

FOR LEASE NEW RETAIL CENTRE



234 Henry Street

Brantford, ON

13 Acre Site

Prime location for Large Footprint Commercial

Close to high traffic intersection with 31,800 vehicles per day.
Minutes from multiple residential neighbourhoods.

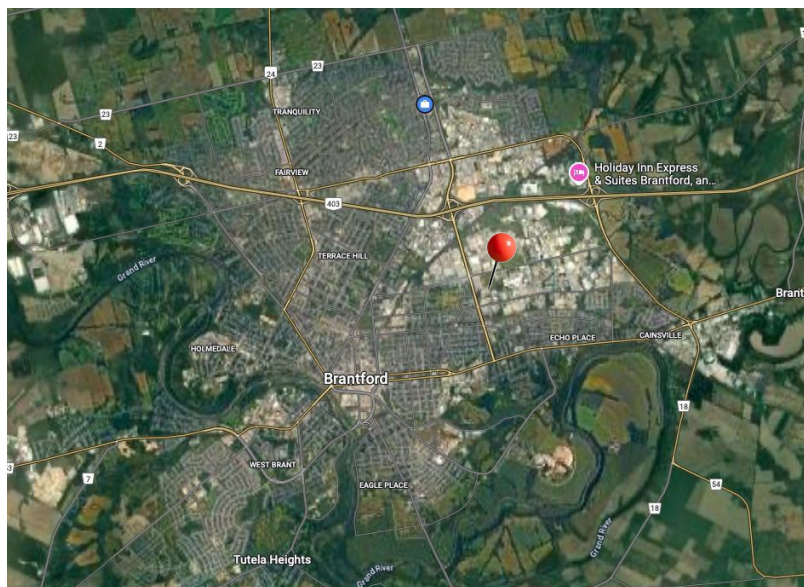
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This location is surrounded by many notable national co-tenants such as Leon's, Starbucks, RONA, Michaels, etc.

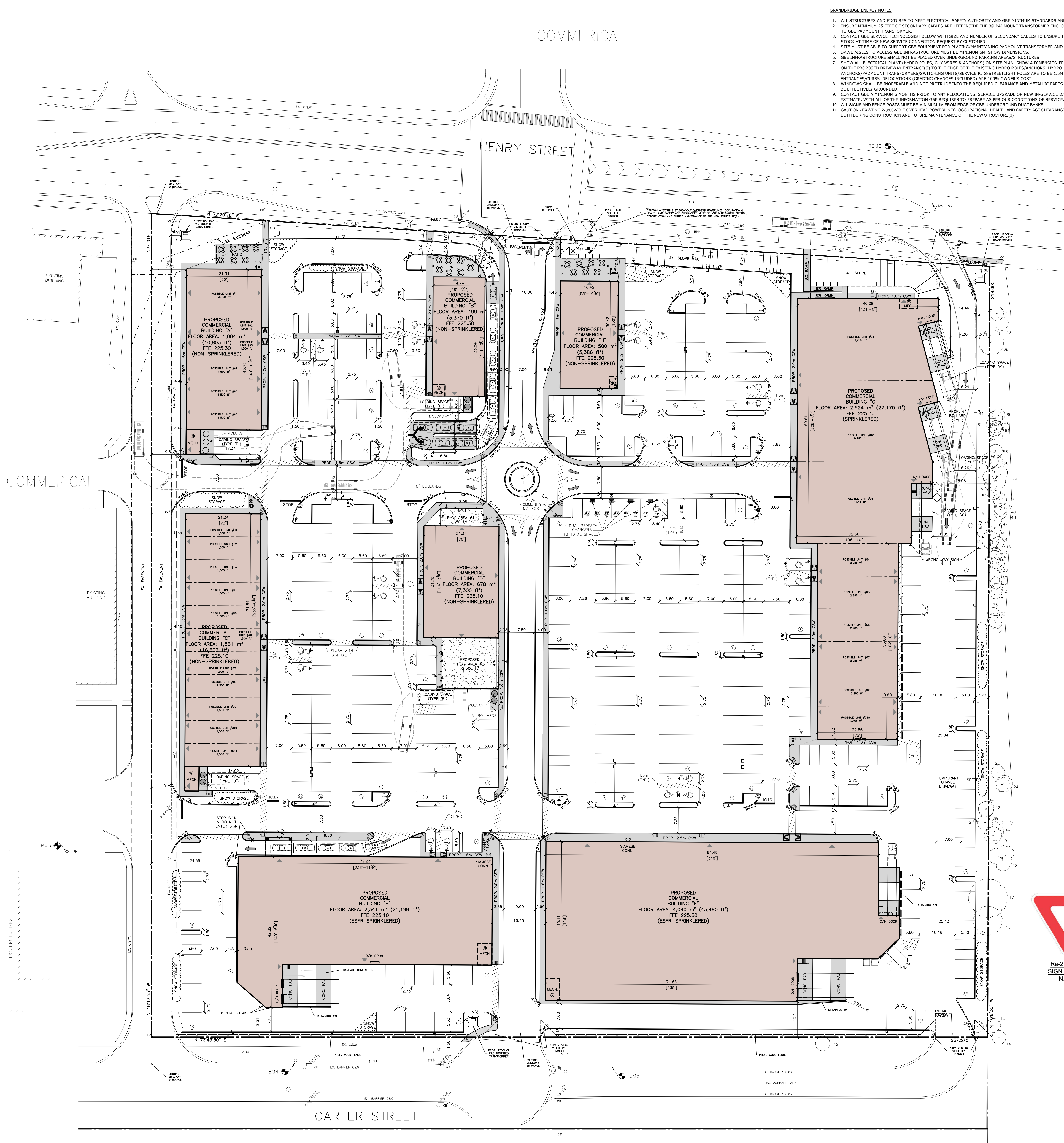
Approximately 31,800 vehicles travelling through the closest major intersection of Wayne Gretzky Parkway and Henry Street, ensures guaranteed high visibility.

