

REDUCED PRICE



Heritage Rd

Wanless Dr

Mississauga Rd



FOR SALE

1943 WANLESS DR, BRAMPTON

32 AC LOW-RISE RESIDENTIAL LAND



ROYAL LePAGE®

COMMERCIAL™

LAND & INVESTMENT GROUP

THE OPPORTUNITY

Approximately 7 Acres (usable) of “Mixed Use Transitional Neighborhood” vacant land in Brampton. Site is within development Block 53, also known as the Heritage Heights planning area. The Secondary Plan is approved.

Potential for increased usable land per the site designation as a “Special Policy Area” subject to the developers own Environmental Impact Study. Permitted uses include Townhouse, Stacked Towns and Mid-Rise developments.

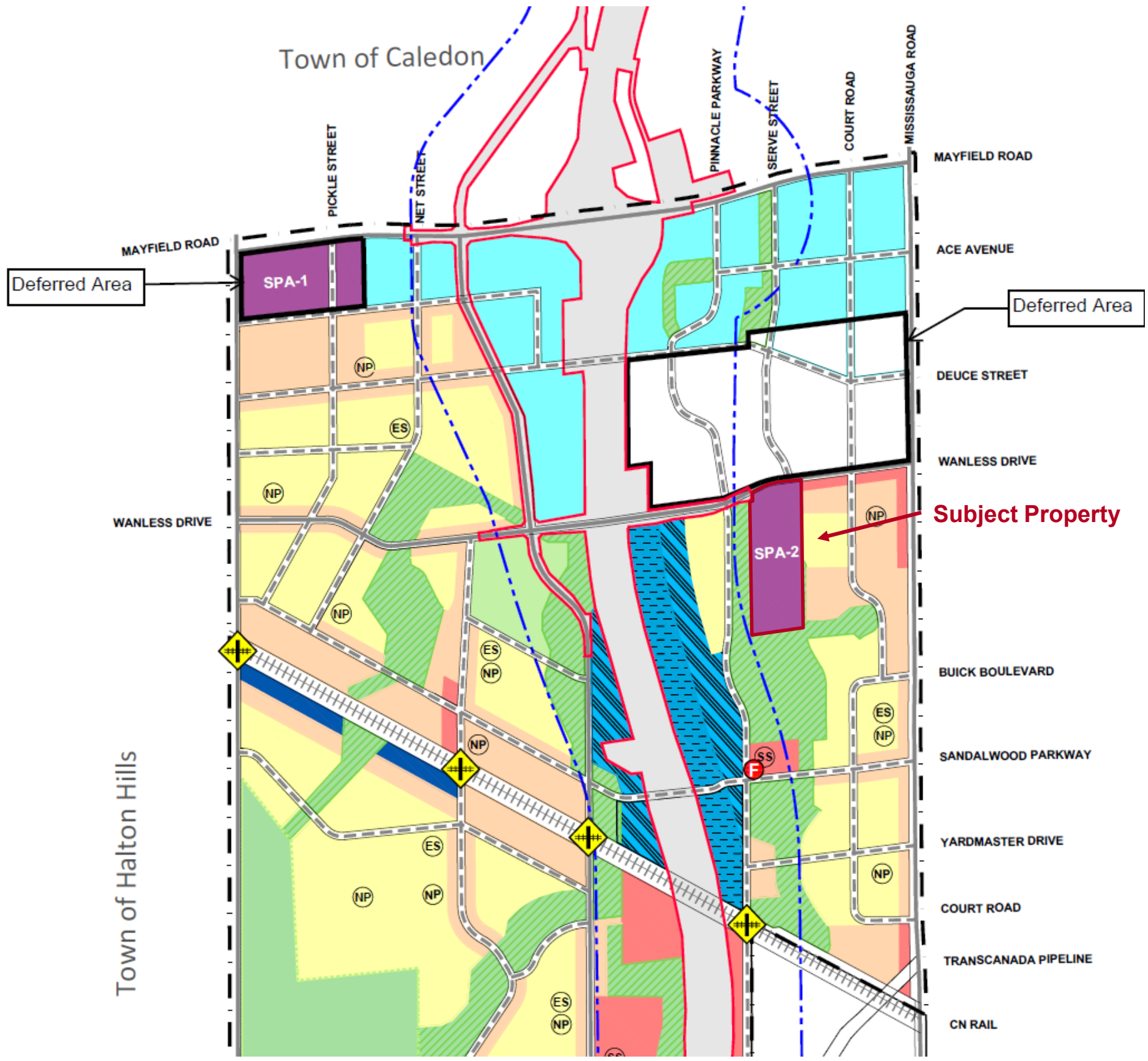
- The local Land Owners Group is formed and proceeding with preparations for development.
- Part of Highway 413 Expansion, and near to planned future GO Station.
- Sanitary Servicing is available but will occur at the demand of the LOG, subject to market conditions. Services will be provided on Wanless Rd, via a sanitary trunk sewer that is being designed in 2025.

Location	Mississauga Rd & Wanless Dr
Area	32.11 AC
OP	Mixed-Use Residential Special Policy Area
Zoning	A – Agricultural
Sanitary Services	On Mississauga Rd, T060 On Heritage Rd, T059



SECONDARY PLAN

HERITAGE HEIGHTS



1943 Wanless Dr is designated as **Special Policy Area 2** and includes portions of potential Mixed Use Residential Medium- and High-Density.

