

# FOR SALE



## 0.6 AC

### TRANSIT-ORIENTED INFILL LOT



Lakeshore Rd

Bradford St

Essa Rd

Tiffin St

Innisfil St



## 84-90 TIFFIN ST BARRIE

# OPPORTUNITY SUMMARY

Two adjoining separately deeded properties located just outside of the City of Barrie's downtown core, dividing the OP-designated Urban Growth Area and the Employment Area.

These C-4 Zoned properties contain commercial and mix-used buildings: ~1,200 sq ft floor plate at 84 Tiffin St; ~2,300 floor plate at 90 Tiffin St with a ground floor commercial and a 3 bed/1 bath second-floor residential components (presently vacant).

Estimated fully leased annual gross income is \$95,700

The immediate area is currently characterized by low rise residential and neighbourhood commercial properties. There is a number of mid- and high-rise development applications in the vicinity.

The site represents a transit-oriented residential infill opportunity under the City of Barrie's intensification plan.

- Fronts on Arterial and Major Collector roads
- OP permits up to 12 storeys if appropriate transitions are achieved
- 5 storeys as of right, under the new Zoning By-Law draft
- ~350 m radius from Allandale GO Station
- ~480 m from Barrie's waterfront

<b>Lot Size</b>	0.6 AC
<b>Frontage</b>	183.24 ft on Tiffin ST & 108.61 ft on Innisfil St
<b>OP Designation</b>	Neighbourhood Area
<b>Zoning</b>	C4 – Commercial NC – under the new draft
<b>Official Plan</b>	Barrie Official Plan 2051 (council adopted)
<b>Current Use</b>	Auto repair facility
<b>Roll Number</b>	434204000201300 434204000201400



