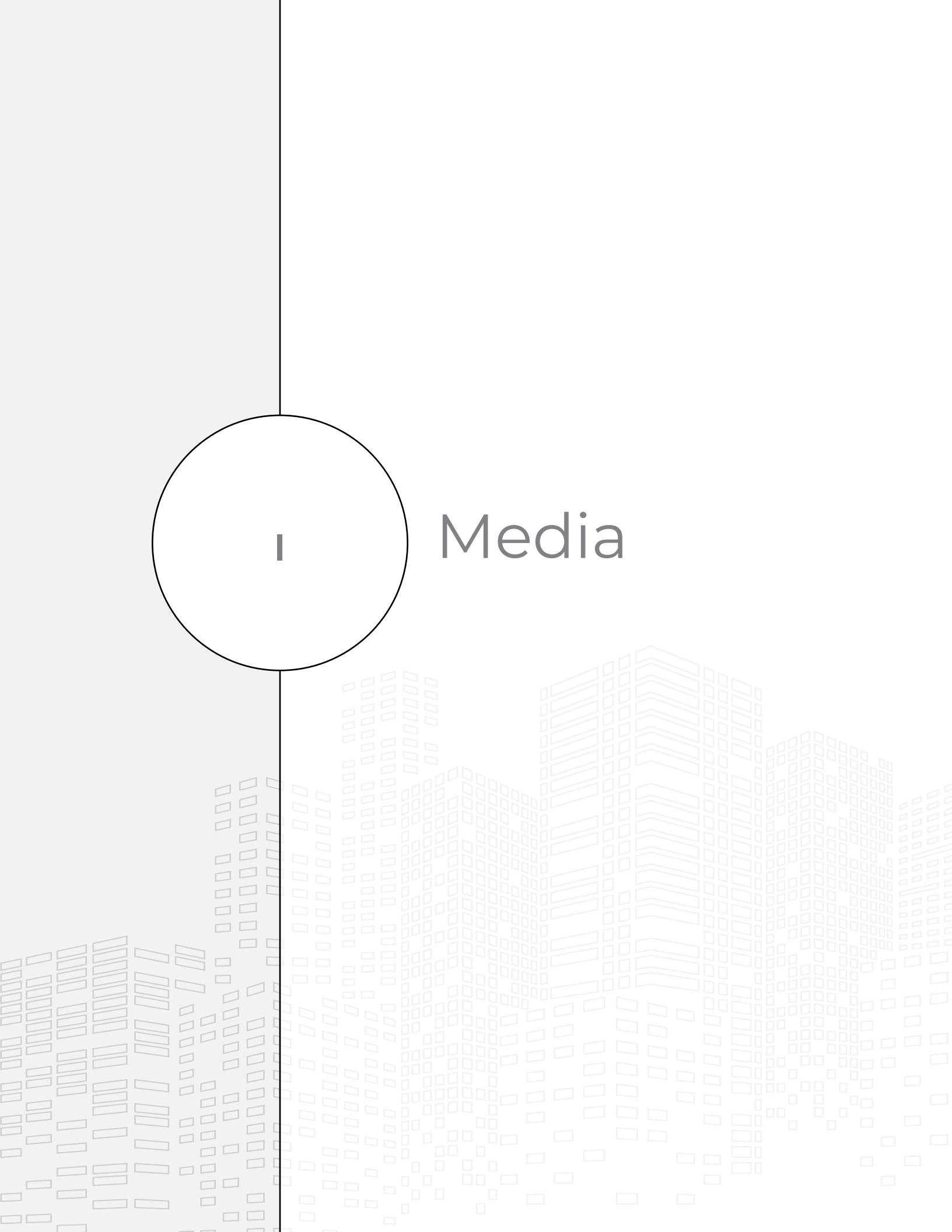
Strategic Development Opportunity in Orillia's Downtown Core

Bring your master plans to this 19.69-acre development site located within Orillia's Downtown plan. This prime parcel, the last large developable plot in the City, is perfectly flat and clear, ready for immediate development. Positioned directly across the street from Orillia's premier recreation center and equidistant from Lake Couchiching and Lake Simcoe, the site offers strategic appeal for residential, commercial and healthcare projects.

Key features include:

1. Exceptional visibility and access with three road frontages.
2. Enhanced sightlines for higher structures, promising panoramic views.
3. Proximity to key local amenities and natural attractions.

Adjoining 2.77 acre site with 49,322sf office is also available.



Media

PHOTOS

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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PHOTOS

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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PHOTOS

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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II

Drone Footage

DRONE FOOTAGE

Prime Development Opportunity

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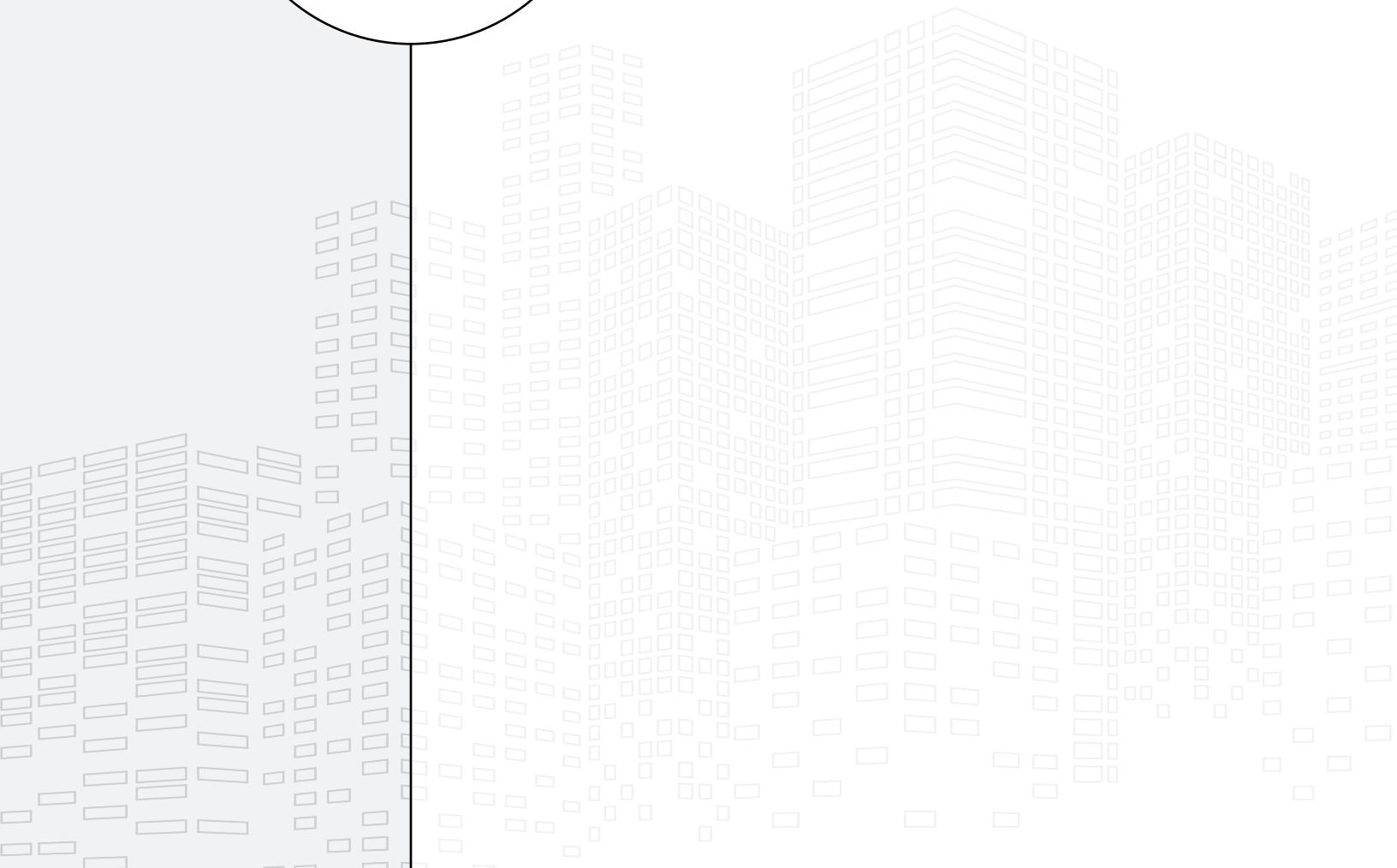


