



# BRAMPTON & CALEDON

## RESIDENTIAL LAND PORTFOLIO



**11229 TORBRAM ROAD,  
BRAMPTON (± 9.7 AC)**



**11258 TORBRAM ROAD,  
BRAMPTON (± 10.2 AC)**



**10475 HERITAGE ROAD,  
BRAMPTON (± 49.2 AC)**



**DOTCHSON AVENUE LANDS,  
CALEDON (± 1.9 AC)**

**4 DEVELOPMENT PARCELS COMPRISING ± 72 ACRES**



## The Offering

Jones Lang LaSalle Real Estate Services, Inc. and RE/MAX Excel Realty Ltd. (the “Advisors”) are pleased to offer for sale a 100% freehold interest in four separate residential development sites located at **11229 Torbram Road**, **11258 Torbram Road** and **10475 Heritage Road** in Brampton, Ontario, and **0 Dotchson Avenue** in Caledon, Ontario (collectively, the “Portfolio”, the “Properties”, the “Sites”). The Properties are being offered for sale with the flexibility to purchase parcels together or separately. The Portfolio presents an opportunity for a purchaser to acquire a mix of development sites that vary in scale and product type within rapidly expanding and highly sought-after residential communities.

The Properties comprise approximately 72 acres of land in total, situated within the Brampton and Caledon markets, with each Site currently at varying stages of the entitlement process. The Portfolio includes land parcels with a range of future development scale, including a site slated for almost immediate construction of 32 townhouse units, two sites consisting of single detached and townhouse units slated for short and medium-term delivery, and a large-scale parcel with medium to high-density development potential adjacent to the proposed Heritage Heights GO Station.

## Investment Highlights



### Opportunity to Purchase Parcels Together or Separately

Purchasers have the ability to acquire individual or multiple properties within the Portfolio, allowing for flexibility in size and use based on buyer preference.



### Well-Positioned in Path of Future Development

The Sites are clearly situated in the path of urban expansion within two of the fastest-growing municipalities of the Greater Toronto Area (“GTA”), and are primed for future development as each node continues to be built out.



### Excellent Transit and Highway Accessibility

The Properties are located proximate to major roadways and highways, connecting future residents to local schools, parks and retail amenities, along with the broader GTA.



### Various Stages of Development Approvals

The Sites are in varying stages of the approval process, offering purchasers flexibility based on preferred timing to development and sales.

## Portfolio Overview



PROPERTY	11229 TORBRAM RD	11258 TORBRAM RD	10475 HERITAGE RD	0 DOTCHSON AVE
<b>PIN</b>	142220328	142220326	143630076	142356794
<b>Lot Size</b>	9.7 acres	10.2 acres	49.2 acres	1.9 acres
<b>Frontage</b>	420 feet	200 feet	1,500 feet	370 feet
<b>Depth</b>	1,030 feet	2,200 feet	1,910 feet	220 feet
<b>Development Type</b>	Low-Density	Low-Density	Medium to High-Density	Low-Density
<b>Estimated # of Units</b>	56 single detached + 25 part lots + 9 townhouse units (2 blocks)	41 single detached + 68 part lots + 18 townhouse units (4 blocks)	2,500+ high-rise and townhouse units	32 townhouse units
<b>Official Plan</b>	Residential	Residential & Open Space	Urban Development Area, Open Space & Designated Greenfield Area	Residential
<b>Zoning</b>	Residential Single Detached (R1F); Residential Townhouse (R3E); Open Space (OS)1	Residential Single Detached (R1F); Residential Townhouse (R3E); Open Space (OS)1	Agricultural (A)	Mixed Density Residential (RMD-553)
<b>Entitlement Status</b>	Draft Plan of Subdivision approved	Draft Plan of Subdivision approved	No application submitted	Draft Plan of Subdivision approved
<b>Existing Conditions</b>	Vacant and unimproved	Partially serviced	Vacant and unimproved	Partially serviced



## 11229 Torbram Road, Brampton, ON



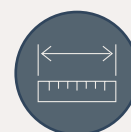
11229 Torbram Road is a low-density residential development site located along the east side of Torbram Road, north of Countryside Drive in the City of Brampton. The Site is designated as Residential lands per the City of Brampton’s Official Plan and defined as ‘Low Density’ in the Countryside Villages Secondary Plan Area 48 (b). A Zoning By-Law Amendment (“ZBLA”) was approved, with conditions, permitting the development of nine townhouse units across two blocks, 56 single detached homes, 25 partial lots to be exchanged with neighbouring landowners in the Block 48-2 cost sharing group and a 0.53-acre public park. A Draft Plan of Subdivision was submitted for the Site together with the ZBLA and was approved in March-2023.