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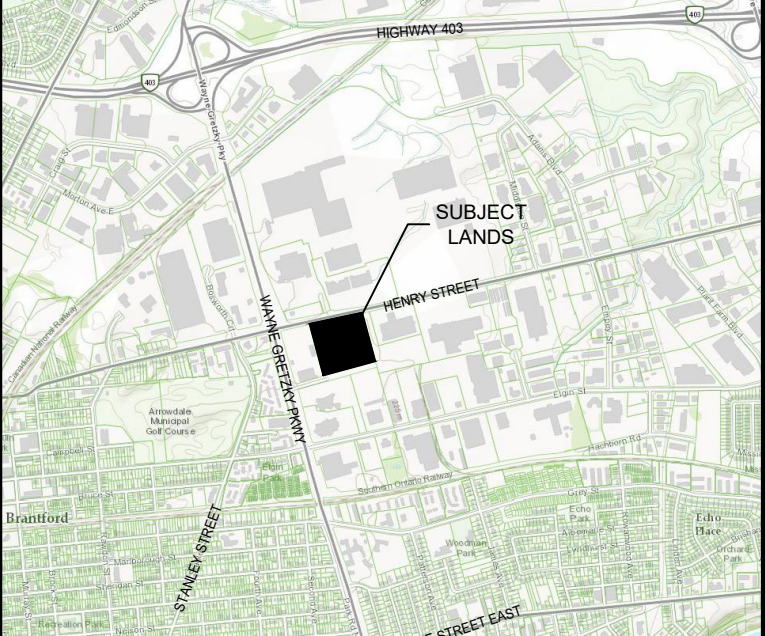
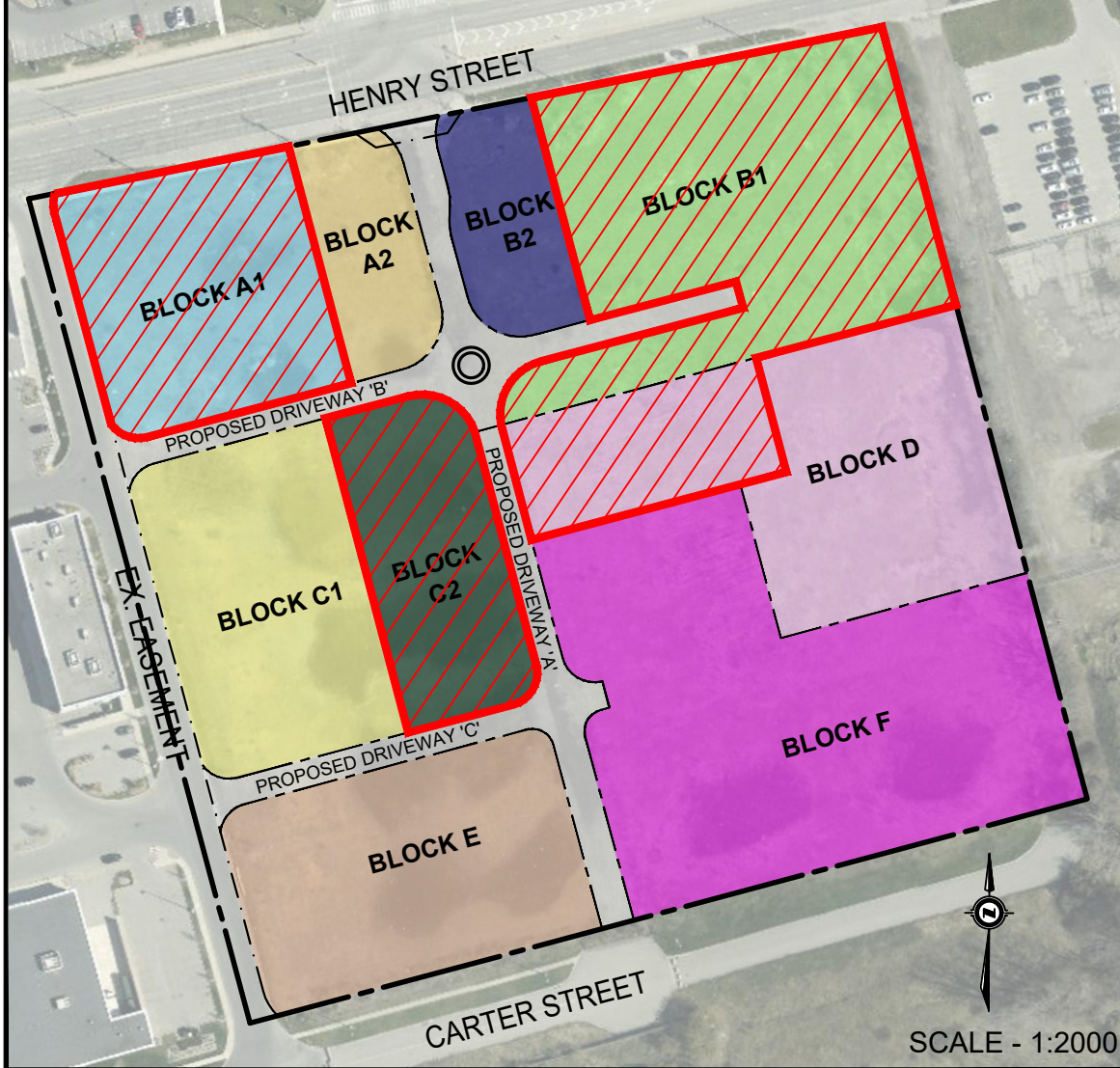
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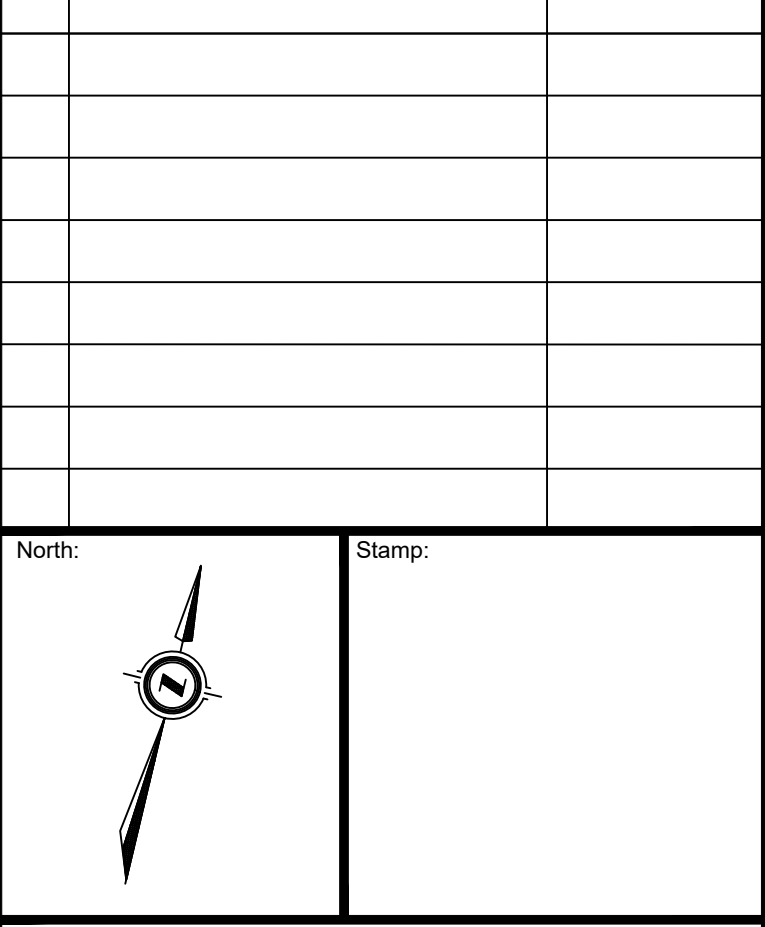
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- GRANDBRIDGE ENERGY NOTES
1. ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITY AND GBE MINIMUM STANDARDS AND CLEARANCES.
 2. ENSURE MINIMUM 25 FEET OF SECONDARY CABLES ARE LEFT INSIDE THE 3D PADMOUNT TRANSFORMER ENCLOSURE FOR CONNECTION TO GBE PADMOUNT TRANSFORMERS.
 3. CONTACT GBE SERVICE TECHNOLOGIST BELOW WITH SIZE AND NUMBER OF SECONDARY CABLES TO ENSURE TRANSFORMER LUGS ARE IN STOCK AT TIME OF NEW SERVICE CONNECTION REQUEST BY CUSTOMER.
