

..... For Sale:

Workman Road & Elgin Street E

Cobourg, ON

Up to 8 year VTB Available



The exceptional team
that gives you *results*.



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Executive Summary

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their client (“the Vendor”) to coordinate the sale of development lands comprised of 61.904 gross acres located in the Town of Cobourg, Ontario (“the Property”). The land is located on the east side of Workman Road, south of Elgin Street E.

Planning Context

The Cobourg East Community Secondary Plan for the Town of Cobourg was adopted as Amendment No. 61 to the Official Plan and was approved on June 27, 2005. It was later amended by Official Plan Amendment No. 66 on November 12, 2007. Later, in July of 2018, the secondary plan was further amended to reflect a modified land use plan and transportation network in the northern sector of the planning area.

Development Phasing

The Secondary Plan envisions a phased approach with the subject lands being in phase 2.

Opportunity

The Advisors, on behalf of the Vendor, are soliciting investors, developers and building firms for Agreements of Purchase and Sale for the entire project. The Vendor will also consider a long term VTB of no longer than 8 years with a loan to value ratio of no less than 80:20. This low-risk development opportunity will allow qualified developers to take the project through the development process to align with the future servicing allocation plan.

Please submit all offers to Aran Pope and Brennan Shier.

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Project Overview



Total Size
61.904 acres



Secondary Plan Land Use Designation
Living Area



Estimated Buildable Acreage
41.34 acres



PIN Number
511020490



Zoning
RU - Rural &
EC - Environmental
Constraint

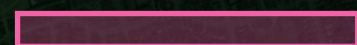
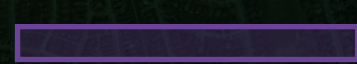


Legal Description
PT LT 9 CON A HAMILTON; PT 1
39R11790; COBOURG; COUNTY OF
NORTHUMBERLAND

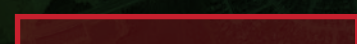
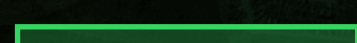
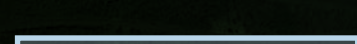
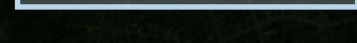
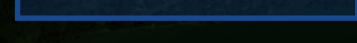


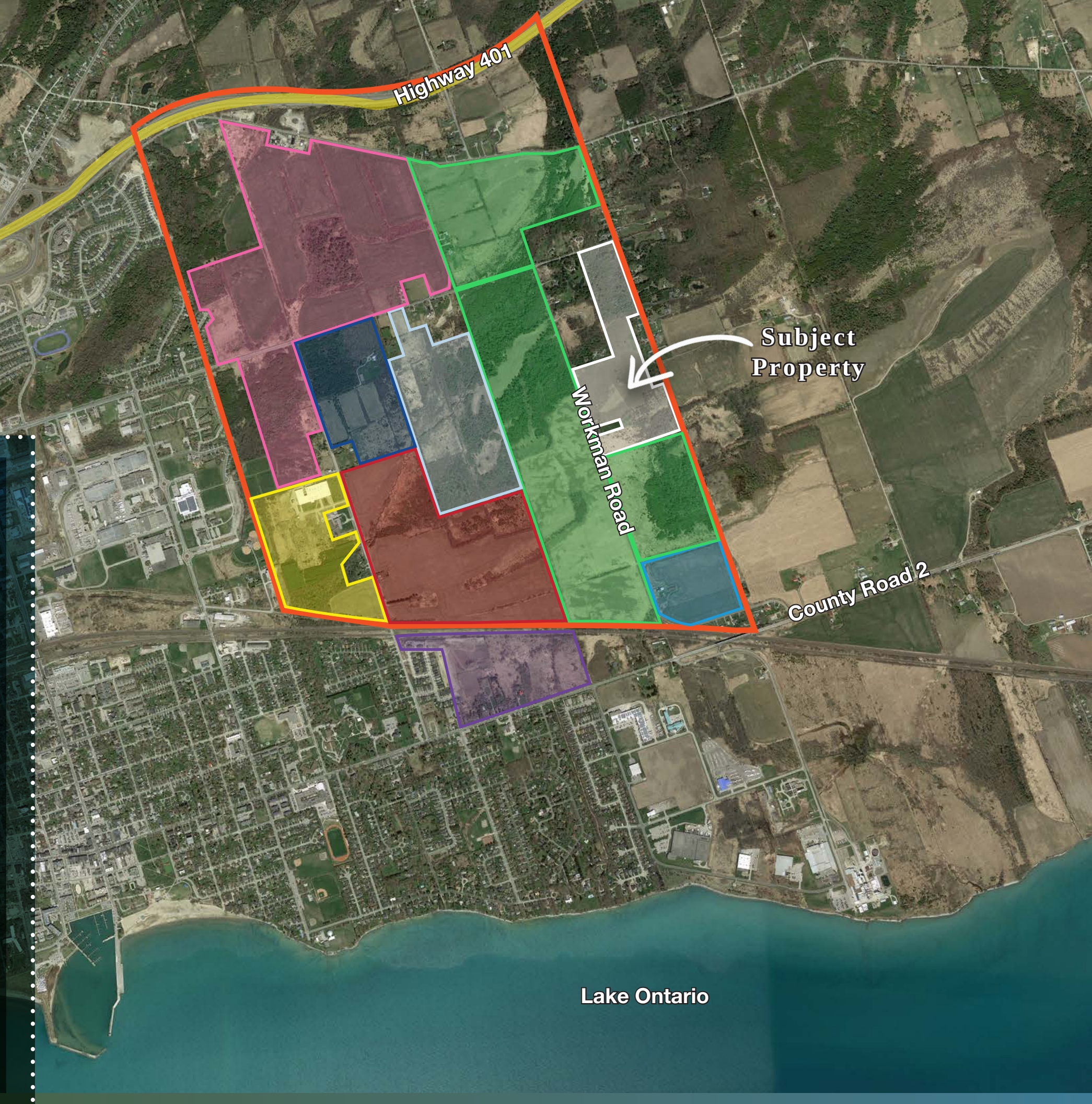
Neighbouring Developers

Active Developments (Under Construction):