# AREA OVERVIEW



Lake Simcoe

Lakeshore Rd

Bradford St

Innisfil St

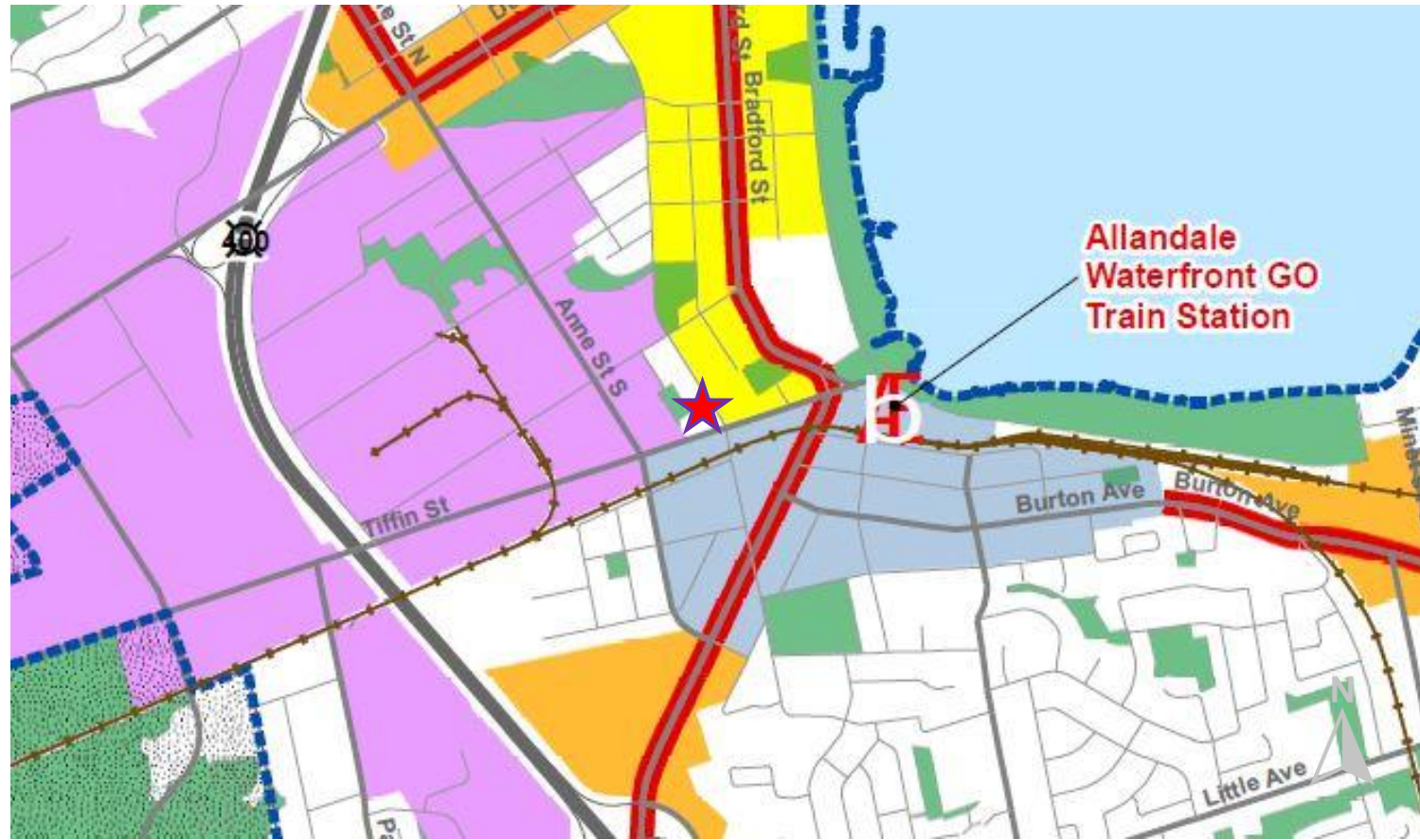
Anne St S

Tiffin St

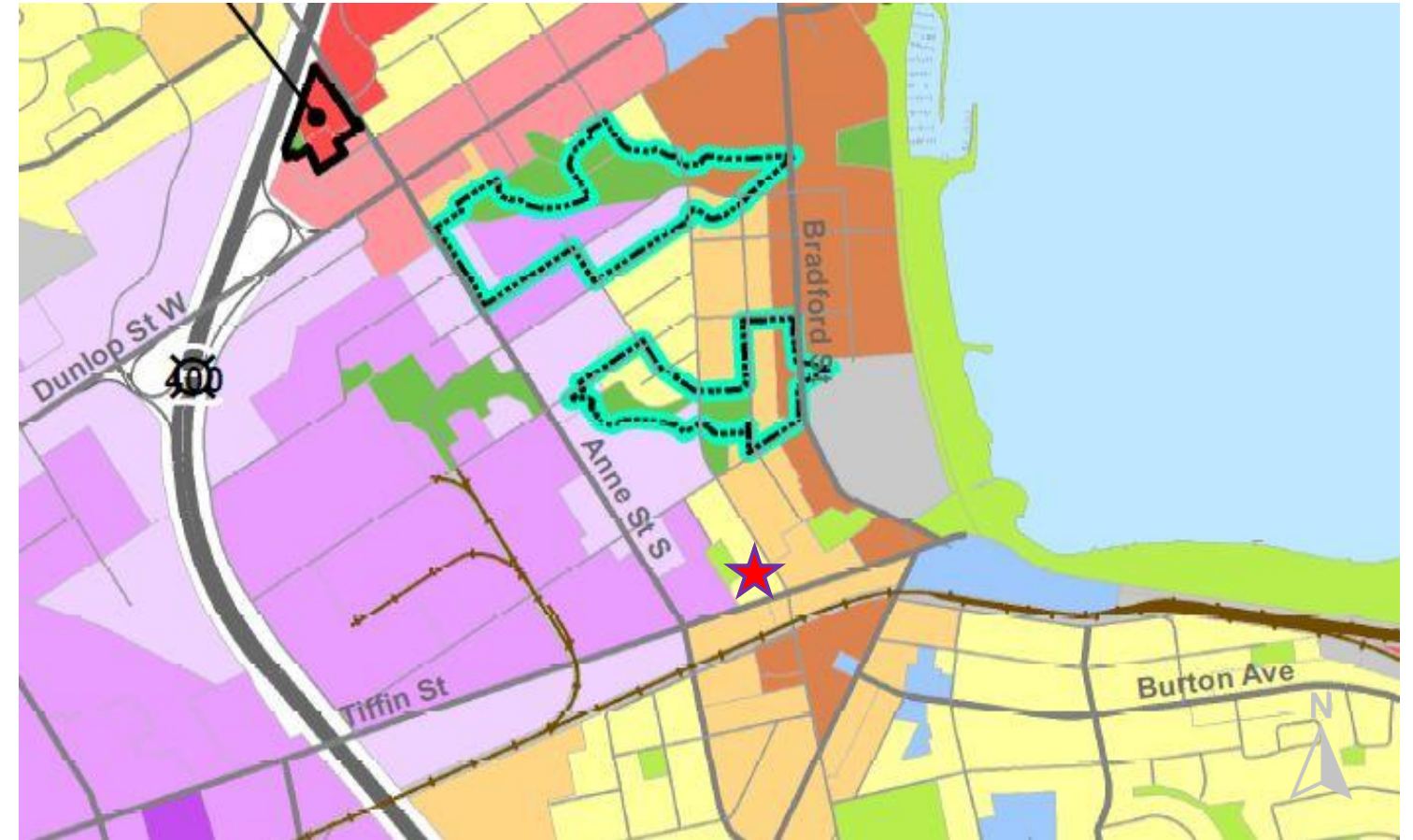
Essa Rd



## COMMUNITY STRUCTURE



## LAND USE



Major Transit Station	Major Transit Station Area (MTSA)	Natural Heritage System and Greenspace
Intensification Corridor	Strategic Growth Area	Built-up
Proposed Urban Growth Centre (UGC)	Employment	Designated Greenfield Area (DGA)

\* The built-up area was released on April 2, 2008 and corresponds to any area within the settlement area boundary that is not designated greenfield area.  
 \*\* Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

Neighbourhood Area	Employment Area - Non Industrial	Waste Disposal Assessment Area
Medium Density	Employment Area - Industrial	Extractive Industrial
High Density	Employment Area - Restrictive Industrial	Defined Policy Area
Strategic Employment and Economic District (SEED)	Natural Heritage System	Application Before the Local Planning Appeal Tribunal (LPAT)
Commercial District	Greenspace	TransCanada Pipeline Right-of-way
Community Hub	Infrastructure and Utility	

\* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to/terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.  
 \*\* Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.

# PLANNING

## LAND USE POLICIES (excerpt from City of Barrie Official Plan 2051, council adopted)

### 2.6.1.2

Lands designated Neighbourhood Area shall:

- a) Provide most of the city's low-rise housing stock, offer neighbourhood-scale commercial uses to service immediate neighbourhoods, and provide a mixture of uses on arterial streets and *Intensification Corridors to service the wider community*.
- b) Function as *complete communities, and will be planned to encourage walking, cycling and transit use with guidance from Section 4.2*.