**Click the YouTube Icon to view the
drone footage for this property.**



IV

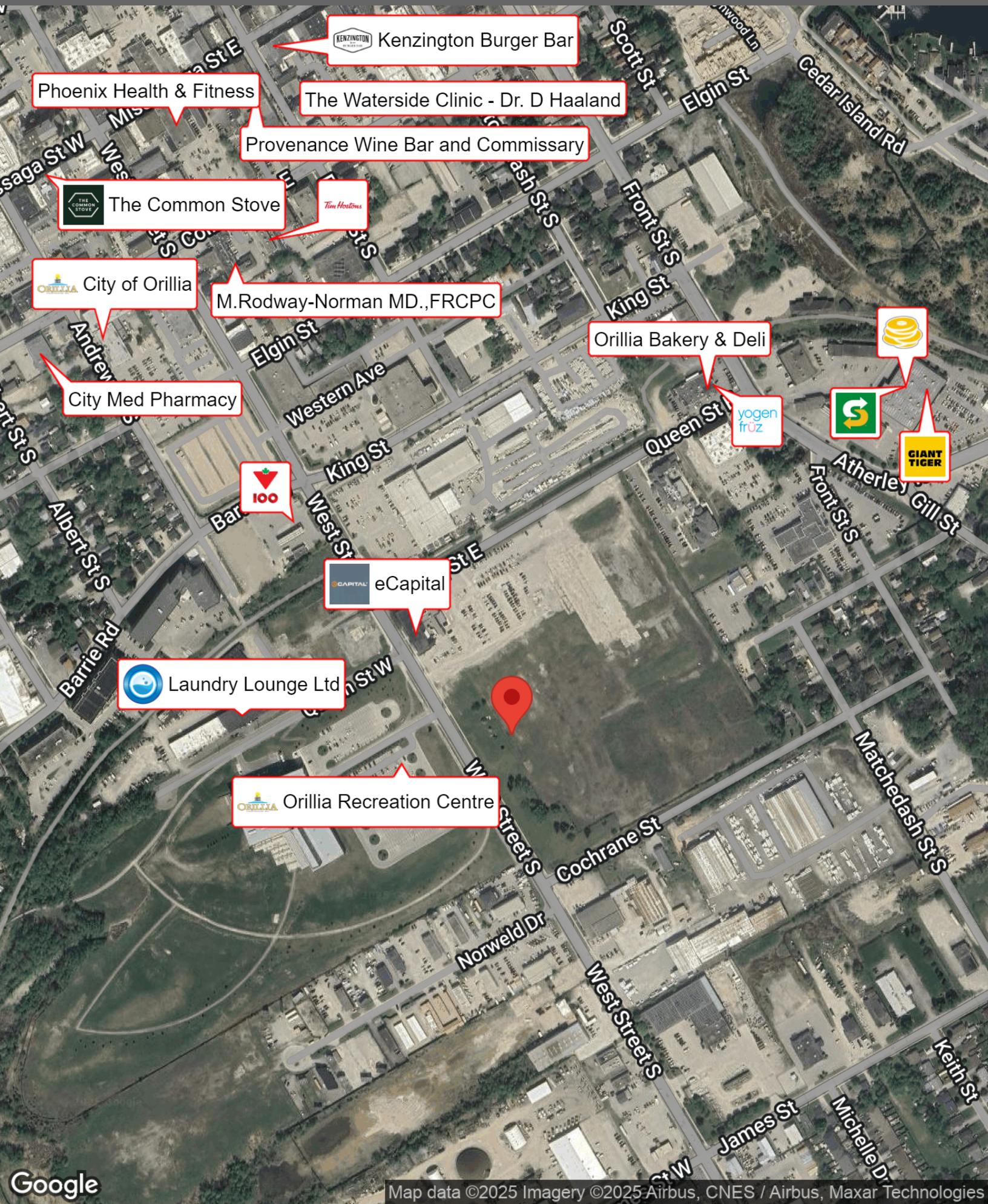
Mapping



AMENITIES

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON



AERIAL MAP

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