-  Tribute
-  Stalwood Developments

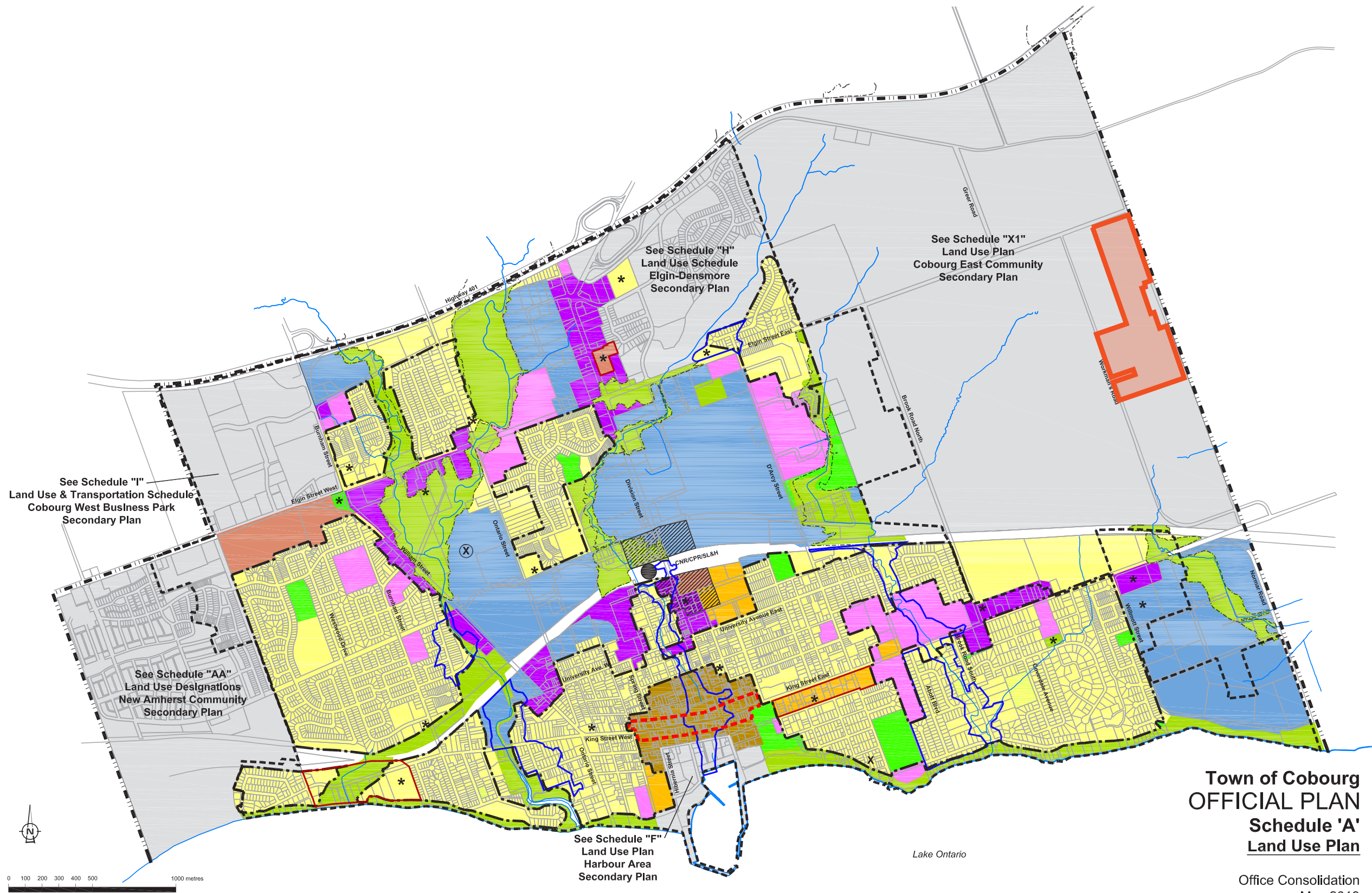
Future Developments:

-  JMCD North Holdings Inc.
-  Various Individual Long Term Owners
-  Blairhill Estates
-  Eitem Ltd.
-  Katerra Group
-  701 Brook Ltd.



Official Plan

- LEGEND**
- ENVIRONMENTAL CONSTRAINT AREA
 - EMPLOYMENT AREA
 - HIGH DENSITY RESIDENTIAL AREA
 - MAIN CENTRAL AREA
 - MAJOR INSTITUTIONAL
 - MIXED USE CORRIDOR AREA
 - PARK AREA
 - RESIDENTIAL AREA
 - SHOPPING NODE AREA
 - SECONDARY PLAN AREA
 - BUILT BOUNDARY
 - URBAN SETTLEMENT AREA BOUNDARY
 - SPECIAL PROVISION
 - STABLE RESIDENTIAL AREA
 - MAJOR TRANSIT STATION
 - MAJOR TRANSIT STATION AREA
 - WASTE DISPOSAL ASSESSMENT AREA
 - WATERCOURSE
 - FLOODPLAIN
 - SPECIAL POLICY AREA
 - KING STREET CORRIDOR



