



479 POWERLINE ROAD

BRANTFORD, ONTARIO

+ / - 49 ACRES OF LAND TOTAL

DESIGNATED POWERLINE WEST BLOCK PLAN DEVELOPMENT OPPORTUNITY



KING GEORGE RD

POWERLINE RD

VIEW SOUTH

800-UNIT DEVELOPMENT VISION

THE OFFERING

CBRE’s Land Specialists are pleased to present the opportunity to acquire 479 Powerline Road, a strategically positioned residential development property comprising approximately 49 gross acres within the City of Brantford’s Powerline West Block Plan (the “Site” and/or “Property”). The Property represents approximately 19.5% of the Net Developable Area within one of Brantford’s most important long-term urban growth areas and is anticipated to accommodate a significant medium and high-density residential community.

Located within the City’s designated greenfield expansion area, the Property benefits from ongoing coordinated planning efforts involving major development stakeholders including Mattamy Homes, Hans Holdings, and Castleridge Homes. Significant planning progress has already been achieved, positioning the Property for continued advancement through the Block Plan process.

The current development vision contemplates approximately 800 residential dwelling units comprised predominantly low and medium density residential forms including townhouses and apartment development. Purchaser has the flexibility to revise the concept plan in terms of layout and typology.

PROPERTY DETAILS

Address	479 Powerline Road, Brantford
Gross Area	± 49 Acres
Est. Developable Area	± 32 - 35 Acres
Official Plan	Residential
Zoning	Agricultural
Planning Area	Powerline West Block Plan
Proposed Density	Approx. 800 Units
Development Format	Medium & High Density Residential



Approx.
49 Gross Acres



Estimated 32-35
Developable Acres



Residential Official
Plan Designation



Agricultural
Zoning



Approx. 800
Unit Preliminary
Development Vision



Approx. 19.5% of Net
Developable Area in
Powerline West



Integrated into
Coordinated Block Plan
Process



Active City and
Landowner
Collaboration



Servicing & Pumping
Station Studies
Underway

PLANNING & DEVELOPMENT STATUS

POWERLINE WEST BLOCK PLAN

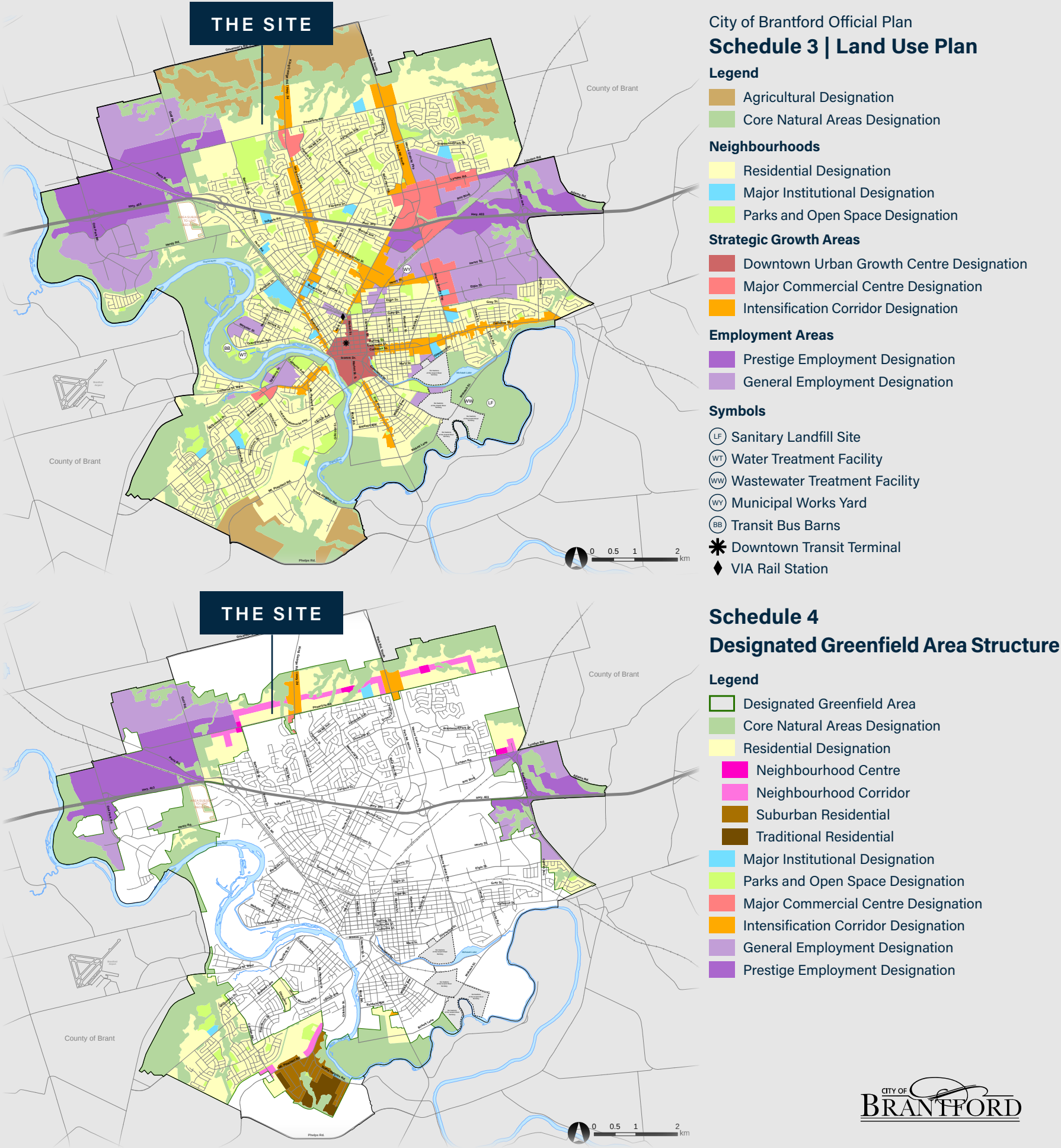
The Property forms part of the Powerline West Block Plan, one of the City's primary designated growth areas intended to accommodate residential expansion through 2050. The Block Plan is being advanced through a collaborative planning process involving major landowners, consultants and the City of Brantford.

