



Listing Brochure

2059 Bancroft Drive

PRIMARY CONTACTS

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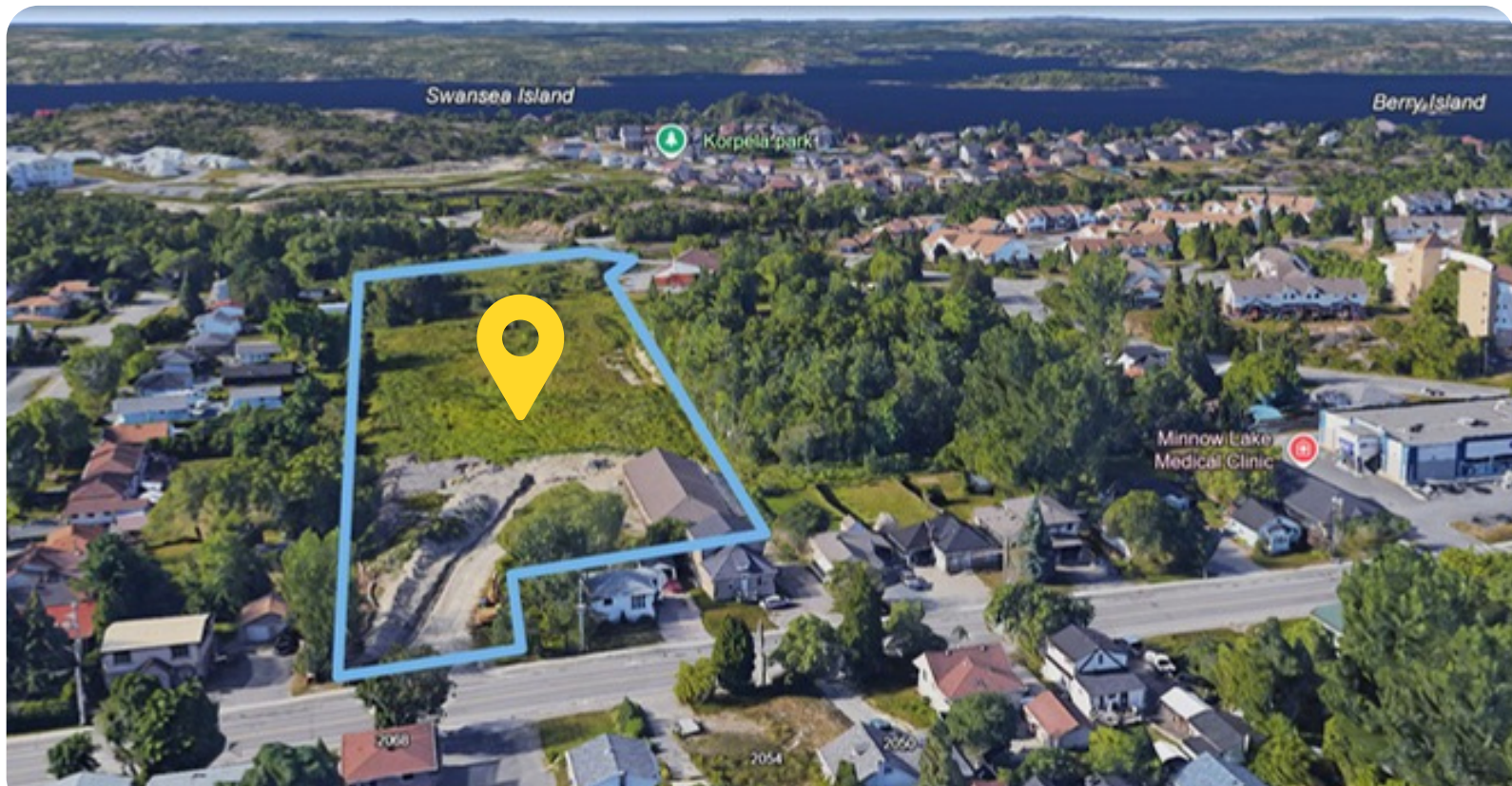
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2059 Bancroft Drive provides a unique residential development opportunity in urban Sudbury, featuring:

- ▶ An existing Fourplex, built in 2016, with four fully tenanted two-bedroom apartments.
- ▶ Zoning permits two 30-unit apartment buildings, one of which may include a business office & assembly hall.
- ▶ The current owner has begun the process of rezoning from R3-1.D30(10) to R3-1, which would permit up to 173 units with a range of expanded development options.