 4. SITE MUST BE ABLE TO SUPPORT GBE EQUIPMENT FOR PLACING/MAINTAINING PADMOUNT TRANSFORMER AND OTHER INFRASTRUCTURE.
 5. DRIVE ASBLES TO ACCESS GBE INFRASTRUCTURE MUST BE MINIMUM 6M, SHOW DIMENSIONS.
 6. GBE INFRASTRUCTURE SHALL NOT BE PLACED OVER UNDERGROUND PARKING AREAS/STRUCTURES.
 7. SHOW ALL ELECTRICAL PLANT (HYDRO POLES, GUY WIRES & ANCHORS) ON SITE PLAN. SHOW A DIMENSION FROM THE CLOSEST POINT ON THE PROPOSED DRIVEWAY ENTRANCES TO THE EDGE OF THE EXISTING HYDRO POLES/ANCHORS. HYDRO POLES/ANCHORS AND ANCHORS/PADMOUNT TRANSFORMERS/SWITCHING UNITS/SERVICE FITS/STREETLIGHT POLES ARE TO BE 1.5M FROM DRIVEWAY ENTRANCES/CURBS. RELOCATIONS (GRAVING CHARGES INCLUDED) ARE 100% OWNER'S COST.
 8. WINDOWS SHALL BE IMPERFORABLE AND NOT PROTRUDE INTO THE REQUIRED CLEARANCE AND METALLIC PARTS OF THE BUILDING SHALL BE EFFECTIVELY GROUNDING.
 9. CONTACT GBE A MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN-SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION GBE REQUIRES TO PREPARE AS PER OUR CONDITIONS OF SERVICE.
 10. ALL SIGNS AND FENCE POSTS MUST BE MINIMUM 1M FROM EDGE OF GBE UNDERGROUND DUCT BANKS.
 11. CAUTION - EXISTING 27,800-VOLT OVERHEAD POWER LINES OCCUPATIONAL HEALTH AND SAFETY ACT CLEARANCES MUST BE MAINTAINED BOTH DURING CONSTRUCTION AND FUTURE MAINTENANCE OF THE NEW STRUCTURES.



