

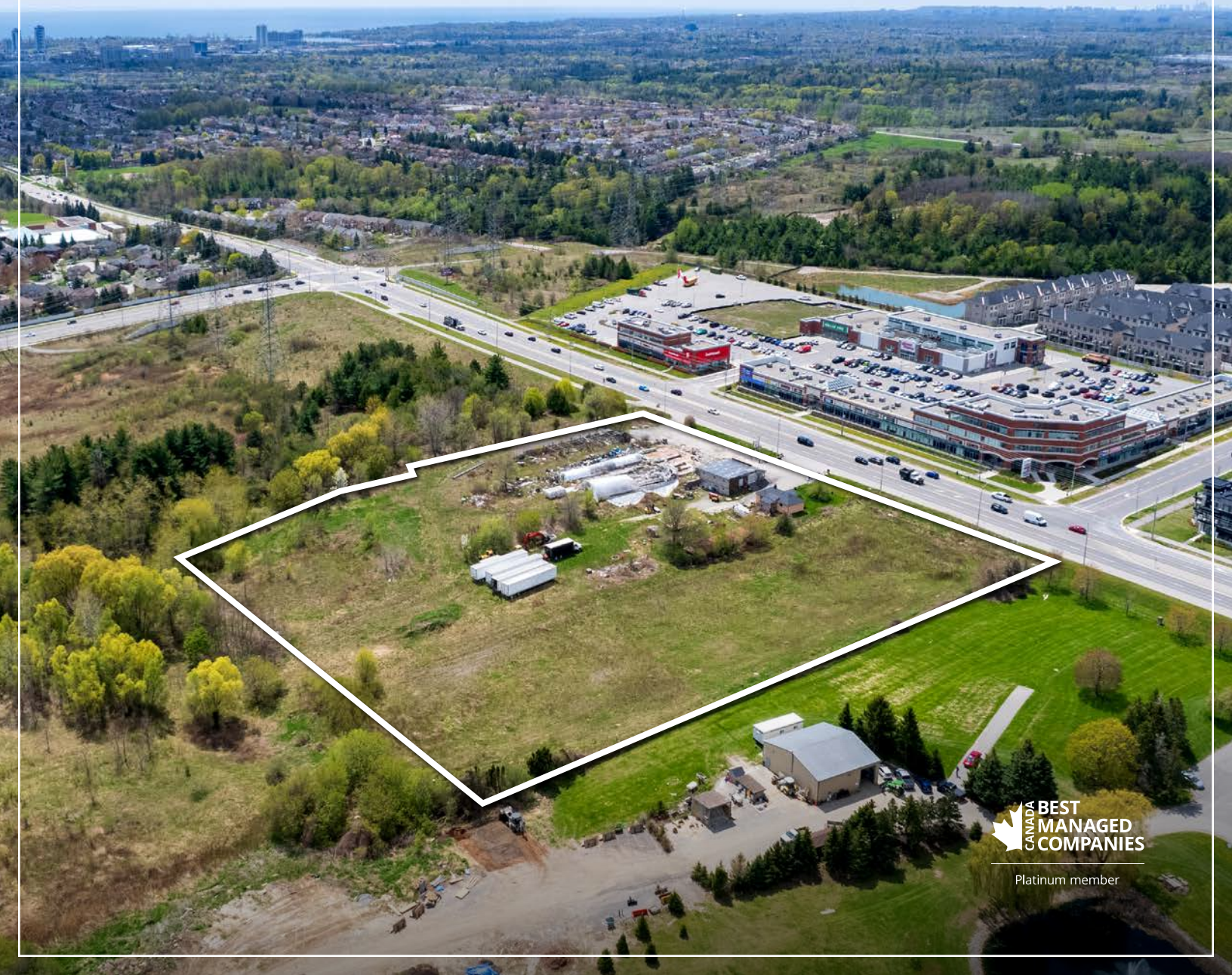
**AVISON
YOUNG**

For Sale

by Court-appointed Receiver

2465 Brock Road

Pickering, Ontario



**CANADA BEST
MANAGED
COMPANIES**

Platinum member

The Property

2465 Brock Road
Pickering, Ontario

Site Area
6.668 acres

Existing Use
Garden centre with associated structures

Frontage
~583 ft on Brock Road

Current Official Plan
Mixed Use - Mixed Corridors

Current Zoning
X318 (MU-34) H - This is a site-specific Exception By-Law #7892/23

Proposed Development Details

Two 17-storey residential towers with a 5-storey mixed-use podium
288,440 sf gross floor area
353 residential units

Offering Process

The Property is being sold under Court-Appointed Receivership and is being offered on an Unpriced, as is, where is, basis, with a bid date for offers to be communicated in due course. All offers must be on the Receiver's form of APS.

