



# TORBRAM & COUNTRYSIDE



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

INVESTMENT SUMMARY

11229 & 11258 Torbram Road, Brampton, ON

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



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



±20 Acres of Approved Low-Rise Residential Development Land



## 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 two low-rise development sites located at **11229 and 11258 Torbram Road** in Brampton, Ontario (the “Properties” or the “Sites”). The Properties comprise two approved development sites that have both received approval of Draft Plan of Subdivision. The Properties are being offered for sale with the flexibility to purchase the parcels together or separately.

### 11229 Torbram Road, Brampton, ON



**PIN**  
142220328



**Total Area**  
9.7 Acres



**Frontage**  
420 Feet



**Depth**  
1,030 Feet

### 11258 Torbram Road, Brampton, ON



**PIN**  
142220326



**Total Area**  
10.2 Acres



**Frontage**  
200 Feet



**Depth**  
2,200 Feet

## Property Overview

			
PROPERTY	11229 TORBRAM ROAD	11258 TORBRAM ROAD	
PIN	142220328	142220326	
Lot Size	9.7 acres	10.2 acres	
Frontage	420 feet	200 feet	
Depth	1,030 feet	2,200 feet	
Development Type	Low-Density	Low-Density	
Estimated # of Units	56 single detached + 25 part lots + 9 townhouse units (2 blocks)	41 single detached + 68 part lots + 18 townhouse units (4 blocks)	
Official Plan	Residential	Residential & Open Space	
Zoning	Residential Single Detached (R1F); Residential Townhouse (R3E); Open Space (OS)1	Residential Single Detached (R1F); Residential Townhouse (R3E); Open Space (OS)1	
Entitlement Status	Draft Plan of Subdivision approved	Draft Plan of Subdivision approved	
Existing Conditions	Vacant and unimproved	Vacant with services available	



# Investment Highlights



## Opportunity to Develop Two Sites in a Rapidly Growing Market

The Properties are located within the next phase of urban expansion in the north end of the rapidly growing municipality of Brampton. With approvals already in place, and preliminary servicing being completed at 11258 Torbram Road, the Properties represent an opportunity to develop a mix of detached and townhouse units in the near-term in an area with strong demographic trends.



## Resilient Market Fundamentals and Demographic Tailwinds

Rapid population growth in Brampton over the past several years has supported robust demand for new housing. The Bank of Canada’s policy interest rate cuts during the second half of 2024 and into the first half of 2025 have increased homebuyer purchasing power and are expected to aid in the recovery of GTA’s housing market, positioning a developer well to take advantage of the entitlement work completed to date for both Properties.

**11229 Torbram Road** is a low-density residential development site located along the east side of Torbram Road, north of Countryside Drive in 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.



**11258 Torbram Road** is a low-density residential development site situated on the west side of Torbram Road, north of Countryside Drive in 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.



## Abundant Nearby Amenities

Situated in the rapidly expanding municipality of Brampton, the Sites are located in one of the fastest-growing cities in Canada. 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



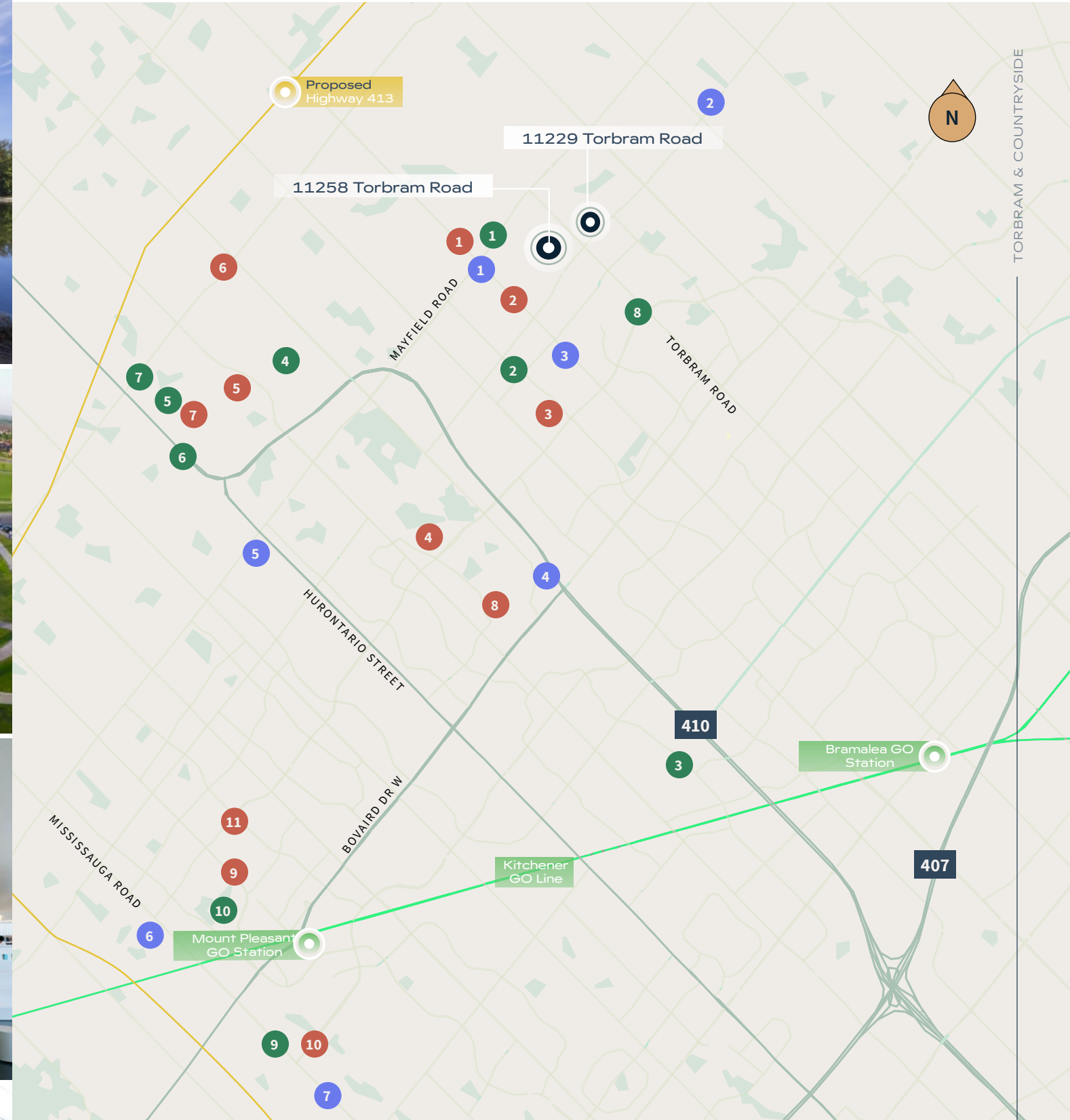
Sesquicentennial Park



Brampton Library



Brampton ZUM Transit



## Excellent Vehicular Connectivity

In addition to being located 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. Brampton's strategic location in the centre of the GTA will provide future residents access to multiple transportation networks, robust employment opportunities and a unique blend of urban and rural amenities that has continued to attract a large proportion of the GTA's new residents.





# & TORBRAM COUNTRYSIDE

11229 & 11258 Torbram Road, Brampton, ON

## Free and Clear

The Properties are 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 11229 & 11258 Torbram Road. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Properties.

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