REVISION		DATE:
NO.	DESCRIPTION:	
1	FORMAL SITE PLAN APPLICATION	AUGUST 16, 2025

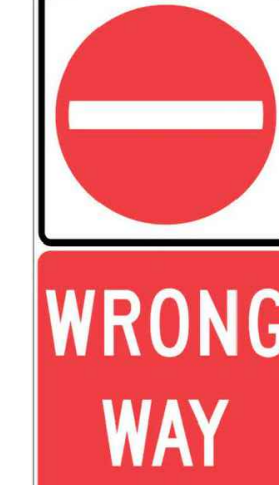


LEGAL DESCRIPTION:
PART OF LOT 37
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)
CITY OF BRANTFORD

- LEGEND
- PROPOSED STOP SIGN
 - PROPOSED BARRIER FREE PARKING SIGN
 - PROPOSED FIRE ROUTE SIGN
 - PROPOSED YIELD SIGN
 - EXISTING FIRE ROUTE SIGN
 - PROPOSED BICYCLE RACK
 - PROPOSED MAN DOOR
 - PROPOSED LIGHT STANDARD
 - PROPOSED COMMUNITY MAILBOX
 - PROPOSED HYDRANT

- NOTES
1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY JH COHOON ENGINEERING LIMITED.
 2. ALL ELEVATIONS SHOWN ARE METRIC.
 3. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDE YARDS, SETBACKS, REAR YARDS ETC.).
 4. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL.
 5. EXCESS SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR.
 6. ANY EXISTING DRIVEWAY AND CURB CUT THAT WILL NOT BE UTILIZED BY THE PROPOSED DEVELOPMENT SHALL BE RESTORED TO PROPER BOULEVARD AND CURB.
 7. LIGHT STANDARD LOCATIONS ARE TO BE COORDINATED ON SITE TO ENSURE THEY DO NOT INTERFERE WITH UNDERGROUND SERVICES.

