

..... **For Sale:** .....

# 180 & 182 Centre Crescent

.....

Aurora, Ontario

Aurora Go Station



Metrolinx



**Lennard:**

Approved 7 Storey Residential Development / Purpose Built  
Rental Opportunity Steps from the Aurora GO Station





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# Executive Summary

## The Offering

180 & 182 Centre Crescent represent a rare and strategic opportunity to acquire 1.89 acres of development-ready land in the vibrant and rapidly growing Town of Aurora. Ideally situated just 270 metres from the high-traffic Aurora GO Station, this site boasts outstanding connectivity via regional transit, local bus routes, and Highway 404, making it a commuter's dream. Located steps from Yonge Street and surrounded by an abundance of retail amenities, restaurants, and everyday essentials, this is a location that offers both convenience and lifestyle.

The property features approximately 104 metres of frontage on Industrial Parkway North and benefits from recent municipal approvals, including an Official Plan Amendment and Zoning By-law Amendment (approved July 2024), permitting the development of a luxurious 7-storey, boutique-style, mid-rise/purpose built rental residential building. The thoughtfully designed project includes; 1 studio unit, 59 one-bedroom units, 6 one-bedroom + den units, and 127 two-bedroom units totaling 190,284 square feet of Gross Floor Area. The development promises a high-end, community-focused living experience in a transit-oriented urban setting. **The site benefits from the Regional Development Charge (DC) program which requires zero payment of DCs if the building is operated as a purpose built rental building. The Municipality of Aurora also has a DC deferral program which amortizes the DCs payable over 20 years interest free, instead of an up front cost. Alternative concepts with surface parking would also conform to the zoning bylaw.**

## The Opportunity

The Advisors, on behalf of the Vendor, are soliciting investors, co-brokers, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions can be made on prospects preferred standard Form of Agreement of Purchase and Sale. Offers are encouraged and will be reviewed as they are received. The offers will be responded to at the Vendor's discretion. All offers to be submitted to Aran Pope, and Brennan Shier.

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## 180 & 182 Centre Crescent at a Glance

 Gross Area  
**1.89 Acres**

Lot Frontage  
**104.24 Meters**

 Zoning  
**RA2-556 - Second Density  
Apartment Residential**  
\*\*ZBA Approved July 2024

 Official Plan  
**Aurora Promenade and  
MTSA Mixed Use**  
\*\* OPA Approved July 2024

