



**CANADIAN COMMERCIAL
ADVISORS TEAM**

A PART OF SAVE MAX

627 LYONS LANE, OAKVILLE, ON

MEDICAL/PROFESSIONAL OFFICE BUILDING | REDEVELOPMENT OPPORTUNITY



34900 SQ FT FREESTANDING OFFICE MEDICAL BUILDING AT QEW / TRAFALGAR



SAVE MAX
COMMERCIAL

RAMAN DUA

Broker

647.969.4924

SHAIFALI KAUSHIK

Realtor ® / CEO

647.969.4924

ANKURDEEP

Principle Advisor

647.613.9849

Canadian Commercial Advisors Team

PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL
LOT SIZE	1.24 AC
TOTAL BUILDING SIZE	34900 SQ FT
LAND SQUARE FOOTAGE	54014 SQ FT
ZONING	C3A
LOT FRONTAGE	312.10 FT
POSSESSION	FLEXIBLE
CURRENT OCCUPANCY	PARTIAL TENANT
ANNUAL TAXES	92000 (APPROX)

PROPERTY HIGHLIGHTS

- 1 The site is under a Zoning By-law Amendment application (File Z.1614.76) for a 27-28 storey residential condominium development.
- 2 Under the Livable Oakville Official Plan, this area falls within the Midtown Oakville Growth Area / Major Transit Station Area (MTSA), which permits intensification.
- 3 Existing planning policy allows up to 20 storeys as-of-right, with additional height through bonusing/planning approvals.
- 4 Existing Medical/Professional Office Zoning.









NEARBY AMENITIES

TRANSIT

- OAKVILLE GO STATION – MAJOR GO TRAIN AND BUS HUB, APPROXIMATELY 3-5 MINUTES AWAY.
- OAKVILLE GO BUS TERMINAL – REGIONAL TRANSIT CONNECTIONS.

EDUCATION

- SHERIDAN COLLEGE TRAFALGAR CAMPUS – ONE OF OAKVILLE'S MAJOR POST-SECONDARY INSTITUTIONS, APPROXIMATELY 7-8 MINUTES AWAY.

HEALTHCARE

- OAKVILLE TRAFALGAR MEMORIAL HOSPITAL – FULL-SERVICE HOSPITAL SERVING OAKVILLE AND SURROUNDING COMMUNITIES.
- ONE HEALTH MEDICAL OAKVILLE – NEARBY MEDICAL CLINIC AND URGENT CARE SERVICES.

SHOPPING & RETAIL

- OAKVILLE PLACE – MAJOR SHOPPING CENTRE WITH RETAIL, DINING, AND SERVICES.
- TRAFALGAR VILLAGE – SHOPPING AND DAILY CONVENIENCES.
- NEARBY RETAIL CORRIDOR INCLUDES LONGO'S, WALMART, CANADIAN TIRE, LCBO, HOMESENSE, AND STARBUCKS.

PARKS & RECREATION

- CORONATION PARK – POPULAR WATERFRONT PARK ON LAKE ONTARIO.
- LAKESIDE PARK – SCENIC WATERFRONT GREEN SPACE IN DOWNTOWN OAKVILLE.
- NEARBY OUTDOOR ATTRACTIONS INCLUDE SIXTEEN MILE CREEK TRAILS, LIONS VALLEY PARK, GLEN ABBEY GOLF CLUB, RIVER OAKS PARK, AND EXTENSIVE CYCLING/WALKING TRAILS.