[Pickering Official Plan Page](#)

[Pickering Zoning Page](#)

Mixed-use residential development site near major highways and amenities

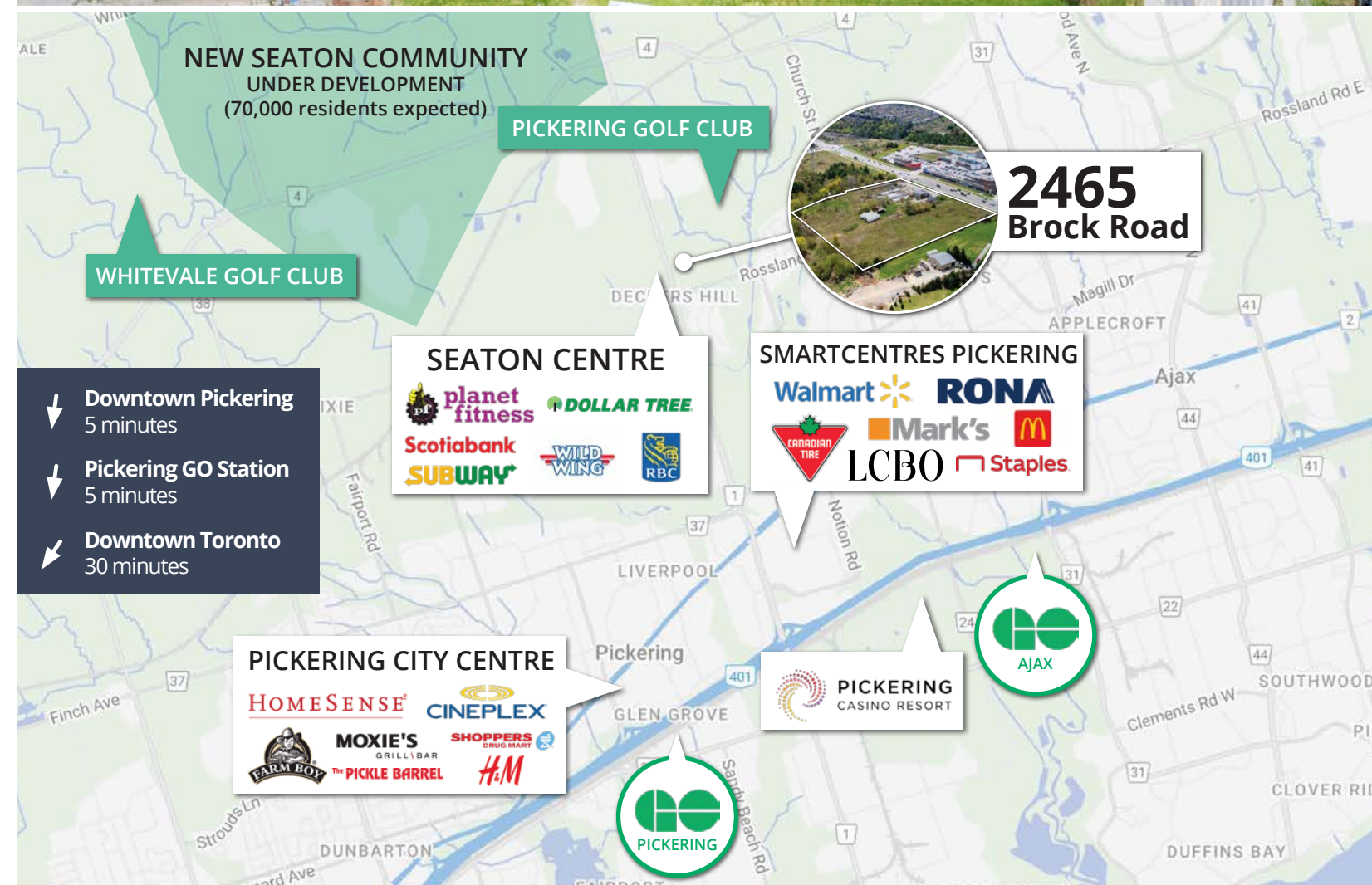
Introduction

Avison Young has been retained on an exclusive basis by msi Spergel, in its capacity of Court-appointed Receiver, to offer for sale 2465 Brock Road, Pickering, Ontario (the "Property"). The Property is a 6.668 acre mixed-use residential site with a garden centre currently operating it. The site is currently improved with a house, storefront building and various temporary greenhouse structures.

The Property is subject to a Zoning By-Law Amendment (ZBA A 13/21) reportedly approved by City Planning/Council in early 2023, allowing for two 17-storey residential towers connected by a 5-storey mixed-use podium totalling 353 units and 288,440 sf. As noted under "Offering Process", the Property is being sold under a court-appointed receivership and, as such, the property is being offered completely on an "as is, where is" basis with no express or implied representations or warranties.