Town of Cobourg OFFICIAL PLAN Schedule 'A' Land Use Plan

Office Consolidation
May 2018

Secondary Plan

Legend

Residential Area

Living Area

Heritage Building

Gateway

Employment Area

Business Park

Light Industrail

General Industrail

Commercial Area

Mixed Use Main StreetLight

Service Commercial One

Service Commercial Two

Community Use Area

P Parkland

XHS Potential High School

XES Potential Elementary School

PES Public Elementary School

SES Separate Elementary School

CR Community Recreation Centre

VS Village Square

W Place of Worship

Environmental Area

Environmental Protection

Special Study Area Overlay

Flood Lines

Schedule X1

Land Use Plan

Cobourg East Community

Secondary Plan

Official Plan Amendment

No. 76

September 2019

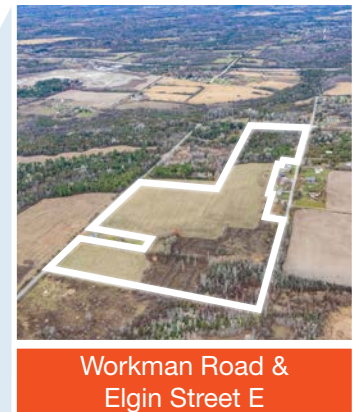
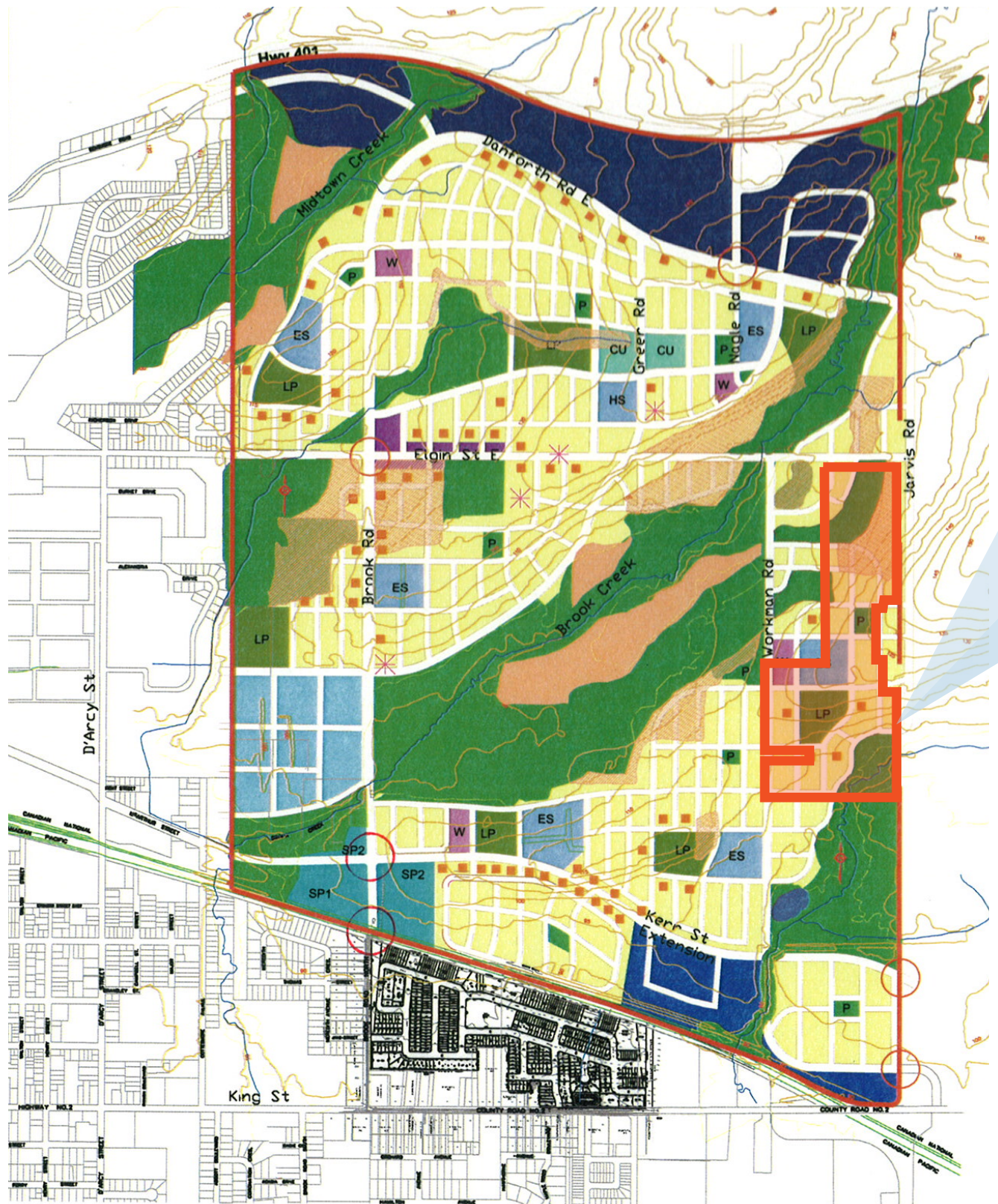
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Cobourg East Community Secondary Plan

Legend

- Business Park
- Light Industrial
- General Industrial
- Service Commercial
- Mixed Use
- Residential
- Residential - Medium Density
- Community Use
- Worship
- Elementary School
- High School
- Village Square
- High Constraint
- Moderate Constraint
- Moderate Constraint - pending further Environmental Review
- SWM Ponds
- Flood Lines
- Hedge Row
- Environmental Protection
- Gateway



