

Peterborough
Historic Lock 21

Liftlock
Golf Club

For Sale: Draft Plan Approved Development Land

Canoe Village at Lock 21

108 acres in the City of Peterborough | 2159 Old Norwood Road

Lennard:

Brad Warren**, Senior VP
416.435.0900
bwarren@lennard.com

Stephen Connell*, Senior VP
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

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Trent University

Subject Property

Parkhill Road

Downtown

Regional
Hospital

Little Lake

George St

Lansdowne St

Fleming College

Casino

Hwy 115

Hwy 7

Telecom Road

Canoe Village at Lock 21

Location

Situated in the east side of the City of Peterborough, this is a Draft Plan Approved residential development opportunity beside the city's historic Lift Lock, and a short walk to Downtown Peterborough with its many amenities.

Opportunity

Lennard Commercial Realty is pleased to present 108.31 acres of prime land within the City of Peterborough's urban boundary. One of the last remaining undeveloped properties in this rapidly growing city. Conveniently located just a 10-minute walk to downtown, this property is a 3-minute walk to the new location of The Canadian Canoe Museum. It is surrounded by the scenic views of the Trent Severn Waterway and Liftlock Golf Club. The land is Draft Approved for 707 units on approximately 86 developable acres (501 detached, 56 street townhouses, 150 mixed use). With the newly opened Highway 407 extension to Highway 115 now open, the travel time to the GTA has been greatly reduced.

Legal Description

PART LOTS 29 & 30 CONCESSION 12 OTONABEE, BEING PART 1 ON PLAN 45R16984 CITY OF PETERBOROUGH

Seller

2531430 Ontario Ltd.



Total Lot Size
108.31 acres



Zoning
Residential



Frontage
2044.19 ft



PIN
281590079

Investment Highlights

- Draft Plan Approved for 707 units on 86 developable acres
- 3.6 acres of commercial retail/mixed use included in approved Draft Plan fronting on Television Road
- Neighbouring Peterborough's scenic and historic Lift Lock, Trent Severn Waterway, and Liftlock Golf Club
- Easy access to Highway 115 and 407

Data Room

For access to the Data Room, contact Listing Agents for CA.

Lennard:

Brad Warren**, Senior Vice President
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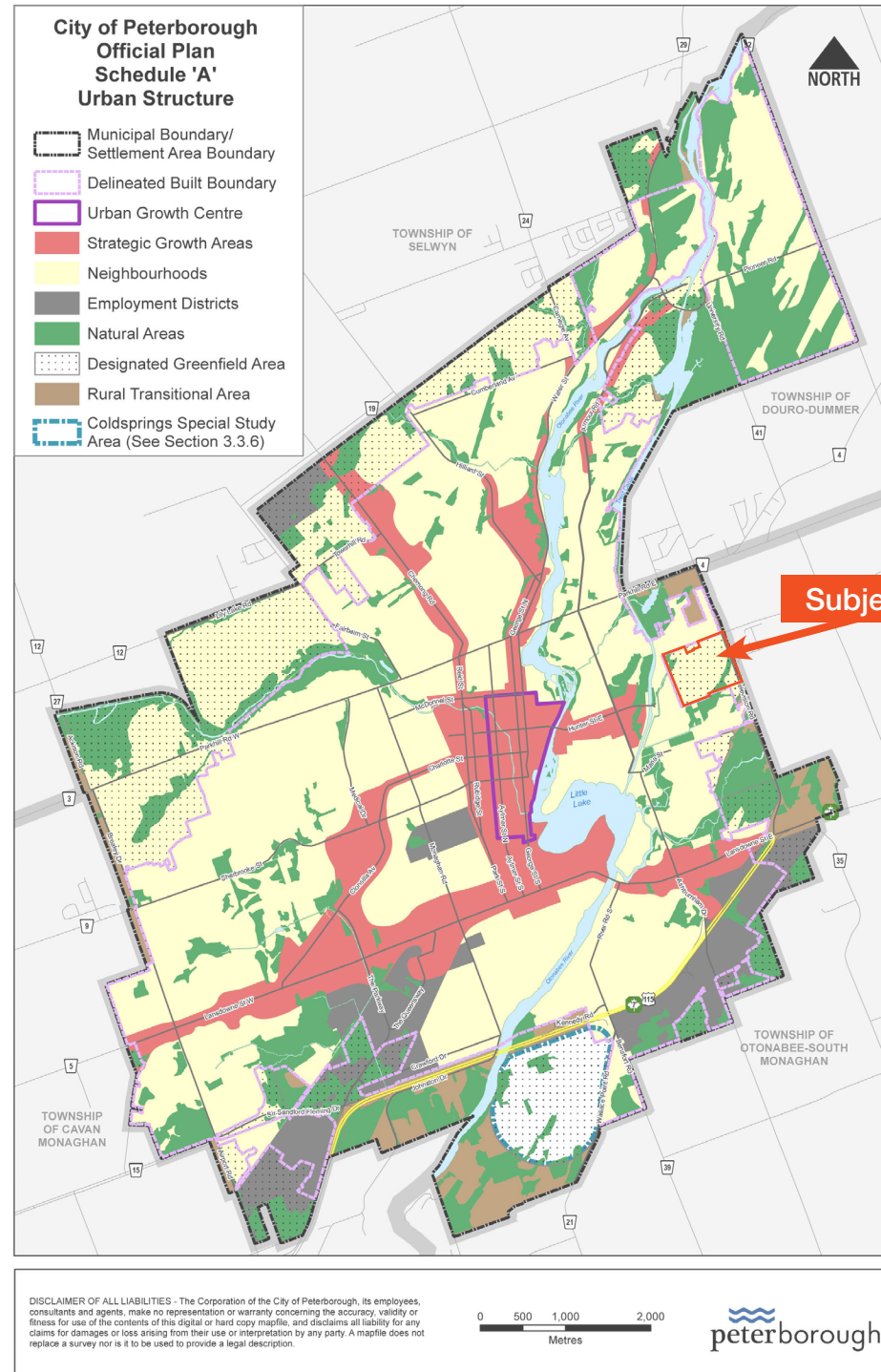
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