LEGEND

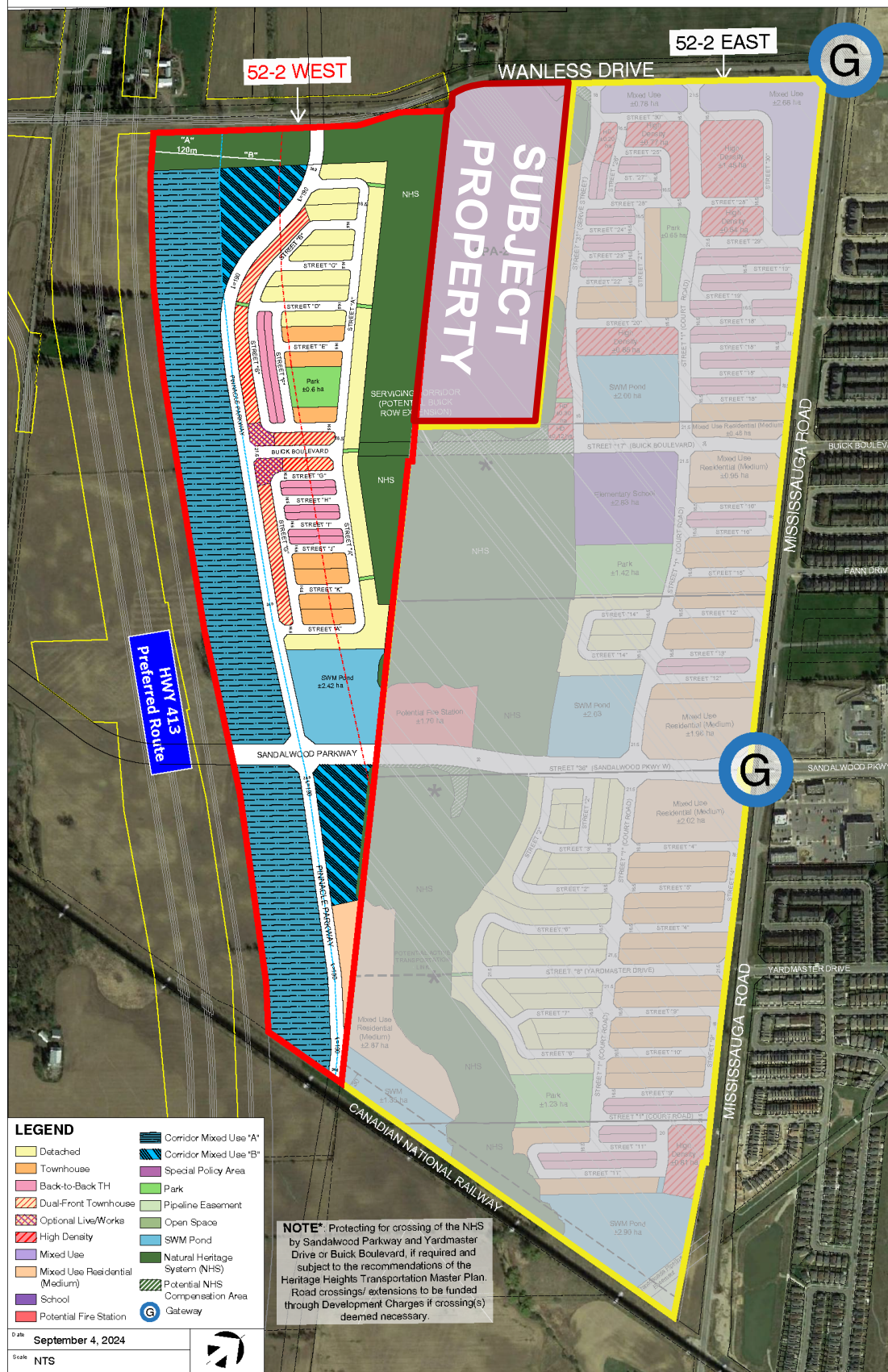
- Secondary Plan Area
- Existing Street Network
- Proposed Street Network
- Existing Rail Line
- Preliminary Highway & Transitway Right-Of-Way Design
*Data from Highway 413 Interactive Mapping
- Focused Analysis Area/ Narrowed Area of Interest
*Data from Ontario Data Catalogue
- + Conceptual Railway Crossing
*Subject to further study to determine need and location at Precinct Planning Stage
- ES Elementary School
- SS Secondary School
- NP Future Neighbourhood Parks
- H Hospital
- F Fire Station
- Greenbelt Area-Protected Countryside
Note: Any lands within the Provincial Greenbelt Area area not part of the Urban Area and are subject to the policies of the Greenbelt Plan
- Natural Heritage System
- Community Parks
- Neighbourhoods
- Mixed Use Residential (Med)
- Mixed Use Residential (High)
- Corridor Mixed Use A
- Corridor Mixed Use B
- Major Institutional
- Employment
- Pumping Station
- Transportation - CN Railway Layby and Maintenance Facility
- East-West Connection Focus Area
- Special Policy Area

AREA DEVELOPERS



ADJACENT DEVELOPMENTS

Mississauga Rd N Precinct Plan 52-2 West



Precinct Plan 52-2 East – Unit Summary



TRAVEL TIMES



SQUARE ONE

29 mins | 29.5 KM

**Sheridan College
Davis Campus**

21 mins | 13.7 KM

U of T Mississauga

30 mins | 33 KM

PEARSON AIRPORT

26 mins | 32.2 KM

HIGHWAY 410

15 mins | 15.7 KM

HIGHWAY 407

14 mins | 11.4 KM

**ONTARIO 401
EXPRESS**

18 mins | 13.3 KM