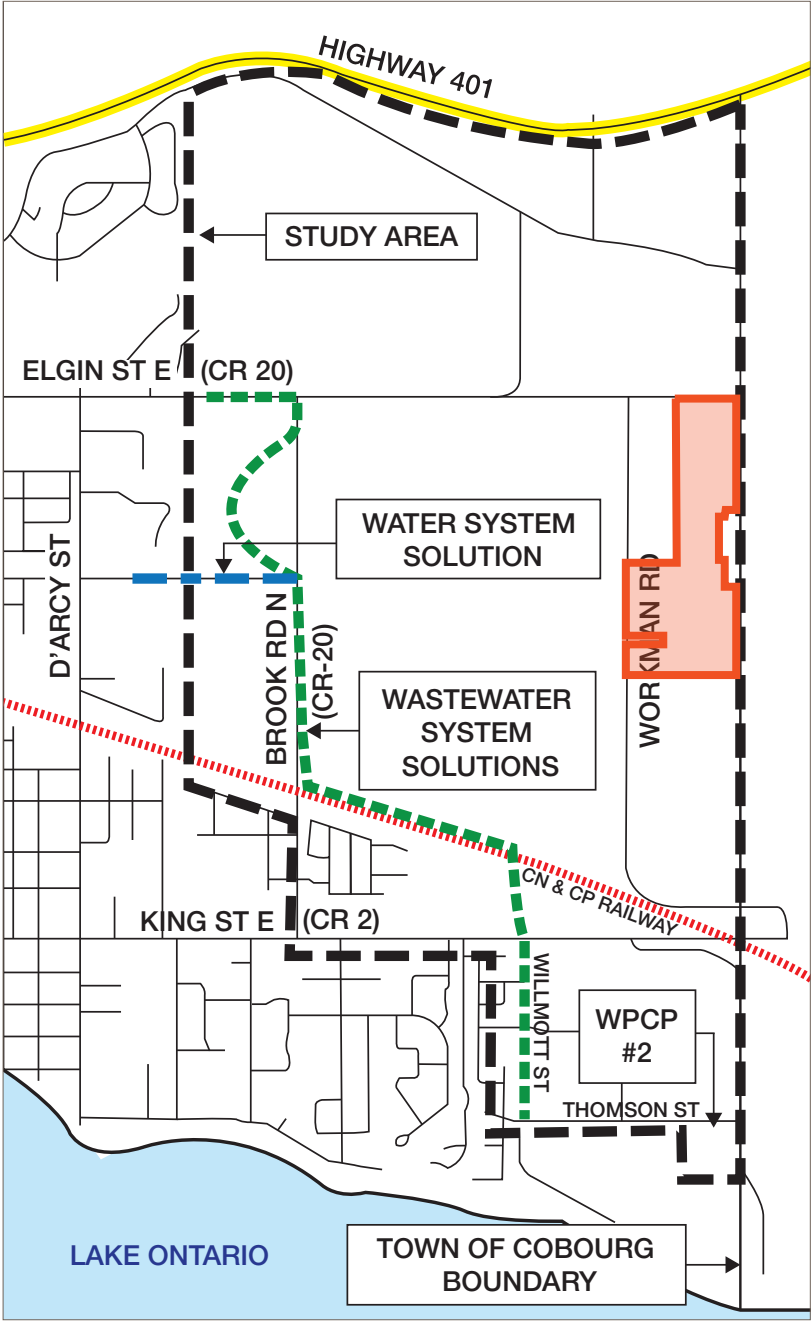
Workman Road & Elgin Street E

Servicing Map

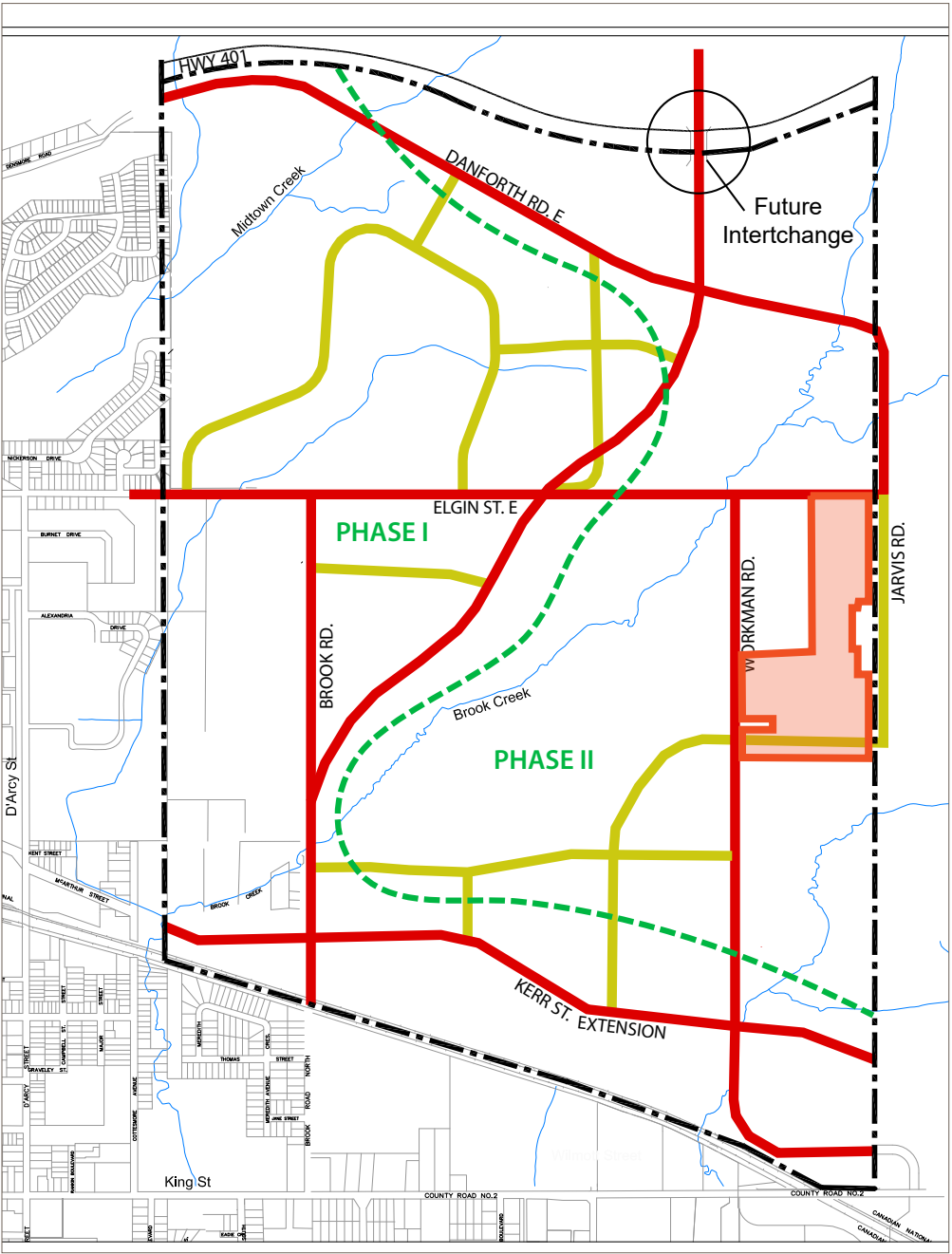
Study Background

The Town of Cobourg and the Cobourg East Development Owners Group as co-proponents completed a Municipal Class Environmental Assessment Study to provide wastewater and water servicing infrastructure that will support future development of lands within the Cobourg East Community Secondary Plan Area (Cobourg East). In this regard, the municipal wastewater and water services are being designed to extend and support the full build-out needs of Cobourg East for ongoing and future developments.

The Study was conducted in accordance with the planning and design process for Schedule B projects, as outlined in the Municipal Class Environmental Assessment (EA) process (as amended 2015). The Class EA includes opportunities for public, Indigenous community and stakeholder discussion and feedback.



