

# Prime Stacked Townhouse Development for Sale



13 Garden Avenue, Brantford



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# Property Overview

Excellent opportunity for developers looking to build residential units in Brantford, Ontario.

Zoned as H-R4A, permitting development of up to 34-36 stacked townhouse units with 34 parking spaces.

Only minutes from local amenities, public transit, and major highways.

Location	Brantford
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Total Lot Size	0.85 acres
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Zoning	H-R4A
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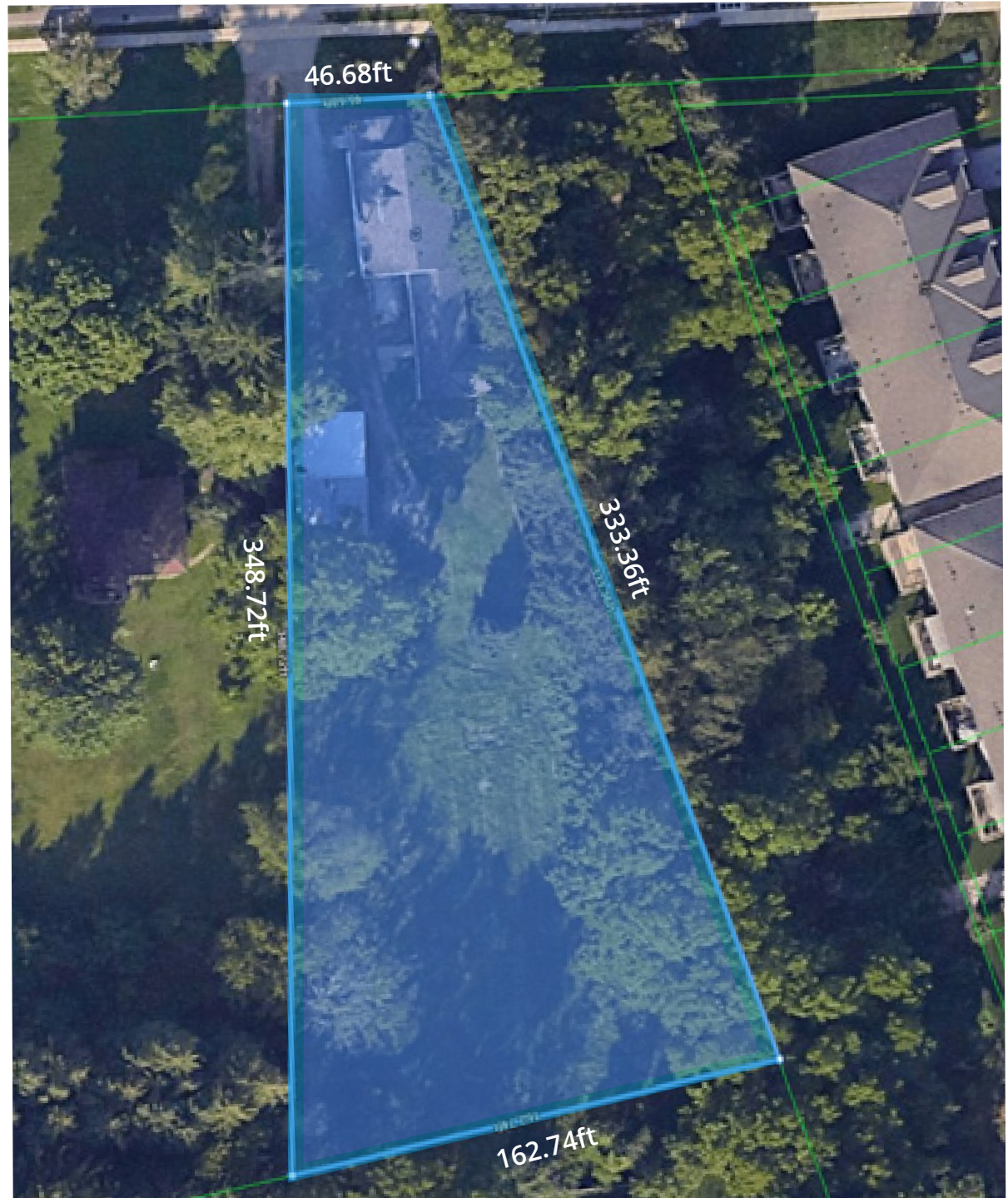
As of March 2025, the average rent in Brantford, Ontario is C\$2,177 per month.