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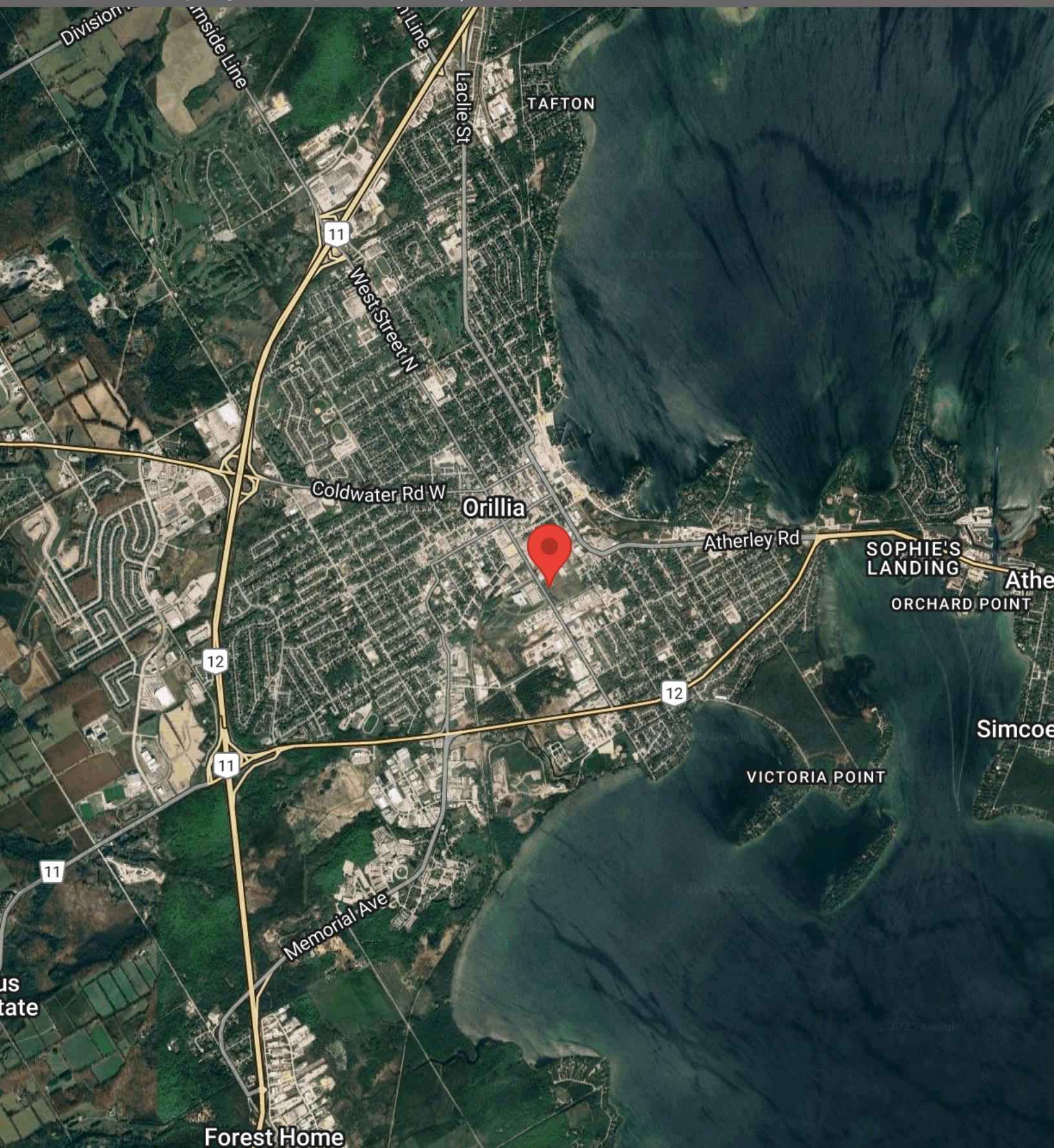


REGIONAL MAP

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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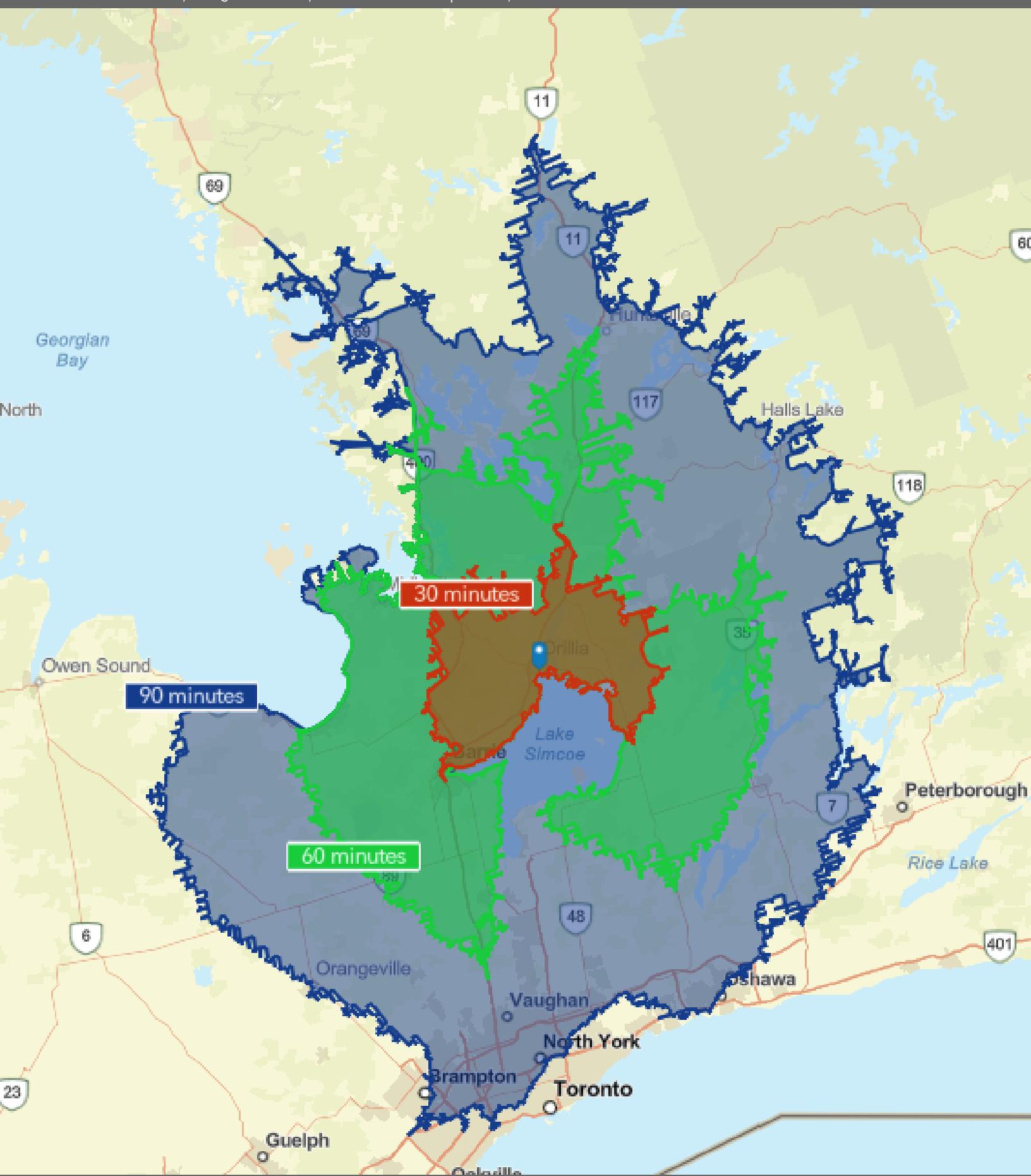
Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