Official Plan Map - Urban Structure

This acreage is situated a short and scenic walk from the Urban Growth Centre (downtown) and is one of the few developable properties left in the City. Density is going to be an important factor for all future development in Peterborough in order to achieve the growth required by the Province. Existing Draft Approval gives a distinct advantage to this offering.



The City of Peterborough Official Plan - Schedule S - Lift Lock Secondary Plan

Legend

-  City Limit
-  Plan Boundary
-  Railway
-  Collector
-  Local
-  Walkway
-  Stormwater Management
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Major Open Space
-  Parkland

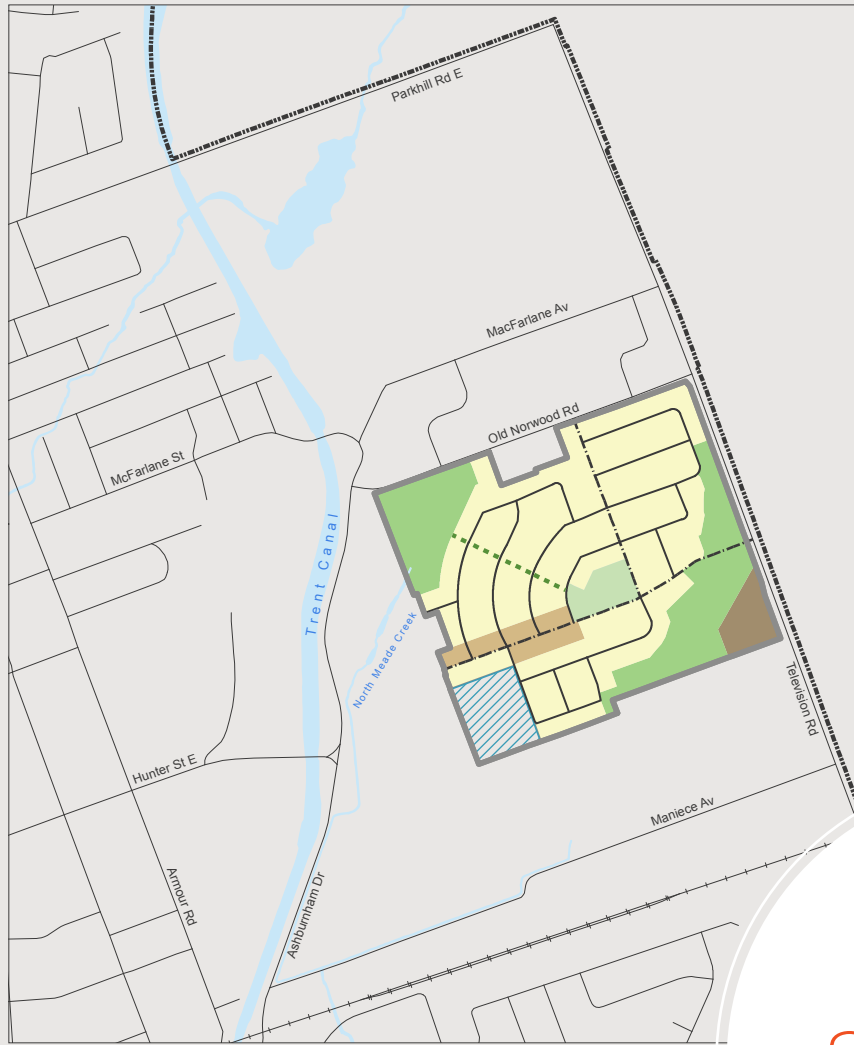

peterborough

0 100 200 300 400 500 600
Metres

Map Accuracy and Interpretation:
The information depicted on this hardcopy or digital map file is schematic in nature.
Accurate interpretation of information shown should be obtained from appropriate City Planning staff.