Rental Prices vary by property type:

- \* One-bedroom apartments average C\$1,629
- \* Two-bedroom units average C\$1,953
- \* Three-bedroom houses average C\$2,950

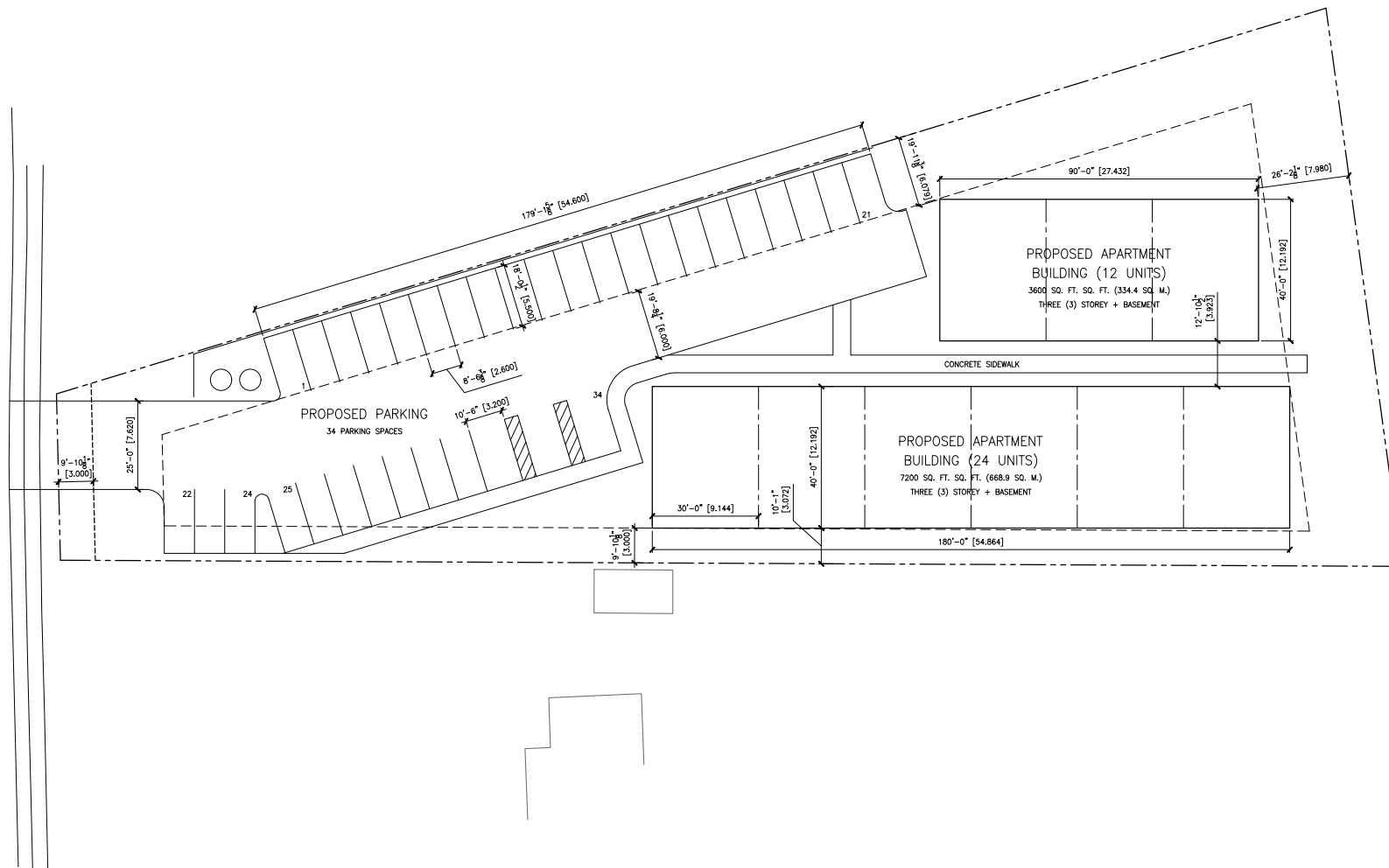
Listing Price	Taxes (2025)
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\$2,500,000	\$3,732.12
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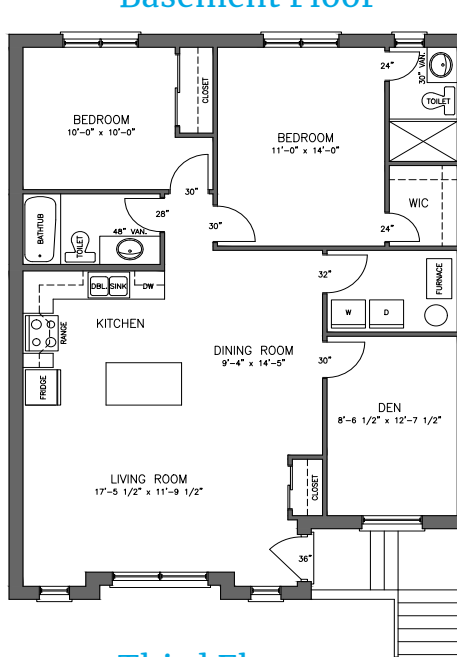
# Site Plan

