

8265
CHURCHVILLE RD.
BRAMPTON • ON

± 8.20 ACRES | 35 SINGLE DETACHED FREEHOLD LOTS

*Draft Plan Approved Low-Rise Residential Development Opportunity
Being Sold Under Power of Sale*

DRAFT PLAN
APPROVED

35 SINGLE DETACHED
FREEHOLD LOTS

ESTABLISHED RESIDENTIAL
NEIGHBOURHOOD

CREDITVIEW RD

CHURCHVILLE RD

PREMIUM ESTATE-LOT
PRODUCT

EXECUTION CERTAINTY
WITH ADVANCED PLANNING
APPROVALS

ESTATE-STYLE INFILL DEVELOPMENT OPPORTUNITIES
WITHIN AN AFFLUENT EXISTING NEIGHBOURHOOD

CBRE

LAND
SPECIALISTS

THE OFFERING

Being Sold Under Power of Sale

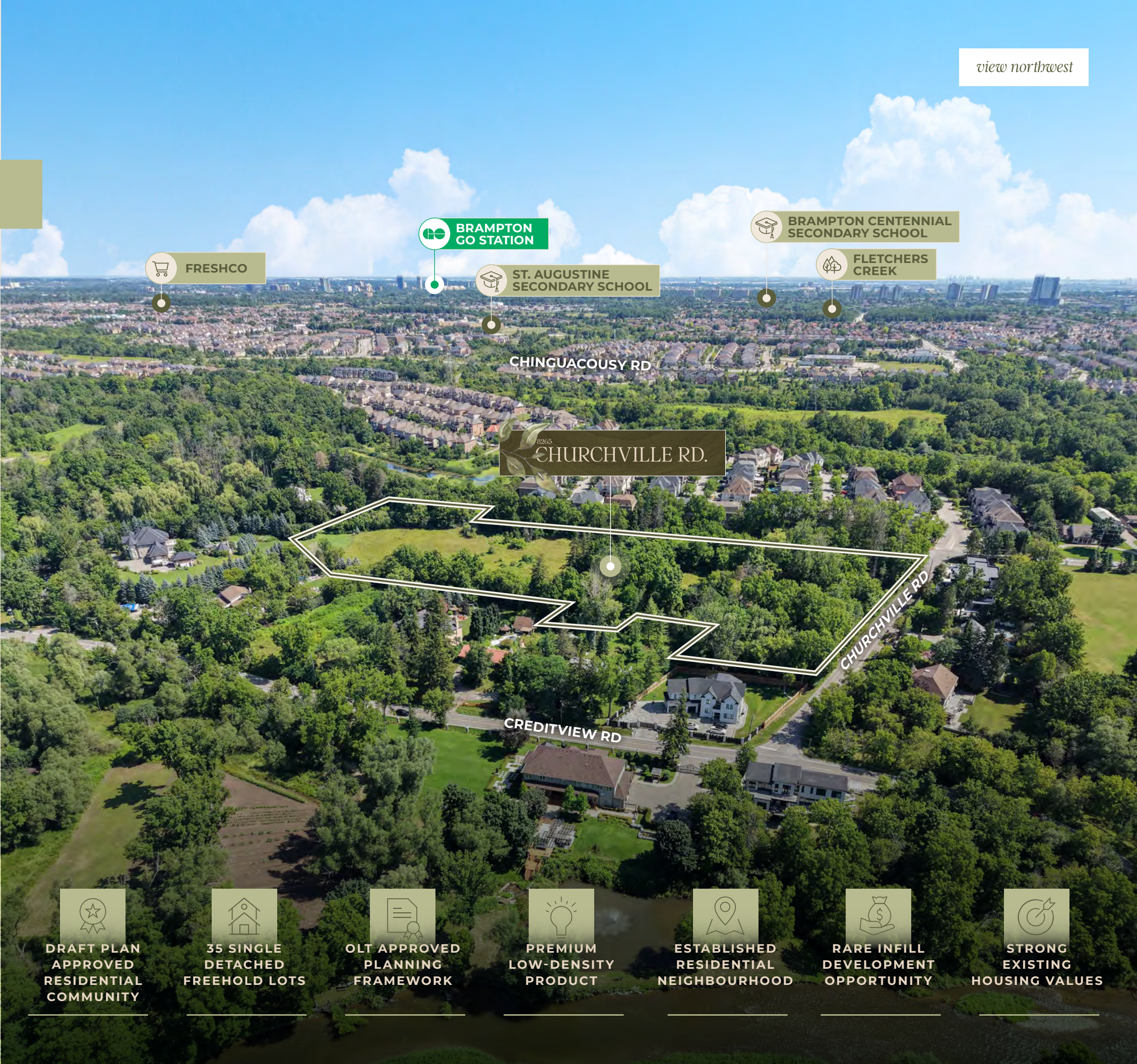
CBRE Land Specialists are pleased to present the opportunity to acquire 8265 Churchville Road, Brampton, Ontario, which is being sold under Power of Sale (the “Property”). The Site comprises approximately 8.20 acres of draft plan approved residential development land situated within an established residential enclave in west Brampton.