2059 Bancroft Drive, Sudbury ON

- ▶ The property at 2059 Bancroft Drive is designated Living Area 1 in the City of Greater Sudbury's Official Plan and is zoned R3-1.D30(10), medium-density residential.
- ▶ The site comprises approximately 4.79 acres (approx. 2 hectares) of land with direct frontage along Bancroft Drive and 2nd Ave South. Municipal water, wastewater, and stormwater infrastructure are available from multiple access points, providing a strong servicing framework to support an intensification of the existing residential use, subject to municipal approvals.
- ▶ Situated within an established residential neighbourhood, the property benefits from proximity to schools, community services, and local amenities while maintaining convenient access to major roads and surrounding commercial areas.
- ▶ With limited availability of urban serviced medium-density residential properties in the City, 2059 Bancroft Drive represents a compelling opportunity for residential development within a resilient and growing real estate market.



2059 Bancroft Drive Property Information



Site Information

- ▶ **Location**
Sudbury, Ontario
- ▶ **Property Size**
Approx. 4.79 acres across two PINs
- ▶ **Buildings**
Existing residential fourplex, constructed in 2016, with four 2-bdrm apartments.
- ▶ **Access**
Approx. 100 feet of frontage on Bancroft drive and 56 feet of frontage on 2nd Avenue South.
- ▶ **Potential Development**
Zoned R3-1.D30(10), permitting two 30-unit apartment buildings. Owner has initiated rezoning to R3-1 to permissions & expand development options, subject to municipal approvals. Property appears to be entirely outside of Conservation's Sudbury "Regulation Area". Significant time and funds have been invested in development investigations (see full page of details) which will be provided in the Due Diligence package and should significantly accelerate development timelines.
- ▶ **Comments**
The property is designated Residential in the City of Greater Sudbury's Official Plan, supporting residential use and potential intensification. Municipal water, wastewater, and stormwater infrastructure are located along Bancroft Drive, and the site is situated within an established residential neighbourhood with access to transit and nearby community amenities. The property is generally level, offering favourable conditions for redevelopment or intensification.

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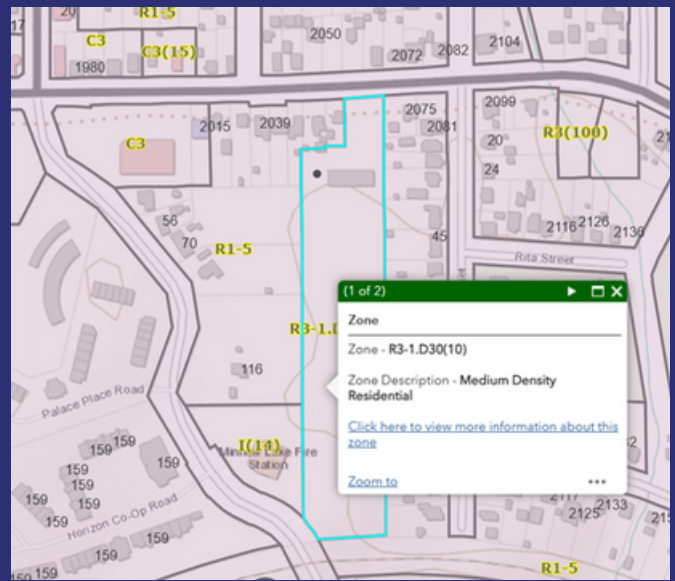


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Property Zoned R3-1.D30(10) Medium Density Residential

Special zoning description:



(j) R3-1.D30(10) (MIXED USE BUILDING & MULTIPLE DWELLING)
Neelon Township Maps 1, 2, Lot 11, Con 3 & Lot 12, Con 3

(By-law 2023-75Z)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-1.D30(10) on the *Zone Maps*, all provisions of this by-law applicable to R3-1.D30(10) Zone shall apply subject to the following modifications:

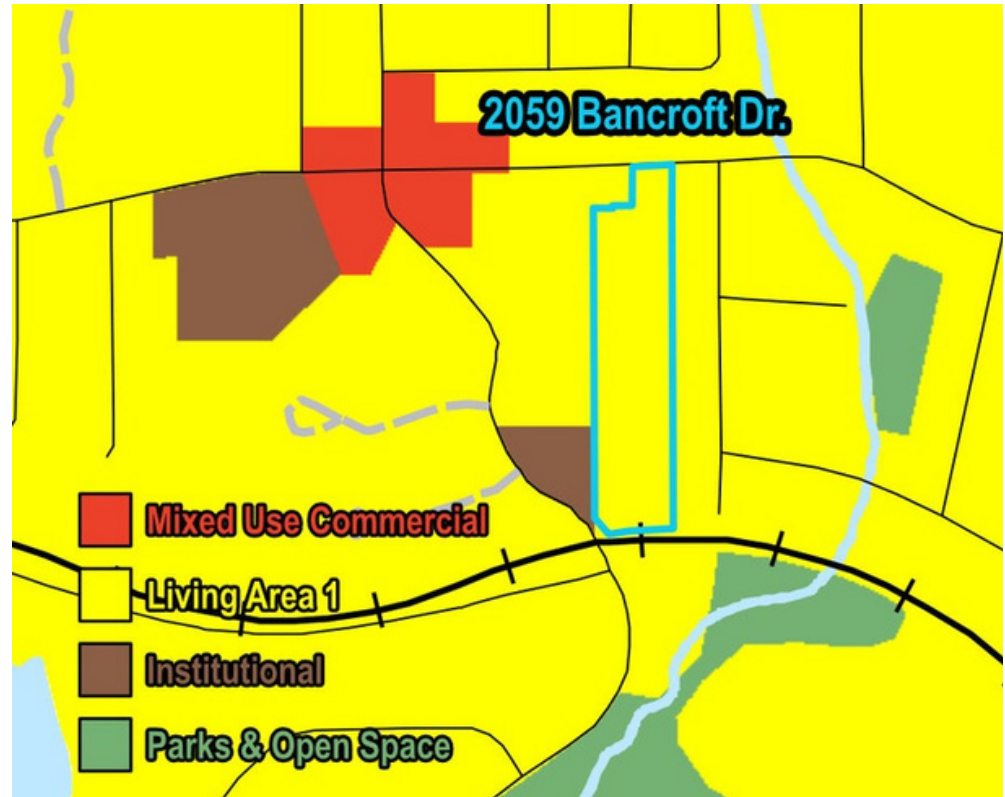
- (i) That the only permitted *uses* shall be a maximum of two *multiple dwellings* containing a maximum of 30 residential *dwelling units* per *building*;
- (ii) That a *business office* and *assembly hall* with kitchen facilities shall also be permitted on the *ground floor* of one *multiple dwelling* provided that the *building* is accessed from a *driveway* to Second Avenue;
- (iii) That the maximum *height* for a *multiple dwelling* shall not exceed two-storeys;
- (iv) That the following maximum *gross floor areas* be permitted:
 - i. *Business Office* - 184 square metres; and/or,
 - ii. *Assembly Hall* with *accessory* kitchen facilities - 436 square metres; and/or,
 - iii. *Accessory* and circulatory areas associated with a *business office* and *assembly hall* with kitchen facilities - 295 square metres.
- (v) That one *parking space* per residential *dwelling unit* be required for a *multiple dwelling* containing a *business office* and *assembly hall* with kitchen facilities provided that the *building* is accessed from a *driveway* to Second Avenue; and,
- (vi) That the *street line* abutting Bancroft Drive shall be deemed to be the *front lot line*.

Planning Framework 2059 Bancroft Dr

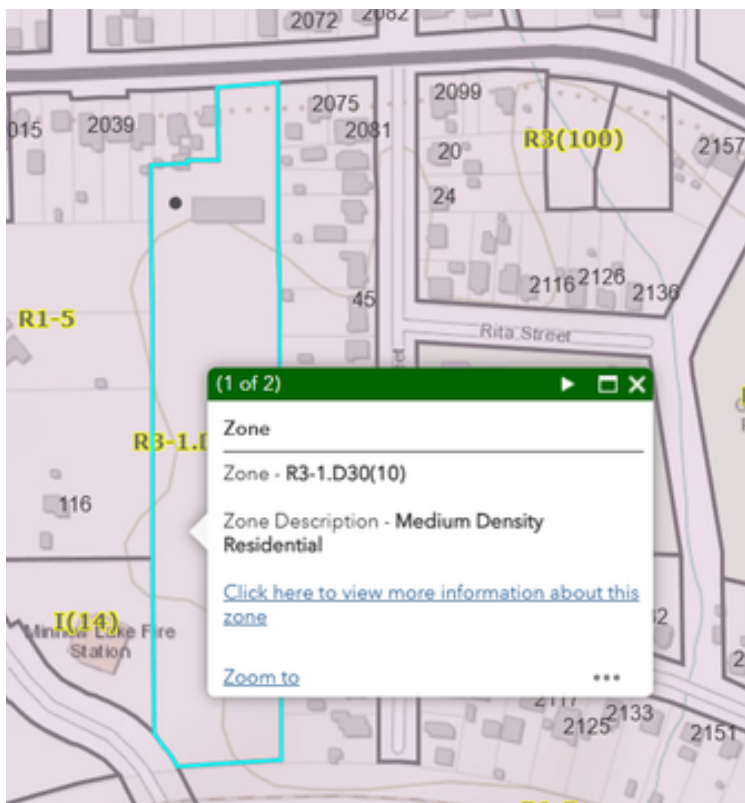
Official Plan: Designated as Living Area 1

From the City's Official Plan:

"Medium Density Residential zones are intended to accommodate residential intensification in areas with existing municipal infrastructure, allowing efficient use of available water, wastewater, and transportation services while integrating new development within surrounding residential communities."