Produced by:
Geomatics/Mapping Division,
City of Peterborough

Last Revised: December 31, 2019

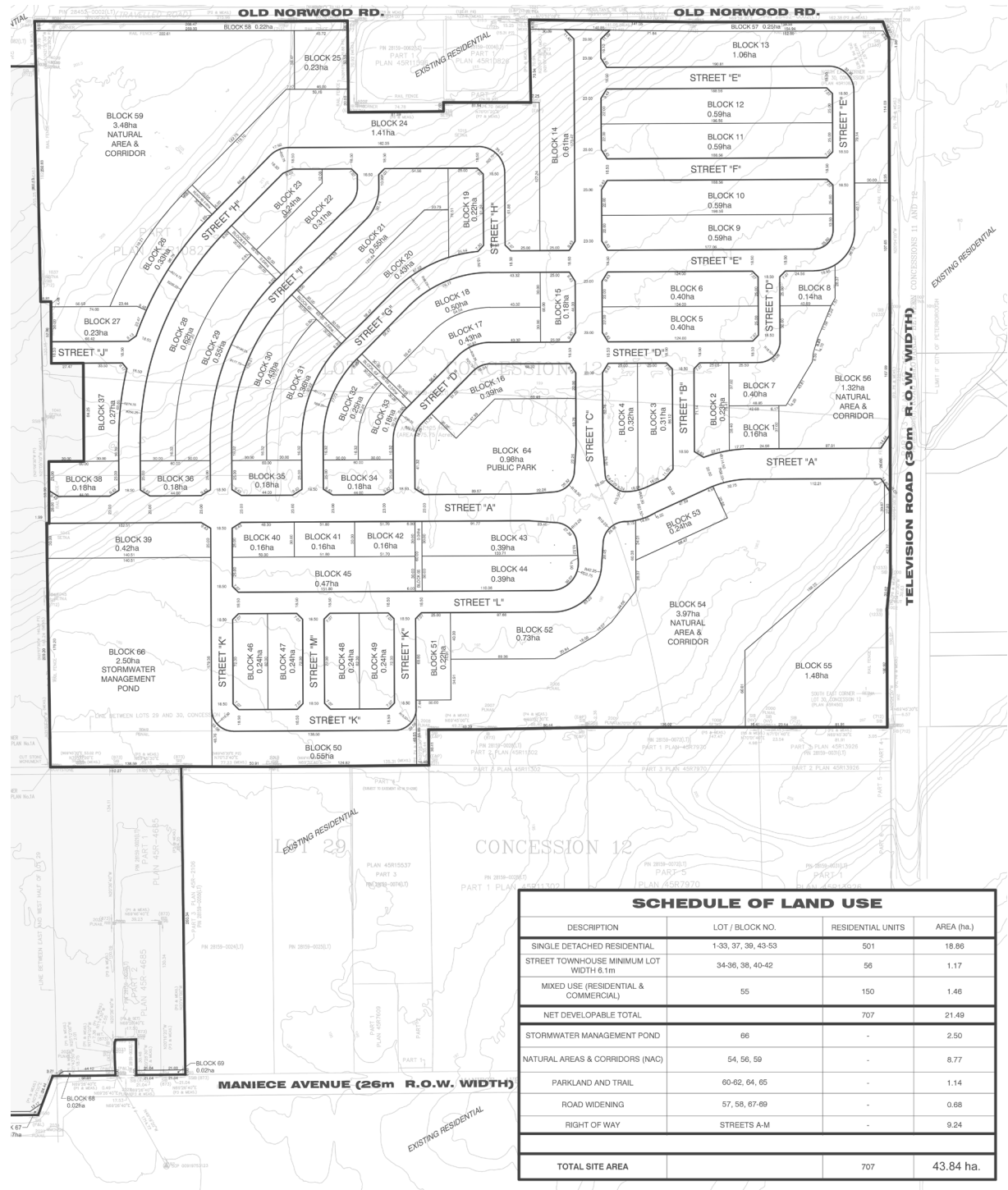


Lift Lock
Secondary
Plan

Lennard:

Approved Draft Plan

For complete information on this Draft Plan Approved site, please request access to our Data Room by contacting the Listing Agents.



Canoe Village at Lock 21

Project Status from The Biglieri Group Ltd.

Working through clearance of conditions for the approved Draft Plan of Subdivision;

- Deadline for DPS Clearance of Conditions: October 11th, 2024;
- Focus on clearing conditions for Phase 1 only at this time and will complete clearing of conditions applicable to subsequent phases at later dates;
- City of Peterborough's East Side Transportation Study has been completed, and concluded no right-of-way proposed south through development to Maniece Avenue, no widening of Street 'A'/Norman Maker Avenue through Subject Site, and no other changes to Draft Plan of Subdivision;
- Coordinating Settlement Monitoring Plan for external servicing works. Sanitary sewer to be tunneled/torpedoed under CP Railway track and Ashburnham Drive intersection; and
- Required updates/on-going work for the following reports:
 - Internal and External Servicing Plans;
 - Utility Composition Plan;
 - Landscape Plan;
 - Environmental Impact Study;
 - Wetland Removal and Restoration permits;
 - Cultural Heritage Documentation of Barn on property;
 - Ecological Baseline Monitoring;
 - Environmental Noise Feasibility Study;
 - Traffic Impact Study;
 - Trail Feasibility Letter connecting Mixed-use block at southeast corner with the rest of the subdivision;
 - Permits and detailed design of Street A/Norman Maker Avenue watercourse crossing to Old Norwood Road.