- › 30 modern condo townhouse units
- › 3.5 storeys each with contemporary design and durable materials (brick, white stone, metal cladding, black roof)
- › Private balconies, dedicated parking, and landscaped grounds
- › Efficient site plan located in prime rental location with low vacancy rates

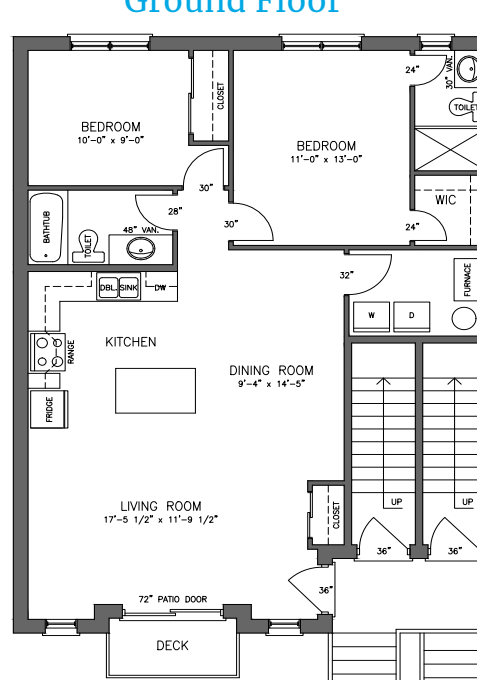


# Floor Plan

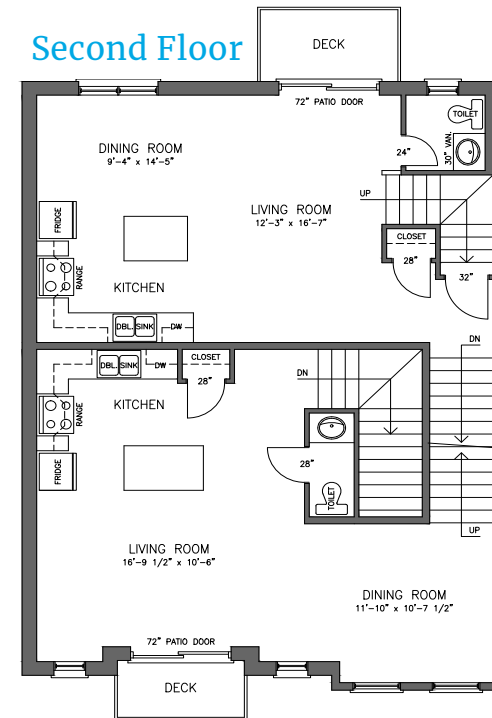
## Basement Floor



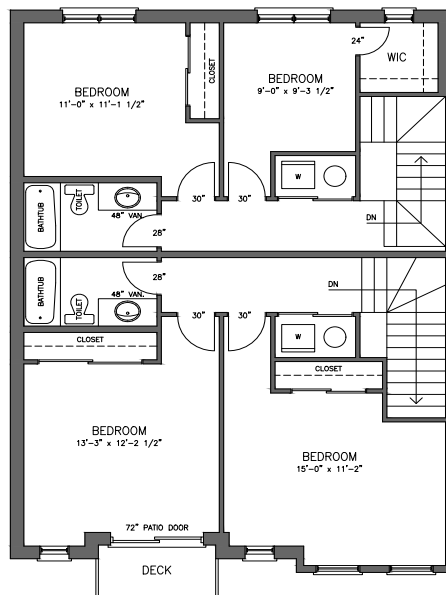
## Ground Floor



## Second Floor



## Third Floor



## Front Elevation

# H-R4A Zoning

## Medium Density Residential Zoning

Allows for a mix of residential building types, including single-detached, semi-detached, townhouse dwellings, stacked townhouses and mid rise dwellings.

