



For Sale:

Residential Condo Development Site

2362 Line 8, Bradford

9.45 Acres of High-Density Residential Development Land with SPA Underway in a Transit Friendly Area of Bradford Prime for Future Development

Lennard:

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*Sales Representative

Executive Summary

Asset Overview

Site Area:	9.4 Acres
Developable:	5.6 Acres
Zoning:	R3*3(H5) , T5/RS*3(H5), EP
Type:	High Density Residential
Frontage:	~675 ft

Lennard Commercial Realty is pleased to offer for sale 2362 Line 8, Bradford (the "Property" or "Site"), consisting of 9.45 acres of high-density residential land.

Located on the north side of Line 8 and east of Yonge Street, the Site is conveniently situated within two kilometres of the upcoming Highway 400-404 Link (Bradford Bypass) interchange and the Bradford GO station.

With an SPA process underway and a significant amount advanced work completed the site presents an excellent opportunity to develop a multi-storey residential building in the rapidly growing Town of Bradford.

Asking Price
\$10,950,000



Location Overview

Proximity to the GTA

±70 kilometers north of Toronto and 10 kilometers northwest of Newmarket

New Highway

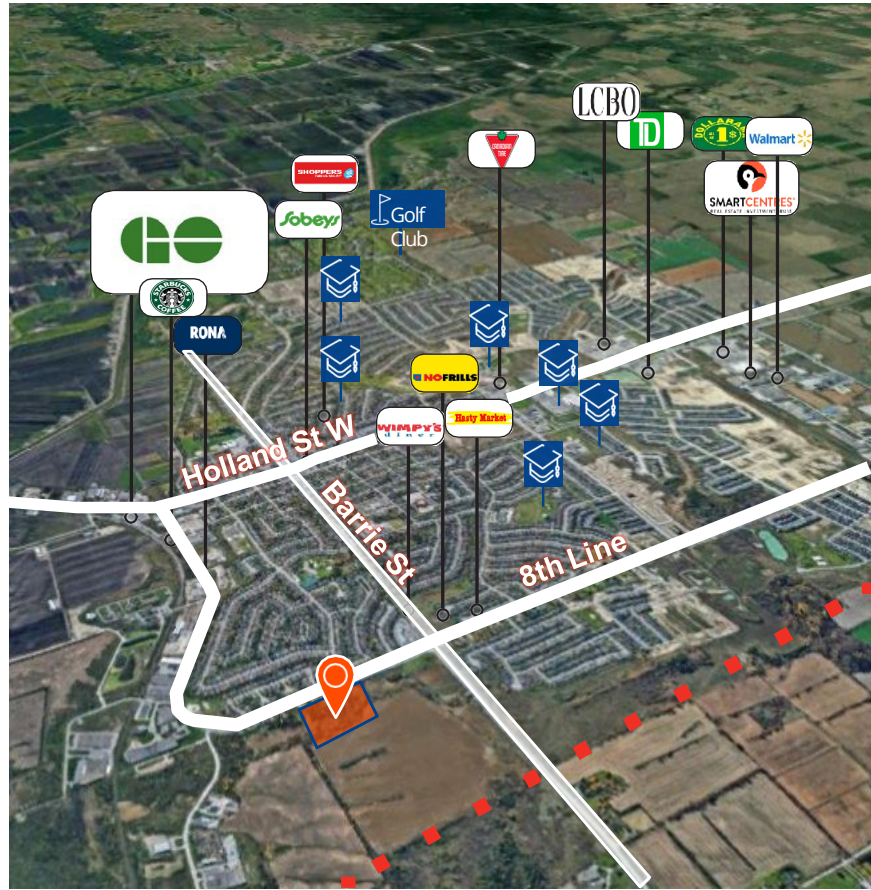
Bradford Bypass will connect Highway 400 to Highway 404

Growing Economy

Home to several major employers (manufacturing, healthcare, education). The town's economy is growing rapidly, with several upcoming developments

Natural Amenities

Situated in a beautiful natural setting, with the Holland Marsh, Lake Simcoe, and several conservation areas nearby, which provides residents with access to a wide range of outdoor recreational activities, such as hiking, fishing, boating, and skiing.