SITE STATISTICS			
ZONING REGULATIONS	ZONING REQUIREMENTS	PROPOSED	COMPLIANCE
ZONING BY-LAW CATEGORY	ZONING BY-LAW 124-2024 MAJOR COMMERCIAL CENTRE (MCC-15)	MCC-15	✓
MINIMUM LOT FRONTAGE	NR	238.6m	✓
MINIMUM LOT AREA	NR	53,830.2m² (13.3 ACRES)	✓
MINIMUM BUILDING AREA	NR	BUILDING "A" - 1,004 m² BUILDING "B" - 499 m² BUILDING "C" - 1,561 m² BUILDING "D" - 878 m² BUILDING "E" - 2,341 m² BUILDING "F" - 4,040 m² BUILDING "G" - 3,797 m² BUILDING "H" - 500 m² TOTAL BUILDING AREA - 14,420 m²	✓
LOT WIDTH	NR	27%	-
MINIMUM BUILDING HEIGHT	NR	237.8m	✓
MAXIMUM BUILDING HEIGHT	15.0m	15.0m MAX	✓
MINIMUM GROUND FLOOR HEIGHT	NR	TBD	✓
MINIMUM FRONT YARD SETBACK	3.0m	10.1m	✓
MINIMUM REAR YARD SETBACK	6.0m	8.5m	✓
MINIMUM INTERIOR SIDE YARD SETBACK	5.5m	9.4m / 14.5	✓
MINIMUM EXTERIOR SIDE YARD SETBACK	3.0m	N/A	-
MINIMUM COMMON AMENITY SPACE	NR	N/A	-
MINIMUM LANDSCAPED OPEN SPACE	10%	14.7%	✓
REQUIRED NUMBER OF PARKING SPACES	1.0 SPACES / 32.0m² OF GFA = 14,420 m² / 32 = 450 SPACES REQUIRED 685 SPACES REQUIRED BUILDING "A" - 1,004m² @ 22-46 BUILDING "B" - 499m² @ 22-23 BUILDING "C" - 1,561m² @ 22-23 BUILDING "D" - 878m² @ 22-31 BUILDING "E" - 2,341m² @ 22-106 BUILDING "F" - 4,040m² @ 22-184 BUILDING "G" - 3,797m² @ 22-173 BUILDING "H" - 500m² @ 22-23	656 SPACES PROPOSED	✓
ELECTRIC VEHICLE PARKING SPACES	1% OF REQUIRED PARKING SPACES = 7 SPACES	8	✓
LOADING SPACES	3 PLUS 1 ADDITIONAL FOR EVERY ADDITIONAL 10,000 m² OR PORTION THEREOF = 4 (3.5 X 20.0 TYPE B)	7 - TYPE A LOADING SPACES 4 - TYPE B LOADING SPACES	✓
PARKING STALL DIMENSIONS	2.75m X 5.6m	2.75m X 5.6m	✓
BARRIER FREE PARKING DIMENSIONS	3.4m X 5.6m TYPE A 2.75m X 5.6m TYPE B	3.4m X 5.6m TYPE A 2.75m X 5.6m TYPE B	✓
LOADING SPACE DIMENSIONS	TYPE A: 3.5m X 20.0m	3.5m X 20.0m	✓
ACCESSIBLE PARKING CALCULATION	2% + 2 OF 685 = 16 SPACES GROSS FLOOR AREA OR 3.0 SPACES, WHICHEVER IS GREATER = 16 SPACES	20 SPACES PROPOSED	✓
BICYCLE PARKING	PERMITTED IN A YARD ABUTTING AN EXPRESSWAY	16 SPACES PROPOSED	✓
COMMON AMENITY SPACE	NR	NONE PROPOSED	✓
OPEN STORAGE	PERMITTED IN A YARD ABUTTING AN EXPRESSWAY	NONE PROPOSED	✓



VICANO CONSTRUCTION LIMITED
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Brantford, Ontario N3R 1J2
TEL: 519-759-4120 FAX: 519-759-6911

PROPOSED COMMERCIAL DEVELOPMENT
234 HENRY STREET
BRANTFORD, ONTARIO

SITE DEVELOPMENT PLAN

Project Title: **SP1**

Design: YY
Drawn: YY
Date: AUGUST 15, 2025
Dwg. No.

Scale: 1:400

234 Henry Street – New By-Law Zoning

MCC-5 Major Commercial Centre

- **Alternative health care**
- **Art gallery**
- **Automobile repair garage**
- **Automobile sales establishment**
- **Automobile supply store**
- **Bakery**
- **Banquet hall**
- **Bar**
- **Brewing on premises establishment**
- **Building supply centre**
- **Catering service establishment**
- **Child care centre**
- **Commercial parking area**
- **Commercial school**
- **Crisis residence**
- **Drive through**
- **Elementary school**
- **Farmers' Market**
- **Financial institution**
- **Funeral homes**
- **Grocery Store**
- **Home improvement centre**
- **Hotel**
- **Library**
- **Medical clinic**
- **Microbrewery**
- **Museum**
- **Neighbourhood convenience store**
- **Nursery garden centre**
- **Office, general**
- **Office, medical**
- **Personal service**
- **Pharmacy**
- **Place of assembly**
- **Place of entertainment/recreation**
- **Place of worship**
- **Post-secondary school**
- **Printing establishment**
- **Private Park**
- **Public transit facility**
- **Research use**
- **Restaurant**
- **Retail store**
- **Service or repair shop**
- **Shopping Centre**
- **Studio**
- **Taxi establishment**
- **Theatre**
- **Veterinary clinic**

**Exception – 5:
Automobile gas bar**



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