DRIVE TIMES

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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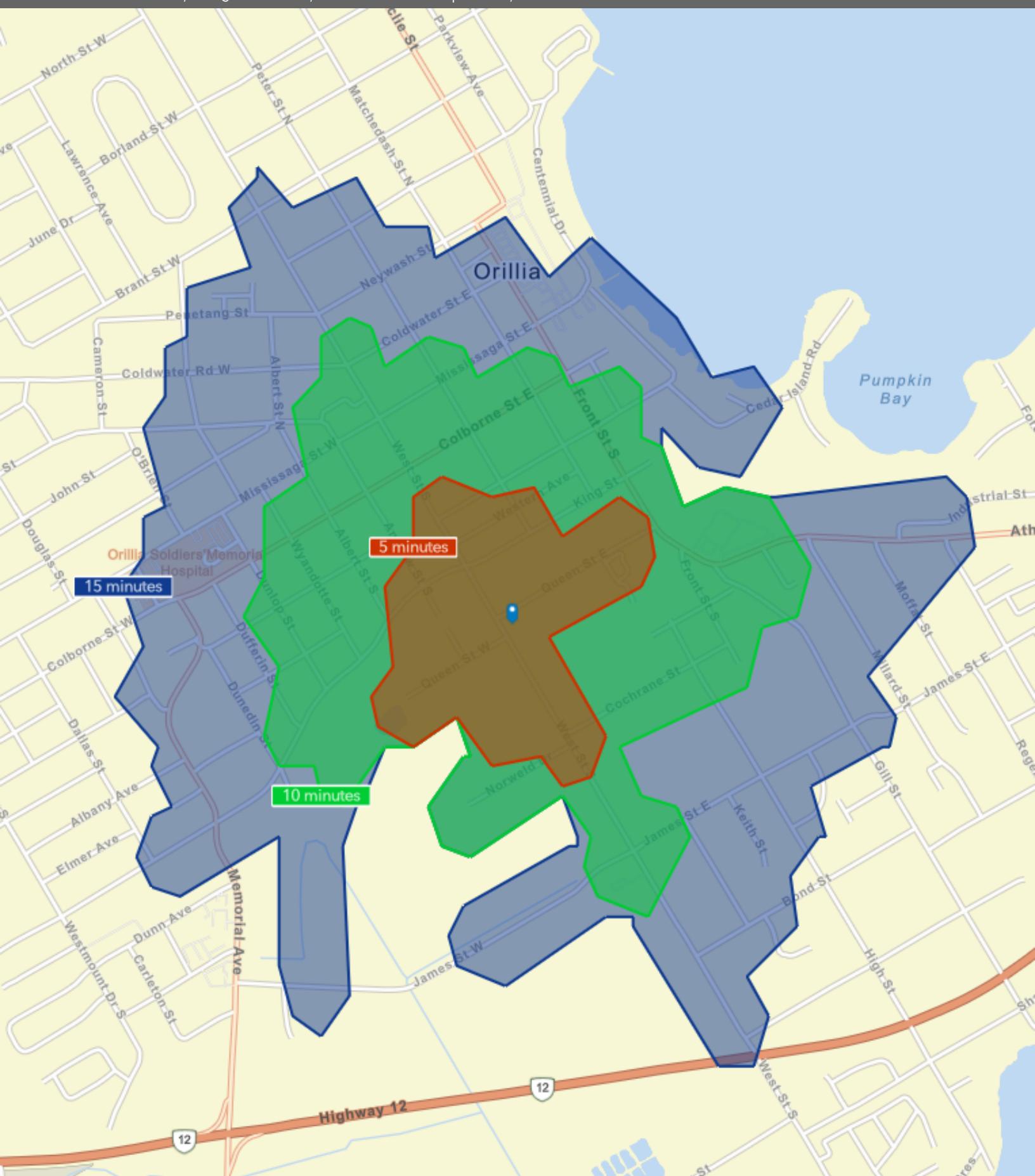


WALK TIMES

Prime Development Opportunity

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III

Confidentiality Agreement

CONFIDENTIALITY AGREEMENT

Prime Development Opportunity

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MAVEN

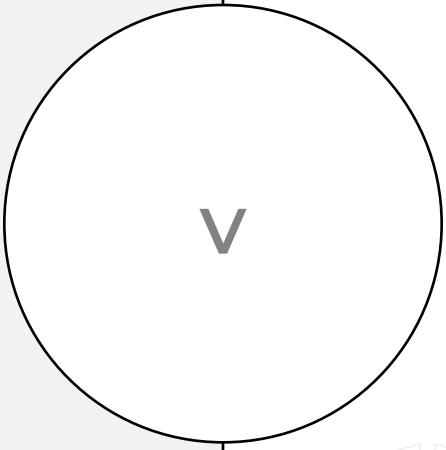
COMMERCIAL REAL ESTATE

To access the following documents, please sign and return the Confidentiality Agreement to stephanie@mavencommercial.ca

