



COLBORNE POINT

REQUEST FOR EXPRESSIONS OF INTEREST

PRIME RIVER-VIEW REAL ESTATE IN
THE HEART OF BRANTFORD

JANUARY 2021



DOWNTOWN
BRANTFORD

THE OPPORTUNITY

The City of Brantford (“City”), in coordination with its Economic Development Division, invites expressions of interest for the purchase and redevelopment of the lands informally known as the Colborne Point Lands (“Subject Land”) located on the south side of Colborne Street adjacent to the architecturally significant Laurier/YMCA athletic facility. The City is seeking developers with a proven track record of delivering outstanding, architecturally significant developments and a willingness to demonstrate creativity on a project that has the potential to bring significant benefits to the community. This Expression of Interest (EOI) seeks development proposals that:

1. Make the best use of the site in terms of diversity of use and intensification;
2. Advance the goals and objectives of the City of Brantford Official Plan, specifically, the Urban Growth Area; the Urban Design Guidelines, and the Downtown Master Plan; and
3. Contribute to the creation of a mixed-use area that is seamlessly integrated into the surrounding district.

Through the RFEOI process, the City hopes to attract qualified developers who are willing to work with the City’s vision for these lands and realize the full potential of this incredible, river-view gateway site, leaving a legacy for future generations to appreciate and enjoy.

FIG. 1: COLBORNE POINT - ARTIST'S CONCEPT

Source: SGL Planning & Design Inc., City of Brantford Official Plan (anticipated 2021)



