

FOR SALE

215 VICTORIA ST

Simcoe, Ontario



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**CUSHMAN &
WAKEFIELD**
Waterloo Region

AGENCY & INTRODUCTION

Cushman & Wakefield Waterloo have been retained as exclusive advisor (collectively “C&W” or the “Advisor”) to Alvarez & Marsal Canada Inc. as Court- Appointed Officer (the “ the Sales Officer”) of 2721736 ONTARIO INC and 2721733 ONTARIO INC., to seek offers to purchase the redevelopment lands opportunity located at Floradale Road, Elmira (the “Property” or “Site”).

Contents

This Information Package (“IP”) has been prepared by C&W and is based on information and other sources believed to be reliable. While the contents of this package are believed to be accurate, neither C&W nor the Sales Officer, nor any of their respective directors, officers, employees agents or representatives makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent due diligence and investigations. [Additional due diligence documentation is available upon execution of a non-disclosure agreement and being granted access to the data room.]

Confidentiality

By accepting this IP, prospective purchasers agree to hold and treat this IP and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this IP or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Sales Officer and C&W. This IP shall not be copied, reproduced or distributed, in whole or in part, to any other person or party except as may be required for internal retention or legal compliance purposes. All inquiries regarding this opportunity should be directed to C&W, who is acting as broker for the Sales Officer.

Disclaimer

This IP has been prepared by C&W and is being delivered to registered, qualified, prospective purchasers in order to assist them in deciding whether they wish to acquire the Property from the Sales Officer. This IP 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. The information upon which this IP is based has been obtained from various sources considered reliable. Neither the Sales Officer nor C&W make any representations, declarations or warranties, expressed 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 Sales Officer and C&W expressly disclaim any and all liability for any errors or omissions in the IP or any other written or oral communication transmitted or made available to prospective purchasers. If any information related to the Property, in addition to the information provided in the IP, is provided at any time, orally or otherwise, by the Sales Officer or C&W, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and should not be relied upon by prospective purchasers without independent investigation and verification.

By accepting this IP, prospective purchasers acknowledge that the Sales Officer is selling the Property on an “as is, where is” basis as they shall exist as at the time of closing. Prospective purchasers further acknowledge that neither C&W nor the Sales Officer guarantees title to the Property, and no representation, warranty, or condition is expressed or can be implied as to title, encumbrances, description, fitness for purpose, merchantability, condition, quantity, or quality or in respect of any other matter or thing whatsoever concerning the Property. Prospective purchasers must accept Property in its current state and condition without any further work, repairs, treatments or improvements.

In exchange for specific good and valuable consideration provided by the Sales Officer and C&W, including without limitation, the delivery of this IP, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, by accepting this IP prospective purchasers hereby agree to indemnify the Sales Officer and C&W, and their affiliates, against any compensation, liability or expense (including legal fees), arising from claims by any other party with whom the prospective purchaser has had or may have dealings (excluding C&W) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors make any physical inspection or testing of the Property, without the prior written consent of the Sales Officer and C&W.

PROPERTY OVERVIEW

Approved Mid-Rise Residential Development Opportunity

Fully rezoned site with site plan–approved concept for a 4-storey, 35-unit residential building in an established Simcoe neighbourhood.

A well-positioned residential site within an established neighbourhood in Simcoe, offering approved planning permissions for a thoughtfully designed mid-rise residential development.

The property, municipally known as 215 Victoria Street (PIN: 502340108), comprises approximately 1.02 acres (44,431 sq. ft.) and is designated “Urban Residential” under the Official Plan, supporting a range of housing forms within complete, amenity-supported neighbourhoods.

The approved development application rezoned the subject lands from Neighbourhood Commercial (CN) with Special Provision 14.729 to Urban Residential Type 5 (R5) with a revised Special Provision 14.729. The amendment establishes a maximum building height of four storeys and introduces minimum parking setbacks of 2 metres from any dwelling on the lot and 3 metres from any interior lot line abutting another residential zone.

As part of the revised proposal, the building height was reduced from five storeys to four storeys, and the total unit count was decreased from 45 to 35 units, comprising 23 one-bedroom and 12 two-bedroom suites. The development also provides 68 on-site parking spaces, fully meeting zoning by-law requirements. The Zoning By-law Amendment was approved in January 2026.