Environmental Reports

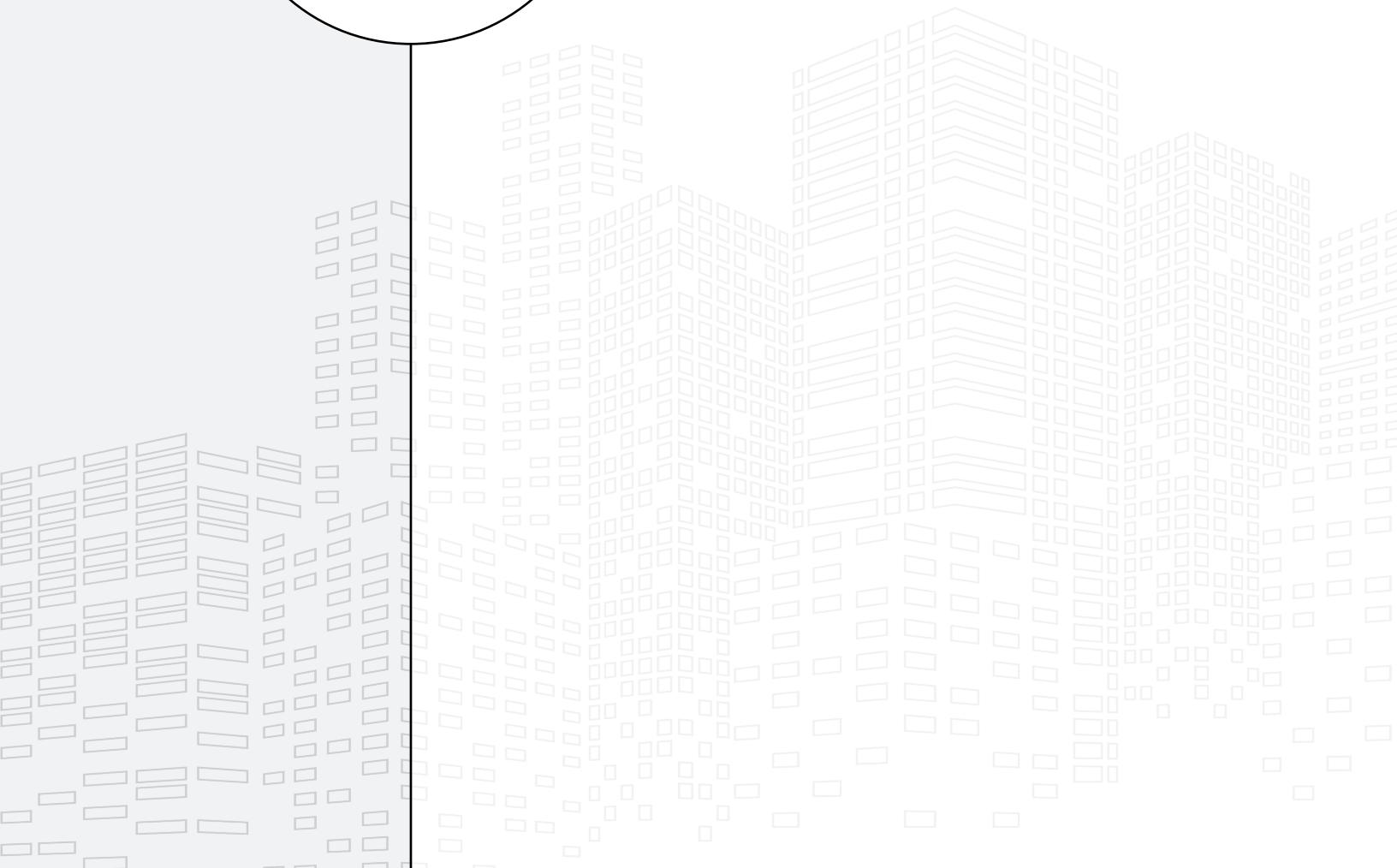
Confidentiality Agreement





v

Planning

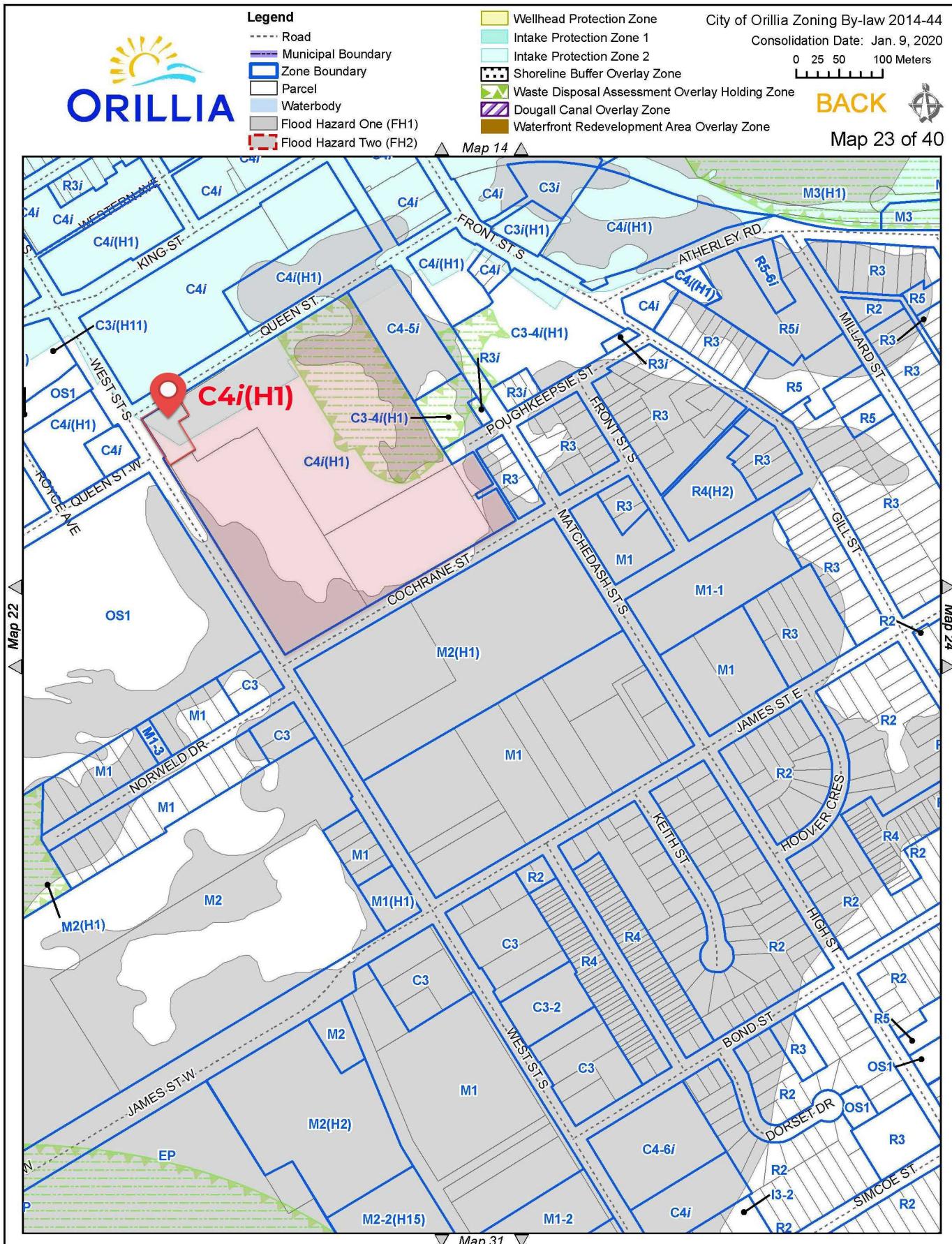


ZONING MAP

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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**City of Orillia Official Plan****Schedule B
Downtown Area****Land Use Designations**

- Historic Main Street
- Downtown Shoulder
- Hospital District
- Central Core Intensification Area
- Environmental Protection Area

**Height Restrictions**

- Min.-Max. - Max + Subject to Rezoning



Date Approved by Council: March 9, 2010
Date Approved/Modified: March 17, 2011
Date Approved by OMB: August 23, 2013

Consolidation Date: November 1, 2022

SECTION 9
COMMERCIAL ZONES

9.1 ESTABLISHMENT OF ZONES

The Commercial Zones established in Section 3 of this By-law are as follows:

- C1 Main Street Commercial
- C2 Neighbourhood Commercial
- C3 Arterial Commercial
- C4 Mixed Use Intensification**
- C5 Community Commercial

9.2 GENERAL PROHIBITION

No Person shall, within any Commercial Zone, Use any land, or Erect, Alter or Use any Building or Structure except as specified in this Section and in accordance with all other applicable provisions of this By-law.