Community Phasing Plan



Legend

- Arterial Road
- Collector Road
- Phasing Line

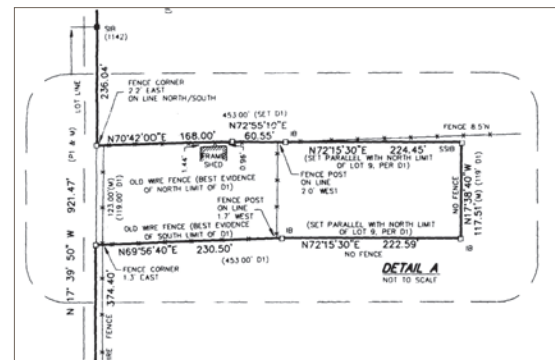
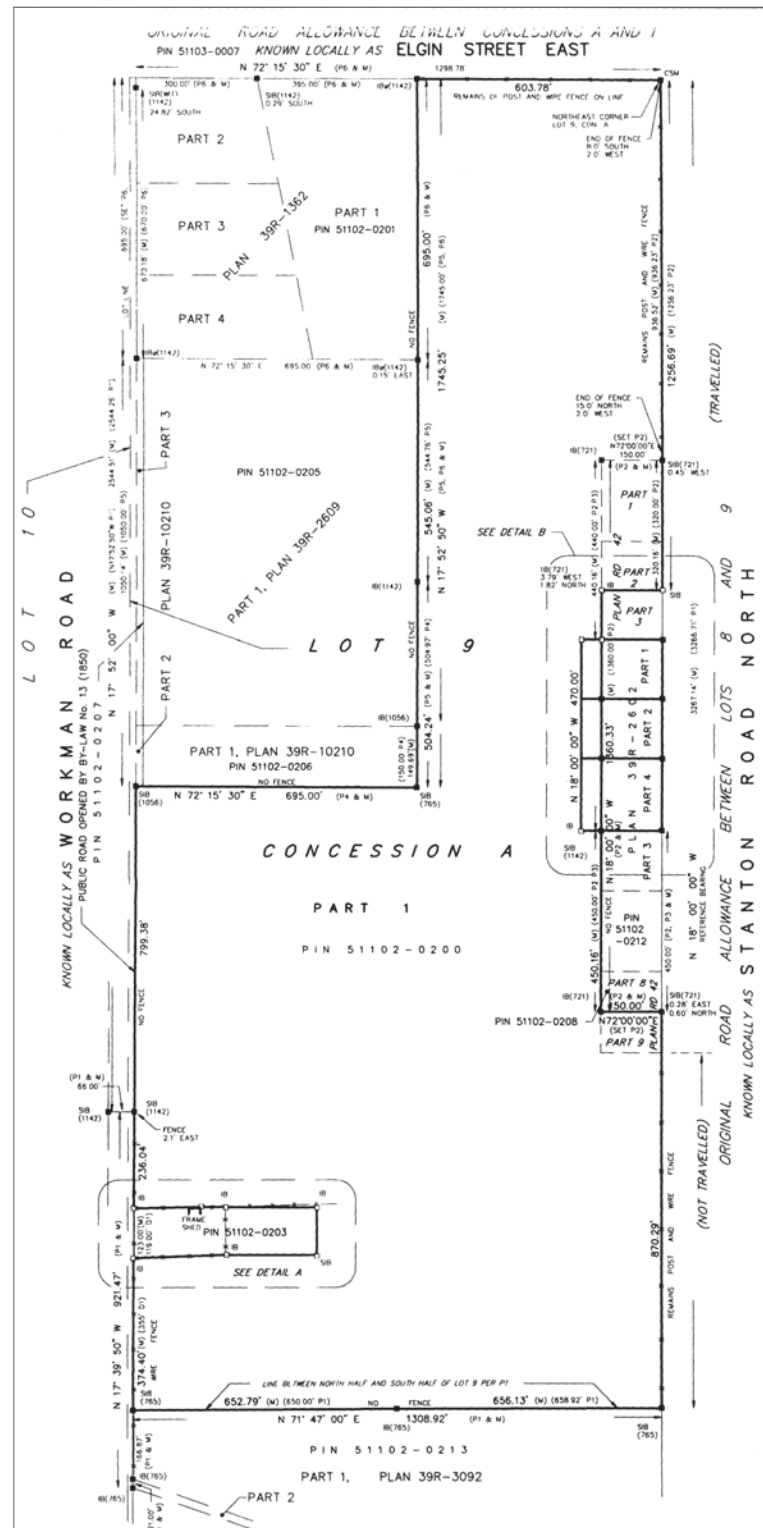
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**Schedule X4
Phasing Plan**
Cobourg East Community
Secondary Plan
Official Plan Amendment
No. 76

September 2019

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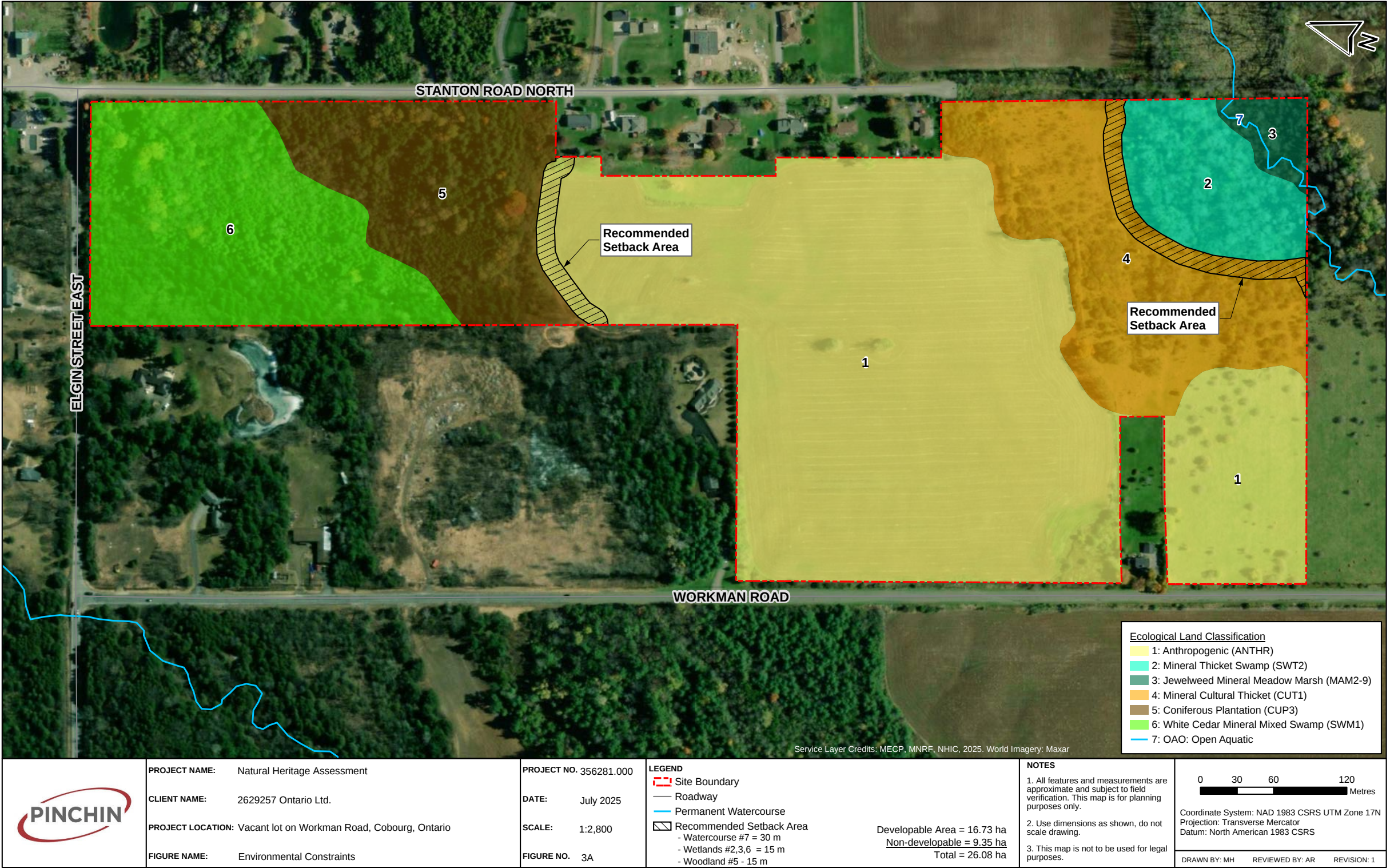