FIG. 2: COLBORNE POINT - ARTIST'S CONCEPT

Source: Urban Strategies Inc., Master Plan for Downtown Brantford, 2008

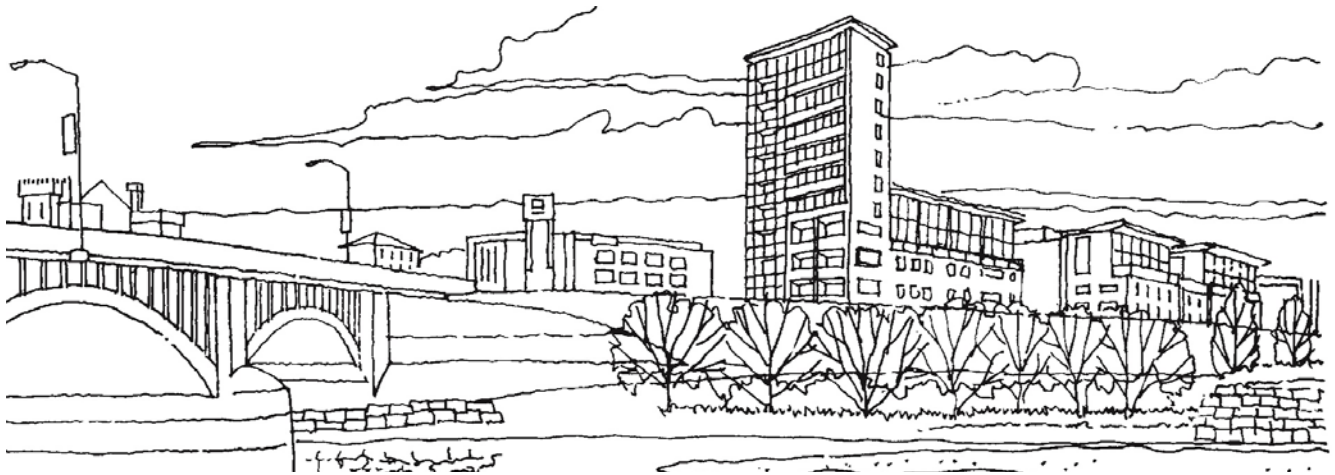


FIG. 3: COLBORNE POINT - DESIGN GUIDE

Source: Urban Strategies Inc., Master Plan for Downtown Brantford, 2008

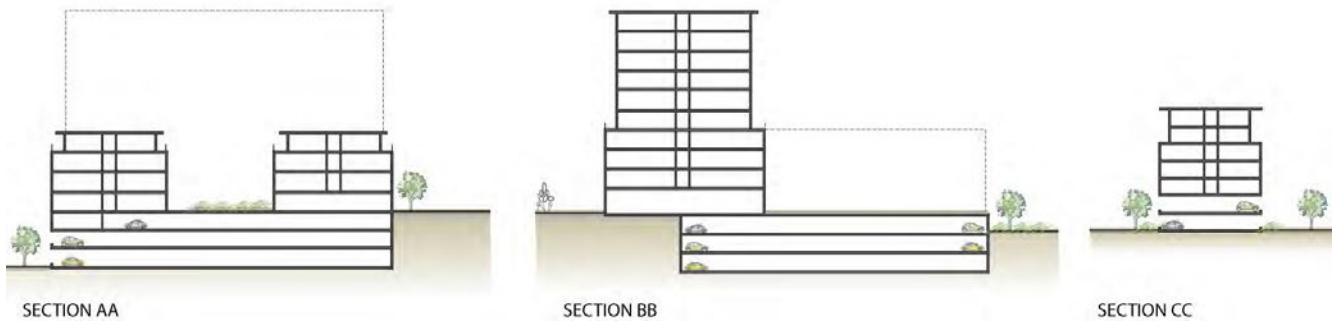
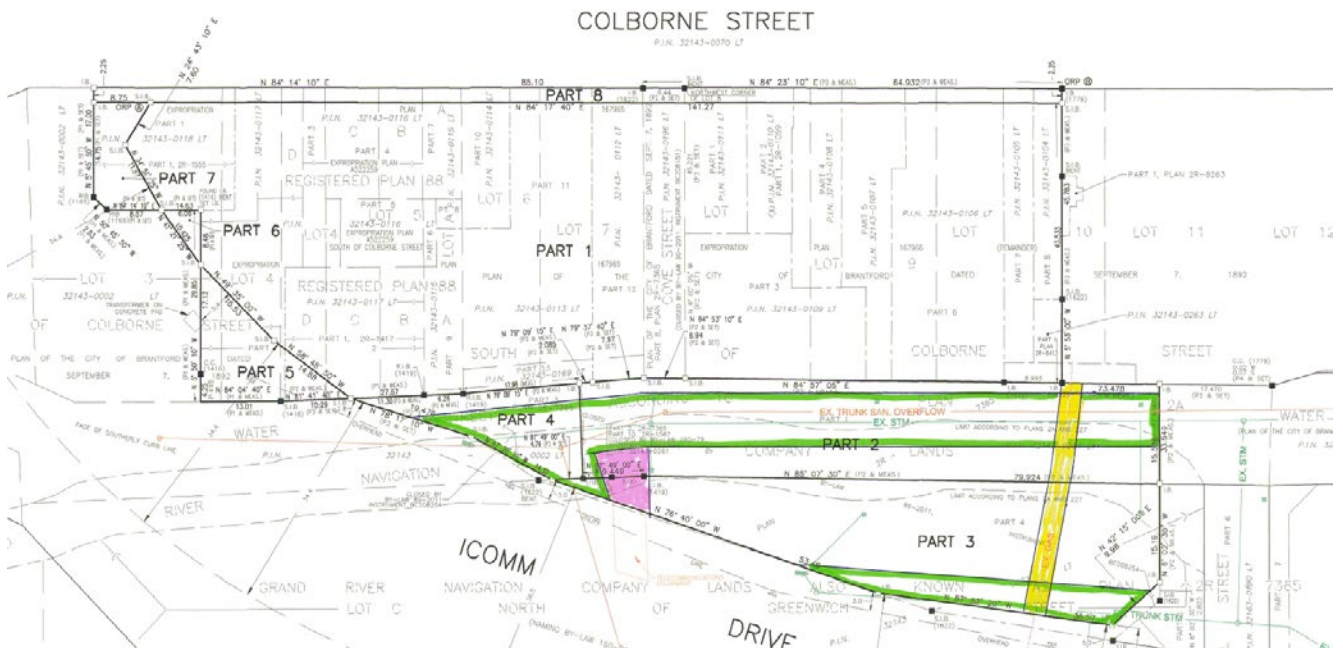


