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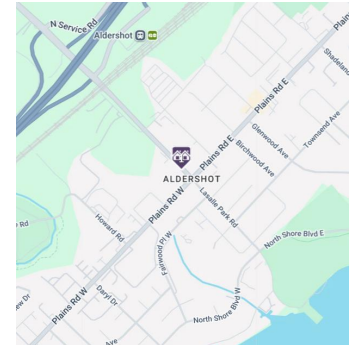
RAY LOYA

905.906.5692
www.rayloya.com



Mixed-Zone Development Site For Sale

1016 Waterdown Rd, Burlington



COMMENTS:

- **ZONING!** Redevelopment Opportunity! Potential to build 11-storey building, with strong possibility to seek additional height. The current zoning allows for a versatile mix of residential apartments, retail, and commercial spaces along major transit corridors.
- **LOCATION!** Ideally situated, the site offers excellent accessibility via local bus routes, major highways (403 & 407), and is within walking distance to the Aldershot GO station. Located in a highly desirable area puts amenities at your fingertips, including shopping and services in Waterdown and Burlington, (only 10 minute drive from IKEA, and Mapleview Mall). Residents can also enjoy nearby nature and leisure spots as the Bruce Trail, the Royal Botanical Gardens (RBG), LaSalle Park & Marina, and Hidden Valley Park.
- **ADDED BENEFIT!** Previously home to single-family dwellings, the site already has municipal services in place, streamlining the development process.
- **POTENTIAL** to enlarge the development site to approx .951 acres with frontage on Plains Rd and Waterdown Rd.

SALE PRICE: \$1,550,000

SIZE: 7,470 SQ FT

LOT SIZE: 50 x 150 SQ FT
.171 Acres

TAXES: \$3,218.00 (2026)

ZONING: H-MXG-534
(Holding Mixed-Use Corridor General)

ADDITIONAL COMMENTS:

- * Please do not go direct.
- * Contact listing agent for a tour and additional information to discuss all possible options.

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Zoning Uses

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Retail Commercial				
Department Store				
Flea Market				
Large Building Supplies/Garden Store				
Large Furniture and Appliance Store				
Large Home and Auto Supplies Store				
Warehouse Club				
Supermarket/Grocery Store		✓		
Convenience/Specialty Foods Store	✓ (a)	✓	✓	✓
Farmers' Market				
Other Retail Stores	✓ (a)	✓	✓ (l)	✓
Service Commercial				
Standard Restaurant	✓	✓	✓	✓
Standard Restaurant with Dance Floor	✓ (r)	✓ (r)	✓	✓ (r)
Fast Food Restaurant	✓	✓	✓	✓
Convenience Restaurant	✓	✓	✓	✓
Funeral Home		✓		
Dry Cleaning Depot, Laundromat, Laundry Service	✓ (a)	✓	✓	✓
Veterinary Services	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Elevated Parking Facility	✓ (i)	✓ (i)	✓ (i)	✓ (k)
Other Service Commercial Uses	✓ (a)	✓	✓	✓
Outdoor Patio	✓ (s)	✓ (s)	✓ (s)	✓ (s)
Office				
All Office Uses	✓	✓	✓	✓
Community				
Community Institution	✓	✓	✓	
Hospitality				
Convention/Conference Centre		✓ (b,c)	✓ (b)	
Banquet Centre		✓ (b,c)	✓ (b)	
Caterer		✓	✓	✓
Automotive				
Car Wash per Part 1, 2.9	✓ (b,c)	✓ (b,c)	✓ (b)	
Motor Vehicle Service Station per Part 1, 2.10	✓ (c)	✓ (b,c)	✓	
Motor Vehicle Sales, Leasing, Rental, and Service	✓ (e,f)	✓ (c,g)	✓	
Motor Vehicle Repair Garage		✓ (b,c)	✓ (b)	
Taxi-cab Garage		✓ (b,c)		
Retail Propane Facility per Part 1, 2.7		✓ (b,c)	✓	
Industrial				
Industrial Uses permitted in a GE2 zone			✓ (j)	
Entertainment and Recreation				
Recreational Establishment	✓	✓	✓	✓
Entertainment Establishment	✓	✓	✓	✓
Night Club	✓ (b,c,h)	✓ (b,c,h)		
Residential				
Apartment Building	✓	✓ (a)		✓
Retirement Home	✓	✓		✓
Dwelling Units in a commercial/office building	✓	✓		✓
Stacked Townhouse (see Subsection 5)	✓ (n)	✓ (n)		✓ (n)
Back-to-Back Townhouse (see Subsection 5)	✓ (o)	✓ (o)		✓ (o)
Townhouse (see Subsection 5)	✓ (p)	✓ (p)		✓ (p)
Additional Residential Units	✓ (r)	✓ (r)		✓ (r)

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