 Asking Price  
**Speak to listing agents**

 Total Floor Area \*\*  
**190,284 SF**

**193 Units**  
• 1 Studio Unit  
• 59 1BR Units  
• 6 1BR + Den Units  
• 127 2 BR Units  
\*\*proposed development

 Total Parking Spaces  
**252 Spaces**

**Prime  
Development  
Opportunity  
in the Heart  
of Aurora**

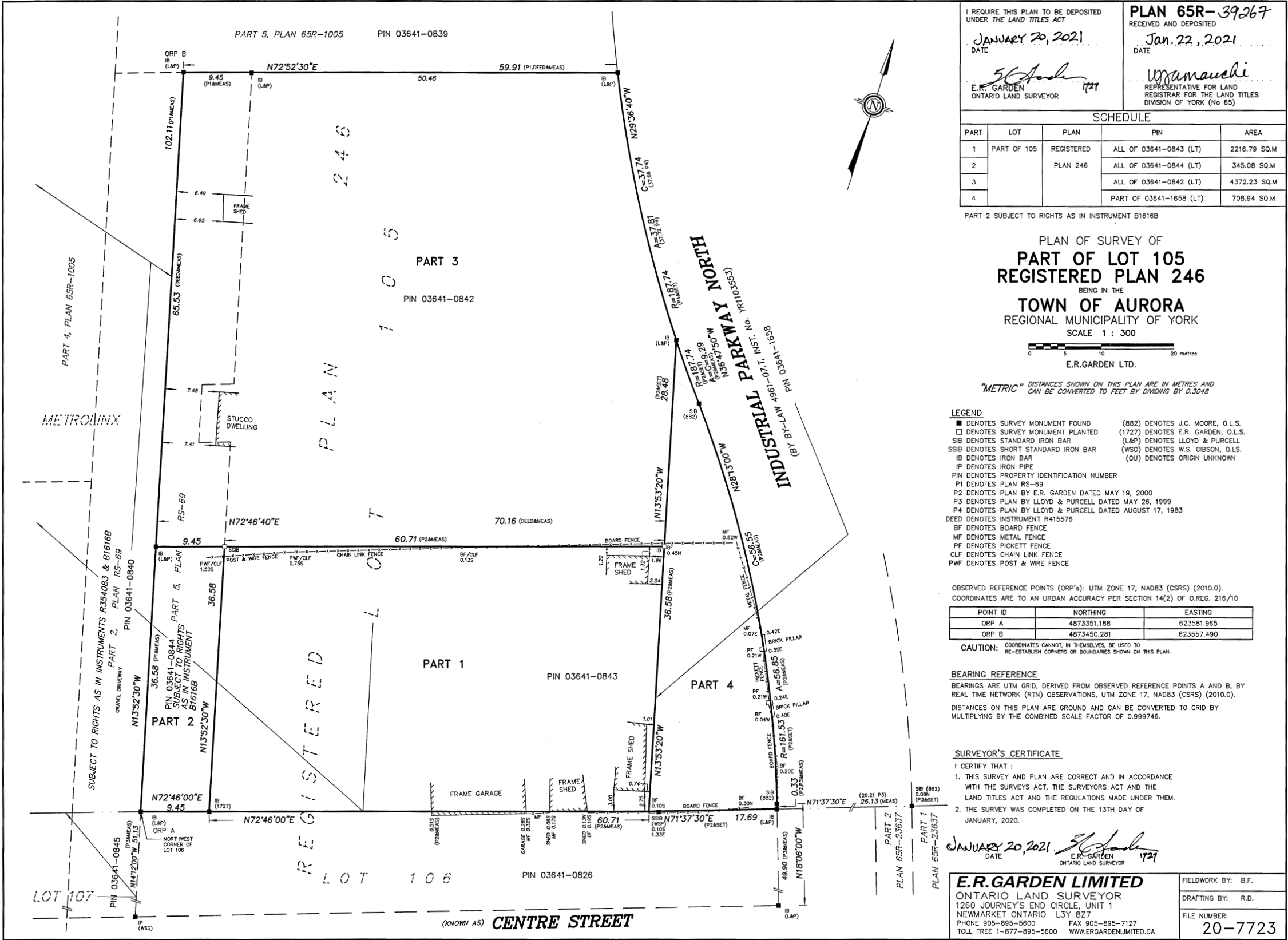


MASTER PLAN

Data Room Files include:

- Archaeological Reports
- Concept Site Plan and Architecturals
- Environmental Site Assessment – Phase 2
- Geotechnical Reports
- Hydrogeological Reports
- Market Feasibility Study – 2023
- Planning Reports and Submissions
  - OPA and ZBL Approvals
- Species at Risk Assessment
- Survey
- DC Deferral Case Studies