- c) Be considered established neighbourhoods that are not intended to experience significant physical change that would alter their general character, except for lands designated Neighbourhood Area within the *Designated Greenfield Area, or located on an Intensification Corridor (Map 1), or lands fronting onto arterial or collector streets (Map 4a and Map 4b)*.
- d) Permit new development in built-out neighbourhoods that appropriately respects the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area, as set out in Section 3 of this Plan.
- e) Permit appropriate levels of *intensification in accordance with Sections 2.3.6 and 2.3.7 of his Plan*. Any proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context, as per the policies in Section 3 of this Plan.
- f) Promote *intensification by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodations, and other forms of low impact intensification, which can provide affordable housing options*.

# ZONING

## “C4” COMMERCIAL



### Permitted Uses in C4 zones:

Adult Entertainment Parlour, Automotive Leasing Establishment, Automotive Repair Establishment, Automotive Sales Establishment, Automotive Service Station, Bake Shop, Bank, Bed and Breakfast Establishment, Bingo Hall, Building Supply Centre, Bus Terminal, Bus Transfer Station, Car Wash, Conference Centre, Custom Workshop, Data Processing Centre, Drive-Through Facility, Entertainment Establishment, Fitness or Health Club, Fitness or Health Club, Local Florist, Funeral Establishment, Golf Driving Range (indoor), Hotel/Motel, Kennel in wholly enclosed building, Laundry or Dry Cleaning Depot, Local Convenience Retail, Marina, Miniature Golf (outdoor), Nightclub, Nursery or Garden Supply Centre, Office, Medical Office, Outdoor Display and Sales Area, Parking Lot, Personal Service Store, Photography Studio, Private Club, Recreational Establishment, Rental Store, Restaurant, Retail Store, Service Store, Shopping Centre, Theatre, Trade Centre, Veterinary Clinic.