9.3 PERMITTED USES

Uses permitted in a Zone are noted by the symbol '✓' in the column applicable to that Zone and corresponding with the row for a specific Permitted Use in Table 9.1. A number(s) following the symbol '✓', Zone heading or identified Permitted Use, indicates that one or more special regulations apply to the Use noted or, in some cases, to the entire Zone. Special regulations are listed in the Footnotes below the Permitted Use Table, Table 9.1.

Where the Permitted Use Table indicates that a Use is permitted with the symbol 'i', that Use is only permitted in Zones with the corresponding 'i' symbol on the Schedules to this By-law which indicates that the area is a planned Intensification Area.

Table 9.1 – Permitted Uses in Commercial Zones

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
COMMERCIAL ZONES					
Permitted Uses	C1	C2	C3	C4	C5
Art Gallery	✓		✓	✓	✓
Assembly Hall	✓		✓	✓	✓
Bakery	✓	✓ (1)	✓	✓	✓

PERMITTED USES

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
COMMERCIAL ZONES					
Permitted Uses	C1	C2	C3	C4	C5
Bed and Breakfast Establishment		✓			
Brewery or Winery (6)	✓		✓	✓	✓
Building Supply Outlet			✓	✓	✓
Business, Professional or Administrative Office	✓	✓(1)	✓	✓	✓
Commercial School	✓		i	i	✓
Convenience Store	✓	✓ (1)	✓	✓	✓
Day Nursery	✓	✓	✓	✓	✓
Drive-Through Service Facility			✓(2)	✓(2)	✓
Dry Cleaning Depot	✓	✓ (1)	✓	✓	✓
Existing Uses	✓	✓	✓	✓	✓
Financial Institution	✓	✓ (1)	✓	✓	✓
Fitness Centre or Club	✓		✓	✓	✓
Funeral Home	✓				
Garden and Nursery Supply Outlet			✓	✓	✓
Grocery Store				i	
Hotel	✓		✓	✓	✓
Laundromat (6)	✓	✓(1)	✓	✓	✓
Library	✓				
Live-Work Unit			i	i	
Medical Clinic	✓	✓ (1)	✓	✓	✓
Motel	✓		✓	✓	✓
Motor Vehicle Fuel Bar			✓		✓
Motor Vehicle Repair Shop			✓		✓
Motor Vehicle Sales Establishment			✓		✓
Motor Vehicle Washing Establishment (6)			✓		✓
Museum	✓				
Nightclub	✓				✓
Outdoor Display and Sales Area, Accessory			✓	✓	✓
Parking Lot			✓(5)	✓(5)	✓
Parking Structure or Garage			✓(5)	✓(5)	
Personal Service Shop	✓	✓ (1)	✓	✓	✓
Place of Amusement	✓			✓	✓
Place of Worship		✓		✓	✓
Public Park or Urban Square	✓		✓	✓	✓
Public Use	✓	✓	✓	✓	✓
Recreational Establishment	✓		✓	✓	✓
Recreational Equipment Service Establishment			✓		✓

PERMITTED USES

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
COMMERCIAL ZONES					
Permitted Uses	C1	C2	C3	C4	C5
Restaurant	✓	✓(1)	✓	✓	✓
Restaurant, Take-Out	✓	✓(1)	✓	✓	✓
Retail Outlet				i	✓
Retail Store	✓(11)	✓(1)	✓(4)	✓(4)	✓(7)
Service or Repair Shop		✓(1)	✓	✓	✓
Taxi Dispatch Office or Taxi Stand	✓		✓		
Theatre	✓		✓	✓	✓
Veterinary Clinic			✓		
Warehouse			✓		
Residential Uses					
Accessory Dwelling Unit	✓ (3)	✓	i	i	
Apartment Dwelling (8)		i	i	i	
Four Unit Dwelling (9)		i	i	i	
Multiple Dwelling (9)				i	
Three Unit Dwelling (9)		i	i	i	
Townhouse Dwelling (10)		i	i	i	

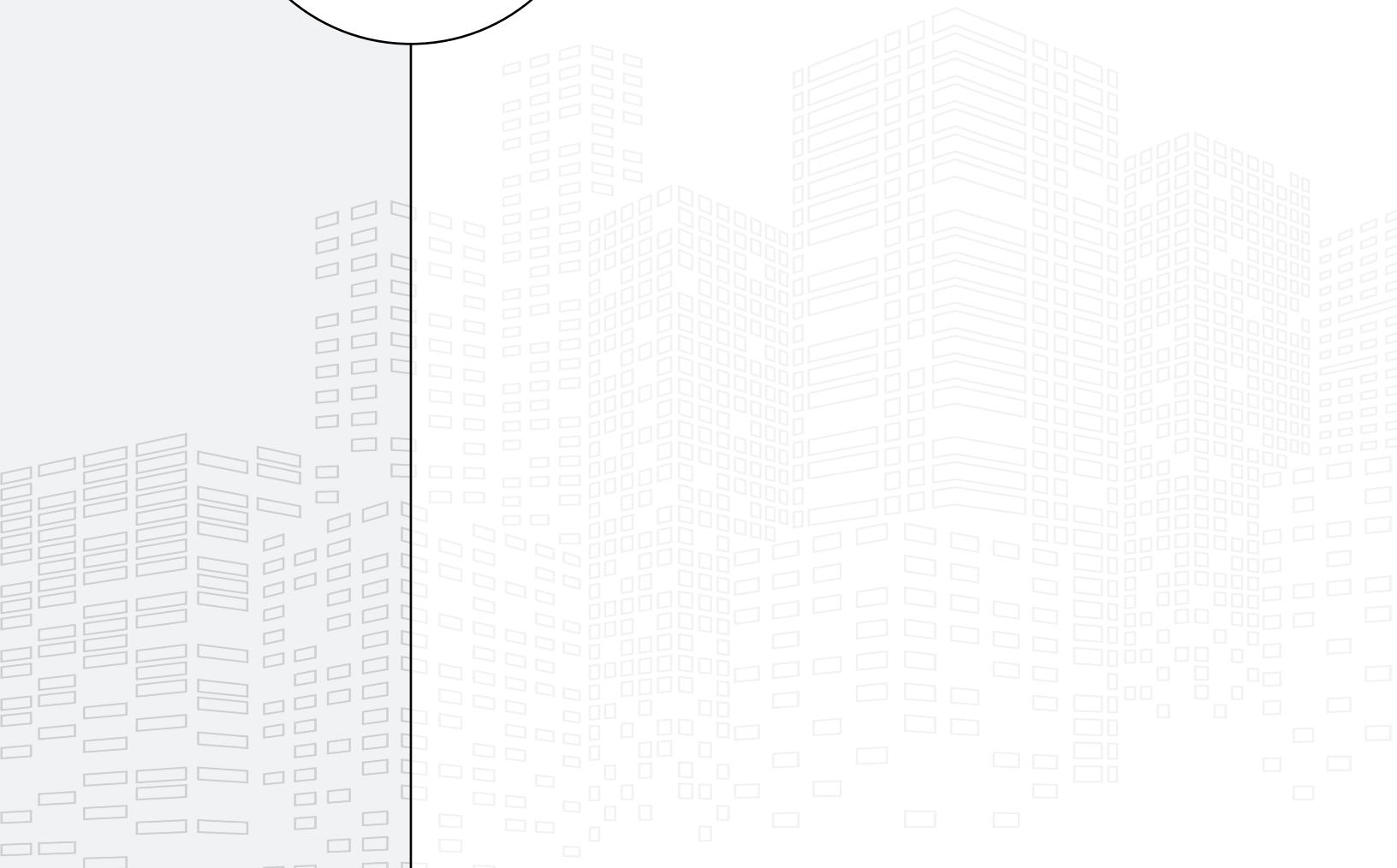
Footnotes for Table 9.1:

- (1) Use must be less than 250.0 m² in Gross Floor Area per Premises, to a maximum of 750.0 m² Gross Floor Area per Building and/or Lot.
- (2) Drive-through service facilities shall not be permitted in the Downtown Area Overlay Zones as shown on Schedule 'C'.
- (3) Accessory Dwellings units at Grade and/or below Grade shall not be permitted in the C1 Zone if the entrance to the unit is on Mississaga Street.
- (4) A Retail Store selling primarily apparel, housewares, electronics or sporting goods is only permitted in a C3 or C4 zone which is located within an Intensification Area as identified with an 'i' on Schedule 'A' and which is also located within the Downtown Area Overlay Zones as shown on Schedule 'C'.
- (5) Parking Lots and Parking Structures are only permitted on lands that are located within the Downtown Area Overlay Zone as shown on Schedule 'C'.
- (6) The Use shall only be permitted subject to the City being satisfied that adequate sewage and water services are available to service the Use.
- (7) Use must be greater than 500.0 m² G.F.A. per Premises.

[Click for the full Municipal Zoning By-Law's](#)

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Location Features



INVEST ORILLIA

businessinorillia.ca

WHERE business MEETS pleasure

Orillia continues to rank as one of the top places to live and invest across Canada!

5th best Place in Canada to Invest as ranked by the Canadian Property Investor Magazine.

One of the **top 10** Canadian Small Cities to Live as ranked by MoneySense Magazine.

One of the **top 10** cities for Real Estate Investment as ranked by Real Estate Investment Network (REIN)

Access to Markets

- One hour from the GTA at the crossroads of the north/south Highway 11/400 and east/west Highway 12.
- 10 minutes away from **Lake Simcoe Regional Airport**.
- Approximately 150,000 additional **seasonal residents**.
- Orillia's **population** expected to grow by 40% by 2051.

Source: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (amended August, 2020)

TOP 5 SECTORS BY:

Occupations*

-  Sales and service
-  Business, finance and administration
-  Education, law and social, community and government

-  Health
-  Trades, transport and equipment operators and related

Industry*

-  Health care and social assistance
-  Public administration
-  Accommodation and food services

-  Retail trade
-  Educational services

*by total jobs

City Commutes

6,800+

labour force commutes to Orillia from:

-  Severn
-  Ramara
-  Oro-Medonte
-  Tay
-  Barrie

5,600+*

of the labour force with a usual place of work live and work in Orillia.



*These figures do not include persons who do not have a usual place of work. As a result, persons who work from home, outside of Canada or that have no fixed workplace address are not included.



Population

 City of Orillia  Orillia Area

2022	35,403	86,836
2021	34,583	84,541
2020	34,028	83,059
2019	33,491	81,910
2018	32,919	80,748

Household and Dwelling Characteristics



\$84,600

Mean total income of household

Sources: 1) Census 2016, 2021
2) Growth Plan for the Greater Golden Horseshoe 2017, 2020-3)
3) EMSI Analyst, Lightcast Q3 2022 Data Set (January 2023)

Financial Incentives

The Downtown Tomorrow Community Improvement Plan (DTCIP) is a financial incentive tool offered by the City of Orillia to offset the costs of development in downtown Orillia.

The program provides **\$200,000** in grants for:

- Feasibility/Design Study
- Façade Improvement
- Building Improvement
- Residential (unit creation in mixed-use or commercial space)

As of February 2023:

- DTCIP has helped create 125+ jobs and retain 155+ jobs.
- 84% of property owners with completed projects noted that the DTCIP allowed them to make improvements that they couldn't otherwise afford.
- New and innovative residential developments have taken place, accommodating 69 residents.

MAJOR FIELD OF STUDY IN ORILLIA*

20% Health and related fields

17% Business, management and public administration

16% Architecture, engineering, and related trades

15% Social and behavioural sciences and law

9% Personal, protective and transportation services

*by total population aged 15+

Sources: 1) Census 2016, 2021 2) Growth Plan for the Greater Golden Horseshoe 2017, 2020 3) EMSI Analyst, Lightcast Q3 2022 Data Set (January 2023)

BUILDING ACTIVITY (2022)



536

building permits issued



81

planning applications received



2,293

building inspections conducted



\$57M+

generated in construction value

POST SECONDARY INSTITUTES IN ORILLIA

Highly skilled workforce, and opportunities for partnerships are available.



Among the **top research** universities in Canada



A recognized **leader** in student work experience.



Contact the City of Orillia Business Development Office today to explore properties/locations that suit your business needs.