Location & Connectivity

Situated within a mature and established residential neighbourhood in Simcoe, the property benefits from a highly walkable and well-served local environment. Nearby schools, parks, recreational facilities, and everyday retail amenities provide strong support for family-oriented and community-focused living.

The site is also well connected to key transportation routes, offering convenient access to surrounding employment areas, downtown Simcoe, and regional destinations across Norfolk County. This accessibility enhances its appeal for both residents and commuters seeking a balanced lifestyle.

The Urban Residential designation reinforces a neighbourhood-oriented planning framework, promoting compatible residential intensification within an established community structure. As a result, the area continues to evolve steadily, supported by infrastructure, amenities, and ongoing residential growth in the surrounding area.

Environmental

The site benefits from a recent comprehensive geotechnical investigation confirming its suitability for residential midrise development, with native soils meeting key O. Reg. 153/04 standards for on-site reuse following routine excavation of surficial fill. Limited exceedances in select fill samples from historical agricultural use will be managed through targeted removal and confirmatory testing, ensuring a clean foundation without requiring a full Record of Site Condition



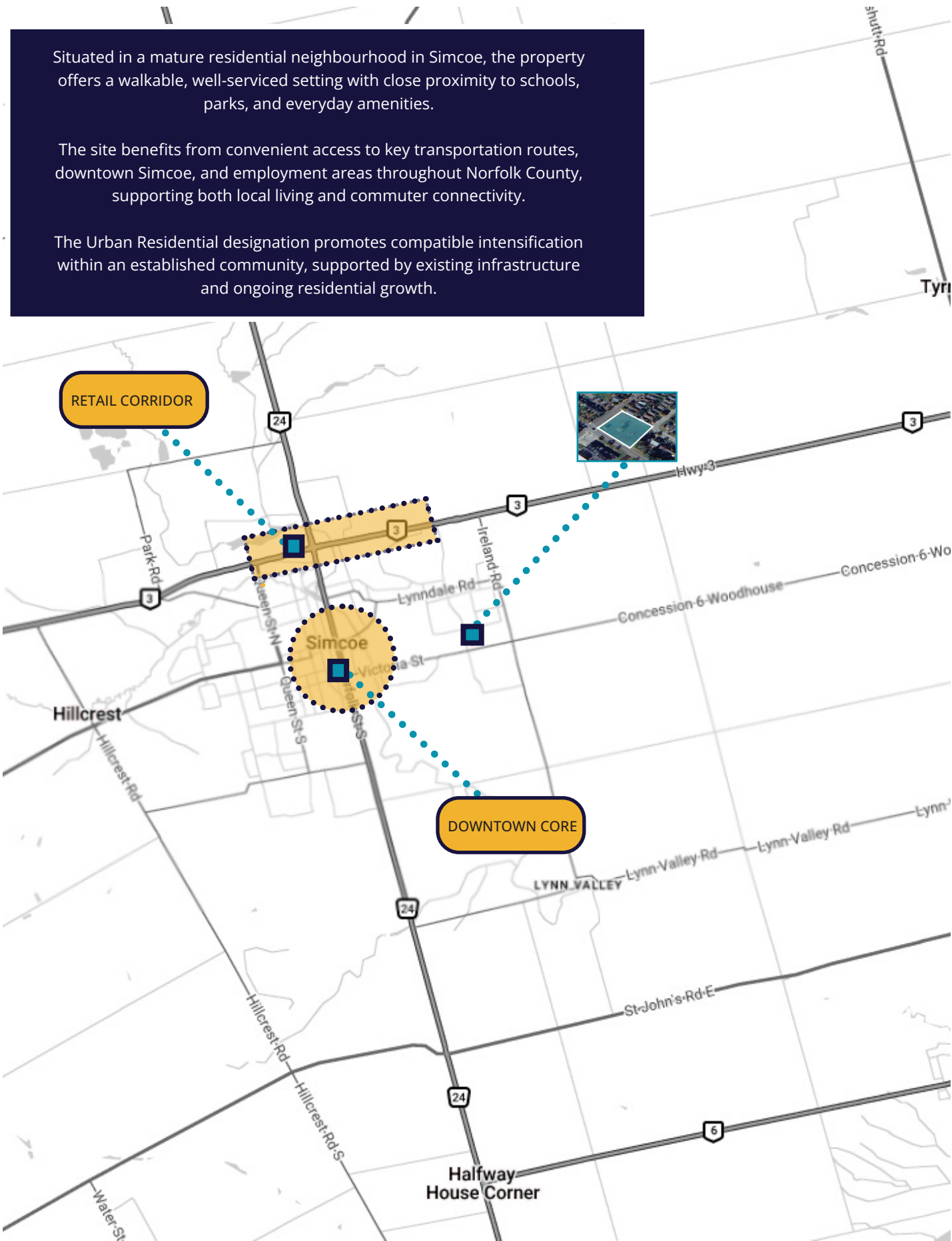
PIN:	502340108
Total Gross Site Area:	1.02 ac /44,431 sf
Official Plan:	Urban Residential
Zoning:	Urban Residential 5 (R5)
Development Approvals Status:	ZBA Approved
Proposed Built Form:	• 4-storey residential development • 35 units (23 1-Bedroom /12 2-Bedroom • 68 surface parking spaces
Sale Price:	\$700,000

