

AVISON
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For Sale: 105-111 Edgehill Drive Barrie Townhouse or Mid-Rise Development Opportunity



- Approved townhouse development plans with the potential for increased density
- Designs for a 12-storey apartment building
- Easy access to Highway 400 and Downtown Barrie

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Property Overview

105-111 Edgehill Dr.

Opportunity

Avison Young has been mandated to advise and manage the process to seek proposals for the disposition of 105-111 Edgehill Dr., Barrie, Ontario. The site is ideally situated for residential development and has zoning approval for 63 back-to-back townhouse units. In addition, an alternative concept has been explored for a 12-storey building with 200 units and 180,769 sf of gross floor area.

Highlights

- Approved townhouse development plans with the potential for increased density
- Designs for a 12-storey apartment building with 200 units
- Easy access to Highway 400 and Downtown Barrie
- Close proximity to schools and parks

Property Details

Site Area	81,772 sf (1.88 ac)
Site Dimensions	Developable Area: 65,776 sf (1.51 ac) Frontage: Approx. 277 ft
Existing Use	Four vacant single family homes
Environmental	Environmental Impact Study (June 2018)
Official Plan	Neighbourhood Area
Zoning By-law	Residential Multiple Dwelling Second Density; Special Provision 575 (RM2 [SP-575]); and Environmental Protection (EP)



Approved Development Plan - Townhouse Concept



Site Statistics

Site Area	81,772 sf
Total GFA	74,023 sf
Total Units	63
Total Parking Spaces	79

A Zoning By-law Amendment (2019-066) was approved in June 2019, permitting the development of 63 back-to-back townhouse units. During the Site Plan Control process, an existing dug ephemeral headwater drainage feature which exists in the southwestern portion of the subject property, required further setbacks from the required Ministry of Transportation setback to accommodate the rechanneling and re-naturalization of the stream as permitted by the LSRCA. This has the potential to reduce the number of units.

Development Concept - 12 Storey Plan



Site Statistics

Site Area	81,772 sf
Building Height	12 storeys
Total GFA	180,769 sf
Total Units	200
Total Parking Spaces	234

The Owners held a Pre-Consultation Review in May 2023 and received favourable comments from Planning for the development of a 12-storey mid-rise building with 200 units.

Barrie

Located approximately 100 kilometres from downtown Toronto, the City of Barrie boasts a population of 156,593 residents, expected to increase to over 253,000 by the year 2041. The Barrie GO corridor, which sees more than 9,000 passenger trips each day, is preparing for future expansion, supporting all-day, two-way GO service with construction beginning in 2021. The subject property is located off of Highway 400 and is just minutes away from Downtown Barrie.

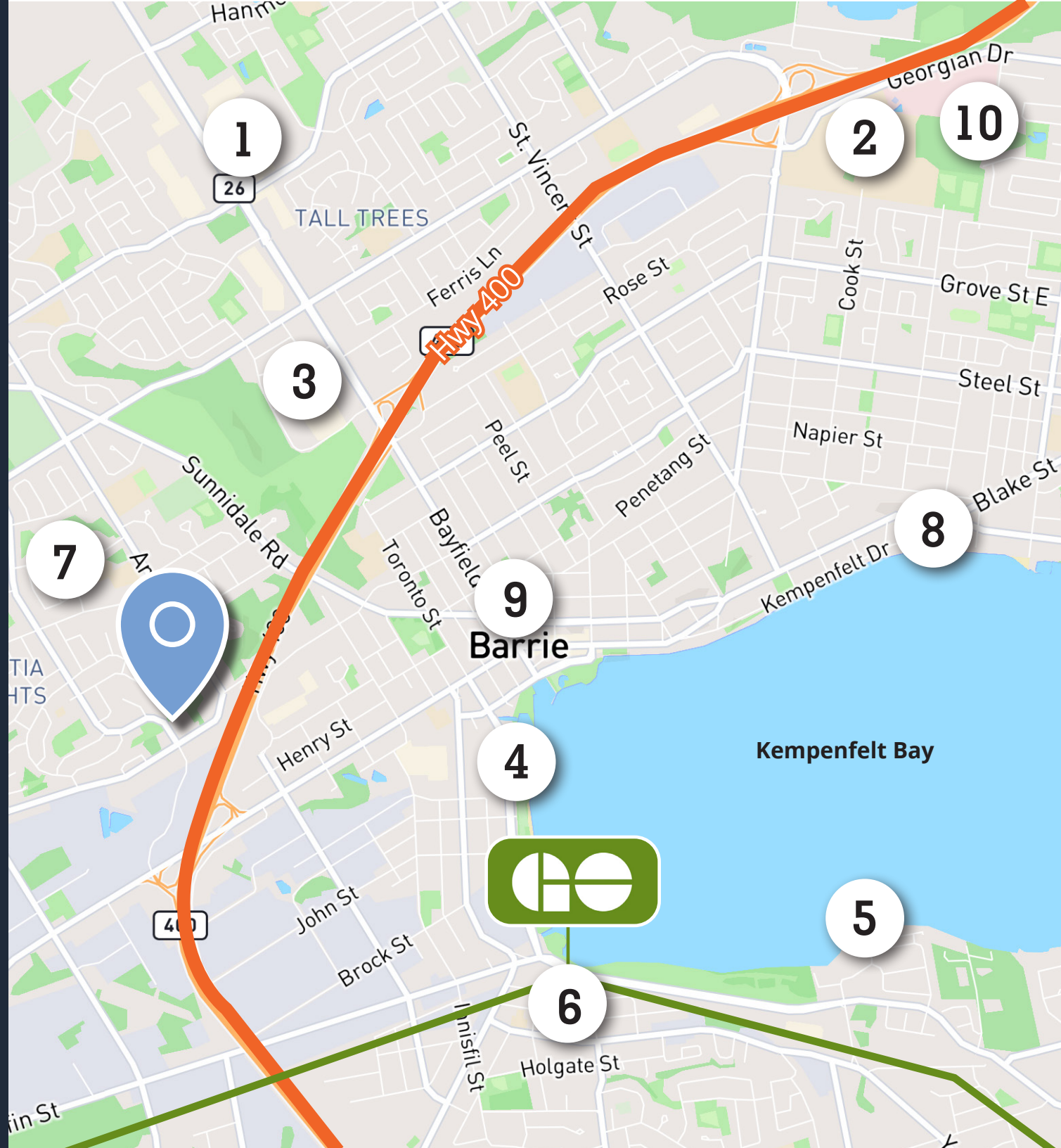


Subject Property



GO Line

1. Georgian Mall
2. Georgian College
3. Bayfield Mall
4. Centennial Park & Beach
5. Minet's Point Park
6. Allandale Waterfront GO Station
7. St. Mary's Catholic School
8. Kempenfelt Park
9. Downtown Barrie
10. Royal Victoria Hospital



For Sale

105-111 Edgehill Drive, Barrie

Pricing and offering process

The Property is offered on an unpriced basis.

All expressions of interest may be submitted in the form of a Letter of Intent or Agreement of Purchase and Sale.

**Offers will be reviewed on an
"as come basis."**

For More Information About this Offering:

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