# Land Use Map



## AURORA OFFICIAL PLAN SCHEDULE 'B' Land Use Plan

Legend

-  Municipal Boundary

 Oak Ridges Moraine Boundary

 Built Boundary

 Road

 Railway

 Hydro Corridor

 MTSA Boundary

 GO Station
-  Community Park

 Neighbourhood Park

 Parkette

 Wildlife Park

 Former Waste Site

 Former York Sanitation Site No. 1

Land Use Designations

-  Environmental Protection

 Private Parkland

 Public Parkland

 Oak Ridges Moraine Natural Linkage Area

 Oak Ridges Moraine Natural Core Area

 Oak Ridges Moraine Countryside Area

 Estate Residential

 Suburban Residential

 Stable Neighbourhoods

 Low - Medium Urban Residential

 Medium - High Urban Residential

 Mixed Use

 Aurora Promenade and MTSA Mixed Use
-  Major Retail Centre

 Community Commercial Centre

 Convenience Commercial Centre

 Service Commercial Centre

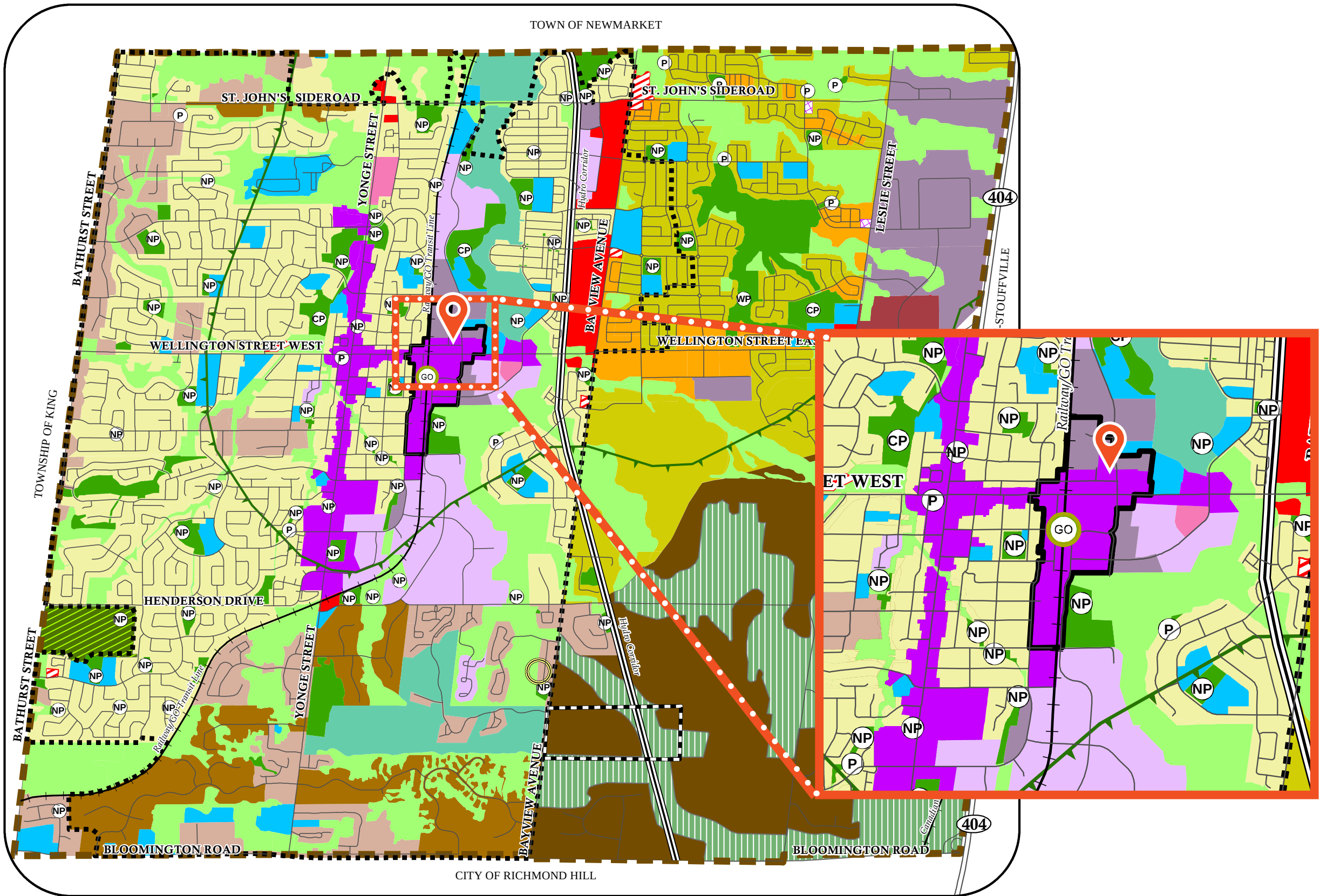
 Community Services and Facilities

 General Industrial

 Business Park



0 500 1,000 2,000 Meters





# Building Heights



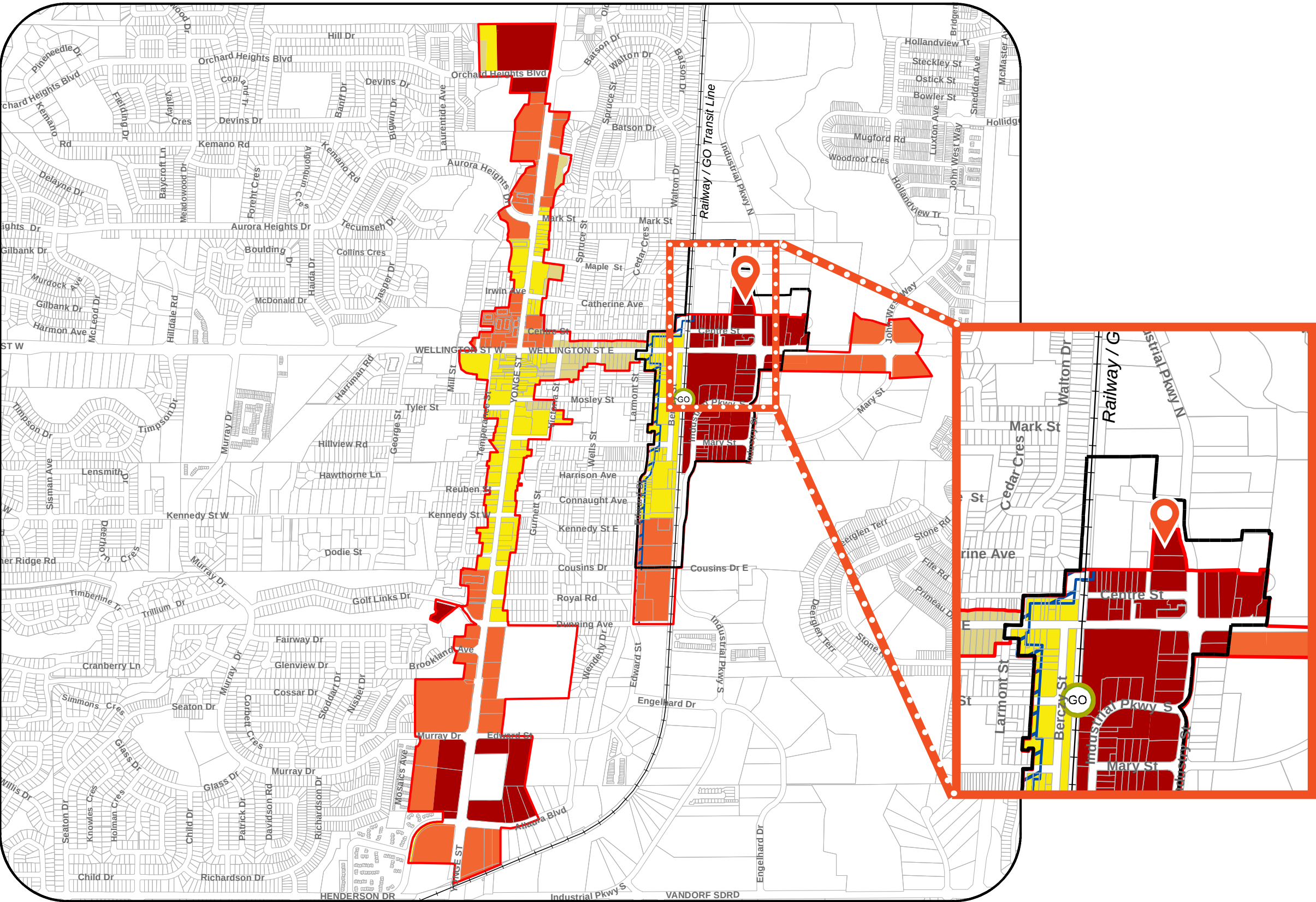
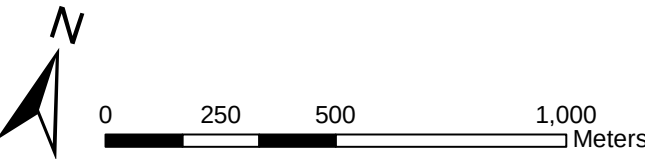
## AURORA OFFICIAL PLAN