**PIN**  
142220328



**Total Area**  
9.7 Acres



**Frontage**  
420 Feet



**Depth**  
1,030 Feet

## 11258 Torbram Road, Brampton, ON



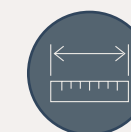
11258 Torbram Road is a low-density residential development site situated on the west side of Torbram Road, north of Countryside Drive in the City of Brampton. The Site is designated as Residential and Open Space lands per the City of Brampton’s Official Plan, with the Countryside Villages Secondary Plan Area 48 (b) denoting the lands as ‘Low Density’ on the east portion and ‘City Wide Park’ on the western section. The Property received approval of ZBLA and Draft Plan of Subdivision in December-2022, which permits a development of 18 townhouse units across four blocks, 41 single detached homes and 68 partial lots to be exchanged with neighbouring landowners in the Block 48-2 cost sharing group. The neighbouring development site to the south of the Property has commenced servicing work, progressing the timeline to development of the Site.



**PIN**  
142220326



**Total Area**  
10.2 Acres



**Frontage**  
200 Feet



**Depth**  
2,200 Feet



## 10475 Heritage Road, Brampton, ON



10475 Heritage Road is a 49.2-acre development site located on the east side of Heritage Road, north of Bovaird Drive West, within the recently approved Heritage Heights Secondary Plan. The Property is situated adjacent to the proposed Heritage Heights GO Station, offering the potential to develop a multi-tower, mixed-use development of scale over the medium to long-term. A development concept has been completed for the Site by Glen Schnarr & Associates Inc., which incorporates relevant planning policies, zoning and urban design guidelines for the area and contemplates over 1.5 million square feet (“sf”) of density and more than 2,500 residential units across three high-rise towers, four mid-rise buildings and multiple forms of townhouses. The Property offers an incoming owner the opportunity to conceptualize a comprehensive development plan, with scale that permits optionality to complete the project in multiple phases over several years.