LOCATION OVERVIEW

Situated in a mature residential neighbourhood in Simcoe, the property offers a walkable, well-served setting with close proximity to schools, parks, and everyday amenities.

The site benefits from convenient access to key transportation routes, downtown Simcoe, and employment areas throughout Norfolk County, supporting both local living and commuter connectivity.

The Urban Residential designation promotes compatible intensification within an established community, supported by existing infrastructure and ongoing residential growth.



LAND USE POLICY

Zoning

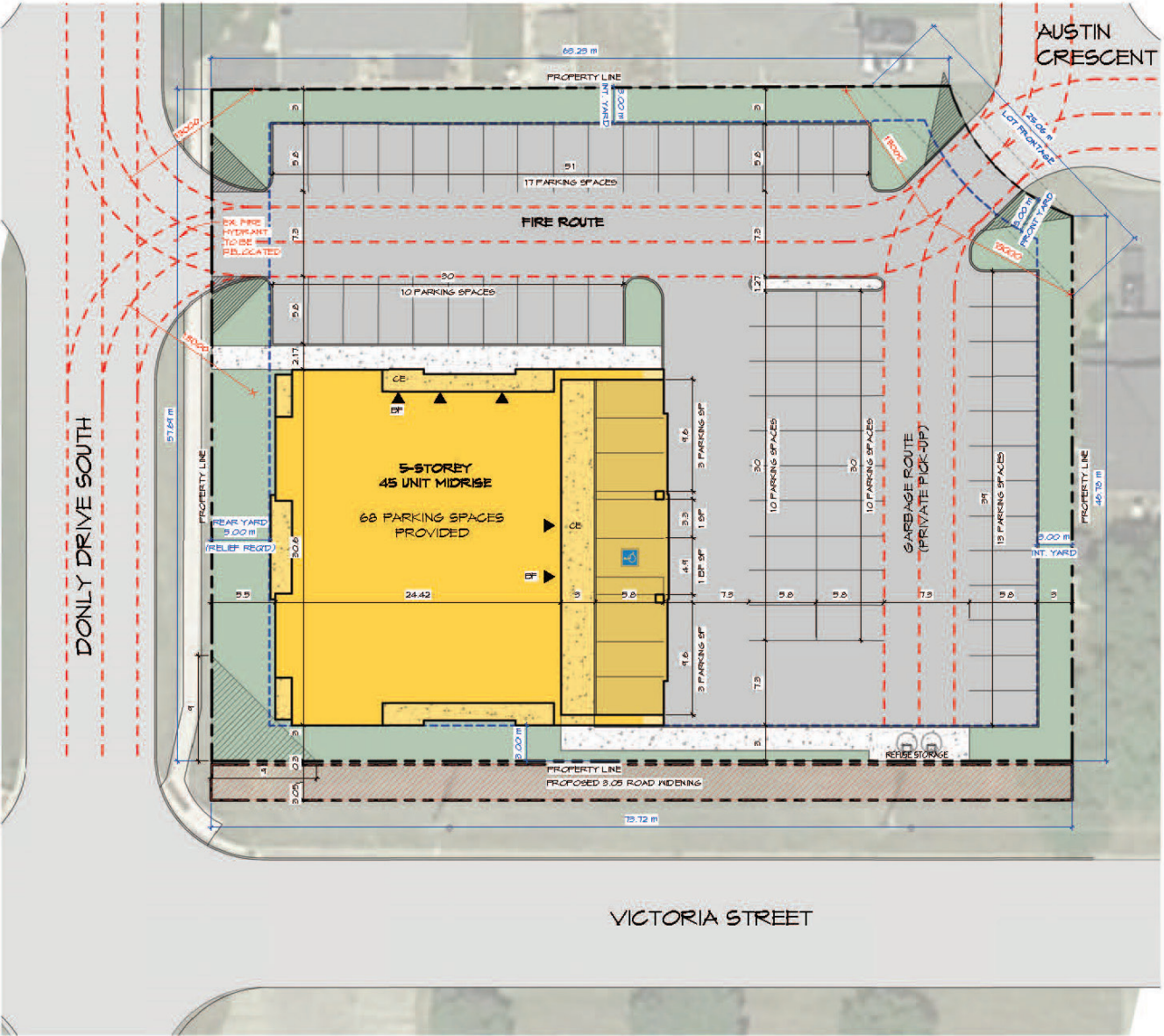
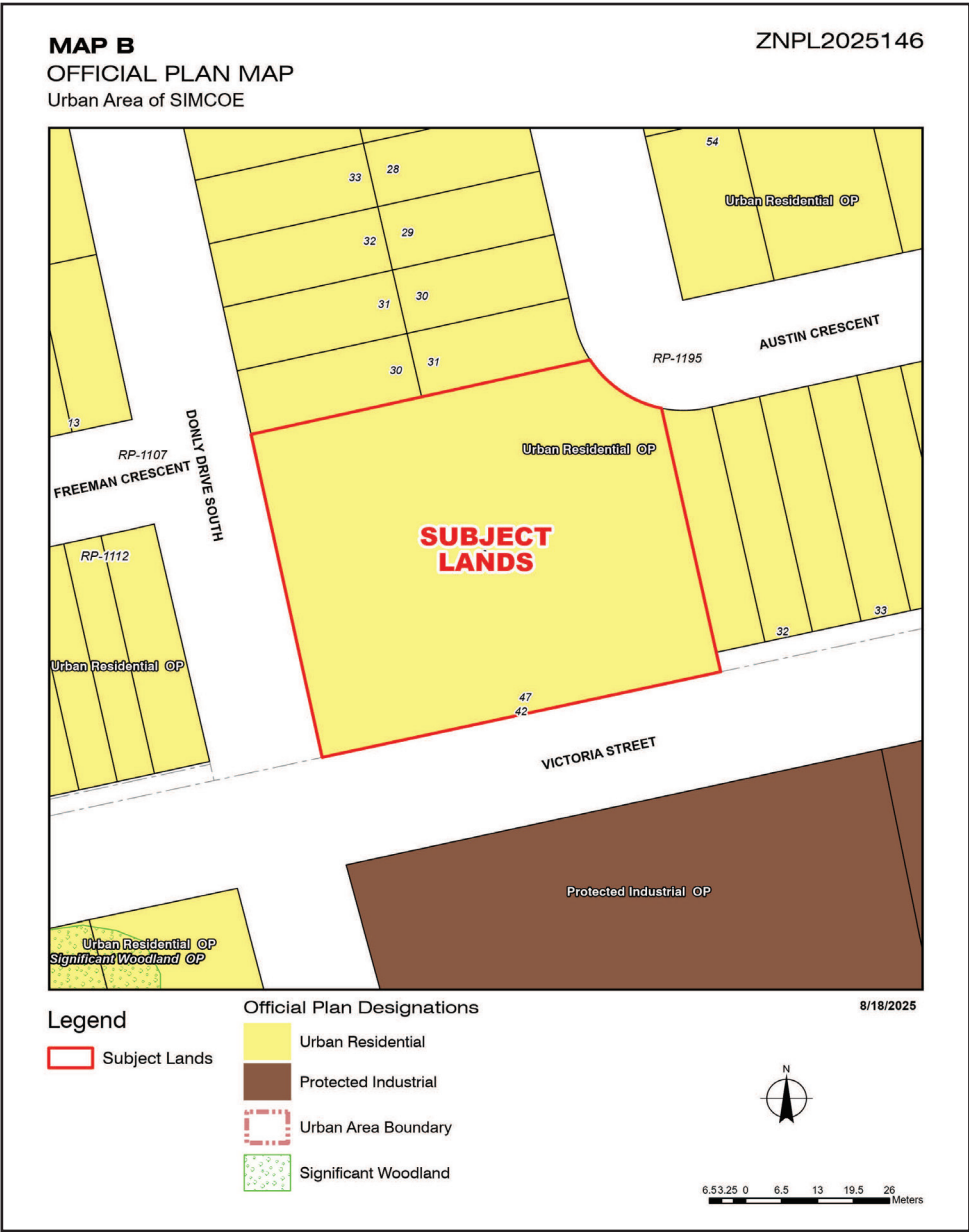
Urban Residential Type 5 (R5) - The lands are zoned Urban Residential Type 5 (R5) with Special Provision 14.729, which permits apartment dwellings, home occupations, and retirement homes. The updated Special Provision replaces the previous standards and establishes a maximum building height of four storeys. It also introduces parking setbacks, requiring parking lots to be located at least 2 metres from any dwelling on the lot and at least 3 metres from any interior lot line that abuts another residential zone.