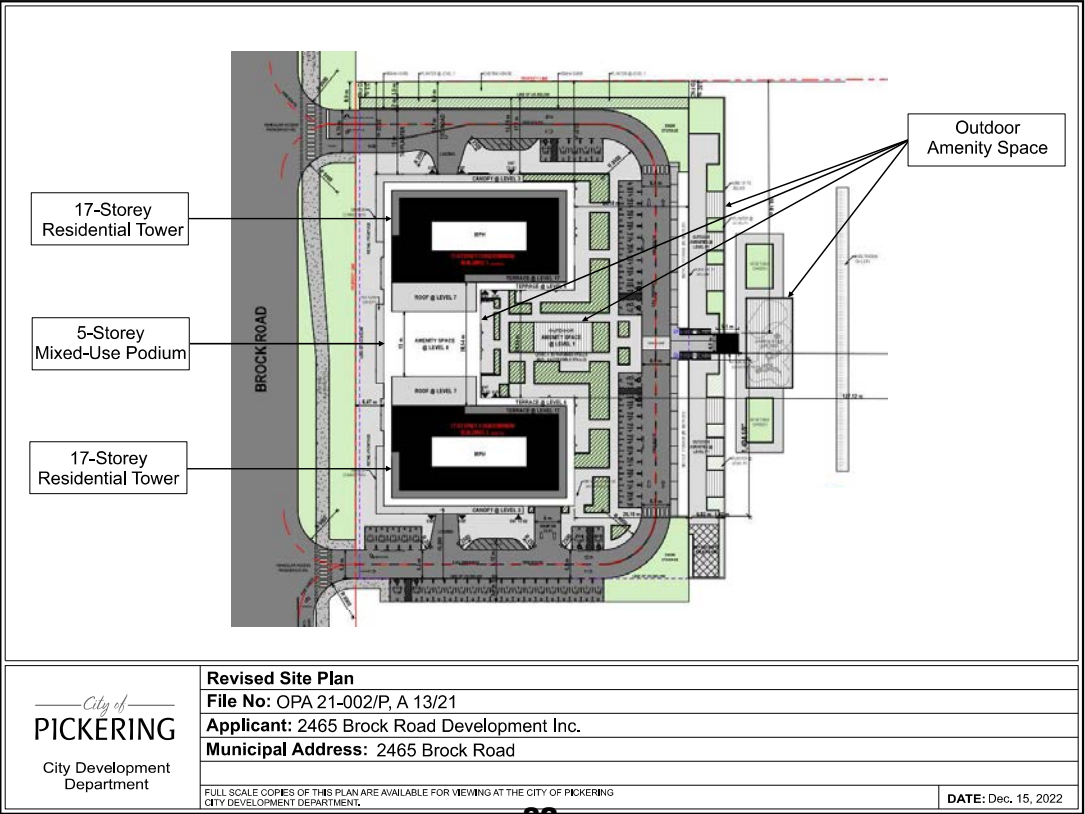
The Property is located on Brock Road, just north of Rossland Road West in central Pickering, near its border with Ajax. Directly across the street is the Seaton Centre, major shopping centre with a Planet Fitness, Dollar Tree, various banks, restaurants, and personal and medical services. To the northwest is the new Seaton community, a major community development covering 7,000 acres that will see 70,000 residents upon completion. It is currently under construction by three developers (Aspen Ridge, Brookfield, Towerhill) with hundreds of units completed and occupied.

The Property is highly accessible with bus routes operating on Brock Road and Rossland Road West. Highways 401 and 407 are within a 5 minute drive providing a convenient connection to the rest of the Greater Toronto Area. Downtown Pickering and the Pickering GO station are a mere 5 minute drive to the south, and Downtown Toronto is a 30 minute drive to the southwest.



Proposed Development

Below are the site plan, renderings and development proposal details made available in the City of Pickering's Planning & Development Committee Meeting Agenda dated January 9th, 2023 (available in the listing data room).



Summary of Key Details of Proposal (A 13/21)

	Revised Proposal
Total Area of Land	2.69 hectares
Gross Floor Area (GFA)	26,797.01 square metres
Floor Space Index (FSI)	1.0 FSI
Number of Residential Units	353 residential units
Number of Storeys and Building Heights	17 storeys each Approximately 60 metres
Unit Types	1 Bedroom: 84 units (24%) 1 Bedroom plus Den: 72 units (20%) 2 Bedroom: 60 units (17%) 2 Bedroom plus Den: 92 units (26%) 3 Bedroom: 32 units (9%) 2-storey: 13 units (4%)
Vehicular Parking	Resident – 443 spaces at a minimum ratio of 1.25 parking spaces per unit Visitor – 88 spaces at a ratio of 0.25 parking spaces per unit Total – 531 spaces
Bicycle Parking	392 spaces
Private Amenity Area	Indoor – 945 square metres Outdoor – 3,869 square metres Total – 4,814 square metres



2465 Brock Road

Pickering, Ontario



For more information please contact the listing agents:

Kelly Avison, AACI
Principal, Broker
416.673.4030
kelly.avison@avisonyoung.com

Graeme White
Senior Associate, Sales Representative
647.598.2318
graeme.white@avisonyoung.com

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