The approved development concept contemplates 35 single detached freehold dwellings together with common element blocks, a parkette, open space lands, servicing infrastructure and Natural Heritage System (“NHS”) components. The Property benefits from significant planning advancement, including Ontario Land Tribunal approval of both the Draft Plan of Subdivision and related Zoning By-law Amendments, creating a clear pathway toward development completion.

This offering presents developers with an opportunity to deliver a premium low-density housing product within a mature and highly desirable residential neighbourhood where future greenfield supply remains increasingly limited.

Property Details

PROPERTY ADDRESS	8265 Churchville Road, Brampton
SITE AREA	± 8.204 Acres (357,361 SF)
FRONTAGE	± 486 ft. on Churchville Road ± 976 ft. on Walnut Road
DEVELOPMENT APPROVAL	Draft Plan Approved
MAJOR TENANTS	35 Single Detached Freehold Dwellings
OFFICIAL STATUS	Draft Plan & Zoning Approvals Secured
OWNERSHIP SALE TYPE	Vacant Development Land




DRAFT PLAN
APPROVED
RESIDENTIAL
COMMUNITY


35 SINGLE
DETACHED
FREEHOLD LOTS


OLT APPROVED
PLANNING
FRAMEWORK


PREMIUM
LOW-DENSITY
PRODUCT


ESTABLISHED
RESIDENTIAL
NEIGHBOURHOOD


RARE INFILL
DEVELOPMENT
OPPORTUNITY


STRONG
EXISTING
HOUSING VALUES

DEVELOPMENT OPPORTUNITY

Low-Rise Residential Development Opportunity

The Property represents a rare opportunity to acquire a substantially advanced residential development opportunity within one of Brampton's most established neighbourhoods. The approved concept includes 35 single detached freehold dwellings supported by internal roads, common element lands, open space, and natural heritage components.

The low-density nature of the development differentiates the Property from the higher-density projects currently dominating the market, providing a product type that remains attractive to end users seeking larger homes and established neighbourhood surroundings.

Approved Development Program

RESIDENTIAL LOTS

- 35 Single Detached Freehold Homes

COMMON ELEMENTS

- Internal Road Network
- Parkette Block
- Servicing Block
- Open Space Lands

ENVIRONMENTAL COMPONENTS

- Natural Heritage System Lands
- NHS Buffer Lands
- Open Space Conveyance Blocks



ADVANCED
PLANNING STATUS



OLT-APPROVED
DRAFT PLAN



OLT-APPROVED
ZONING
AMENDMENTS



ESTABLISHED
MUNICIPAL
SERVICES AREA

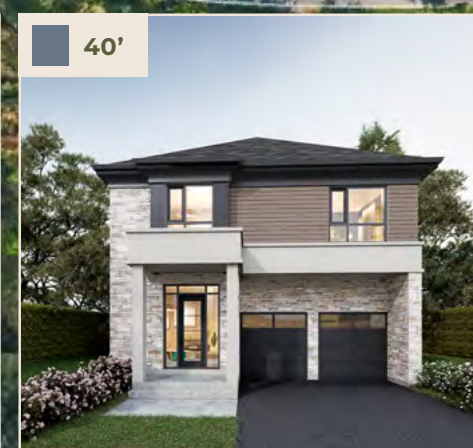


LIMITED
COMPARABLE
INFILL SUPPLY



PREMIUM DETACHED
HOUSING PRODUCT

DETACHED LOTS



Concept rendering only.

top view

LOCATION & INVESTMENT HIGHLIGHTS

8265 Churchville Road, Brampton

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- 7 7 MINS TO HIGHWAY 407
- 12 12 MINS TO HIGHWAY 401
- 10 10 MINS TO BRAMPTON GATEWAY TERMINAL
- 12 BRAMPTON GO STATION

PREMIUM DETACHED HOUSING PRODUCT

Approved exclusively for single detached homes offering larger home formats sought after by move-up buyers.

ADVANCED APPROVALS

Significant planning work has already been completed, reducing entitlement risk and accelerating development timelines.

EXECUTION CERTAINTY

Draft Plan and Zoning approvals provide a clear framework for future development.

SUPPLY CONSTRAINED MARKET

Limited availability of new detached lot inventory within mature Brampton neighbourhoods.

STRONG END USER MARKET

Detached home values within Brampton continue to support premium residential development opportunities.





Asking Price: \$12,000,000

DUE DILIGENCE

A confidential electronic data room is available to qualified purchasers upon execution of a Confidentiality Agreement.

AVAILABLE DUE DILIGENCE MATERIALS

- Draft Plan of Subdivision
- OLT Approval Documentation
- Zoning By-law Amendment Approvals
- Planning Reports
- Engineering Reports
- Servicing Information
- Environmental Documentation
- Survey Materials
- Additional Technical Due Diligence

OFFERING PROCESS

- Confidential offering process
- Qualified purchaser outreach
- Offers reviewed as submitted
- Access to electronic data room upon CA execution

[Click To Download Confidentiality Agreement](#)

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CBRE **LAND**
SPECIALISTS

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