Institutional uses: Arena, Art Gallery, Assembly Hall, City Hall, Community Centre, Child Care, Library, Museum, Place of Worship.

**The City of Barrie Zoning By-Law is currently under review in order to comply with the recently adopted Official Plan.**

**The proposed zoning under the new draft is “NC”, which will add residential use to the array as well as 5-storeys as of right.**

# TRANSPORTATION NETWORK

## Barrie Transit System Map

Map Version: 07/04/2022



Not to scale. Routes are subject to change.



Visit [MyRideBarrie.ca](https://MyRideBarrie.ca) for real-time bus arrival and trip planning  
 Visit [barrie.ca/transit](https://barrie.ca/transit) for schedules and fare information

For More Information Contact:  
 Service Barrie at 705 726 4242  
[ServiceBarrie@barrie.ca](mailto:ServiceBarrie@barrie.ca)

The site benefits from two municipal bus services that connect it to the Allandale GO Station, the Barrie South GO Station, the Barrie Bus Terminal, Park Place, Georgian College.

Allandale GO Station is located within walking distance from the subject site.

Amenities such as personal services, medical offices, restaurants can also be found within walking distance.

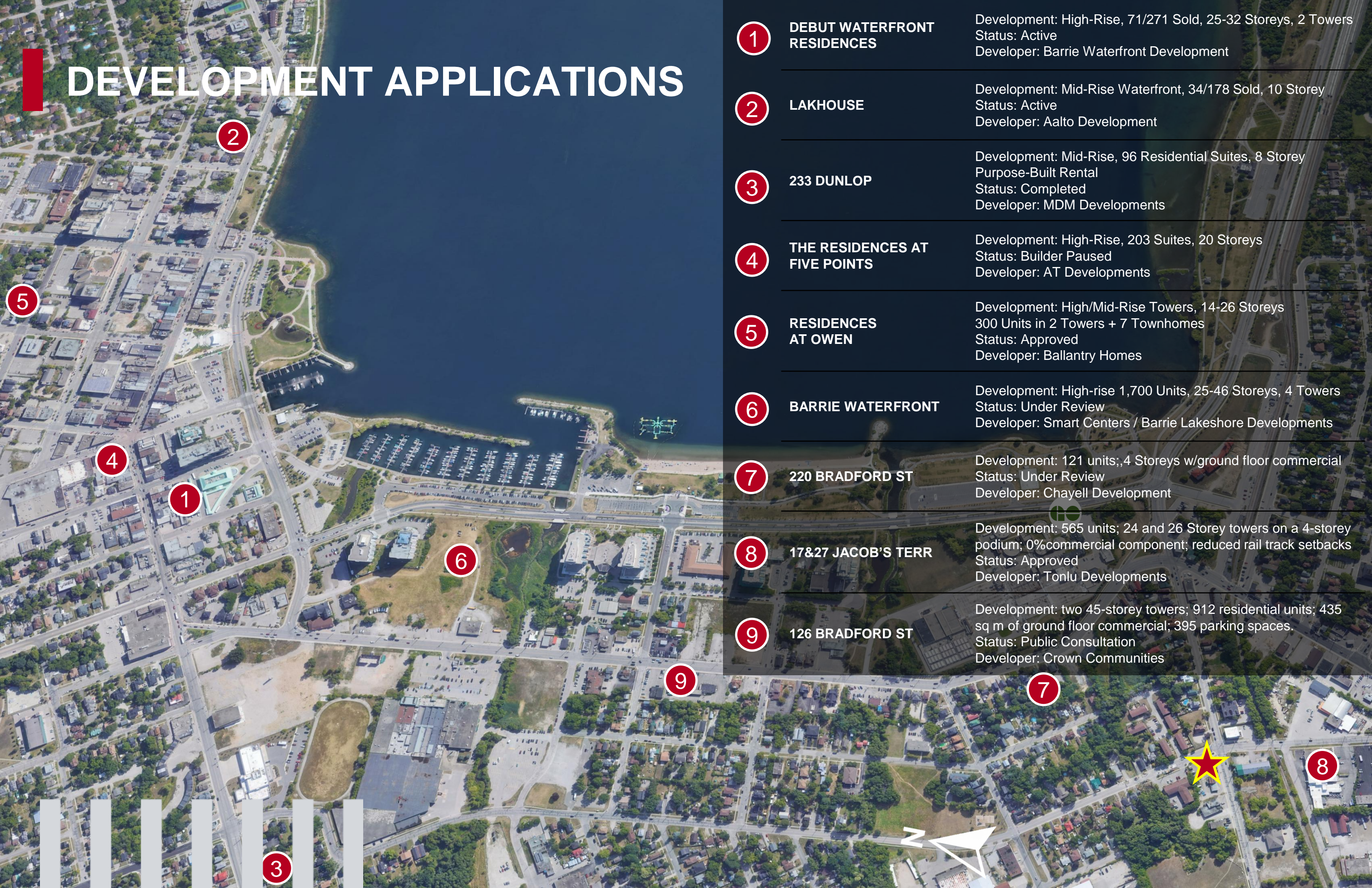
On January 23, 2017, the Barrie City Council unanimously approved plans to turn the terminal building into a public market to attract tourists and residents to the city's waterfront. Local bus services will continue to use the building as a hub with new platforms built closer to the street, but all intercity bus services will be relocated to the nearby Allandale Waterfront GO Station. Construction of this project has yet to begin; the new Allandale hub is expected to open in 2025.