ZONING HIGHLIGHTS / PERMITTED USES

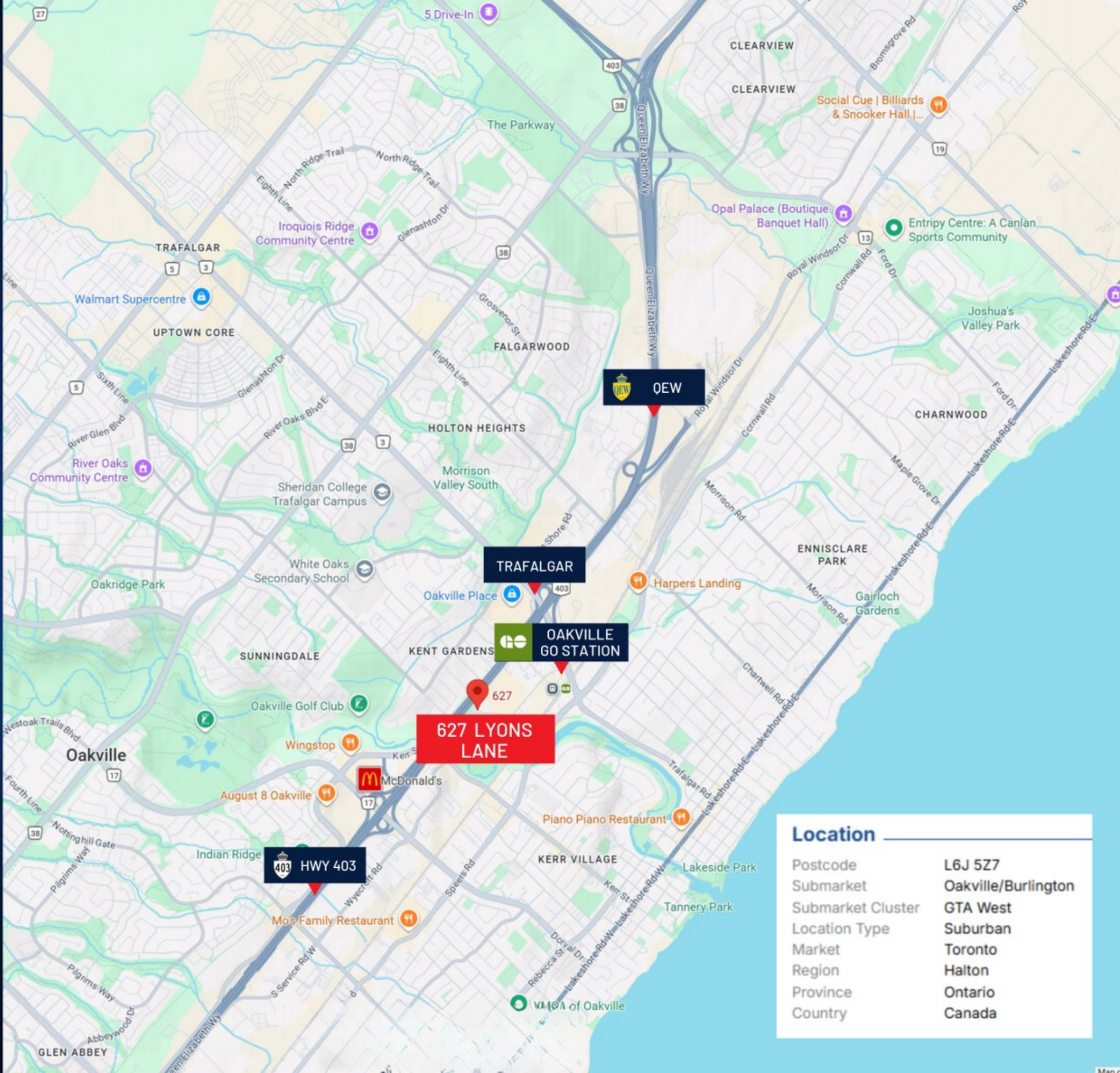
- Existing Commercial / Medical Office Use
- Ideal for Medical Clinics & Healthcare Practices
- Professional Offices
- Specialist Healthcare Services
- Diagnostic / Imaging Centres
- Physiotherapy & Rehabilitation Centres
- Dental Clinics
- Wellness & Therapy Centres
- Institutional Uses
- Administrative Offices
- Educational / Training Facilities (subject to municipal compliance)
- Ancillary Retail / Service Uses (where permitted)
- Strong redevelopment potential with approved/planned 26-storey residential intensification
- Located within Oakville's designated Midtown Growth & Intensification Corridor