LEGEND

- Site Boundary
- Study Area (120 m)
- Waterbody
- Wetland (Unevaluated)
- Permanent Watercourse
- Topography Contours (5 m)
- Roadway

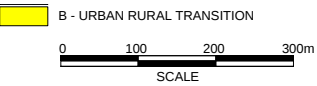
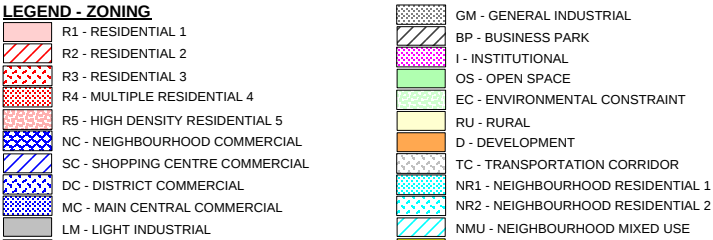
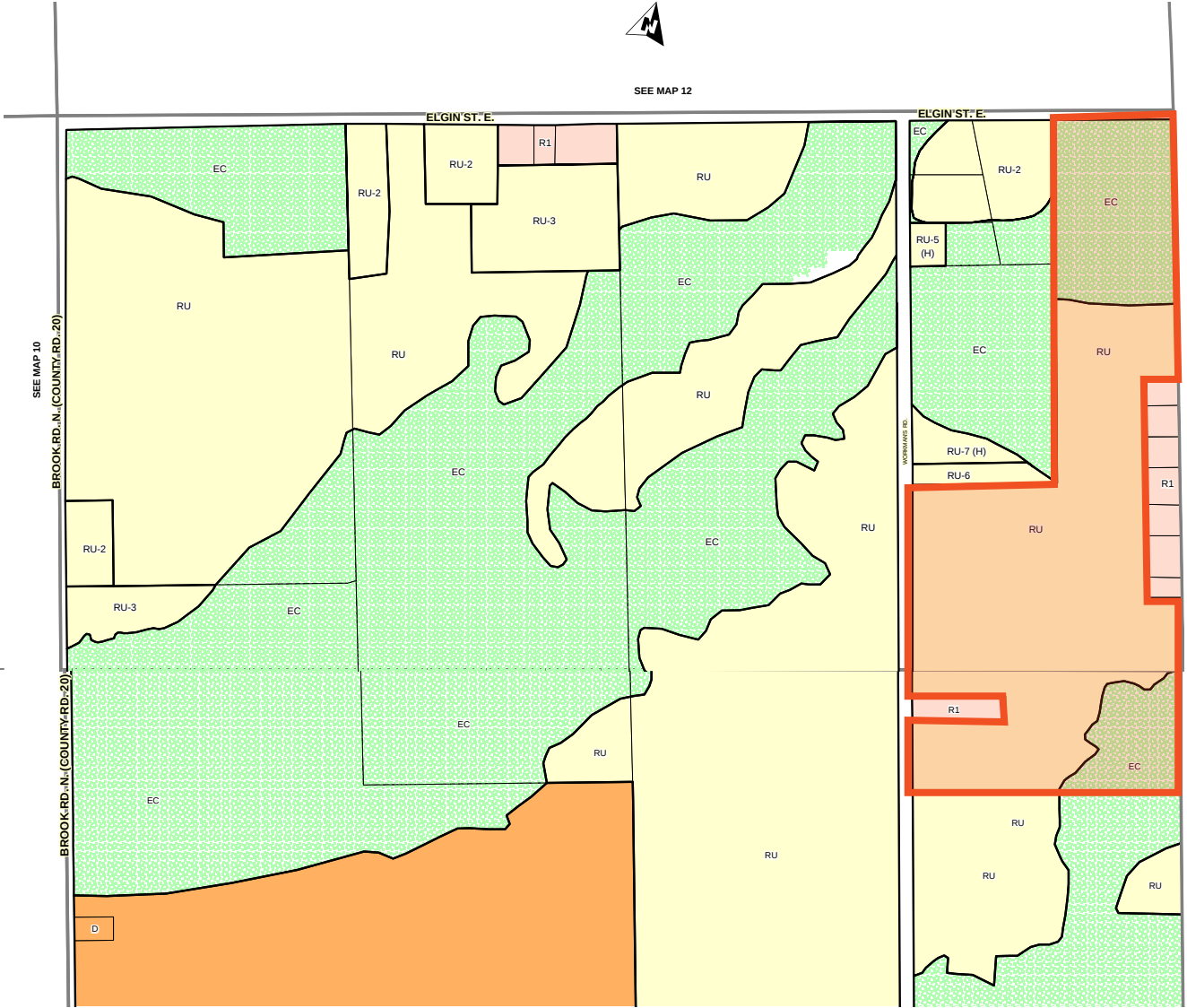
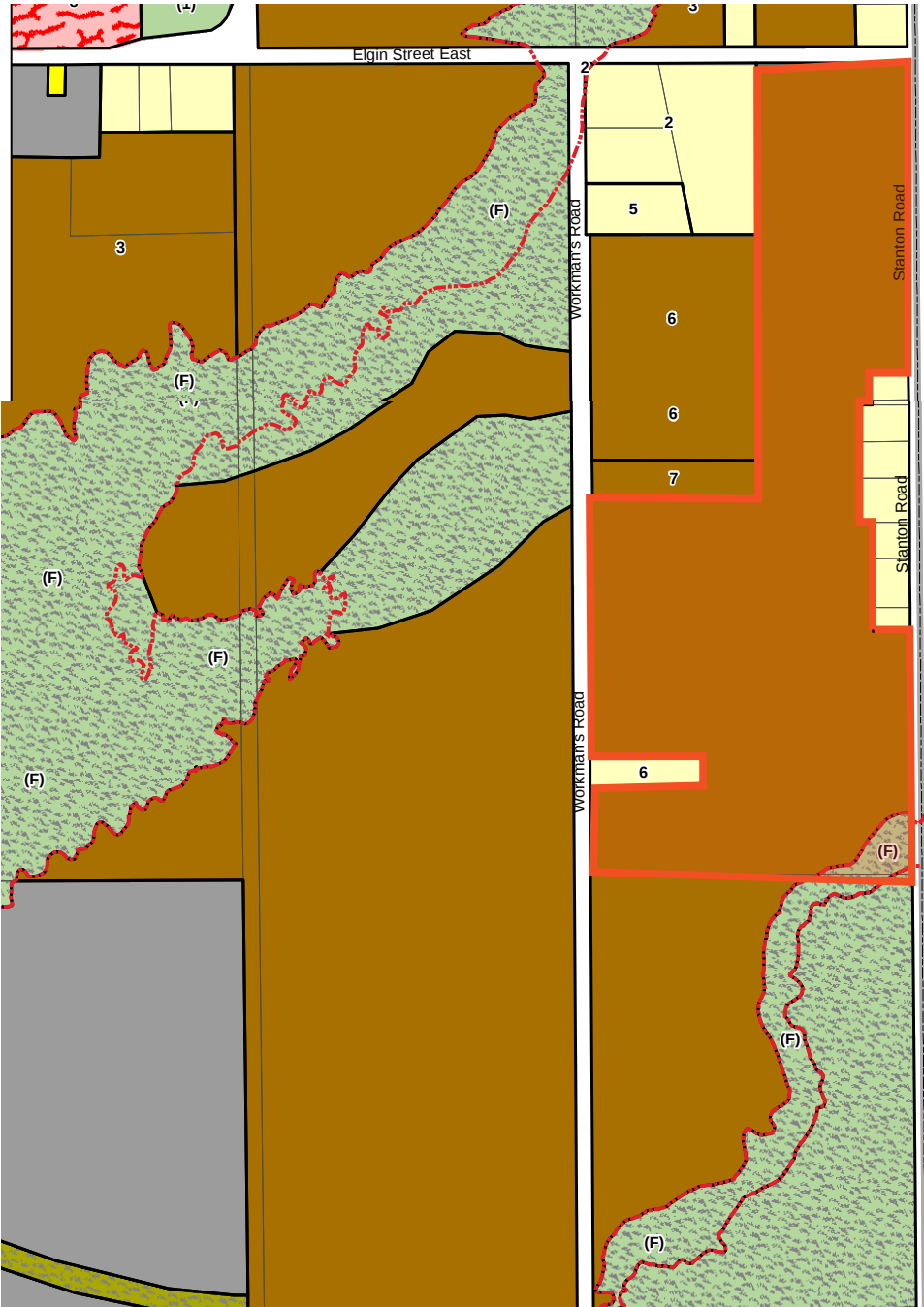
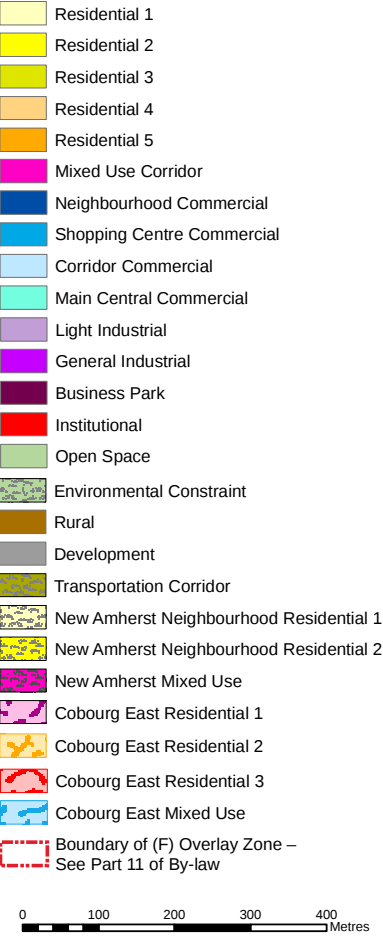
Source: Pinchin