Zoned: R3-1.D30(10) Medium Density Residential



Proposed Rezoning

The current owner has initiated the process of rezoning the property, seeking to maintain the R3-1 designation but return to the standard zoning permissions. In the R3-1 Medium-Density Residential zone all low density housing forms are permitted, including single-family homes, Semi-Detached homes, triplexes, fourplex, row housing, and apartment buildings no more than five storeys in height to a maximum net density of 90 units per hectare.



Special Rezoning Options

Various paths are available through the rezoning process to rezone to R3-1(S) with special allowances

- ▶ **Building Height:** Ask to permit 23m or 6 stories in height. This improves the viability of multi-residential development and is recommended.
- ▶ **Reduced Parking:** Ask to permit 1.2 parking per apartment where 1.5 is required. This is recommended as it would significantly reduce upfront costs associated with parking areas and reduce stormwater impacts.



Estimated Rezoning Requirements

- ▶ **Detailed Concept Plan:** A scaled concept plan showing the proposed site layout is required to be submitted in metric units showing all elements including parking spaces, drive aisles, landscaping, setbacks, drainage, etc
- ▶ **Scoped Environmental Impact Study:** Delineation of all wetlands and natural hazards within 30m of the subject lands and a limited scope study to confirm that the proposed development does not impact nearby fish, migratory birds, or Blanding's Turtles.
- ▶ **Planning Justification Brief:** The brief should describe the proposed use and provide rationale for the application as well as describe and provide any justification for any requested relief.
- ▶ **Water/Wastewater Capacity Analysis:** Confirmation of the capacity of existing infrastructure to supply required flows.
- ▶ **Public Consultation Strategy:** A statement setting out the applicant's plans for consulting with the neighbours, Ward Councillor, and key stakeholders prior to the public hearing.

Due Diligence Materials

Provided with a signed Confidentiality Agreement

- Qualified parties who execute a Confidentiality Agreement will be granted access to a comprehensive due diligence package relating to the development and redevelopment potential of 2059 Bancroft Drive, Sudbury, Ontario. The materials provided are intended solely for evaluation purposes and include:

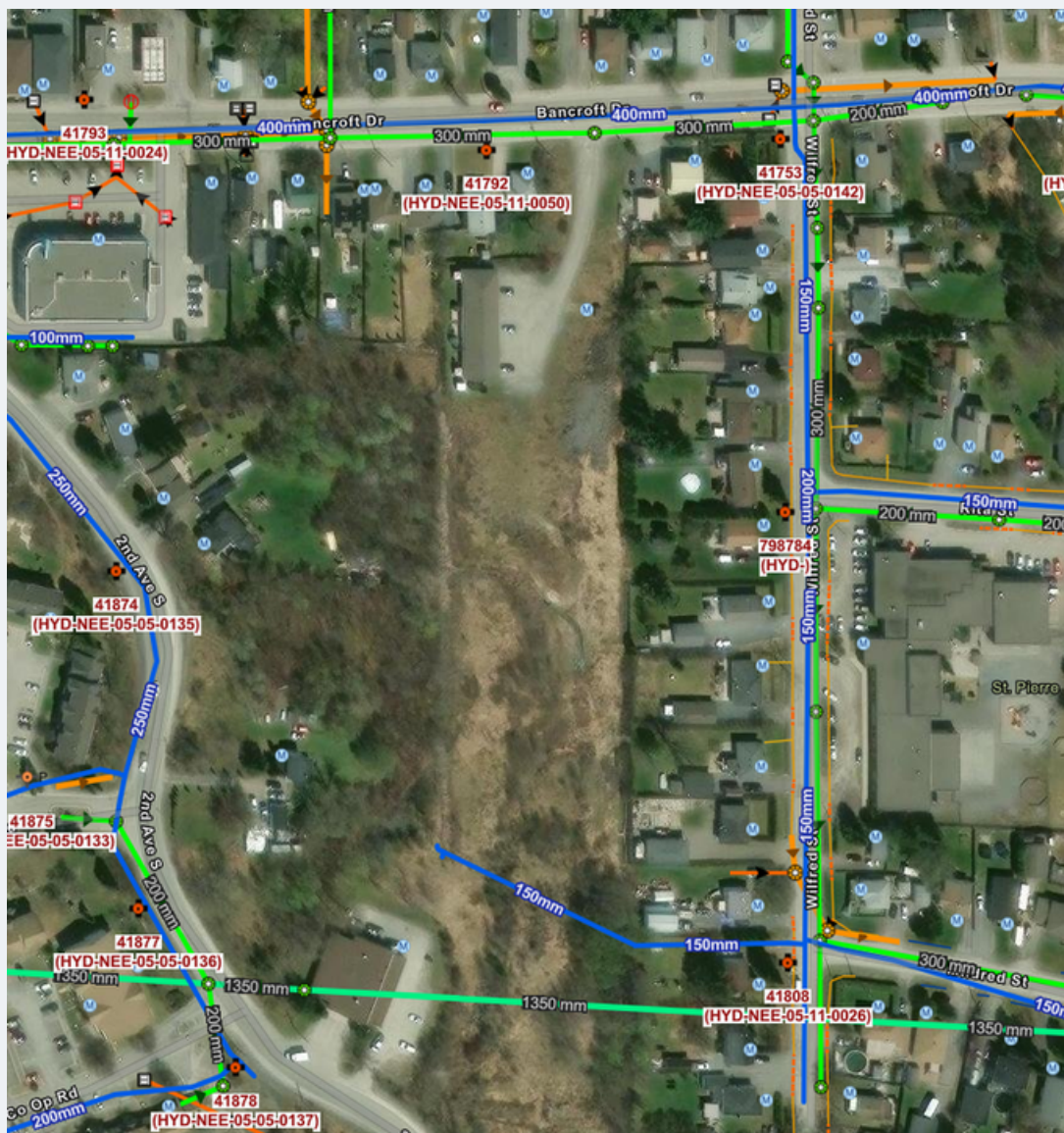
Type of Study	Consultant	Year Produced
Survey Sketch - Existing Conditions	Tulloch Engineering	2012
Hydrogeological Investigation	Pinchin Ltd.	2021
Site Line Assessment	Tulloch Engineering	2022
Preliminary Civil Services Review	EXP. Services Inc.	2022
SPART Pre-Consultation	City of Greater Sudbury	2019
Revised Preliminary Geotechnical Investigation	Pinchin Ltd.	2024