FIG. 4: COLBORNE POINT - REGISTERED PLAN

Source: City of Brantford, 2020



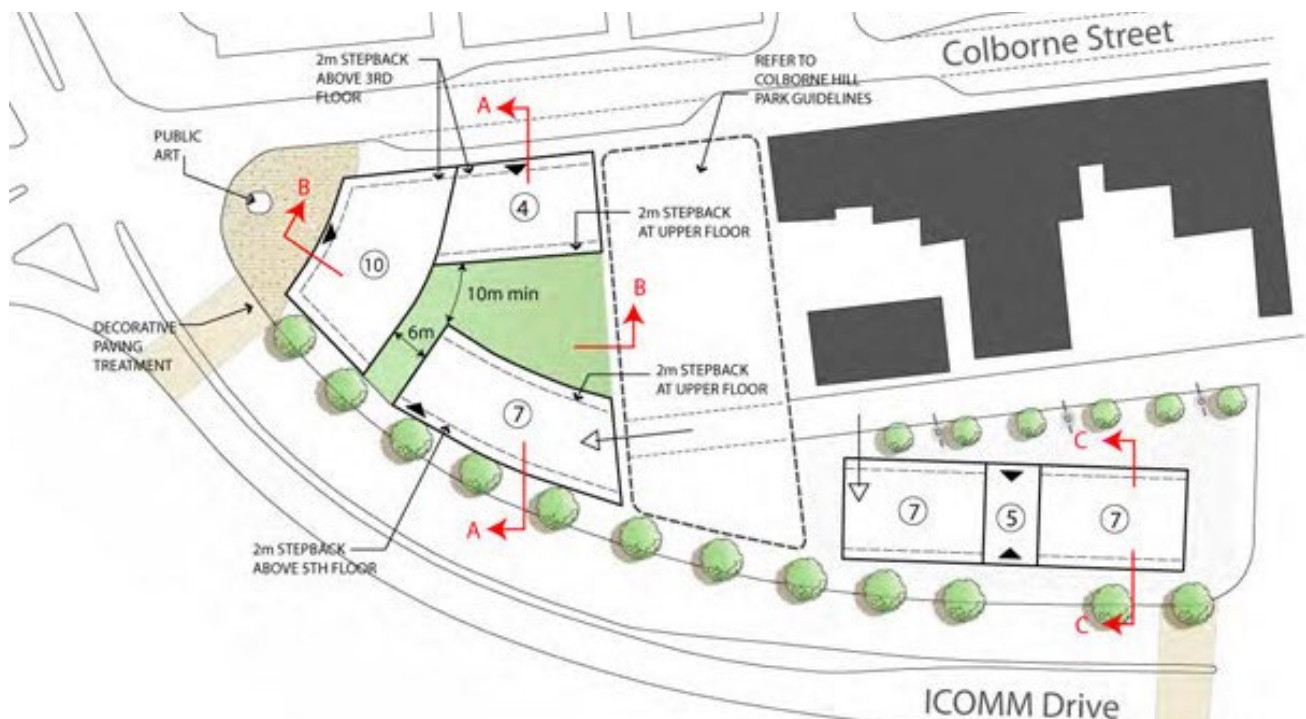
COLBORNE POINT

Recognized as a key development site and gateway to the downtown, the corner of Colborne Street/Icomm Drive is a vital part of the revitalization of Downtown. The prominence of the site as well as the views afforded of the river suggests that the development be high quality architecturally and of significant height. Residential is the primary use of the site as it extends along Icomm Drive with heights ranging from 4 to possibly well over 7. Ground floor uses along Colborne Street would ideally include restaurants, cafes and retail uses. Parking is to be incorporated at the ground floor level along Icomm Drive and not extend beyond the edges of the building footprints.