KEY PLANNING MILESTONES ACHIEVED

- Successfully integrated into the Powerline West Block Plan.
- Comprehensive consultant team retained.
- Cost sharing and Net Developable Area allocations completed.
- Landowner NDA allocations finalized.
- Preliminary land use framework prepared.
- Ongoing coordination with the City of Brantford.
- Preliminary servicing strategy completed.
- Sanitary pumping station investigations underway.

HIGHLIGHTS

- ✓ Significant Planning Progress Achieved
- ✓ Active Block Plan Process
- ✓ Coordinated Landowner Group
- ✓ Servicing Framework Underway
- ✓ Long-Term Growth Area to 2050



DEVELOPMENT VISION

PRELIMINARY DEVELOPMENT VISION

The current conceptual planning framework contemplates a residential community of approximately 800 dwelling units.

The concept plan shown demonstrates a mix of medium and higher density residential forms, including:

PRELIMINARY LAND USE PROGRAM

- Townhouses
- Back-to-Back Townhouses
- Stacked Townhouses
- Mid-Rise Apartments
- Open Space & Stormwater Infrastructure
- Internal Road Network

DEVELOPMENT ADVANTAGES

- Large contiguous ownership position.
- Meaningful participation in overall Block Plan area.
- Flexibility for density optimization through future planning.
- Ability to benefit from coordinated servicing solutions.
- Positioned within Brantford’s next major growth corridor.



DEVELOPMENT ACTIVITY



STRONG INTENSIFICATION CORRIDOR

The Powerline Corridor continues to attract significant investment and development activity, with many of the surrounding landholdings controlled by some of the region's most active and well-capitalized developers. This concentration of ownership and ongoing development underscores the area's long-term growth potential and serves as a strong indicator of market confidence. This Site offers the potential to own a major strategic position within a rapidly evolving development corridor alongside established industry players who are actively shaping the future of the area. Such proximity to major developers creates a compelling investment environment and enhances the property's long-term value and redevelopment prospects.

BRANTFORD GROWTH STORY & LOCATION

LOCATION & GROWTH FUNDAMENTALS

479 Powerline Road benefits from a strategic location within Brantford's northern urban expansion area, providing future residents with convenient access to Highway 403, Wayne Gretzky Parkway, commercial amenities, schools, recreation facilities and employment nodes.

Brantford continues to be one of Southwestern Ontario's stronger growth markets, benefiting from its strategic location within the Greater Golden Horseshoe, competitive development economics and accessibility to Hamilton, Cambridge, Kitchener-Waterloo and the GTA.



REGIONAL CONNECTIVITY

- Highway 403 access
- Wayne Gretzky Parkway
- Highway 24 access



ESTABLISHED RESIDENTIAL COMMUNITIES

- Adjacent to existing neighbourhoods
- Established municipal infrastructure nearby



EMPLOYMENT ACCESS

- Brantford industrial and logistics nodes
- Growing regional employment base



COMMUNITY AMENITIES

- Shopping centres
- Schools
- Healthcare facilities
- Parks and recreation facilities



LONG-TERM GROWTH AREA

- Planned urban expansion through 2050
- Supported by municipal growth objectives



LOCAL AMENITIES

- | | |
|---|---|
| 1 Walmart Supercentre | 11 Brant Haldimand Norfolk Catholic District School Board |
| 2 King George Square | 12 Braemar House School |
| 3 Lynden Park Mall | 13 Brier Park Public School |
| 4 Our Lady of Providence School | 14 Resurrection School |
| 5 Greenbrier Public School | 15 Cedarland Public School |
| 6 Centennial-Grand Woodlands Public School | 16 Walter Gretzky Municipal Golf Course |
| 7 Russell Reid Public School | 17 Wayne Gretzky Sports Centre |
| 8 North Park Collegiate and Vocational School | 18 Brier Park |
| 9 Central Baptist Academy | 19 Tranquility Park |
| 10 St. Patrick School | |

479 POWERLINE ROAD

BRANTFORD, ONTARIO

OFFERING PROCESS & DUE DILIGENCE

Supporting information relevant to the Offering is available within CBRE's confidential online property library. Prospective purchasers will be required to execute a Confidentiality Agreement prior to obtaining access.

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AVAILABLE DUE DILIGENCE

- Block Plan Materials
- Conceptual Land Use Plans
- Planning Reports
- Consultant Studies
- Servicing Strategy Documents
- Cost Sharing Agreements
- Technical Memoranda
- Environmental Information
- NDA Allocation Materials

OFFERING PROCESS

Offers are to be submitted electronically to Jason Child at jason.child@cbre.com

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