\*The "H" symbol indicates that permitted future uses are not yet developed, and the municipality needs to finalize before any development can proceed.

[Learn More](#)



# Location Overview



Downtown Brantford

**10 mins**

5.2 km

Burlington

**35 mins**

46.8 km

Hamilton

**27 mins**

34.4 km

Cambridge

**30 mins**

30.6 km

Highway 403

**10 mins**

9.3 km



# Brantford, Ontario

## Demographics



### Population and Growth:

Brantford has a population of 104,688, reflecting a growth rate of 7.4% over five years.



### Top Employers in Brantford:

- **Ferrero Canada** – ~900 employees; makes Nutella, Ferrero Rocher, Tic Tacs operating a 1.5 million SF facility in Brantford
- **Aspire Bakeries** – Major baked goods supplier across North America.
- **Maple Leaf Foods** – Key player in Canada's meat and protein sector.
- **Mitsui High-tec** – Precision motor cores; \$65M facility.
- **Mott Manufacturing** – Lab furniture; ~320 employees.
- **Massilly North America** – Metal packaging; ~95 employees.
- **Samuel Metal Blanking** – Steel processing; ~115 employees.



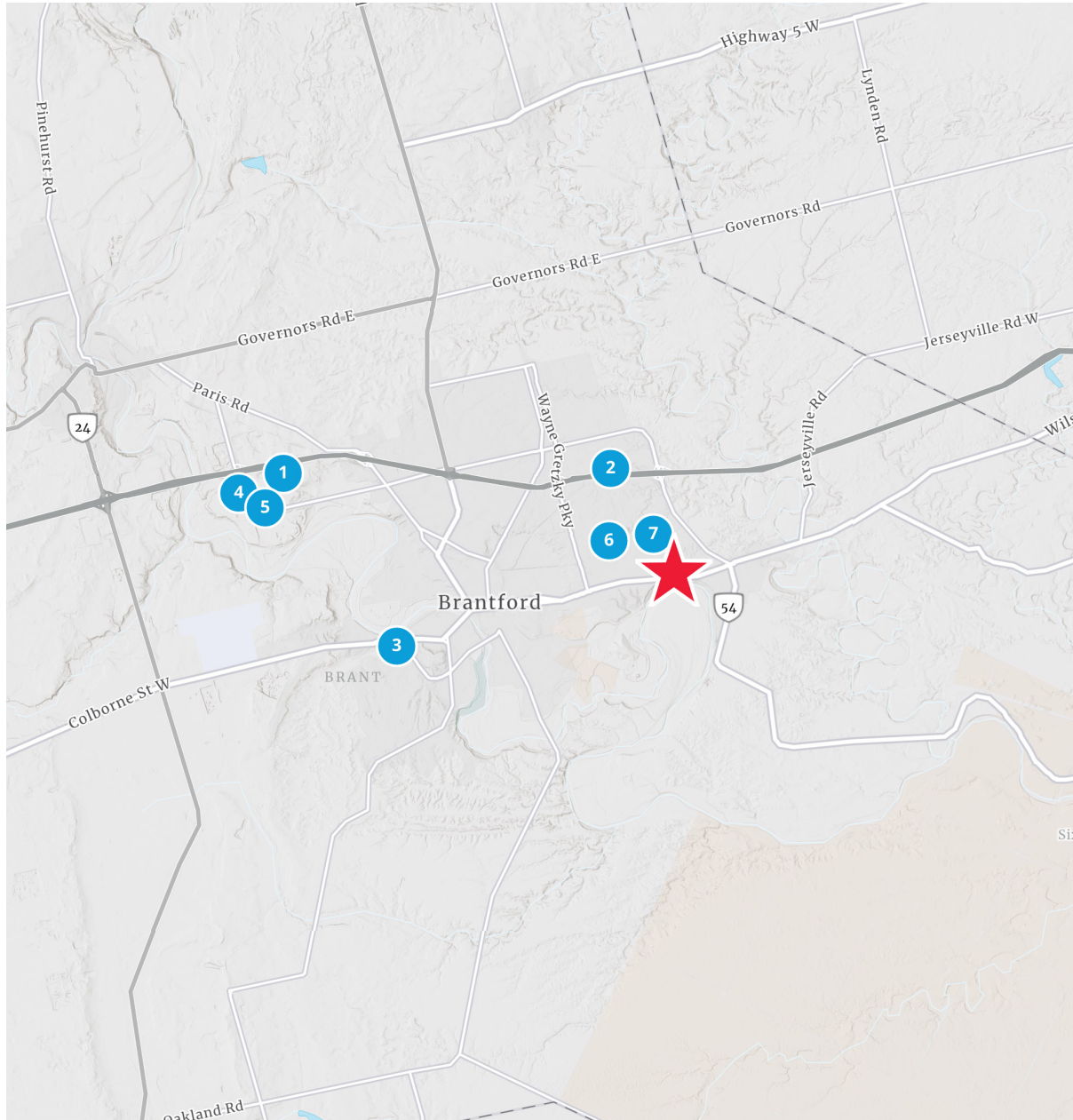
### As of 2021 Census, Brantford, Ontario reported the following figures regarding household income and employment:

#### Household Income:

**Median After-Tax income:** In 2020, the median after-tax income of households in Brantford was \$71,000, marking a 16.8% increase from \$60,800 in 2015.

# Location Map

## Top Employers in Brantford



★ 13 Garden Avenue, Brantford

Ferrero Canada	1
Aspire Bakeries	2
Maple Leaf Foods	3
Mitsui High-tec	4
Mott Manufacturing	5
Massilly North America	6
Samuel Metal Blanking	7



CMHC stands for **Canada Mortgage and Housing Corporation**. It's a **federal Crown corporation** that plays a major role in Canada's housing system.

CMHC works closely with developers to support the creation of affordable and rental housing across Canada.



**Key programs include:**

- Rental Construction Financing Initiative (RCFI)
- Housing Accelerator Fund

**CMHC provides:**

- Low-cost loans
- Funding
- Mortgage insurance

**Support is targeted at developments that meet criteria related to:**

- Affordability
- Energy efficiency
- Accessibility

**These partnerships help developers:**

- Access capital
- Reduce risk
- Align with government priorities to increase housing supply



# CMHC Programs

The **MLI Select** program is a key CMHC initiative designed to support the development. It offers **favorable mortgage insurance terms**—such as longer amortizations, lower premiums, and higher loan-to-value ratios—for projects that meet specific **social, environmental, and accessibility criteria**.



## Key Features of MLI Select:

- **Up to 95% Loan-to-Cost (LTC)** for new construction
- **Up to 85% Loan-to-Value (LTV)** for existing properties
- **Up to 50-year amortization** for qualifying properties
- **Premium discounts** based on a points system (affordability, energy efficiency, accessibility)
- **Non-recourse financing** available



## Ideal For:

- Developers building **new rental housing**

The **Rental Construction Financing Initiative (RCFi)** is a CMHC program that offers **low-cost, repayable loans** to developers building new **purpose-built rental housing** in Canada. It's part of the federal government's **National Housing Strategy** and is aimed at increasing the supply of **affordable, energy-efficient rental units**.



## Key Features of RCFi:

- **Favorable interest rates** (often below market)
- **Up to 95% Loan-to-Cost (LTC)** financing
- **40-year amortization period**
- **No mortgage insurance required**
- **Up to 10-year interest-only period**
- **No prepayment penalties** under certain conditions



## Project Criteria:

- Must include a **minimum number of affordable units**
- Meet **energy efficiency and accessibility standards**
- Rentals must be **maintained for at least 10 years**
- Must be a **new construction project** (not conversions or renovations)

RCFi is ideal for developers seeking to build **long-term rental housing**, particularly in markets with low vacancy rates. It helps reduce financing costs while supporting broader social goals like housing affordability and sustainability.



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