- Residential is the primary use of the site with ground floor uses along Colborne Street, ideally including restaurants, cafes and retail uses.
- Windows are to dominate the ground floor facade along Colborne Street.
- Public realm, including a gateway plaza at the intersection of Colborne St./Brant Ave./Icomm Dr. to be of high quality and include a publicly commissioned art piece.
- Setbacks from street edge are to be sufficient to permit planting and adequate growth of street trees.
- Parking is to be discretely located and ideally would be incorporated at the ground floor level along Icomm Drive and not extend beyond the edges of the building footprints

FIG. 5: COLBORNE POINT - DESIGN GUIDE

Source: Urban Strategies Inc., Master Plan for Downtown Brantford, 2008





DOWNTOWN BRANTFORD

BUSINESSES (2019*)

537

WORKERS (2019*)

4,530

STUDENTS (2019*)

4,200

RESIDENTS (2016**)

2,600

At the heart of every growing community is a prosperous downtown. As a result of revitalization efforts since 1999, Downtown Brantford has been significantly transformed, serving as a model for other municipalities. This transformation has contributed to Brantford being recognized as one of 25 “urban growth centres” in the Province of Ontario. *Money Sense Magazine* also recognized Brantford and area as the one of the best places to buy real estate in Canada for 6 years running.

The expansion of major academic institutions also helped to inject new life into the downtown core. Transformative projects such as the new state of the art Laurier Brantford YMCA Athletic and Recreation Centre, the redesigned Brantford Public Library, and the city’s year round gathering place for profile events, Harmony Square, continue to redefine the Downtown.

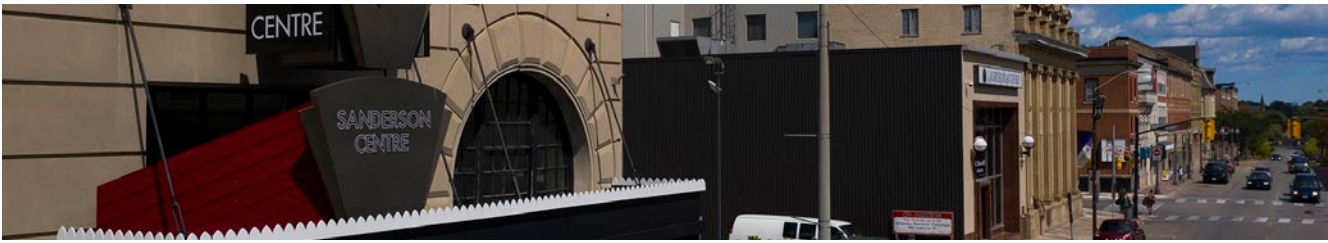
More residents and businesses relocate Downtown every year. This growth fuels the success of many new and expanding businesses. Along with a changing demographic and continued investment, Brantford’s dramatically improved downtown offers unique opportunities for businesses.

With education as a key driver, Downtown Brantford has attracted strategic investment from post-secondary institutions, the business community, and other regional partners. Engaged and supported by the City of Brantford, the Wilfrid Laurier University Brantford Campus opened its doors with 39 students in September 1999. Today enrollment has grown to over 3,100 local students. Our strategic partnerships also include Conestoga College and McMaster University. In the next 10 years, post-secondary institutions’ enrollment in Brantford is expected to grow significantly.