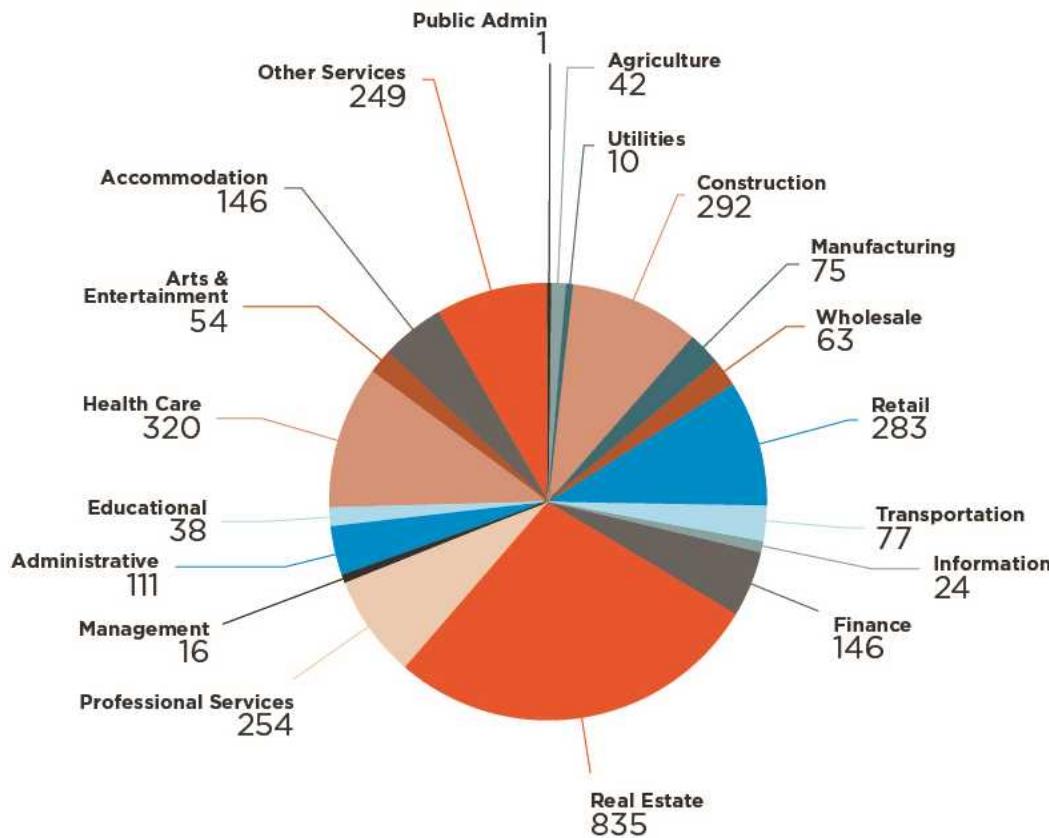
City of Orillia Business Development Office

705-325-4900 edc@orillia.ca businessinorillia.ca
50 Andrew Street South, Suite 300
Orillia, Ont., L3V 7T5



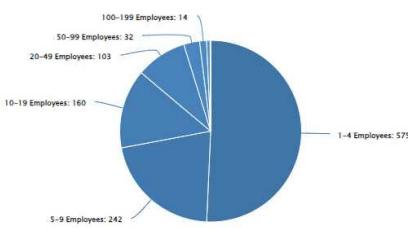
City of Orillia

Business Industries



Largest Industry by Business Count
Real Estate

Source: [Statistics Canada, Business Register](#).
Last Updated: March 2024



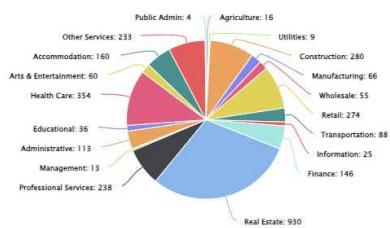
Smallest Industry by Business Count
Mining & Oil

Source: [Statistics Canada, Business Register](#).
Last Updated: March 2024

Most Popular Business Size
1-4 Employees

Least Popular Business Size
500-999 Employees

Source: [Statistics Canada, Business Register](#).
Last Updated: March 2024



LOCAL AMENITIES

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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Orillia Recreation Centre

The Orillia recreation centre, located at 255 West Street South, includes a variety of amenities and programming accessible to the public. With its Fitness Centre, Aquatics Centre and two FIBA-sized Gyms there is something for everyone at this facility.

[Click to See More Information](#)

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Maven CRE

PROFESSIONAL BIO

Prime Development Opportunity

250 West St S, 55 Queen St E, 45 Cochrane St | Orillia, ON

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STEPHANIE MAYE, CCIM, SIOR

Broker of Record

stephanie@mavencommercial.ca

Direct: (705) 728-9000 | **Cell:** (705) 502-0562

After 21 years as a top real estate professional, and nine years specializing in Commercial and Investment Sales, I founded Maven Commercial Real Estate, recognizing that there was a lack of dedicated commercial real estate brokerage and advisory services to support the data driven decision making requirements of institutional and private capital investors who are invested in Barrie and Simcoe County.

With longstanding roots in Simcoe County dating back to the 1800s, you can imagine the breadth and depth of connections and relationships that time would allow to develop, and because of that, MAVEN is based on a foundation of loving this community and seeing it flourish through the investment, hard work and wisdom of the risk takers at large who believe in this community. We make a point of being continually involved both locally and globally to maximize every opportunity for our clients. As a cohesive team, we are stretching and growing to continually learn new ways to provide out-of-the-box strategies to help our clients experience win-win solutions every time and dig deep to back it up with real data.

We are excited at the opportunity to provide real insight and value to Commercial Real Estate stakeholders and invest our resources alongside our clients in the journey ahead!

Maven Commercial Real Estate, Brokerage

19 Poyntz Street, Suite 100

Barrie, ON L4M 3N8

705-728-9000

Your **MAVEN** Team

Stephanie Maye
SIOR CCIM



Co-Founder
Broker of Record

Blair Maye



Co-Founder
Chief Operating Officer

Michelle Leonard
CRB C-RETS



Operations Manager
Sales Representative

Chelsea Burns



Licensed Assistant to
Stephanie Maye

Taylor Matson



Transaction Coordinator

Jakelin Vega



Transaction Coordinator

Devyn Burgess



Research

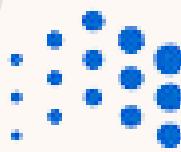
Affiliated Associations

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COMMERCIAL REAL ESTATE
BROKERAGE



THE CCIM INSTITUTE

Advancing the Commercial Real Estate Profession



Toronto Regional
Real Estate Board

Professionals connecting people,
property and communities.



Barrie & District
Association of
REALTORS®



CREA ACI

THE CANADIAN REAL ESTATE ASSOCIATION
L'ASSOCIATION CANADIENNE DE L'IMMOBILIER

OREA

Ontario Real Estate
Association



Real Estate
Council of Ontario

MAVEN

COMMERCIAL REAL ESTATE

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