

FOR SALE

POTENTIAL HIGHER DENSITY TOD SITE
LOT AREA 33,508 SF | 0.769 ACRES



892 BRANT STREET
Burlington, ON

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LOCATION OVERVIEW

LOCATION

Burlington is west of Toronto approximately 57 KM., on the north shore of Lake Ontario, ranked, "The Safest of all Large Municipalities in Canada".

Proximity of Subject to Burlington GO Station, a Priority Transit Corridor is approx. 750 meters. Designated Regional Intensification Corridor in the area around the Metrolinx Burlington GO Station. The northwest corner of Brant and Fairview is located within this area.



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DEVELOPMENT POTENTIAL

ENVIRONMENTAL

The Seller has retained Terraprobe Inc. to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 892 Brant Street in Burlington, Ontario,

“Historically, the Property was occupied by a gasoline service station (Petro-Canada) with a total of five (5) underground storage tanks (USTs) from 1950s until 1996. Prior to the current development, an extensive soil remediation program reportedly took place onsite. While soil conditions met the land use criteria at that time (circa 1993) it is difficult to compare findings to current legislative criteria given the change in analytical methods and approaches for assessing contamination. Based on Terraprobe’s findings, a Phase II ESA (i.e., soils and ground water investigation) is warranted on-site.”

Under a Site Remediation Agreement (February 13, 1996) between Petro Canada and The City of Burlington, Petro Canada shall be responsible for all costs of carrying out (future) remediation.

Terraprobe Inc - Phase I Environmental Site Assessment Aug 1, 2023

PLANNING

The Seller engaged MHBC to provide policy review and development potential. The Subject Lands are within a Major Transit Station Area and Urban Growth Centre. Burlington GO Station is as a Major Transit Station Area located on a Priority Transit Corridor, and the area surrounding the station is identified as an Urban Growth Centre and ‘Regional Intensification Corridor’.

The Subject Lands are located within a Major Transit Station Area and should be planned to provide a mix of transit-supportive uses, including high density residential. Therefore, the Subject Lands represent an appropriate location for intensification, and focuses tall buildings (maximum 45 stories) close to the GO station to maximize the number of potential transit users within walking distance to the Burlington GO Station.

“The Subject Lands are zoned Commercial Corridor (MXC) with exception 7 in the City of Burlington Zoning Bylaw 2020. Although it is anticipated that any redevelopment of the Subject Lands that optimizes the land use would involve a Zoning By-law Amendment”.

MHBC - Due Diligence Review and Concept Plans, Aug 1, 2023

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DEVELOPMENT POTENTIAL

PURPOSE BUILT RENTAL OR CONDO DEVELOPMENT

Concept A considers only the lands addressed as 892 Brant Street. Concept A shows a 45-storey building which consists of a 6-storey podium and a 39-storey tower.

KEY DEVELOPMENT STATISTICS FOR CONCEPT

Site Area:	0.31 ha (0.77 ac)
GFA:	39,078.38 m ² (420,636.21 ft ²)
GSA:	33,216.62 m ² (357,540.77ft ²)
Units:	530
Density:	1,709 uph
FAR:	12.6
Parking:	(per existing zoning) 663 (all assumed below grade)



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SALIENT PROPERTY DATA

Area: 33,508.02 SF | 0.769 Acres
Frontage: 140.48 FT
Depth: 158.02 FT
PIN: 070870055
Legal Description: PT LT 69, RCP PL99, Part 2 & 3, 20R3030;
Burlington
Building GLA: 7,745 SF
Leases: 100% occupied
Two leases expiring September 30, 2028
Potential Holding Income: NOI = \$250,000.00 Per Annum Approximately

PRICE \$12,000,000.00



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DID YOU KNOW?

ABOUT BURLINGTON

Awarded Canada's Best Community & Best Community In Canada For Families By Maclean's

"Take advantage of the fact that we're centered in Canada's largest consumer market."

95% of residents rate their quality of life here as "Good" or "Excellent"

[Click Here to Check It Out](#)

FOR MORE INFORMATION

For additional information please contact the listing agents.

Data Room information available upon execution of NDA by Buyer.



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