LOCATION OVERVIEW

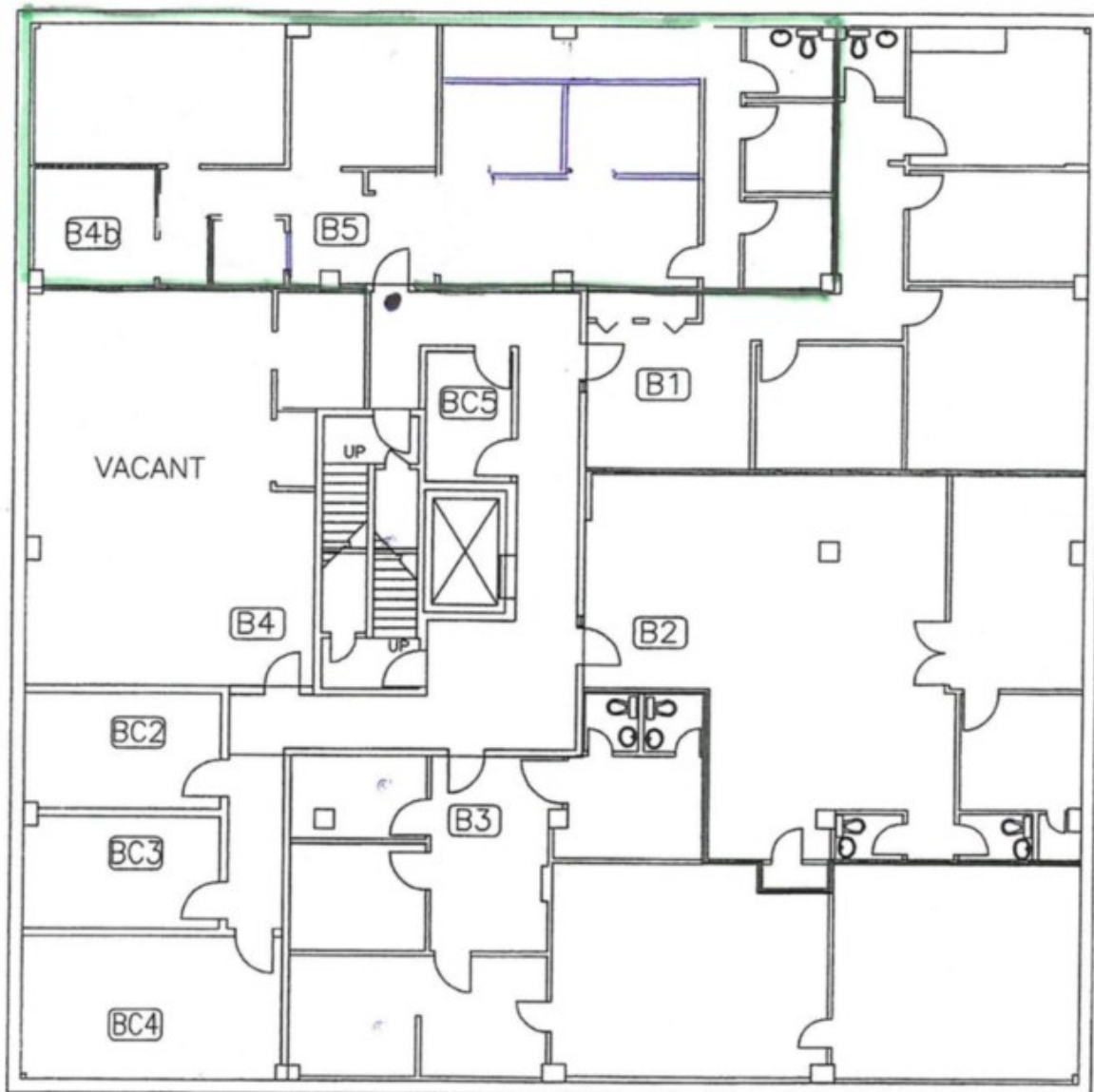
AIRPORT

Billy Bishop Toronto City	35 Min Drive
Toronto Person International	37 MIN DRIVE
John C. Munro Hamilton International	45 MIN DRIVE

- ✓ Approx. 2 mins (800m) to Oakville Trafalgar Memorial Hospital
- ✓ Approx. 4 mins (1.8 km) to Oakville Place
- ✓ Approx. 5 mins (2.5 km) to Oakville GO Station
- ✓ Approx. 6 mins (3 km) to Downtown Oakville & waterfront district
- ✓ Immediate connectivity to Queen Elizabeth Way / Highway 403 / Highway 407
- ✓ Located within Oakville's Midtown Growth Node and intensification corridor
- ✓ Surrounded by affluent residential communities and high household income demographics
- ✓ Walking distance to medical clinics, pharmacies, restaurants, and daily amenities
- ✓ Strong healthcare and professional office ecosystem in the immediate vicinity
- ✓ Exceptional access to public transit, major retail, and regional transportation networks
- ✓ Positioned in one of the GTA's strongest long-term redevelopment and investment corridors



FLOOR PLAN - BASEMENT



SUITE #	USABLE S/F	RENTABLE S/F
#B1	1,075 SQ. FT.	1,235 SQ. FT.
#B2	1,190 SQ. FT.	1,367 SQ. FT.
#B3	1,520 SQ. FT.	1,746 SQ. FT.
#B4*	931 SQ. FT.	1,070 SQ. FT.
#B5	1,312 SQ. FT.	1,507 SQ. FT.
* B4b included in B4	129 SQ. FT.	148 SQ. FT.
	6,028 SQ. FT.	6,925 SQ. FT.

PREPARED FOR:
L.Z. GROUP INC.

