

Prime Stacked Townhouse Development for Sale



13 Garden Avenue, Brantford



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& FALDOWSKI**



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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

Total Lot Size 0.85 acres

Zoning H-R4A

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)**
\$2,500,000 **\$3,732.12**

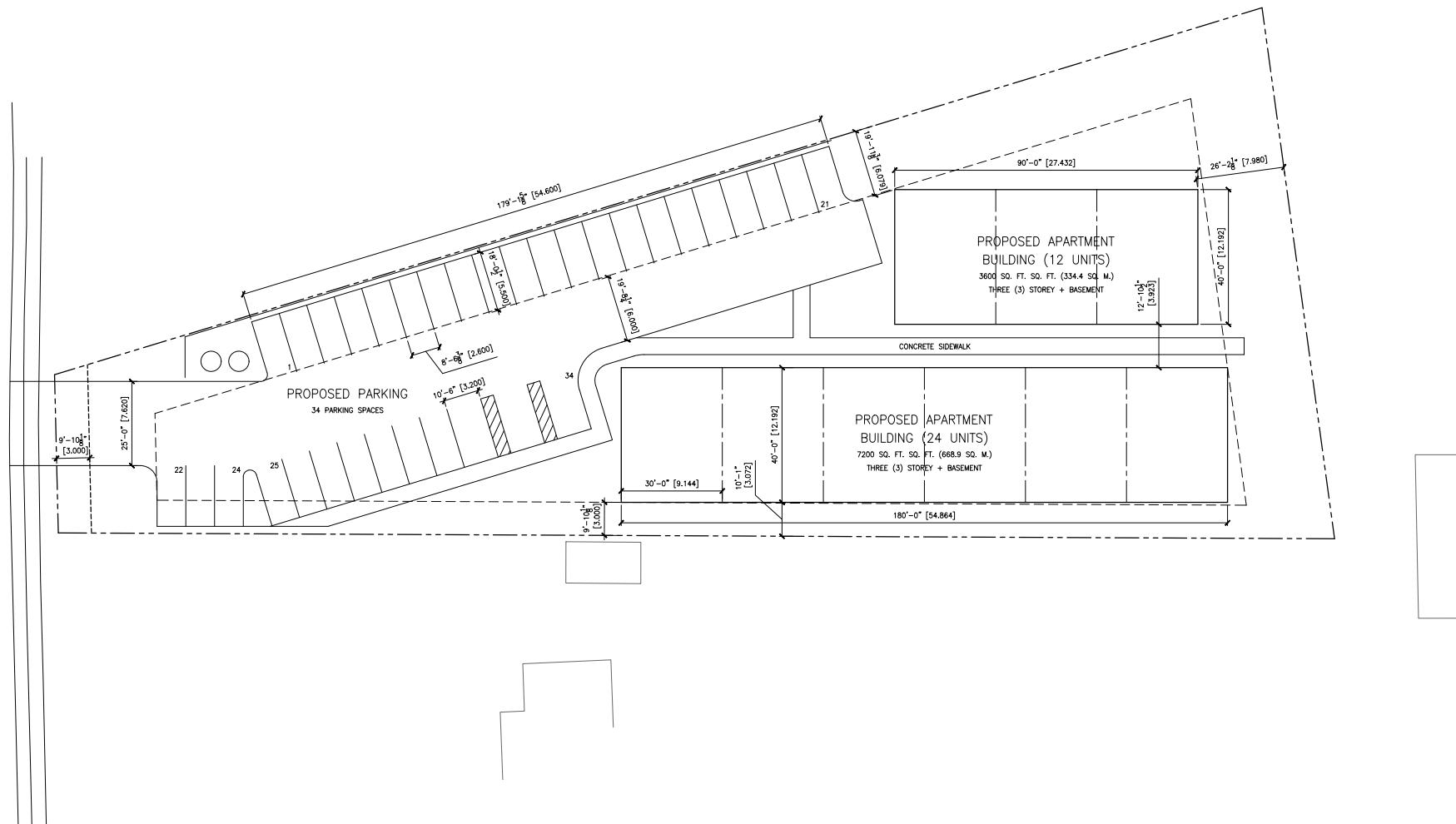


Proposed Development

Site Plan

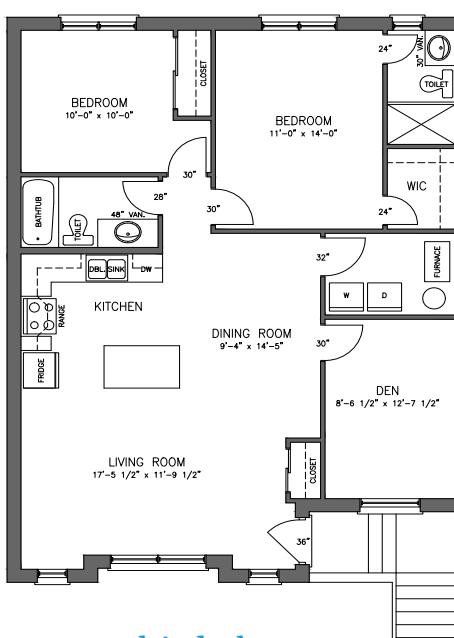
Project Features

- › 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

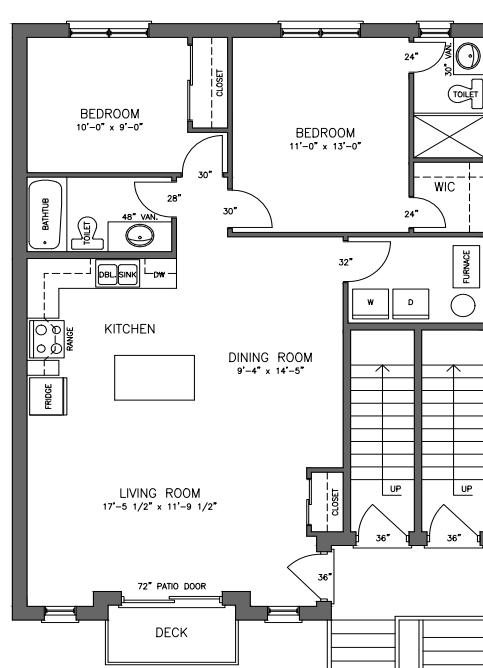


Floor Plan

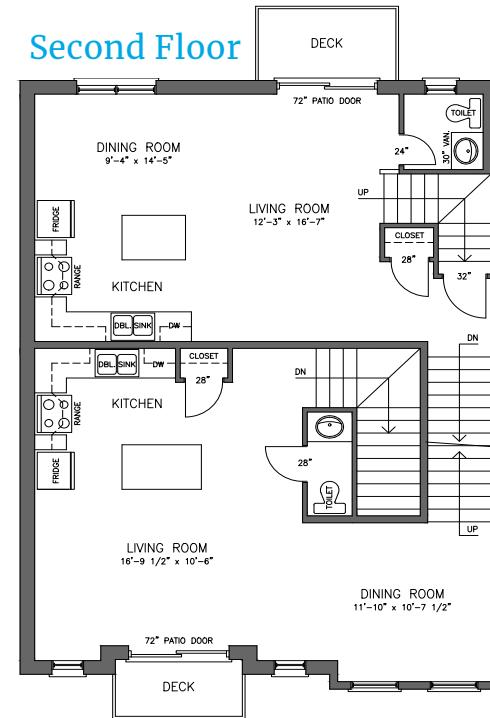
Basement Floor



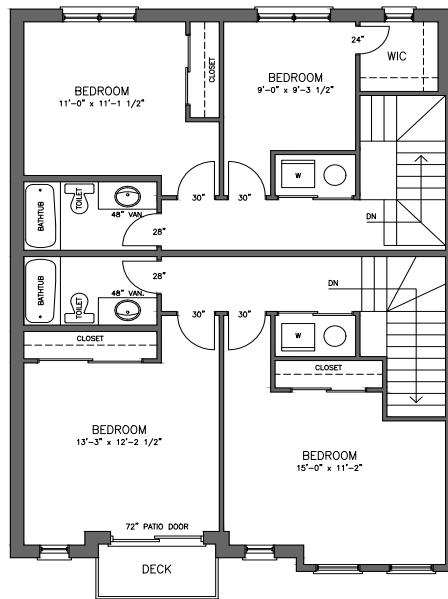
Ground Floor



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.