Supplemental Bedrock Probe Investigation	Pinchin Ltd.	2023
Topographical Plan of Survey	Tulloch Engineering	2023
Water Service Locations Pressure/Flow Information	Tulloch Engineering	2022
Sanitary Service Locations Capacity Request	Tulloch Engineering	2022



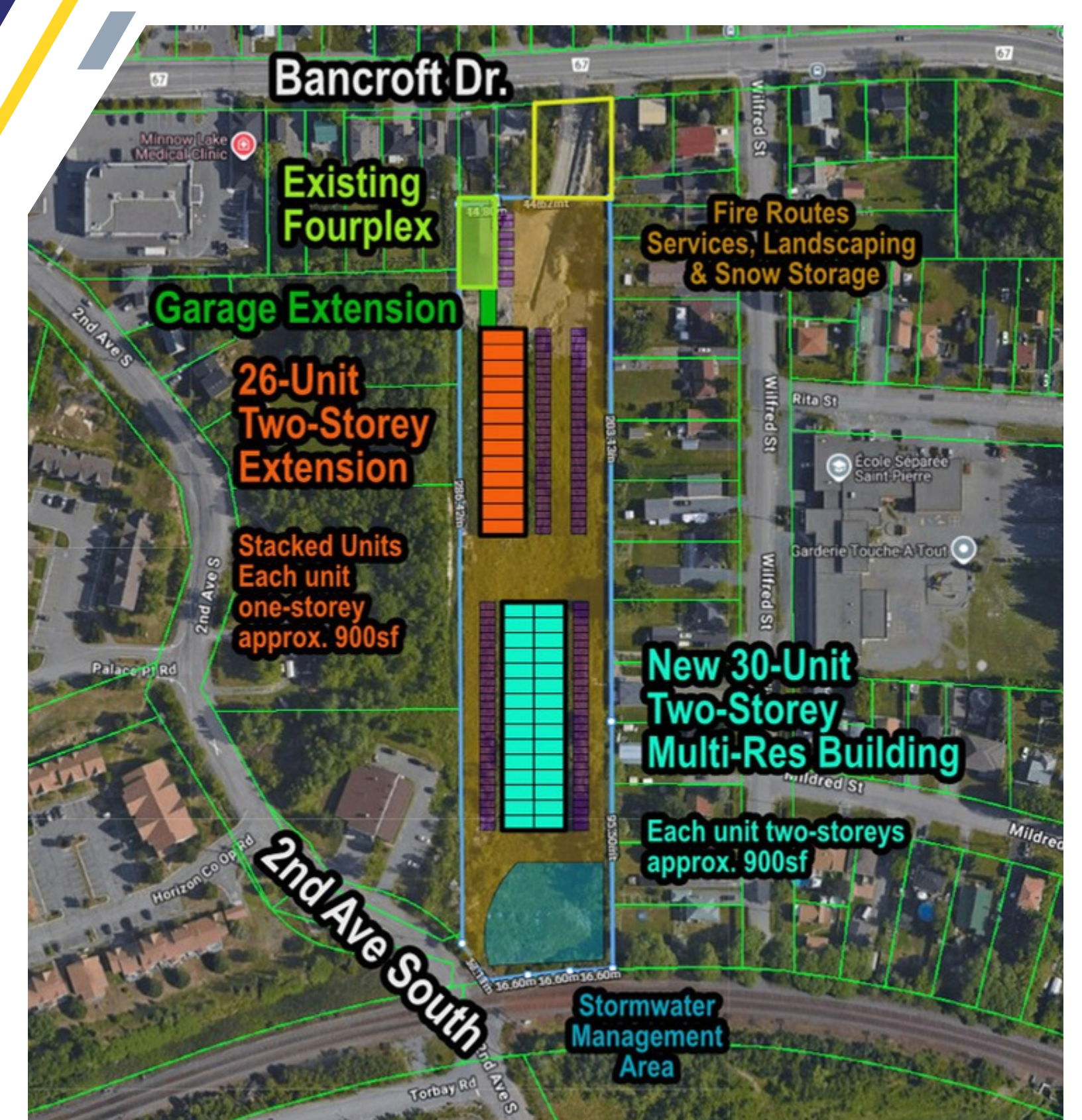
[Complete the Confidentiality Agreement by clicking this link](#)