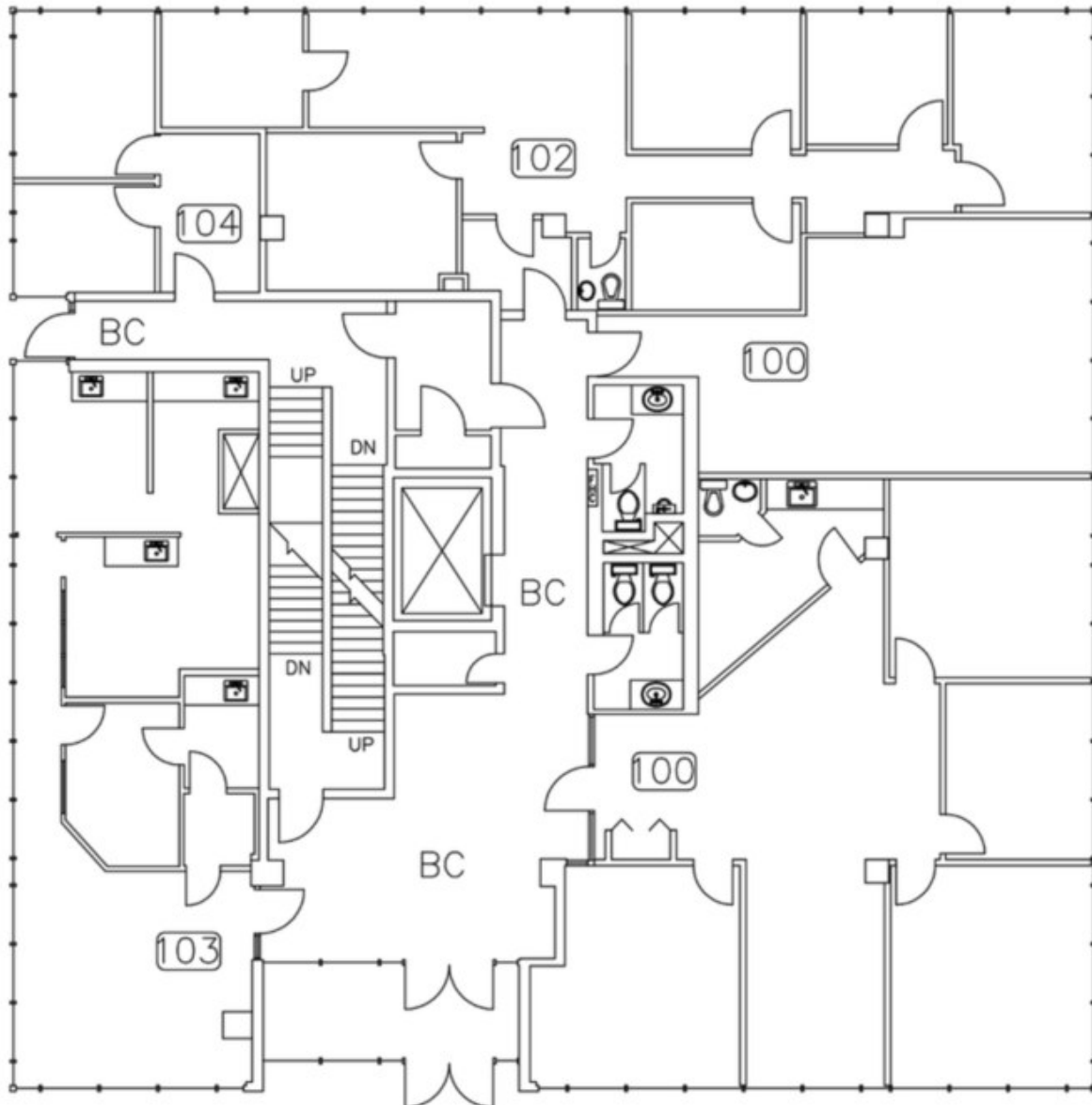
LOCATION:
BASEMENT
627 LYONS LANE
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: FEB 28, 2005
FILE # O-K627L
SCALE: NOT TO SCAL

FLOOR PLAN - FIRST FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#100	1,816 SQ. FT.	2,007 SQ. FT.
#102	1,074 SQ. FT.	1,187 SQ. FT.
#103	801 SQ. FT.	885 SQ. FT.
#104	269 SQ. FT.	297 SQ. FT.
	3,960 SQ. FT.	4376 SQ. FT.

PREPARED FOR:
L.Z. GROUP INC.

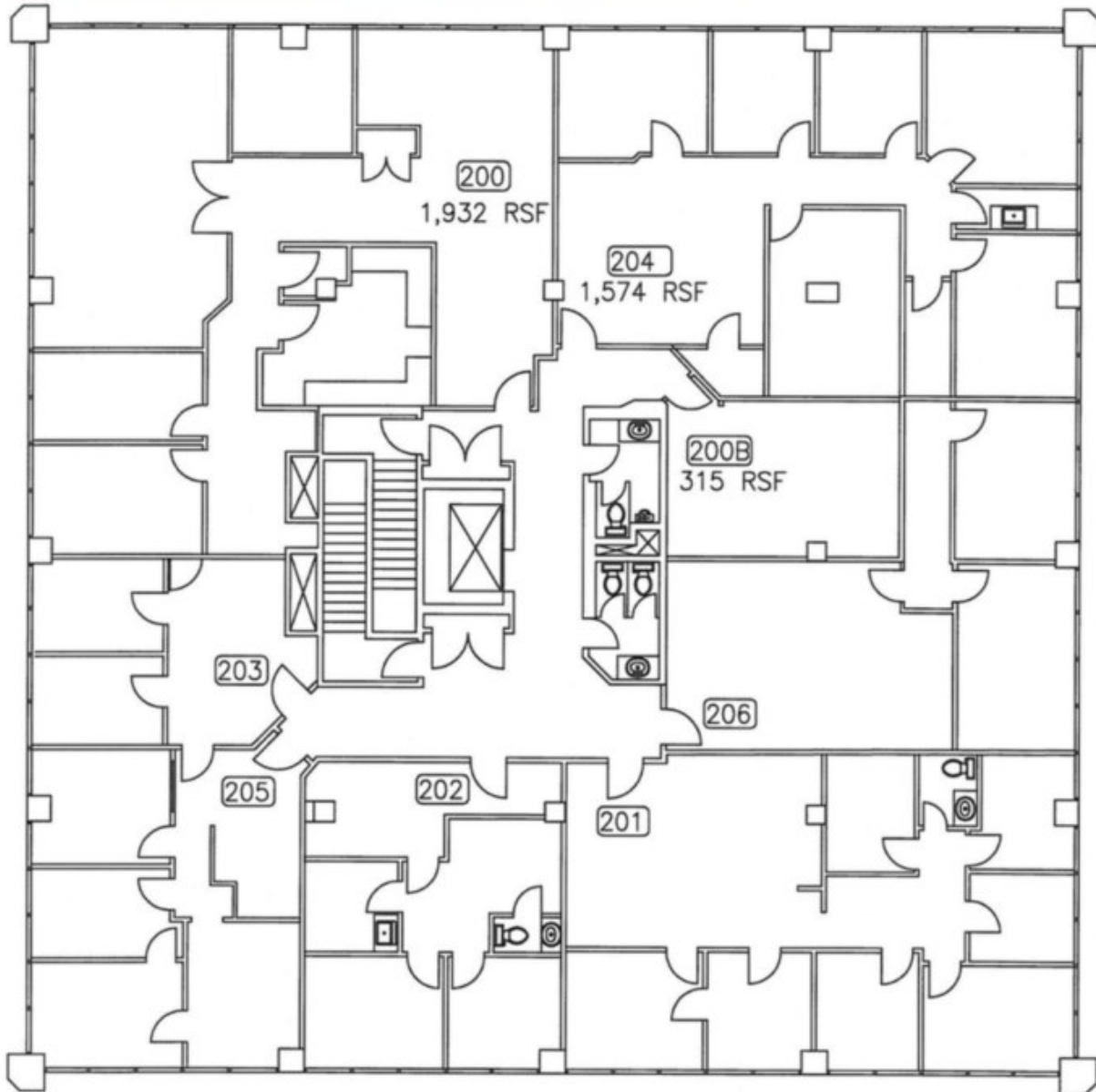
LOCATION:
GROUND FLOOR
627 LYONS LANE
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: NOV 22, 2012
FILE # O-K627L
SCALE: NOT TO SCALE