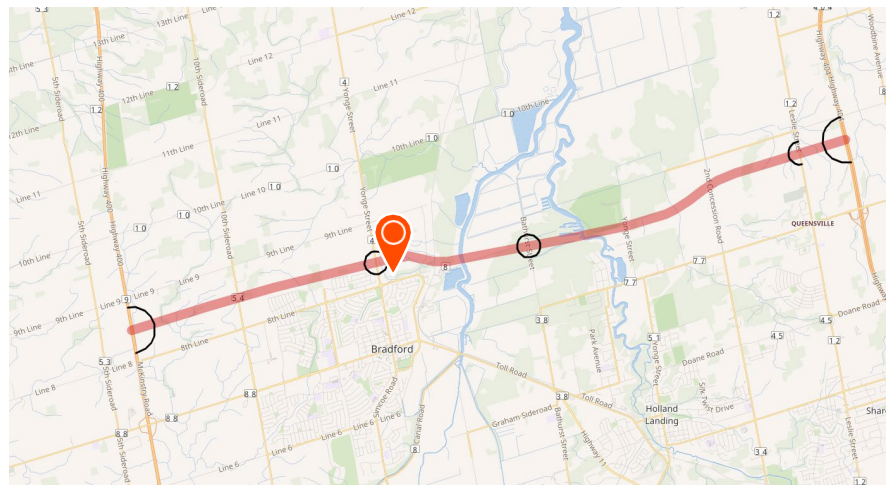
Future Site of Bradford Bypass Ontario

Bradford Bypass 1.2 km | 1 Mins

Bradford GO 1.9 km | 3 Mins

Highway 400 7.8 km | 9 Mins

Highway 404 20 km | 18 Mins



Zoning/Land Use

Official Plan

6.11 Special Policy Area 11 – Residential Apartments

Special Policy Area 11 – Residential Apartments Lands identified within “Special Policy Area 11” on Schedule B1 of this Plan are located in Part of Lot 16, Concession 8, on the north side of the 8th Line, east of Colborne Street, and more specifically described as **2362 8th Line, in the Town of Bradford West Gwillimbury**. The Policy Area allows for a high density “adult lifestyle” development comprised of residential apartments with a compact form of development that represents an efficient use of the land.

- a) The lands designated “High Density Residential” shall be used for residential apartment units and associated accessory and related uses that may cater to older adults within an “adult lifestyle” form of development.
- b) The lands may accommodate up to 218 residential units.
- c) Access to the lands subject to this Amendment and lying south of the creek may be provided directly from Line 8. The Town shall ensure that access to the lands, subject to this Amendment and lying north of the creek, is provided for at the time the adjacent lands surrounding the subject lands are developed.
- d) Walking trails, including pedestrian bridges, and passive recreational uses shall be permitted within the lands identified as “Environmental Protection”.
- e) The policies contained herein shall be implemented by way of a site specific zoning by-law. The zoning by-law shall include holding provisions that state the “H” will not be removed until clearance has been obtained from the Ministry of Natural Resources and Forestry for any required removal of Butternut Trees from the subject lands.
- f) The subject lands shall be developed on the basis of full municipal servicing, and the provision of such servicing shall be at the sole cost of the owner.
- g) The proposed high density residential use shall be subject to Site Plan Agreement(s) as may be required by Council. Applications for site plan control shall implement the recommendations of a functional servicing report, environmental impact study and any other reports/documents required and approved by the Town.
- h) All other relevant policies of the Official Plan shall apply.



Zoning/Land Use

Zoning By-Law 2010-050

R3*3 Exception

Notwithstanding the regulations of the “R3” zone, lands zoned “R3*3” are also subject to the following provisions:

- Minimum required rear yard shall be 3.0 metres;
- Minimum required planting strip abutting the east lot line shall be 1.5 metres;
- Minimum parking space requirement is 1.5/unit;

Notwithstanding section 4.1.1(a)(iv), a retail store shall be permitted accessory to an apartment building provided the gross floor area is no greater than 465m².

Notwithstanding section 5.5.3(b), parking areas shall be permitted within a required front or exterior side yard provided the parking area is not located between the front street line and principal building.

Notwithstanding section 5.20.5(d), a required loading space shall be set back a minimum of 8.0 metres from any street line.

H5 Holding Provision

The Holding (H5) provision may be lifted once:

- a) clearance has been obtained from the Ministry of Natural Resources for any required removal of Butternut Trees from the subject lands; and
- b) Council is satisfied that an appropriate Development Agreement (Subdivision Agreement, Condominium Agreement, Development Agreement, or Site Plan Agreement) has been executed.



TABLE 6.6: STANDARDS FOR THE RESIDENTIAL THREE (R3) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
Dwelling, Apartment	140.0 sq.m per dwelling unit (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m
Nursing Home	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m

Development Options



OPTION A: Official Plan Permitted

Southern Portion	Northern Portion	Total
218 units, ~204K SF GFA	N/A	218 units, ~204K SF GFA



OPTION B: SPA Submitted

Southern Portion	Northern Portion	Total
239 units, 224K SF GFA	239 units, 224K SF GFA	478 units, 448K SF GFA



OPTION C: New Proposal

Southern Portion	Northern Portion	Total
352 units, 351K SF GFA	352 units, 351K SF GFA	704 units, 702K SF GFA



OPTION D: CMHC

Southern Portion	Northern Portion	Total
Option currently being explored		



Market Update & Demographics



Current population

42,880



Projected population (2031)

50,500



Average household income

\$120,800

Population Growth

21.4%

Population growth in 5 years

Owned

83%

Own their home

Rented

17%

Rent their home

Percentage of Population Growth Comparison

0% 2% 4% 6% 8%

Simcoe 7.5%

Ontario 4.6%

Toronto 4.3%

Peel 3.26%

Data Source: Statistics Canada, 2016 Census

Municipalities in Simcoe County with the Highest Population Growth, 2011 to 2016

0% 5% 10% 15% 20% 25% 30%

Bradford West Gwillimbury 25.8%

Wasaga Beach 17.9%

Essa 13.9%

New Tecumseth 13.3%

Collingwood 13.3%

Innisfil 11.7%

Severn 8.9%

Tiny 4.9%

Data Source: Statistics Canada, 2016 Census. Excludes Oro-Medonte & Springwater. As well as municipalities with less than 5,000 population due to instability population growth.

Lennard Commercial Realty (the “Advisor”) has been retained by Evertrust Development Group (the “Vendor”) as exclusive Agent to seek proposals for the disposition of 2362 Line 8 Bradford, Ontario. The property will be sold on an ‘as-is, where is basis’.

Process

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Offers welcome at any time and will be dealt with on a first come, first serve basis.

[Confidentiality Agreement](#)

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.