* Source: City of Brantford, 2019

** Source: Statistics Canada, 2016 (represents non-student residents)



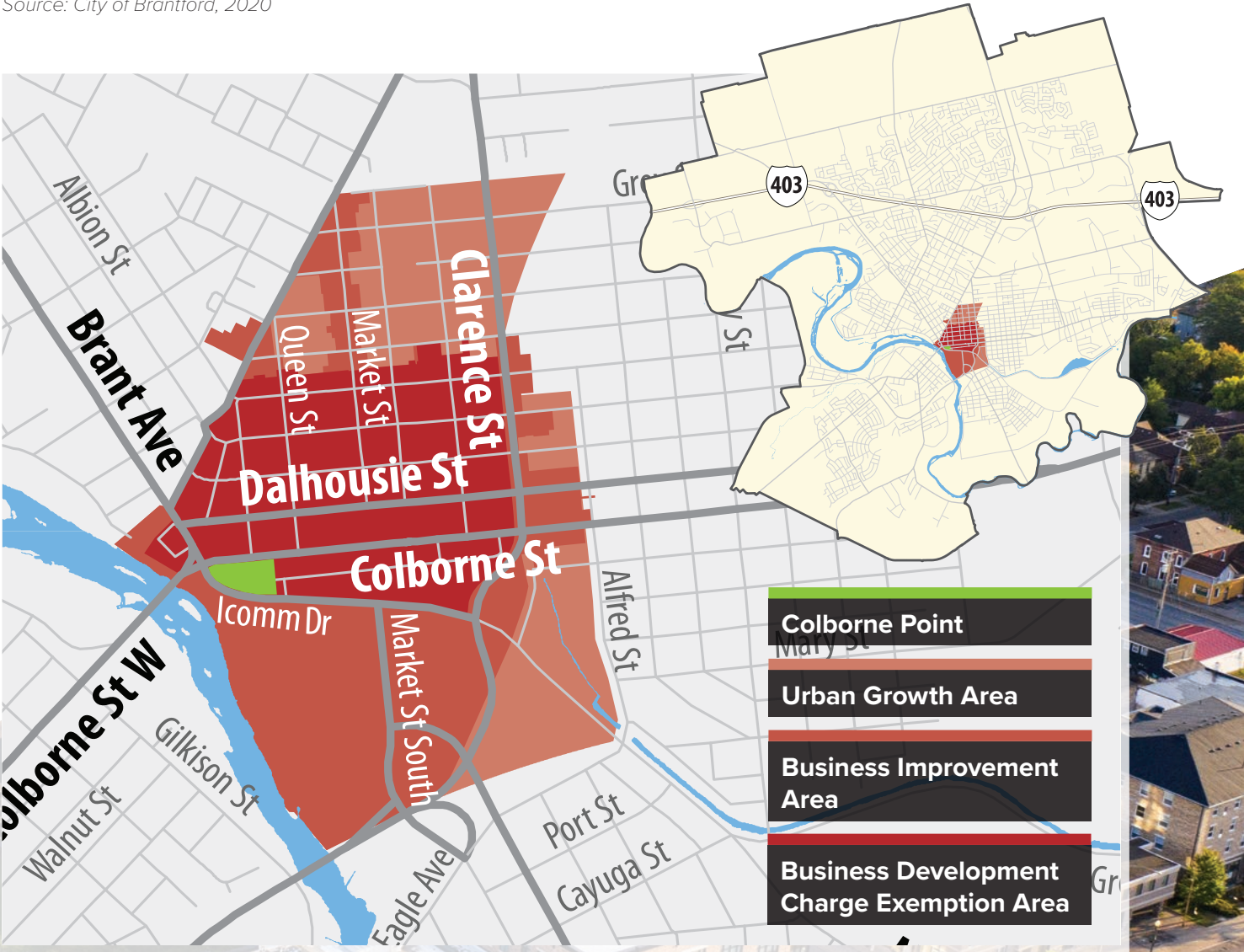


The City of Brantford has been a steadfast partner to Wilfrid Laurier University. Thanks to its foresight and support our campus opened the doors of its first building in 1999. It has since grown to occupy more than 20 new or repurposed structures in the community's core. Over time the university's relationship with the city has only deepened.

Heidi Northwood, Senior Executive Officer, Wilfrid Laurier University, Brantford Campus