FLOOR PLAN - SECOND FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#200	1,717 SQ. FT.	1,932 SQ. FT.
#200B	284 SQ. FT.	320 SQ. FT.
#201	1,187 SQ. FT.	1,336 SQ. FT.
#202	579 SQ. FT.	651 SQ. FT.
#203	361 SQ. FT.	406 SQ. FT.
#204	1,399 SQ. FT.	1,574 SQ. FT.
#205	643 SQ. FT.	724 SQ. FT.
#206	778 SQ. FT.	875 SQ. FT.
	6,948 SQ. FT.	7,818 SQ. FT.

PREPARED FOR:
L Z PROPERTIES INC

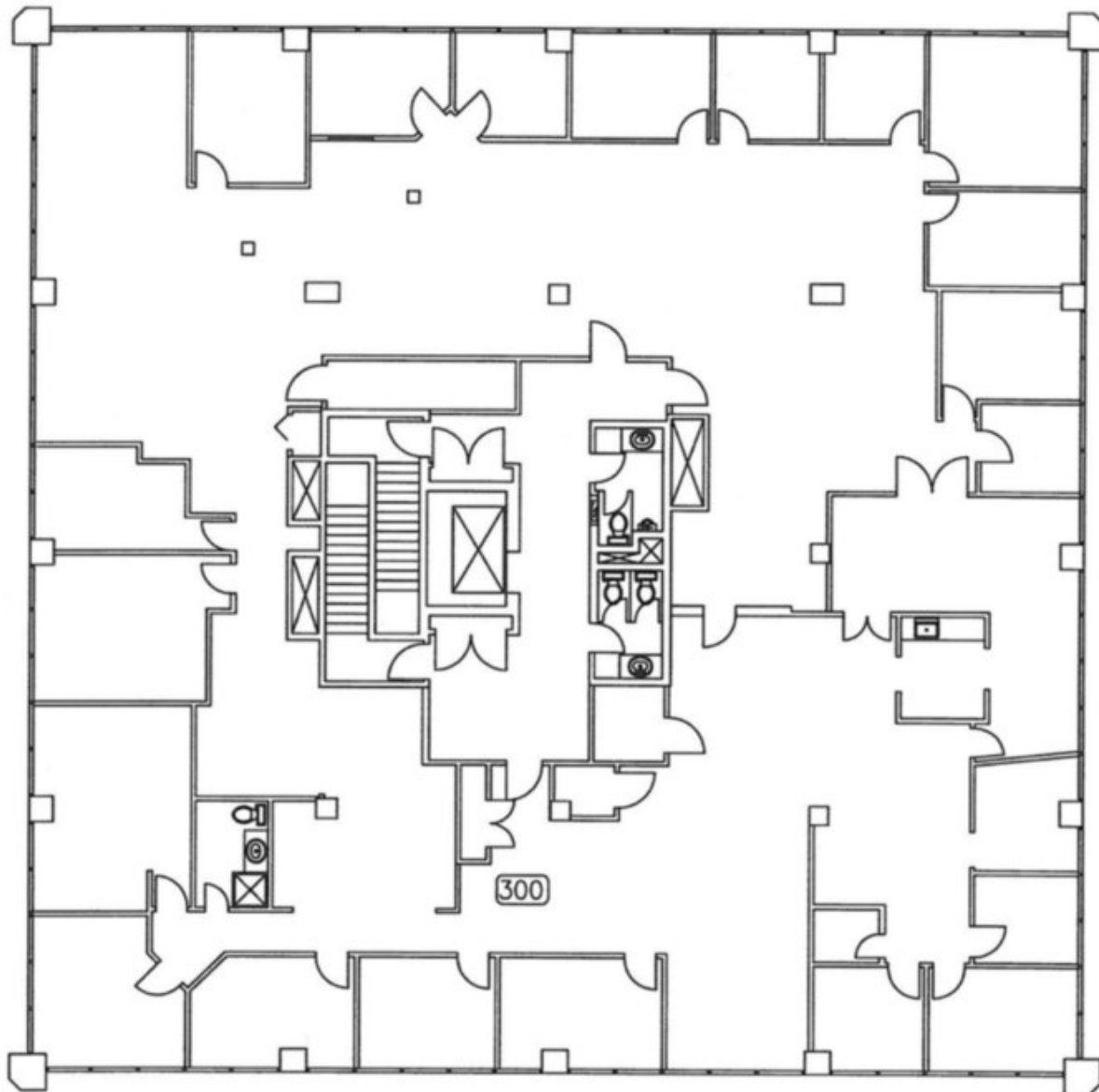
LOCATION:
SECOND FLOOR
627 LYONS LANE
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: OCT 24, 2013
FILE # O-K627L
SCALE: NOT TO SCALE