Environmental Constraints



Source: Pinchin

Zoning



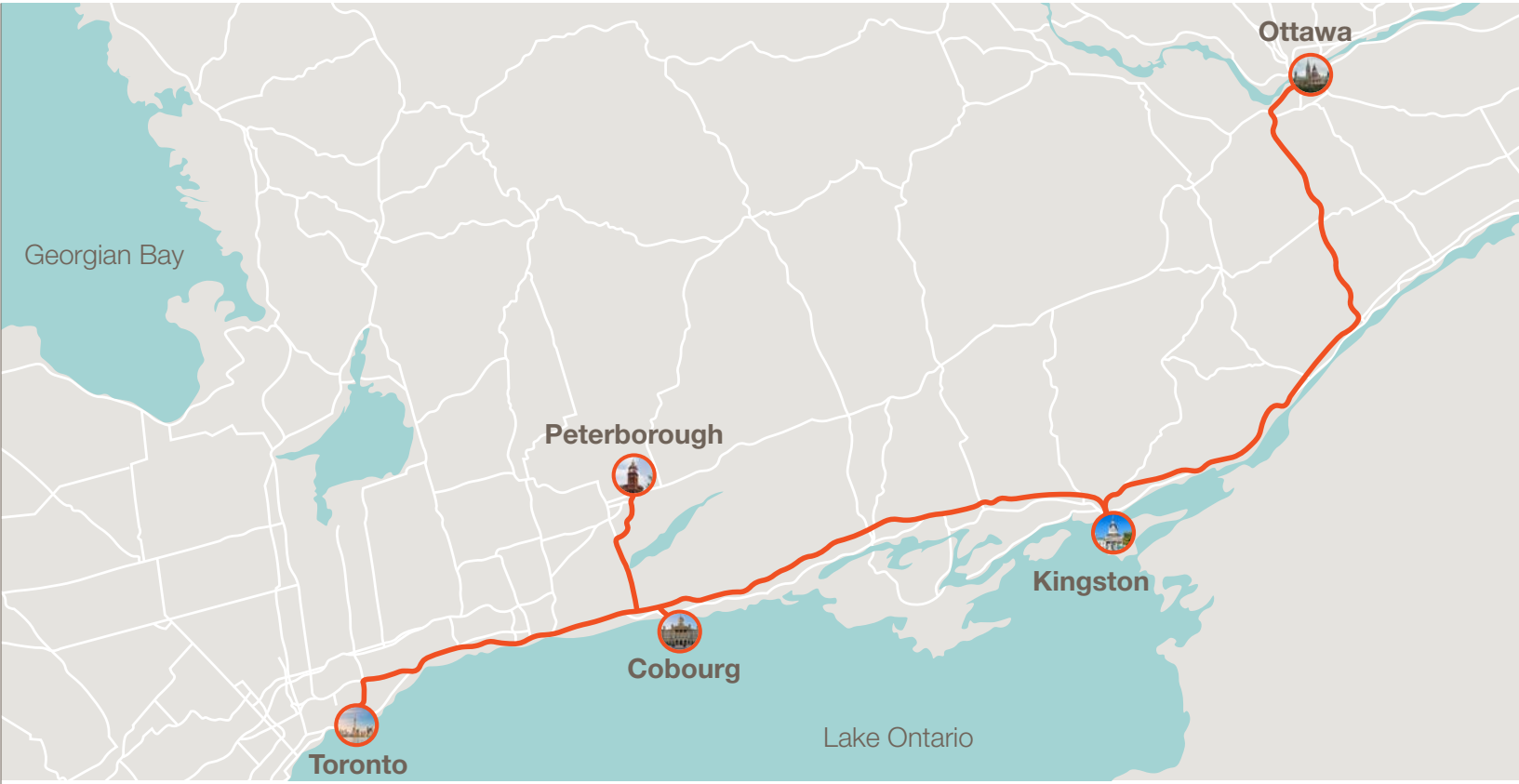
THIS TILE BASED MAPPING IS PROVIDED FOR CONVENIENT REFERENCE ONLY. SCHEDULE 'A' PASSED BY COUNCIL ON OCT 14, 2003 UNDER BY-LAW 85-2003 SHOULD BE REFERENCED FOR ACCURATE, LEGAL INFORMATION.