- Red-line revisions have been made to the Draft Plan of Subdivision. The revisions are being made at a Planning staff level and therefore do not need to go to Council. This has been resubmitted to the City of Peterborough and is currently undergoing review; however, has been approved in principle;
- Draft M-Plan for entire development prepared. Draft M-Plan for Phase 1 to be registered with LTO Office June 2022;
- Coordinating internal and external servicing submissions currently with Valdor Engineering and the City of Peterborough; and
- Temporary Zoning By-law Amendment for Sales Centre and three (3) Model Homes was approved on August 28th, 2020. Currently coordinate third submission for Site Plan Approval to City of Peterborough for Sales Centre and three (3) Model Homes.

Planners'
Project Status
Report
(June 2, 2022)

Canoe Village at Lock 21

Submission History

First Submission: March 17th, 2017

Second Submission: March 5th, 2018

Public Open Houses: June 21st, 2017 and August 2nd, 2018

General Committee Meeting: August 27th, 2018

Council Meeting: September 10th, 2018

Notice of Decision for ZBLA/DPS: September 19th, 2018 (last day to appeal - October 9th, 2018)

Notice of Decision for OPA: September 25th, 2018 (last day to appeal - October 15th, 2018)

LPAT:

Appeal submitted on October 15th, 2018 at 4:25pm.

Appeal confirmed to be valid on November 26th, 2018.

Appeal record submitted on December 14th, 2018.

Case Management Conference confirmed for May 28th, 2019 at 10:00am.

External Servicing/Engineering Submissions:

First Submission: October 23rd, 2019;

Second Submission: June 2021; and

Third Submission: June 2022.

Internal Servicing/Engineering Submission (for Phase 1):

First Submission: October 23rd, 2019; and

Second Submission currently being coordinated.

Temporary ZBA and SPA for Sales Centre and 3 Model Homes: January 24th, 2020.

Passing of Temporary ZBA for Sales Centre and 3 Model Homes: August 28th, 2020.

Land Titles Absolute Submitted and Accepted: August 10th, 2020.