FLOOR PLAN - THIRD FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#300	7,500 SQ. FT.	7,780 SQ. FT.

PREPARED FOR:
L.Z. GROUP INC.

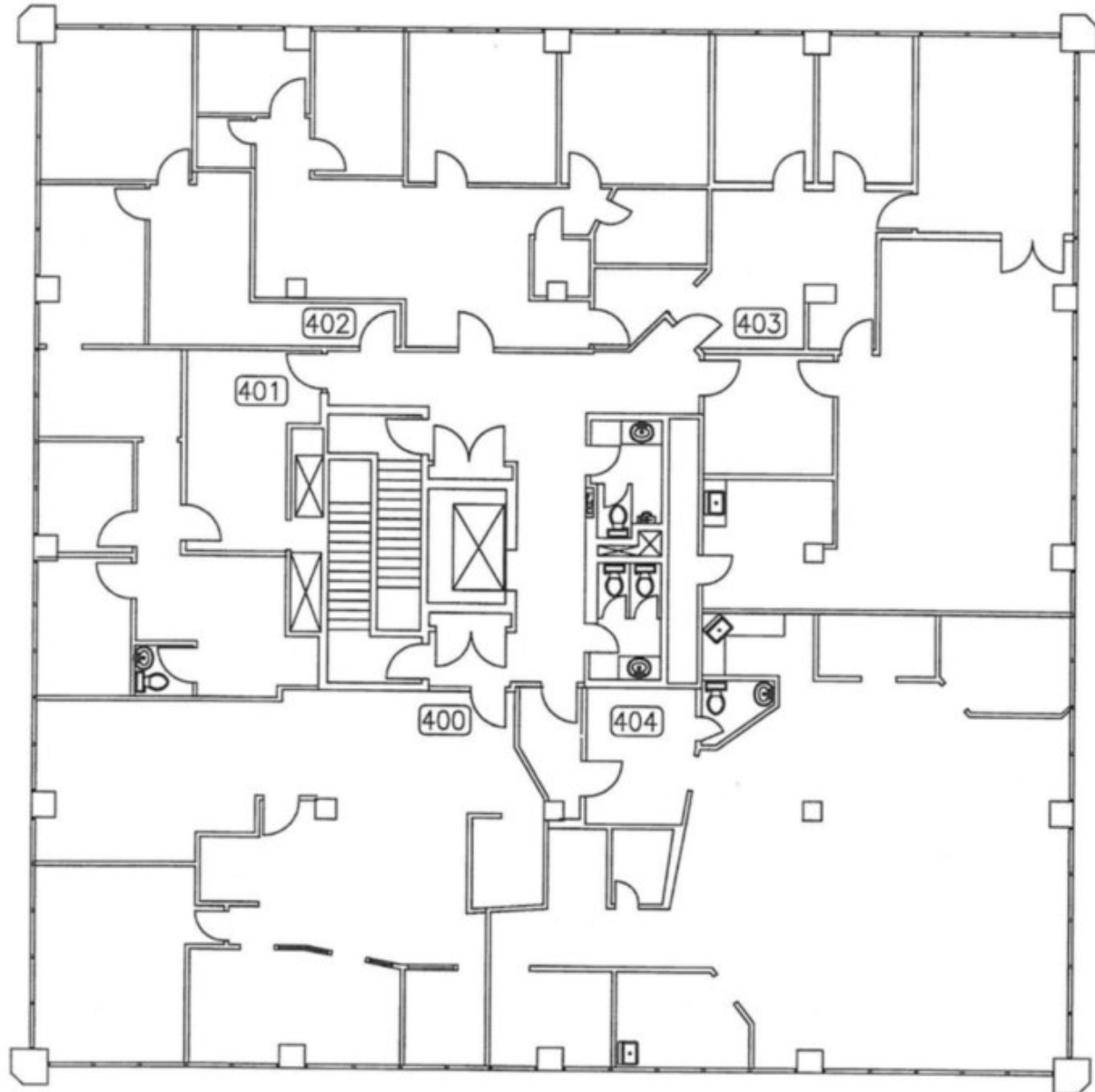
LOCATION:
THIRD FLOOR
627 LYONS LANE
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: OCT 24, 2013
FILE # O-K627L
SCALE: NOT TO SCALE

FLOOR PLAN - FOURTH FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#400	1,310 SQ. FT.	1,498 SQ. FT.
#401	677 SQ. FT.	774 SQ. FT.
#402	496 SQ. FT.	567 SQ. FT.
#403	2,635 SQ. FT.	3,013 SQ. FT.
#404	1,767 SQ. FT.	2,021 SQ. FT.
	6,885 SQ. FT.	7,873 SQ. FT.