Official Plan

Urban Residential - Urban Residential is intended to accommodate attractive neighbourhoods that include a mix of residential housing types and supportive community facilities such as schools, parks, places of worship, and small-scale commercial uses. The predominant land use is low-profile residential development, including single-detached, semidetached, and duplex dwellings. Low-density housing is generally limited to an average net density of 15 units per hectare, while medium-density forms such as townhouses and fourplexes range between 15 and 30 units per hectare. In the Courtland Urban Area, development density is determined by private servicing limitations, and high-density residential uses must be carefully located.

APPROVED DEVELOPMENT CONCEPT

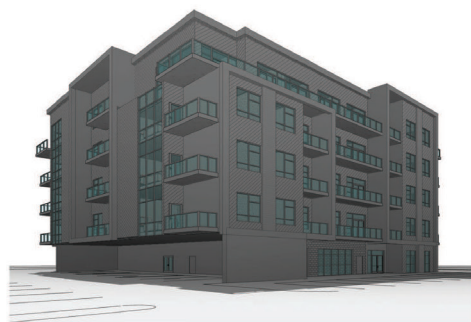
The proposed development application rezoned the subject lands from Neighbourhood Commercial (CN) with Special Provision 14.729 to Urban Residential Type 5 (R5) with a revised Special Provision 14.729. The amended special provision establishes a maximum building height of four storeys and introduces minimum parking setbacks of 2 metres from any dwelling on the lot and 3 metres from any interior lot line abutting another residential zone. As part of the revised proposal, the building height was reduced from five storeys to four storeys, and the total unit count was decreased from 45 to 35 units, consisting of 23 one-bedroom and 12 two-bedroom units. The development provides 68 on-site parking spaces, meeting all zoning by-law requirements. The zoning by-law amendment was approved in January 2026.



APPROVED DEVELOPMENT CONCEPT



NORTHWEST ISOMETRIC
SCALE



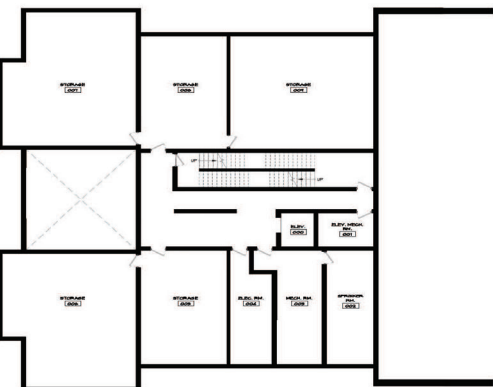
NORTHEAST ISOMETRIC
SCALE



SOUTHWEST ISOMETRIC
SCALE



SOUTHEAST ISOMETRIC
SCALE



LEVEL 0 PLAN PRESENTATION
SCALE



LEVEL 1 PLAN PRESENTATION
SCALE



SUBMISSION GUIDELINES

Cushman & Wakefield Waterloo Region Ltd., Brokerage has been retained by the Sales Officer as exclusive advisor (“Advisor”) to seek proposals for the disposition of 215 Victoria Street, Simcoe, Ontario. Interested parties will be required to execute and submit the Sales Officer’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering, which may be accessed via a virtual data room (“Data Room”).

Submissions

Submission of offers will be considered on an as-received basis, unless otherwise directed by the Advisor, and are directed to include a 7-day irrevocable period for acceptance by the Sales Officer. An Offer Submission Instruction Letter from the Sales Officer will be provided in the Data Room.

Offers are to be submitted to the Advisor at:

Stewart Campbell and Bob Vrenjak
Cushman & Wakefield Waterloo Region Ltd., Brokerage
401-4295 King St. East, Kitchener, ON N2P 0C6 | Canada

Confidentiality Agreement:

[NDA](#)



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