Area Overview

Founded in 1798, Cobourg is rich in heritage offering a vibrant downtown, sophisticated small-town atmosphere and renowned for its waterfront that serves as a popular getaway destination. Cobourg's historic downtown is an eight-block walk lined with boutiques, cafes and quaint antique shops.

The Town of Cobourg offers a superb business environment. Located just 110 kms from Toronto, Cobourg has excellent transportation access including Highway 401, mainline CN and CP Rail as well as commuter and regular VIA Rail passenger service. The availability of skilled labour has allowed Cobourg to maintain a diversified and stable industrial base producing food, plastics, automotive parts and wire and cable, just to name a few. Cobourg has a very strong and robust economy.

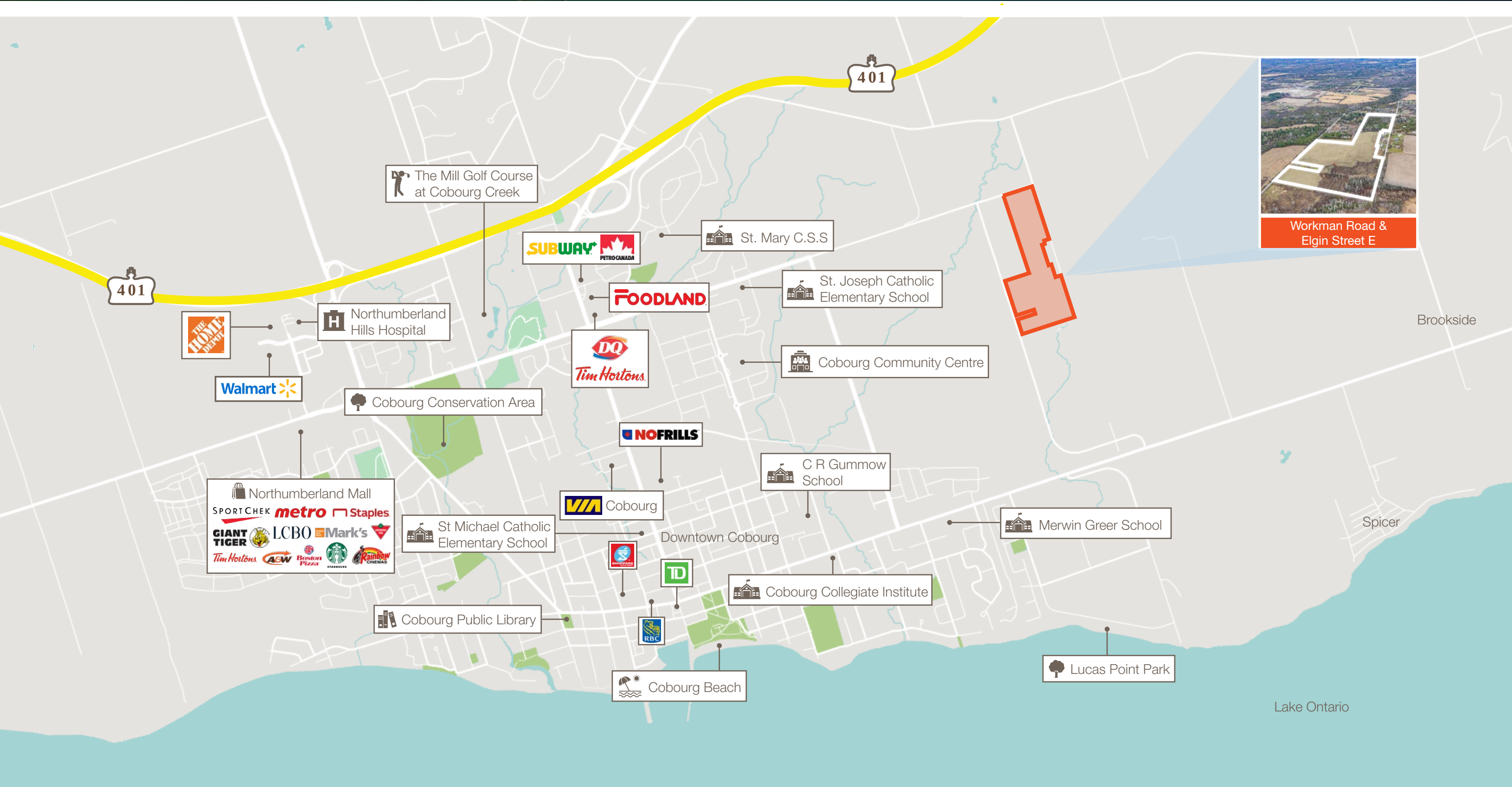
The Town combines attractive lifestyle features with successful business development awarding it a top ten position in the Financial Post's annual ranking of top entrepreneurial cities in Canada. Cobourg is home to over 900 businesses including world class, award winning companies such as Weetabix of Canada Inc., Maplehurst Bakeries Cobourg, BrandNeu Foods Canada Inc. and Belden Canada Inc.



Distances To Major Cities							
Kingston		Toronto		Ottawa		Peterborough	
148 km away		118 km away		335 km away		57 km away	
							
1hr 30 mins		1hr 10 mins		1hr 30 mins		1hr 10 mins	
							
				3 hr 10 mins		3hr 20 mins	
						50 mins	

Cobourg is a growing and bustling community located along Highway 401

Amenities Map



Aerial Tour



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Lennard Commercial Realty, Brokerage.