PREPARED FOR:
L.Z. GROUP INC.

LOCATION:
FOURTH FLOOR
627 LYONS LANE
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: OCT 24, 2013
FILE # O-K627L
SCALE: NOT TO SCALE

ORIGINAL TOWNSHIP ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF DUNDAS STREET

KNOWN AS SOUTH SERVICE ROAD EAST
(TRANSFERRED TO THE TOWN OF OAKVILLE BY ORDER-IN-COUNCIL 456/79 DATED FEBRUARY 12, 1979 - MISC. PLAN 937 (PLAN P-1939-1165))
P.I.N. 24816-0079

LOT 15
CONCESSION 3 SOUTH OF DUNDAS STREET
(TOWNSHIP OF TRAFALGAR)
P.I.N. 24816-0078

KNOWN AS LYONS LANE
(TRANSFERRED FROM AS SHOWN ON REGISTERED PLAN 431)
P.I.N. 24816-0077

PART 2 - SURVEY REPORT

- 1. MONUMENTATION:**
IN ACCORDANCE WITH THE TOWN OF OAKVILLE ACT, 1971 UNDER THE SURVEYORS ACT.
- 2. COMPARISONS:**
TOWN OF OAKVILLE BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS COMPARISONS ON FACE OF THE PLAN.
- 3. FENCES:**
AS INDICATED ON FACE OF THE PLAN.
- 4. ENCROACHMENTS:**
ASIDE FROM FENCES, THE FOLLOWING ITEMS MAY CONSTITUTE AN ENCROACHMENT:
(1) THERE IS AN UNDERGROUND WATER PIPE CROSSING THE SUBJECT LOTS AT THE SOUTHWEST CORNER. IT ALSO CROSSES THE LOTS TO THE NORTHWEST AND CROSSES THE SUBJECT LOTS OUTSIDE THE BOUNDS OF THE FENCED (PART 2, PLAN 208-2933).
THE LOCATION OF THE UNDERGROUND WATER PIPE WAS AS MARKED ON THE GROUND.
(2) THERE IS AN UNDERGROUND CONCRETE PIPE DIAMETER OF 0.300 M CROSSING THE SUBJECT LOTS AT THE SOUTHWEST CORNER. IT CROSSES SOUTH SERVICE ROAD EAST AND LIES WITHIN THE GREEN EASEMENT WAY.
(3) AN ANCHOR BOLT ASSOCIATED WITH AN UTILITY POLE IN LYONS LANE IS LOCATED WITHIN THE BOUNDS OF THE SUBJECT LOTS.
(4) PART OF THE CONCRETE EASEMENT ALONG LYONS LANE IS PARTLY LOCATED WITHIN THE BOUNDS OF THE SUBJECT LOTS.
(5) PART OF THE CONCRETE EASEMENT ALONG LYONS LANE IS PARTLY LOCATED WITHIN THE BOUNDS OF THE SUBJECT LOTS AND THE LOTS ADJACENT TO THE WEST.
- 5. EASEMENTS/RIGHTS-OF-WAY:**
SUBJECT TO EASEMENT IN FAVOR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS PER MEMORANDUM OF AGREEMENT MADE ON NOVEMBER 1949, REGISTERED AS INSTRUMENT N° 432221 ON MAY 20, 1979 UNDER PART 2, PLAN 208-2933.
- 6. PARKING SPACES:**
THERE ARE 101 PARKING SPACES PROVIDED INCLUDING 2 HANDICAPPED SPACES.
- 7. ZONING:**
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

CLIENT'S NOTE:
THIS REPORT WAS PREPARED FOR THE TOWN OF OAKVILLE BY FRED G. CURRINGHAM INCORPORATED. THE TOWN OF OAKVILLE HAS REVIEWED THIS REPORT AND HAS ACCEPTED THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES OF THE TOWN OF OAKVILLE ACT, 1971.

SURVEYOR'S CERTIFICATE:
I, FRED G. CURRINGHAM, INCORPORATED, A CORPORATION OF THE PROVINCE OF ONTARIO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE SURVEY REPORT AS PREPARED BY ME OR BY A SURVEYOR EMPLOYED BY ME, AND THAT I AM A SURVEYOR IN GOOD STANDING AND A MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS OF ONTARIO.