### SCHEDULE 'D2'

The Aurora Promenade and  
Major Transit Station Area  
Building Heights

Legend

-  GO Station
-  Railway
-  MTSA Boundary
-  Secondary Plan Boundary
-  Minimum 2-storeys  
Maximum 3-storeys
-  Minimum 2-storeys  
Maximum 5-storeys
-  Minimum 2-storeys  
Maximum 6-storeys
-  Maximum 7-storeys
-  Transition 45 degree angle  
stepbacks and/or setbacks





## Lennard:





# Conceptual Site Plan - Statistics

| Gross Floor Area      |           |            |
|-----------------------|-----------|------------|
| Level                 | Area (m²) | Area (SF)  |
| (1) T/O Ground Floor  | 2,645 m²  | 28,466 SF  |
| (2) Second Floor      | 2,506 m²  | 26,969 SF  |
| (3) T/O Third Floor   | 2,506 m²  | 26,969 SF  |
| (4) T/O Fourth Floor  | 2,506 m²  | 26,969 SF  |
| (5) T/O Fifth Floor   | 2,506 m²  | 26,969 SF  |
| (6) T/O Sixth Floor   | 2,506 m²  | 26,969 SF  |
| (7) T/O Seventh Floor | 2,506 m²  | 26,969 SF  |
| Total 1 -7            | 17,681 m² | 190,284 SF |

| Suite Mix |                          |                 |       |      |
|-----------|--------------------------|-----------------|-------|------|
| Unit Type | Name                     | Area (m2)       | Count | %    |
| Unit 1 BR |                          |                 |       |      |
| 1A        | 1 BR ACC                 | 61 m² ... 61 m² | 7     | 4%   |
| 1B        | 1 BR                     | 61 m² ... 61 m² | 26    | 13%  |
| 1B(S)     | 1 BR                     | 58 m² ... 58 m² | 14    | 7%   |
| 1C        | 1BR ACC                  | 62 m²           | 2     | 1%   |
| 1D        | 1 BR                     | 62 m² ... 62 m² | 10    | 5%   |
| 1E        | 1 BR + DEN (ANGLED) ACC. | 83 m²           | 1     | 1%   |
| 1F        | 1 BR + DEN (ANGLED)      | 83 m²           | 5     | 3%   |
| 1G        | STUDIO ACC.              | 52 m²           | 1     | 1%   |
|           |                          | Sub-Total       | 66    | 34%  |
| Unit 2 BR |                          |                 |       |      |
| 2A        | 2 BR ACC.                | 79 m² ... 80 m² | 13    | 7%   |
| 2A(L)     | 2 BR ACC.                | 85 m²           | 1     | 1%   |
| 2B        | 2 BR                     | 79 m² ... 80 m² | 67    | 35%  |
| 2B(L)     | 2 BR (LARGE)             | 85 m²           | 6     | 3%   |
| 2C        | 2 BR (CORNER) ACC.       | 86 m²           | 6     | 3%   |
| 2D        | 2 BR (CORNER)            | 85 m² ... 87 m² | 27    | 14%  |
| 2E        | 2 BR (ANGLED) ACC        | 85 m²           | 1     | 1%   |
| 2F        | 2 BR (ANGLED)            | 85 m²           | 6     | 3%   |
|           |                          | Sub-Total       | 127   | 66%  |
|           |                          | Total           | 193   | 100% |