Water/Wastewater Servicing

From the City's Open Data GIS Mapping

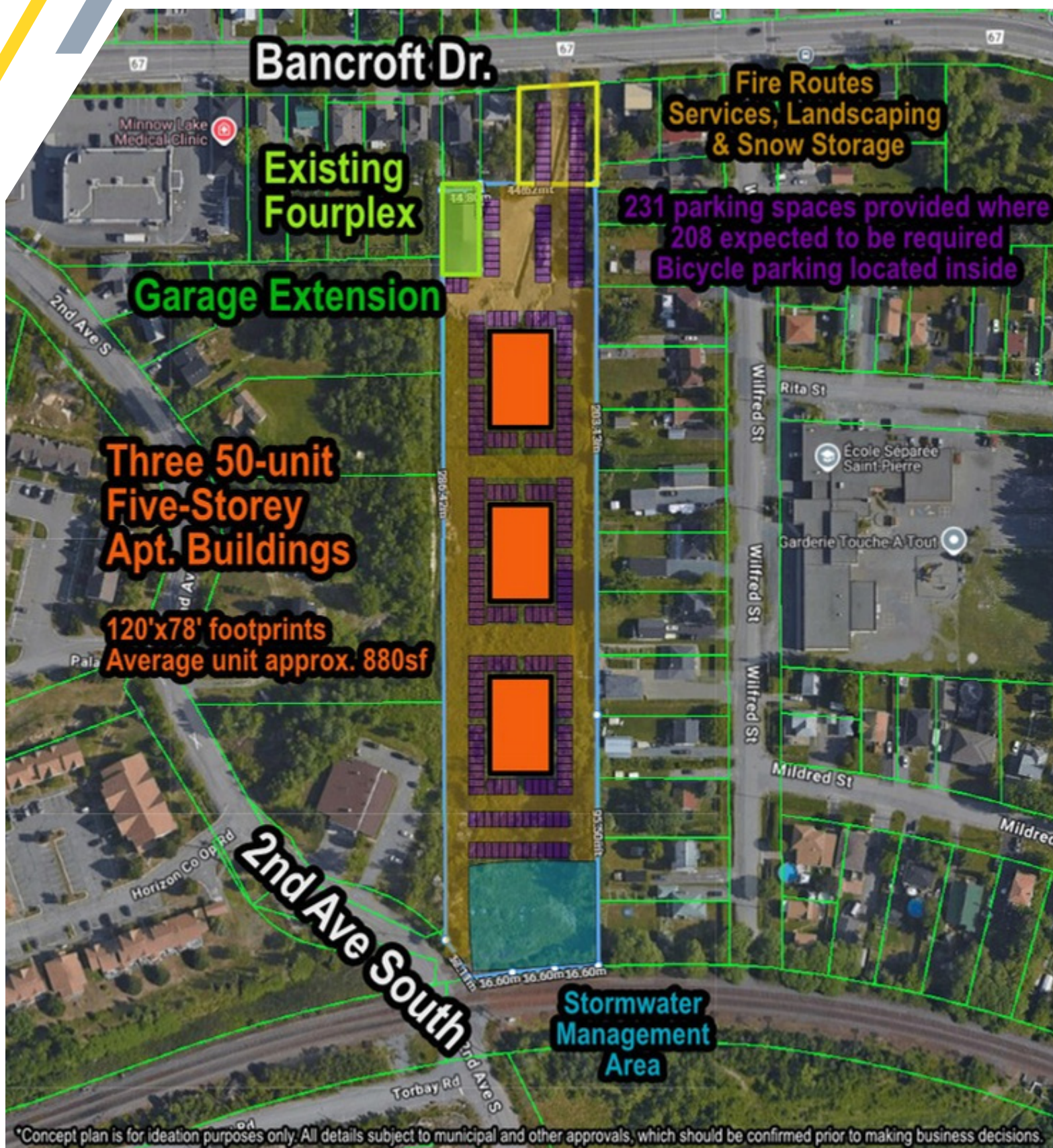


The property at 2059 Bancroft Drive appears to be well-serviced for residential intensification with multiple connections points showing for municipal servicing, subject to confirmation. A 400mm water and 300mm wastewater pipes are indicated along Bancroft Drive. The City's "Rock Tunnel" also appears to traverse the property, a water service from Wilfred St appears to be available, and Water/Wastewater connections are also indicated across from the property's 2nd Ave South frontage.



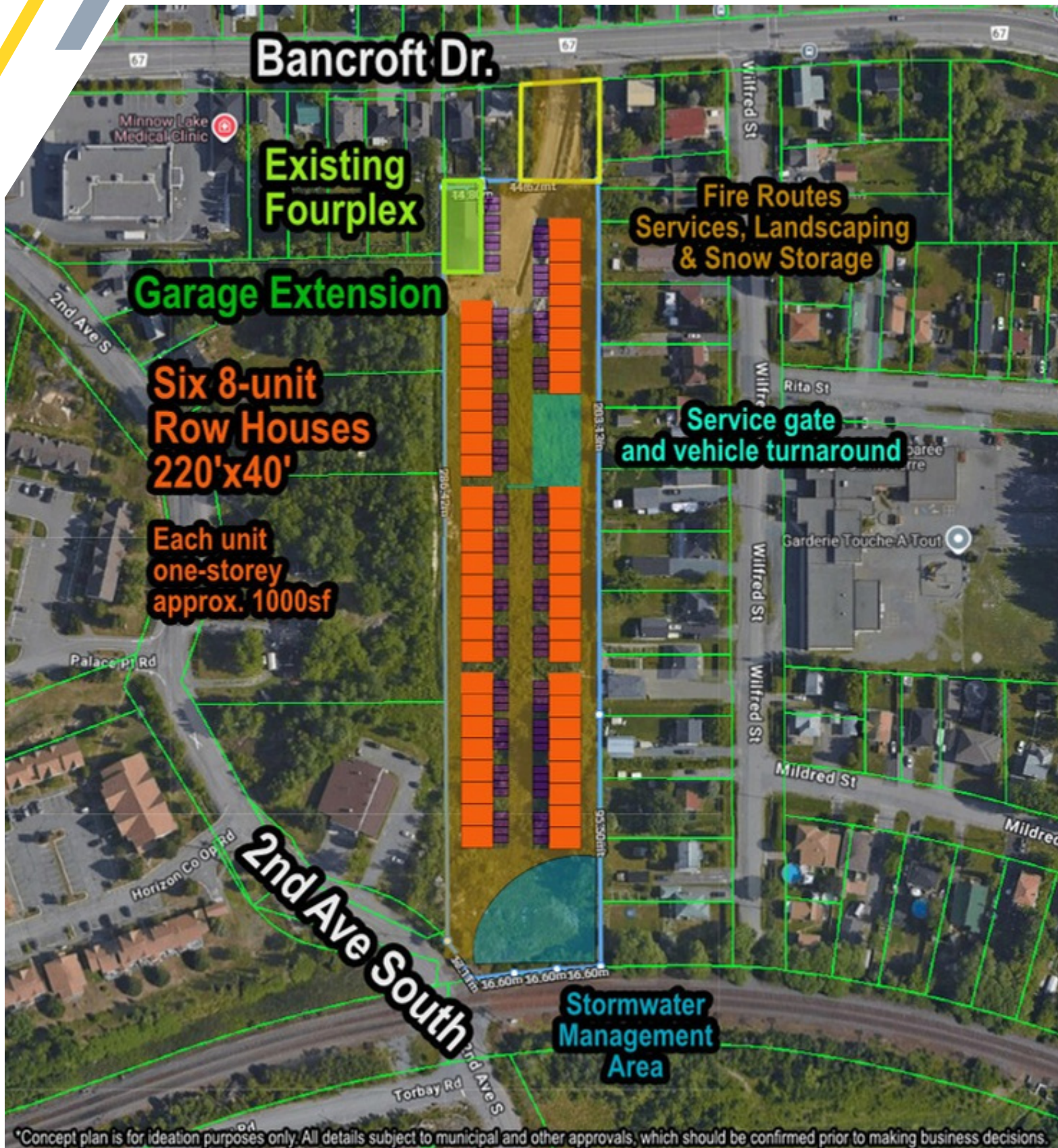
*Concept plan is for ideation purposes only. All details subject to municipal and other approvals, which should be confirmed prior to making business decisions.