DATE: JANUARY 1, 1981

FRED G. CURRINGHAM INCORPORATED
1000 WESTERN ROAD, UNIT 30
BURLINGTON, ONTARIO L7R 4K1
PHONE: (519) 681-1001
FAX: (519) 681-1010

COPIES OF REPORT:
1 - TOWN OF OAKVILLE
1 - CLIENT
1 - FRED G. CURRINGHAM INCORPORATED
1 - FRED G. CURRINGHAM INCORPORATED (FOR ARCHIVE)

GRAPHIC SCALE:
1" = 300'

KEY PLAN:
NOT TO SCALE

NOTES:
1. THE PLAN IS NOT A FINAL SURVEY REPORT. IT IS A PRELIMINARY REPORT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES OF THE TOWN OF OAKVILLE ACT, 1971.

DEEDING NOTE:
ALL MEASUREMENTS BETWEEN BOUNDARIES AND AREAS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REPORT AND THE TOWN OF OAKVILLE ACT, 1971. THE TOWN OF OAKVILLE HAS REVIEWED THIS REPORT AND HAS ACCEPTED THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES OF THE TOWN OF OAKVILLE ACT, 1971.

METRIC NOTE:
ALL MEASUREMENTS ARE IN METERS AND ARE BASED ON THE SURVEY REPORT AND THE TOWN OF OAKVILLE ACT, 1971. THE TOWN OF OAKVILLE HAS REVIEWED THIS REPORT AND HAS ACCEPTED THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES OF THE TOWN OF OAKVILLE ACT, 1971.

PROPOSED REDEVELOPMENT PLAN



627 Lyons Lane

OAKVILLE, ONTARIO

PROPOSED RESIDENTIAL DEVELOPMENT

Sheet List			
Sheet Number	Sheet Name	Sheets Issued	Sheets Issued
11 REZONING			
0A0			
0A0.0	Cover Sheet		
0A1			
0A1.1	Context Map and Statistics		
0A1.2	Survey		
0A1.3	Site Plan		
0A2			
0A2.1	Floor Plan - Level P3		
0A2.2	Floor Plan - Level P2		
0A2.3	Floor Plan - Level P1		
0A2.4	Floor Plan - Level 1		
0A2.5	Floor Plan - Mezzanine		
0A2.6	Floor Plan - Level 2-3		
0A2.8	Floor Plan - Level 4-7		
0A2.11	Floor Plan - Level 8 - 26		
0A2.13	Floor Plan - Level M/H		
0A2.14	Floor Plan - Level Roof Plan		
0A3			
0A3.1	Elevation - East		
0A3.2	Elevation - North		
0A3.3	Elevation - West		
0A3.4	Elevation - South		
0A4			
0A4.1	Building Sections		
0A5			
0A5.2	Sun/Shadow Diagram - June		
0A5.1	Sun/Shadow Diagram - March / September		
0A5.3	Sun/Shadow Diagram - December		
0A6			
0A6.3	Perspectives		
0A6.1	3D Perspective Views		
0A6.2	3D Perspective Views		
0A5.4	3D Perspective Views		
LIST OF CONSULTANTS			
ARCHITECT			
KIRKOR ARCHITECTS AND PLANNERS			
20 DeBoers Drive, #400			
Toronto, Ontario, M3J 0H1			
T: 416-665-0090			
Contact: Adrienne Lee			
PLANNER			
DAVID NELSON PLANNING CONSULTANT			
382 Bartos Drive			
Oakville, Ontario, L6L 3E6			
T: 905-580-9431			
Contact: David Nelson			
CIVIL ENGINEER			
VALDOR ENGINEERING INC.			
741 Rowntree Dairy Road, Suite 2			
Woodbridge, Ontario, L4L 59			
T: 905-264-0054 ext. 224			
Contact: David Gugliuzza			
LANDSCAPE ARCHITECT			
ADESSO DESIGN INC.			
218 Locke Street South, 2nd floor			
Hamilton, Ontario, L8P 4B4			
T: 905-526-8876			
Contact: Mario Paltucci, Christina Vannell			
TRAFFIC CONSULTANT			
PARADIGM TRAFFIC SOLUTIONS			
5A- 150 Pineview Road			
Cambridge, Ontario, N1R 6J8			
Contact: Adam Makarewicz			
ACOUSTIC ENGINEER			
HGC ENGINEERING			
2000 Argente Road, Plaza One, Suite 203			
Mississauga, Ontario, L5N 1P7			
Contact: Sheeba Paul			
SURVEYOR			
CUNNINGHAM MCCONNELL LTD.			
1200 Speers Road			
Oakville, Ontario, L6L 2X4			
T: 905-845-3497			
Contact: Bob McConnell			
AIR QUALITY CONSULTANT			
BCX ENVIRONMENTAL CONSULTING			
109 Main Street South			
Newmarket, Ontario, L3Y 3Y8			
Contact: Bridget Mills			
SOIL CONSULTANT			
ALTECH ENVIRONMENTAL CONSULTING LTD.			
789 Don Mills Road, Suite 403			
Toronto, Ontario, M3C 1T5			
Contact: Navneet Rehman			
GEOTECHNICAL CONSULTANT			
GOLDER			
210 Shekton Drive			
Cambridge, Ontario, N1T 1A8			
Contact: Dan Urein			



FOR MORE INFORMATION PLEASE CONTACT:



RAMAN DUA

Broker

905.459.7900



SHAIFALI KAUSHIK

Realtor ®

647.969.4924



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