FIG. 6: DOWNTOWN BRANTFORD BOUNDARIES

Source: City of Brantford, 2020



RECENT INVESTMENTS

FIG. 9: RECENT DOWNTOWN INVESTMENTS

Source: City of Brantford, 2020





1

ONE WELLINGTON
CONDOMINIUMS

1 Wellington



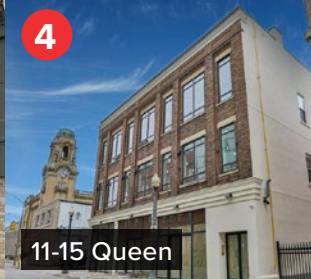
2

Market / Chatham



3

38-40 Dalhousie



4

11-15 Queen



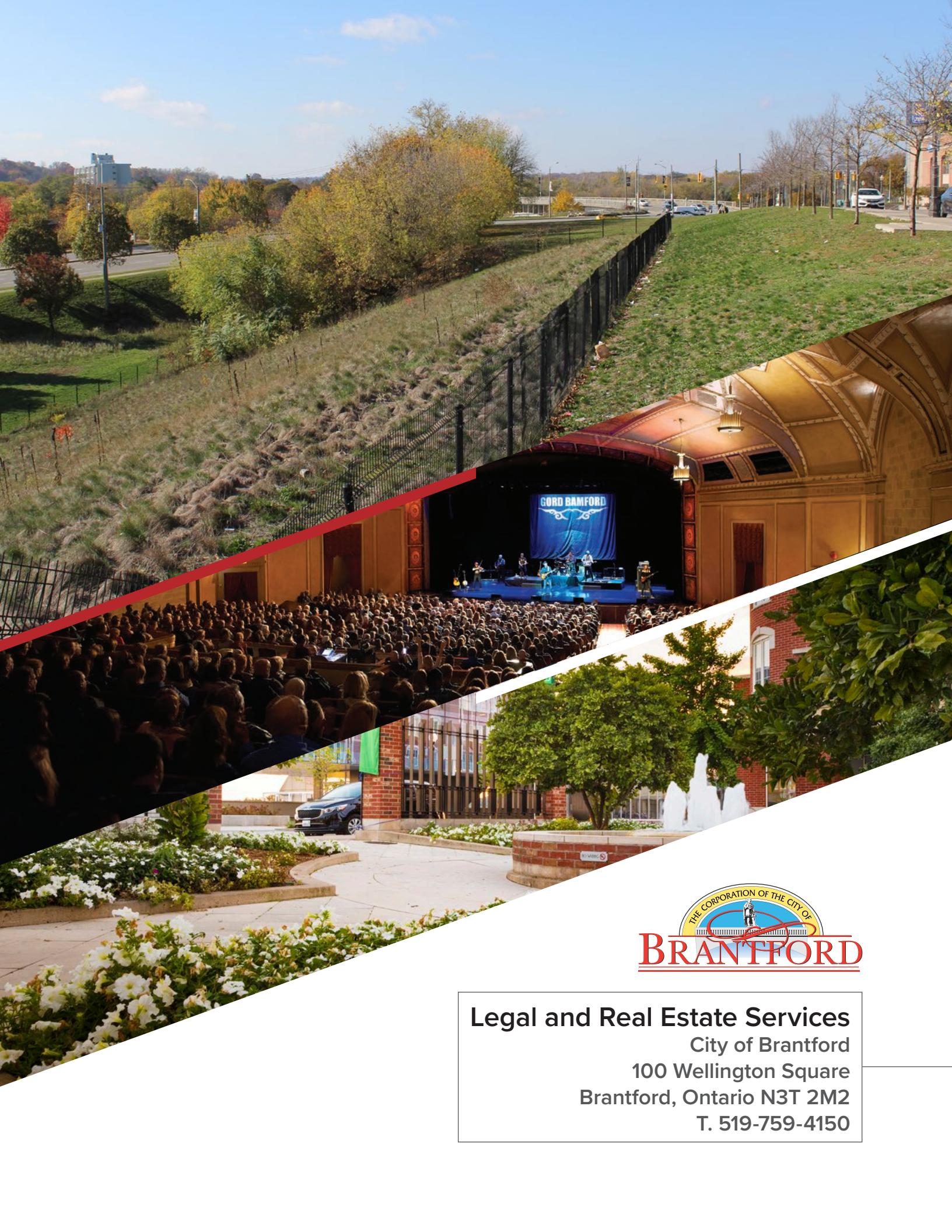
5

118-134 Dalhousie



6

58 Dalhousie



Legal and Real Estate Services

City of Brantford
100 Wellington Square
Brantford, Ontario N3T 2M2
T. 519-759-4150