Allandale Waterfront station has weekday train service consisting of 7 trains southbound to Union Station in the morning, and 7 trains returning northbound from Union Station in the afternoon. At other times, GO bus route 68 operates hourly to Aurora GO Station where passengers can transfer to the all-day train service to Toronto.

Weekend train service consists of 5 trains in each direction throughout the day. GO bus route 68 also operates hourly to Aurora GO station or East Gwillimbury GO station where passengers can connect to the hourly weekend train service to Toronto.

Simcoe County LINX bus service from Wasaga Beach uses this station.

# DEVELOPMENT APPLICATIONS



1

## DEBUT WATERFRONT RESIDENCES

Development: High-Rise, 71/271 Sold, 25-32 Storeys, 2 Towers  
Status: Active  
Developer: Barrie Waterfront Development

2

## LAKHOUSE

Development: Mid-Rise Waterfront, 34/178 Sold, 10 Storey  
Status: Active  
Developer: Aalto Development

3

## 233 DUNLOP

Development: Mid-Rise, 96 Residential Suites, 8 Storey  
Purpose-Built Rental  
Status: Completed  
Developer: MDM Developments

4

## THE RESIDENCES AT FIVE POINTS

Development: High-Rise, 203 Suites, 20 Storeys  
Status: Builder Paused  
Developer: AT Developments

5

## RESIDENCES AT OWEN

Development: High/Mid-Rise Towers, 14-26 Storeys  
300 Units in 2 Towers + 7 Townhomes  
Status: Approved  
Developer: Ballantry Homes

6

## BARRIE WATERFRONT

Development: High-rise 1,700 Units, 25-46 Storeys, 4 Towers  
Status: Under Review  
Developer: Smart Centers / Barrie Lakeshore Developments

7

## 220 BRADFORD ST

Development: 121 units; 4 Storeys w/ground floor commercial  
Status: Under Review  
Developer: Chayell Development

8

## 17&27 JACOB'S TERR

Development: 565 units; 24 and 26 Storey towers on a 4-storey podium; 0% commercial component; reduced rail track setbacks  
Status: Approved  
Developer: Tonlu Developments

9

## 126 BRADFORD ST

Development: two 45-storey towers; 912 residential units; 435 sq m of ground floor commercial; 395 parking spaces.  
Status: Public Consultation  
Developer: Crown Communities

7

8

2

4

1

6

9

3





# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 84-90 Tiffin St, Barrie.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Tom Suleymanov.

## LEAD ADVISORS

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\*Com. Broker