**PIN**  
143630076



**Total Area**  
49.2 Acres

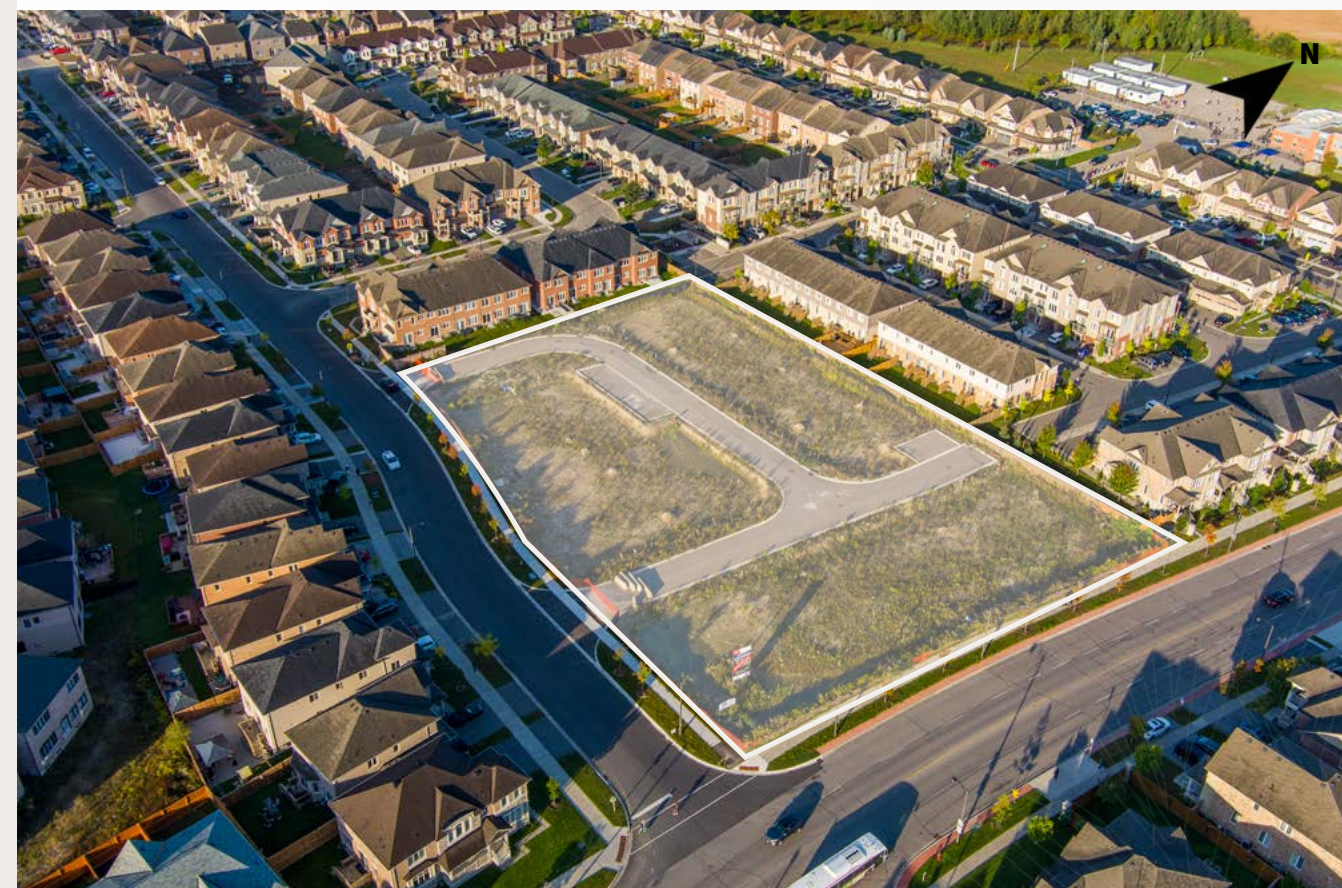


**Frontage**  
1,500 Feet



**Depth**  
1,910 Feet

## Dotchson Avenue Lands, Caledon, ON



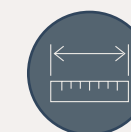
The Property is a partially serviced, townhouse development site located at the northwest corner of Dotchson Avenue and Kennedy Road North, representing one of the last remaining development blocks within a recently constructed residential subdivision, comprising predominantly single detached homes and townhouses. The current development plans contemplate 32 townhouse units across six development blocks that can be developed almost immediately by an incoming owner. The Site is partially serviced with internal roadways and curbs completed to date. The townhouse units within the approved development comprise 18-foot lot frontages, and unit sizes ranging from 2,128 sf to 2,592 sf. The Dotchson Avenue Lands provide an excellent opportunity for a developer to build out the final site within an established residential neighbourhood.



**PIN**  
142356794



**Total Area**  
1.9 Acres



**Frontage**  
370 Feet



**Depth**  
220 Feet



# Abundant Nearby Amenities

Situated in the municipalities of Brampton and Caledon, the Sites benefit from being located in two of the fastest-growing communities in Ontario. The Properties are proximate to established residential neighbourhoods with several desirable amenities, including parks, recreation facilities, schools, and retail centres.

## EDUCATION

- 1 Mayfield Secondary School
- 2 Countryside Village Public School
- 3 St. Marguerite D'Youville Secondary School
- 4 Southfields Village Public School
- 5 St. Evan Catholic Elementary School
- 6 Brampton Christian School
- 7 Tony Pontes Public School
- 8 Sandalwood Heights Secondary School
- 9 Jean Augustine Secondary School
- 10 Aylesbury Public School

## RECREATIONAL

- 1 Mayfield Recreation Complex
- 2 Sesquicentennial Park
- 3 Save Max Sports Centre
- 4 Heart Lake Conservation Park
- 5 Southfields Community Centre
- 6 Brampton Fairgrounds
- 7 John Clarkson Park
- 8 Turnberry Golf Club
- 9 Creditview Park
- 10 Andrew McCandless Park
- 11 Cassie Campbell Community Centre

## RETAIL

- 1 SmartCentres Brampton Northeast
- 2 Chalo FreshCo Airport & Countryside
- 3 Chalo FreshCo Bramalea & Sandalwood
- 4 Trinity Commons Mall
- 5 Sobeys Mayfield
- 6 Longos Mt. Pleasant
- 7 Credit Ridge Commons