Planners'
Project Status
Report
(June 2, 2022)

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Canoe Village at Lock 21



Peterborough Lift Lock
Constructed: 1896-1904

Superintendent R.B. Rogers advocated a hydraulic lift lock to overcome the 65-foot change in elevation at this site. One of only two hydraulic lift locks on the Waterway, Lock 21 is the highest hydraulic lift lock in the world. Opened on July 9, 1904, it leaves a visible and lasting impact on Peterborough's landscape. It remains a world-class engineering feat and is a National Historic Site of Canada.

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Offering Guidelines



Lennard Commercial Realty has been retained by 2531430 Ontario Ltd. (the “Vendor”) to act as exclusive Agent for the disposition of 2159 Old Norwood Road, Peterborough, Ontario. **Following execution of a Confidentiality Agreement, prospective purchasers will be provided with due diligence documentation via access to a secure online data room.**

Contents

This Brochure is being delivered to prospective purchasers to assist them in assessing the Property for purchase. This Brochure does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Brochure provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisors expressly disclaim any and all liability for any errors or omissions in the Brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and planning/engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Brochure, is provided at any time, orally or otherwise, by the Vendor or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Indemnification

Recipients of this Brochure acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection of the Property without the prior written consent of the Vendor or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Offering Guidelines



Offering Process

Do not approach Vendor's Consultants without written consent from the Vendor. All questions for the Vendor shall be submitted in writing will be responded to on a timely basis.

Based on the information contained in this Brochure, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer using the Vendor's provided Agreement of Purchase and Sale Schedule A to address the following requirements:

- The purchase price and deposits for the Property
- Proposed timeline and the terms of due diligence (if any) and closing
- Confirmation that the Property will be purchased on an 'As Is' basis
- Name of the ultimate beneficial owners of the Purchaser

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisors. Prospective purchasers should note that the Vendor is under no obligation to select any of the offers. We confirm that no other brokerage has been retained to represent the Vendor's interests in regards to this transaction. Any prospective Purchaser will be responsible for costs incurred for external advisors and third party brokerages, if any.

Sale Conditions

There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof. Any information related to the Property which have been or will be obtained from the Vendor, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

Offering Guidelines



Submission Process & Timing

Offers are requested to be submitted to Lennard Commercial Realty to the attention of Brad Warren, Stephen Connell and Andrea Warren.

Offers should be directed by email to:

Brad Warren: bwarren@lennard.com

Stephen Connell: sconnell@lennard.com

Andrea Warren: awarren@lennard.com

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Brochure should be directed to Brad Warren, Stephen Connell, and Andrea Warren at Lennard Commercial Realty as exclusive agents for the Vendor.

Brad Warren, Senior Vice President**

416.435.0900

bwarren@lennard.com

Stephen Connell, Senior Vice President*

416.721.1018

sconnell@lennard.com

Andrea Warren*

647.234.0566

awarren@lennard.com

Lennard Commercial Realty, Brokerage
60 Columbia Way, Suite 201
Markham, ON L3R 0C9

*Sales Representative **Broker
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

Lennard:

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by LENNARD COMMERCIAL REALTY ("Broker"), listing broker for the Property regarding the property known as **Canoe Village at Lock 21 (2159 Old Norwood Road), Peterborough, Ontario** ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The owner of the Property has instructed the Broker to deliver information concerning the Property, which is confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. The Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If The Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from the Broker, now or in the future, which is not readily available to the general public. The Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Seller and Broker.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. The Purchaser shall not contact directly any persons concerning the Property other than the Broker without Broker's or Seller's written permission. Such persons include, without limitation, Sellers's employees, suppliers, and tenants.
6. The Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property (except Advisors working on behalf of their fund clients). The Purchaser acknowledges that they are not working with any other broker or agent other than Lennard Commercial Realty Ltd., Brokerage in connection with the Property.
7. Neither the Brokers nor Seller make any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. The Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Seller and Brokers with respect to the same.
8. The persons signing on behalf of the Purchaser represent that they have the authority to bind the party for whom they sign.
9. This Agreement shall be governed and construed in accordance with the laws of the Province of Ontario.

Please email Confidentiality Agreement to Andrea Warren at awarren@lennard.com

Purchaser Registration Information:

Contact Name: _____

Title: _____

Company: _____

Address: _____

Tel: _____ Email: _____

(Purchaser’s Company Name)

Per: _____
We have authority to bind the Corporation

(Date)

Purchaser’s Broker Contact Information:

Agent’s Name: _____

Company: _____

Address: _____

Tel: _____ Email: _____

(Broker’s Company Name)

Per: _____
We have authority to bind the Corporation

(Date)