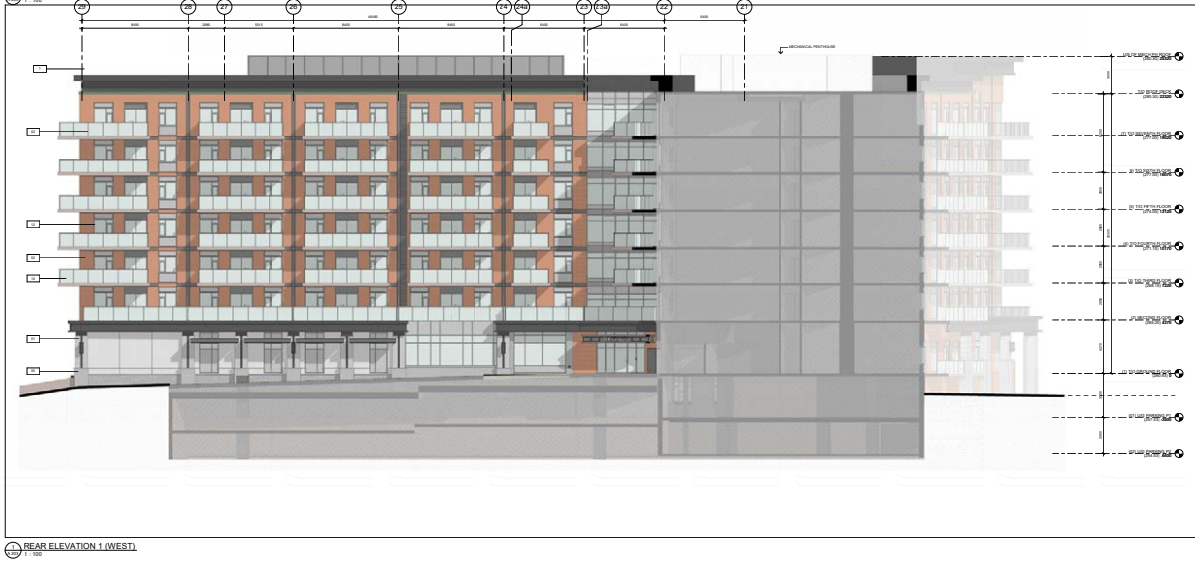
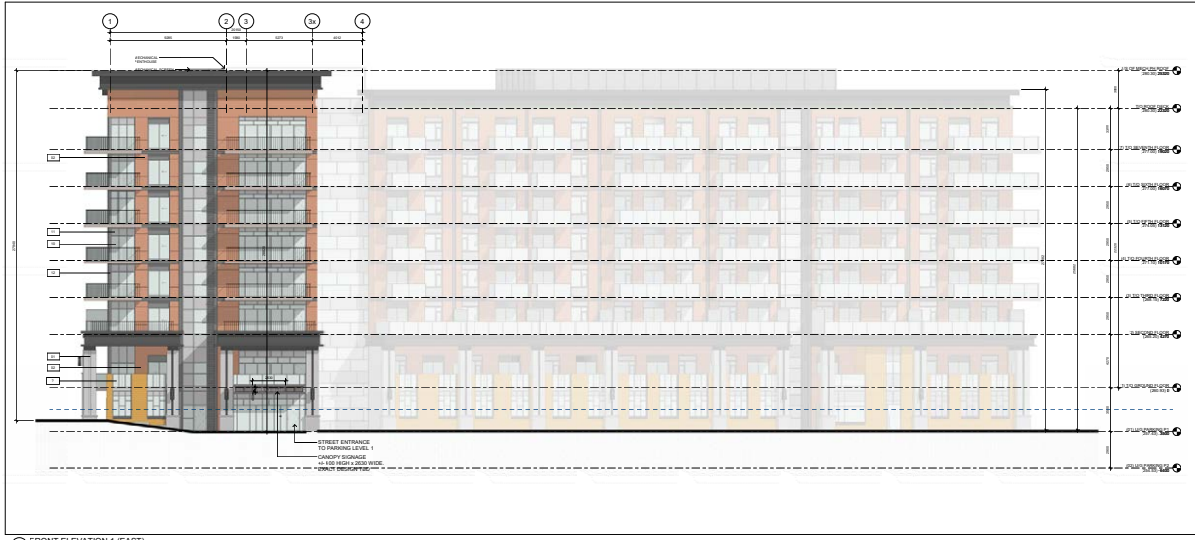
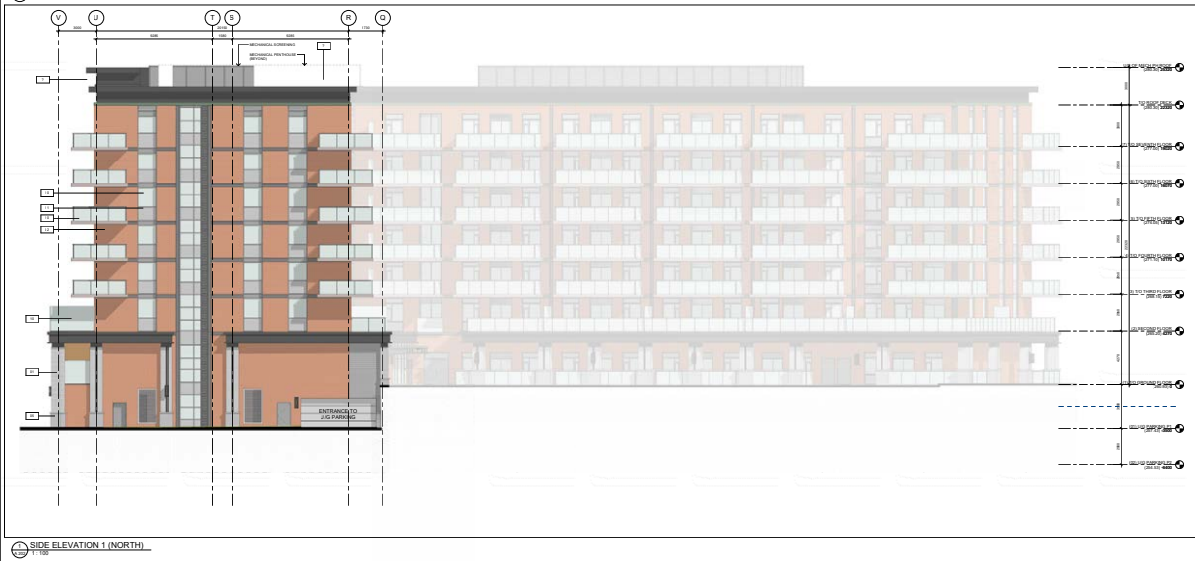
| Residential Unit Summary |              |
|--------------------------|--------------|
| Ground Floor (L1)        | 1 x 19 Units |
| Typical Floor (L2-L7)    | 6 x 29 Units |
| Total                    | 193 Units    |