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Development Concept Plan Townhouses with R3-1 Zoning





2059 Bancroft Drive – Overview

- ▶ The property at 2059 Bancroft Drive presents a strong residential development and intensification opportunity due to its existing Medium Density Residential zoning (R3-1.D30(10)), established urban location, and proximity to municipal water, wastewater, and stormwater infrastructure along Bancroft Drive. Unlike greenfield sites, the property is already designated for residential use and does not require an Official Plan amendment to support medium-density development, subject to applicable approvals.
- ▶ The site comprises approximately 4.8 acres and appears currently zoned to permit up to 60 units, including an existing fourplex that is fully tenanted. Development potential is supported by surrounding residential uses, access to transit, and integration within an existing neighbourhood fabric.
- ▶ Based on the City's planning framework, the property may support significant residential intensification through rezoning, potentially permitting up to 173 units, and a wide variety of built forms, subject to servicing capacity and municipal approvals.
- ▶ Greater Sudbury has historically low residential vacancy and low unemployment. The local economy is diverse, has seen steady growth for decades and the future is bright. The local mining industry is booming, with new mines anticipated to open in the coming years. The need for modern living spaces is growing and this development is serviced by transit and within close proximity of multiple schools, parks, and major centers of employment.

Corporate Profile



Why Choose Us

Mallette-Goring is Northern Ontario's premiere full-service Commercial & Investment Brokerage, providing bilingual service to clients since 1977. The firm's extensive service offering is focused on supporting Investors, Corporate Tenants, and Commercial Landlords across Greater Sudbury and the north.

With a combined 100+ years of industry experience, our team strives to service all client mandates on a consulting or brokerage (sales/leasing) basis.

Clients range from Institutional Investors and REITs to small investors, public sector, and corporate/small business.

"Chris is an essential part of our team when it comes to acquiring, leasing or selling any of our properties in the Sudbury area. Thank you for your knowledge, patience and professionalism. Looking forward to our future adventure."



Connie Hobbs

President, CLH Properties



An Experienced Team

Our team of seven acts as referring office and local representation for national and international firms such as Cushman & Wakefield, CBRE, Colliers, Avison Young, JLL, etc. on a variety of client mandates including Office, Retail, Restaurant, Industrial, and Multi-Unit Residential Investment.

Several of our team members are local "home-grown" brokers/agents who care about our community and are actively involved in the local development landscape. Our team has representation on the Greater Sudbury Chamber of Commerce, Downtown Sudbury BIA, Sudbury Real Estate Board, Development Liaison Advisory Committee, and other local boards/committees.



Client Care

With years of experience and a dedicated team, we take pride in helping each of our clients with their unique mandates. Leveraging our database, experience and market analysis, we strive to achieve every client's goals.



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Specialties & Areas of Focus

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Commercial Leasing, Investment Sales,
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Firm Specialties Include

- Acquisition & Disposition Advisement
- Market Analysis
- Asset Valuation Analysis
- Corporate Tenant Representation
- Corporate Relocation
- Lease Renewal / Restructure
- Strategic Advisement

Other areas of focus



Through our partners, our firm also offers Construction / Project Management and Property Management for residential and commercial properties across Greater Sudbury and Northern Ontario.



Our firm has also acted on behalf of lenders in Power of Sale mandates, portfolio disposition, strategic direction and estate planning as well as corporate restructuring.



Business Innovation

Collaborating to introduce new ideas, services, and opportunities to our clients and community.



Business Consultation

Public and private sector consulting to provide market analysis and investment / development support.



Business Solutions

Lease restructure mandates, Sublease/Assignment Agreements, lease buy-out negotiations, etc.



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Discover the Professionals Behind Your Success



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Erica Asante - Yeboah
Operations & Project Coordinator



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Broker



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Sales Representative



Craig Grillanda
Sales Representative



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