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

Household Income:

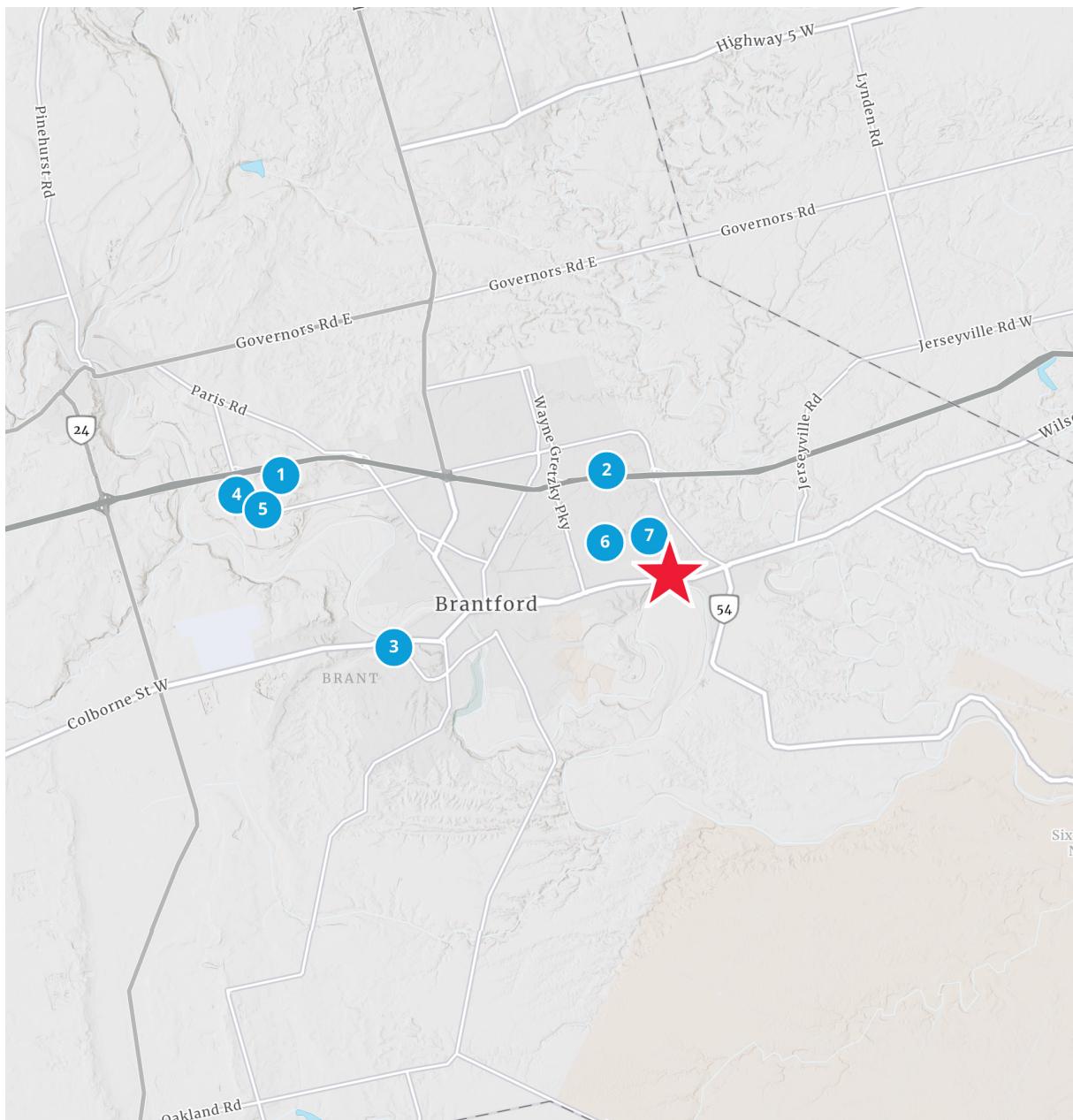
Median After-Tax income: In 2020, the median after-tax income of households in Brantford was \$71,000, marking a 16.8% increase from \$60,800 in 2015.



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.

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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