Heart Lake Conservation Park



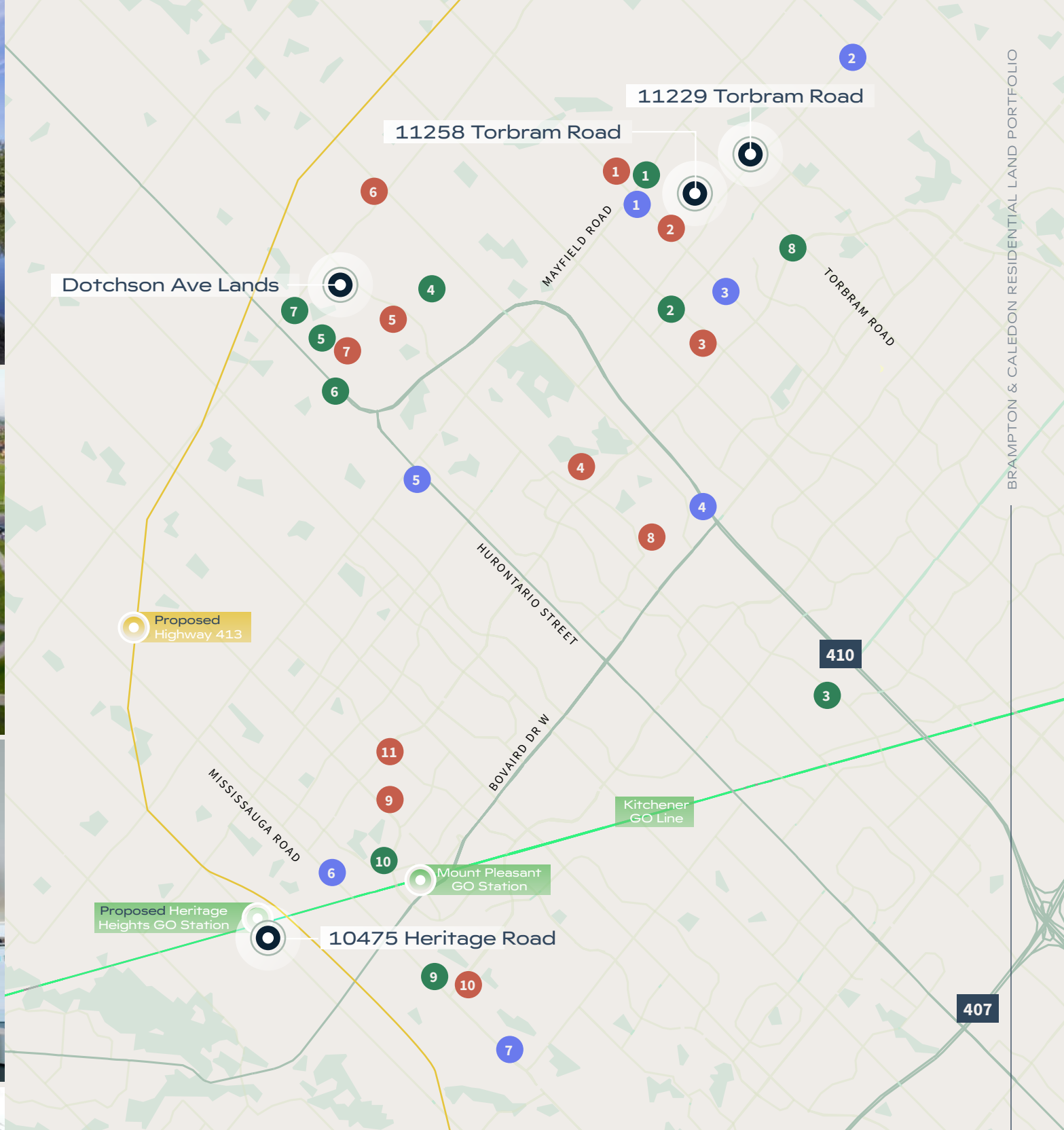
Sesquicentennial Park



Brampton Library



Brampton ZUM Transit



# Excellent Vehicular Connectivity

In addition to being situated near numerous attractive amenities, the Sites offer excellent accessibility to Highway 410 and the 400-series highway network, connecting future residents to the rest of the GTA. The strategic location of both municipalities near large urban centres, excellent transportation networks, robust employment opportunities and a unique blend of urban and rural amenities have continued to attract a large proportion of the GTA's new residents.





**& BRAMPTON  
& CALEDON**

**RESIDENTIAL LAND PORTFOLIO**

## Free and Clear

The Portfolio is being offered free and clear of existing debt.

## Offering Process

Jones Lang LaSalle Real Estate Services, Inc. and RE/MAX Excel Realty Ltd. (the “Advisors”) have been exclusively retained to seek proposals to acquire the Portfolio. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Portfolio.

JONES LANG LASALLE REAL ESTATE SERVICES, INC.  
Bay Adelaide East, 22 Adelaide St. W., Suite 2600  
Toronto, ON M5H 4E3  
tel +1 416 304 6000 fax +1 416 304 6001  
www.jll.ca

RE/MAX Excel Realty Ltd.  
50 Acadia Avenue, Suite 120  
Markham, ON L3R 0B3  
tel +1 905 475 4750 fax +1 905 475 4770  
www.remaxexcel.com

**All inquiries regarding the Portfolio should be directed to:**

**Matt Picken\***

JLL Capital Markets  
+ 1 416 304 6020  
Matt.Picken@jll.com

**Bryce Gibson\***

JLL Capital Markets  
+ 1 416 238 9785  
Bryce.Gibson@jll.com

**Tyler Randa\***

JLL Capital Markets  
+ 1 416 855 0925  
Tyler.Randa@jll.com

**Ruby Sangha\***

RE/MAX Excel Realty Ltd.  
+ 1 416 729 3800  
RSangha59@gmail.com

\*Sales Representative



**RE/MAX**  
EXCEL REALTY LTD.,  
BROKERAGE