| Parking Summary |          |           |
|-----------------|----------|-----------|
| Parking P1      | 4,425 m² | 47,630 SF |
| Parking P2      | 4,401 m² | 47,372 SF |
| Total Area      | 8,826 m² | 98,002 SF |

| Parking Schedule (By Level) |                |       |     |
|-----------------------------|----------------|-------|-----|
| Type                        | Description    | Count |     |
| T/O Ground Floor            |                |       |     |
| Resident - Acc. Type B      | 2.7 m x 5.3 m  |       | 1   |
| Resident - Compact Parking  | 2.7 m x 5.3 m  |       | 3   |
| Resident - Typical Parking  | 2.7 m x 5.3 m  |       | 1   |
| Visitor - Acc. Type A       | 3.65 m x 5.3 m |       | 1   |
| Visitor - Acc. Type B       | 2.7 m x 5.3 m  |       | 1   |
| Visitor - Compact Parking   | 2.7 m x 5.3 m  |       | 2   |
| Visitor - Typical Parking   | 2.7 m x 5.3 m  |       | 45  |
|                             |                |       | 54  |
| (02) U/G Parking P2         |                |       |     |
| Resident - Acc. Type A      | 3.65 m x 5.3 m |       | 2   |
| Resident - Acc. Type B      | 2.7 m x 5.3 m  |       | 1   |
| Resident - Compact Parking  | 2.7 m x 5.3 m  |       | 4   |
| Resident - Typical Parking  | 2.7 m x 5.3 m  |       | 96  |
|                             |                |       | 103 |
| (01) U/G Parking P1         |                |       |     |
| Resident - Acc. Type A      | 3.65 m x 5.3 m |       | 2   |
| Resident - Acc. Type B      | 2.7 m x 5.3 m  |       | 2   |
| Resident - Compact Parking  | 2.7 m x 5.3 m  |       | 3   |
| Resident - Typical Parking  | 2.7 m x 5.3 m  |       | 88  |
|                             |                |       | 95  |
| Total Parking (Entire Site) |                |       | 252 |



# Exterior Elevations





# Location Overview

Aurora is a fast growing town, with 62,057 people (2021 Census). Aurora is just 30 minutes north of the City of Toronto, in the heart of Ontario's economic engine, the Greater Toronto Area (GTA). Offering urban amenities and a small town lifestyle, Aurora has a diverse economy, well-educated and skilled workforce, excellent transportation connections and a highly-evolved technological infrastructure.

With a diversified economic base of over 2,200 businesses, Aurora continues to attract major companies including Magna International, Desjardins, Bulk Barn, Kirchhoff Automotive, Genpak LP, Flow Water, and others. Aurora's companies are also cornerstones of York Region/ Greater Toronto Area's flourishing Information Technology; Financial, Insurance & Accounting Services (FinTech); Food Processing; Health and Life Sciences (MedTech); and Advanced Manufacturing clusters.

The Town of Aurora offers residents and visitors so much to see and do all year long. Along with a stroll through the Historic Downtown Aurora, there are a wide variety of recreation programs for all ages! Aurora offers exciting special events, museums, art galleries and heritage sites including the Aurora Cultural Centre, the Aurora Museum, Aurora Town Square, Town Park, The Armoury and the Hillary House National Historic Site. And for nature lovers, there are extensive parks and trails and Aurora's 100-acre Arboretum is a must-see destination!

## Aurora Demographics

|                                                                                    |                  |           |
|------------------------------------------------------------------------------------|------------------|-----------|
|  | Population       | 62,057    |
|  | Median Age       | 42.0      |
|  | Household Income | \$161,800 |
|  | Total Households | 21,505    |



Over 24,000 cars travel along Wellington Street E at Industrial Parkway per day



# Transportation Corridor



Aurora Go Station



Metrolinx



Aurora GO  
Station is  
estimated to  
serve over 5,000  
commuters by  
2041

180-182 Centre Crescent

Lennard:

As part of Metrolinx's GO Expansion program, here's a list of some of the work being done at Aurora GO:

- A second track is being installed to allow for two-way train service at Aurora GO and along much of the Barrie Line
- A newly constructed west platform with barrier-free connections as well as pedestrian tunnels
- Pedestrian tunnels that were previously built in anticipation of this work will be extended to connect with the new west platform and will be open for customer use
- A newly constructed passenger pick-up/drop-off area
- A new exit at Berczy Street which will improve passenger access and the flow of traffic

All of these improvements are building towards **two-way 15-minute service** between Aurora and Union Station.





Your *next*  
exceptional  
development  
project is  
right here.

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\*Sales Representative | All Outlines Are Approximate

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**Lennard:**