

View Southwest

 Churchill

YONGE STREET

5TH LINE

 Innisfil Central Public School

**SOUTHEAST CORNER OF YONGE STREET & 5TH LINE**

**6513 YONGE STREET**

**INNISFIL, ON | ± 60 ACRES**

# THE OFFERING

## 6513 YONGE ST, INNISFIL

CBRE Limited is pleased to offer for sale, 6513 Yonge Street in Innisfil, Ontario (the 'Property' or 'Site'). The Property offers approximately 60 acres of land on the south-east corner of Line 5 and Yonge Street, two major thoroughfares, with Yonge Street being a major transportation corridor connecting Innisfil to neighbouring municipalities and offering easy access to the Greater Toronto Area.

The Orbit Secondary Plan, adopted by Town Council unanimously in February 2024, lies less than one block east of the Site, and is projected to bring a population growth of 90,000 people and 20,000 jobs upon full build-out. The Plan is to be centered around the proposed Innisfil GO Station. [1]

The most recent Land Needs Assessment for the Town identified population and employment projections for the Town and indicated that additional settlement area expansion lands will be required in the Town to accommodate planned growth for the municipality. Additional settlement area lands will be identified by the Town through its Official Plan review in 2024.[2]

In addition, the several civic, utility and institutional land uses are in place along Yonge Street, outside of the Orbit Plan area, including the Royal Victoria Health Centre South Campus. This 83-acre parcel of land on the southwest corner of Yonge Street and Innisfil Beach Road will bring healthcare, transit, and approximately 3,000 jobs to the surrounding area.

The Site offers an exceptional land investment opportunity on a busy corner lot, located in a strategically located Town that is planned for immense population and job growth in the immediate surrounding area.

[1] <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://innisfil.civicweb.net/FileStorage/7F2B73EE75C945C9ADE85D9BF1879773-RDS358%20Orbit%20Secondary%20Plan.pdf>




[2] <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://innisfil.civicweb.net/FileStorage/7F2B73EE75C945C9ADE85D9BF1879773-RDS358%20Orbit%20Secondary%20Plan.pdf>

### PROPERTY DETAILS

|                   |                                         |
|-------------------|-----------------------------------------|
| Address           | 6513 Yonge Street, Innisfil             |
| Main Intersection | 5th Line & Yonge Street                 |
| Land Area         | ± 60.ac.                                |
| Official Plan     | Agricultural / Environmental Protection |
| Zoning            | Agricultural / Greenlands               |

View Northeast



|                                                                                      |                                                     |                                                     |                                                              |                                                                                       |                                                                |                                                                |                                                                                       |                                                   |                                                    |
|--------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
|                                                                                      |                                                     |                                                     | <b>INNISFIL DEMOGRAPHICS</b>                                 |                                                                                       |                                                                |                                                                |                                                                                       |                                                   |                                                    |
|  | <b>47,558</b><br>2023 <sup>1</sup> Total Population | <b>56,114</b><br>2028 <sup>2</sup> Total Population | <b>+18.0%</b><br>Population Change<br>2023-2033 <sup>2</sup> |  | <b>\$131,132</b><br>2023 <sup>1</sup> Average Household Income | <b>\$153,385</b><br>2028 <sup>2</sup> Average Household Income |  | <b>84.9%</b><br>2023 <sup>1</sup> Owned Dwellings | <b>15.1%</b><br>2023 <sup>1</sup> Rented Dwellings |
| <sup>1</sup> Estimated <sup>2</sup> Projected                                        |                                                     |                                                     | Source: Environics Analytics, 2024                           |                                                                                       |                                                                |                                                                |                                                                                       |                                                   |                                                    |

# ORBIT SECONDARY PLAN

APPROVED, FEBRUARY 2024

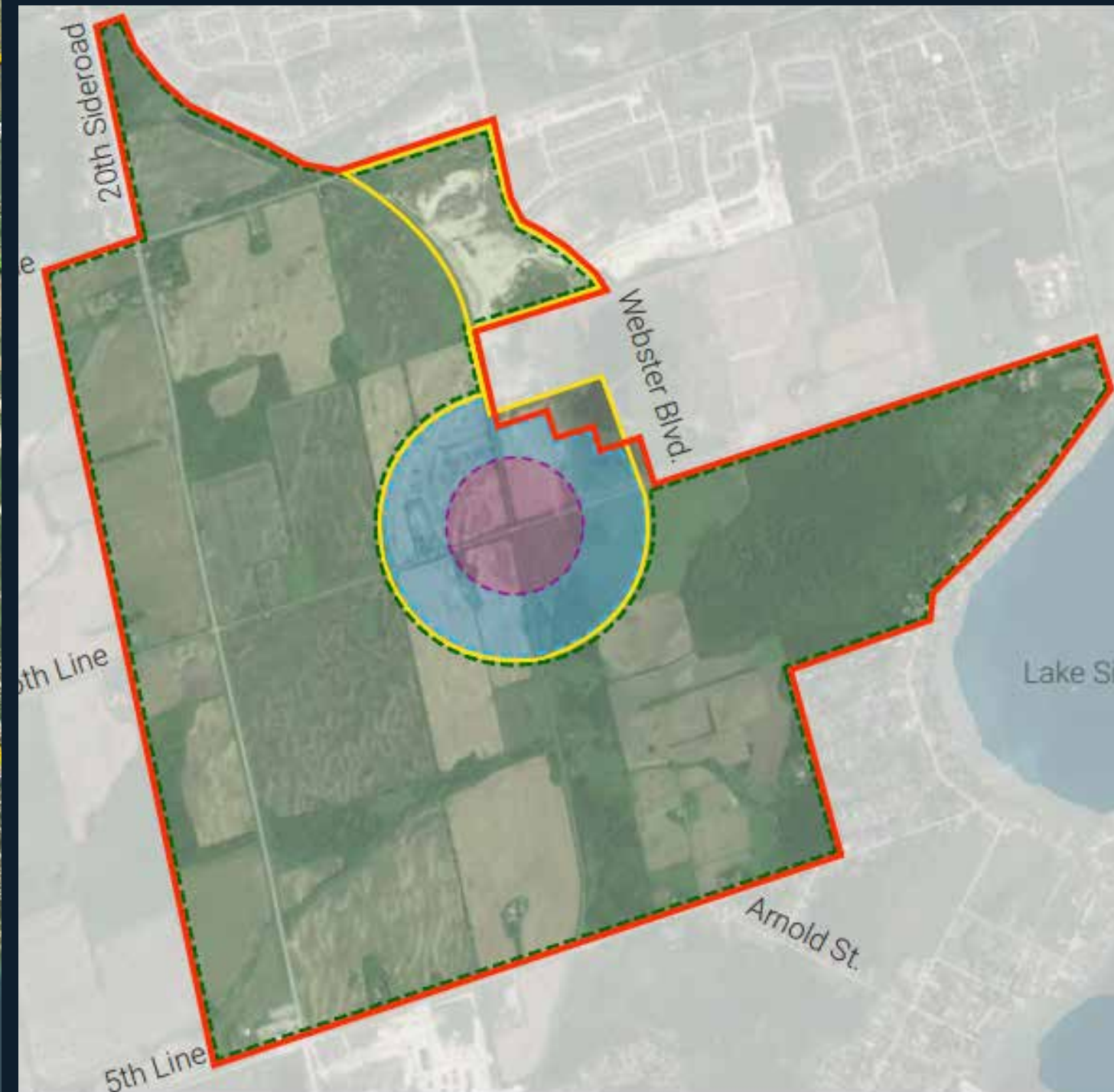
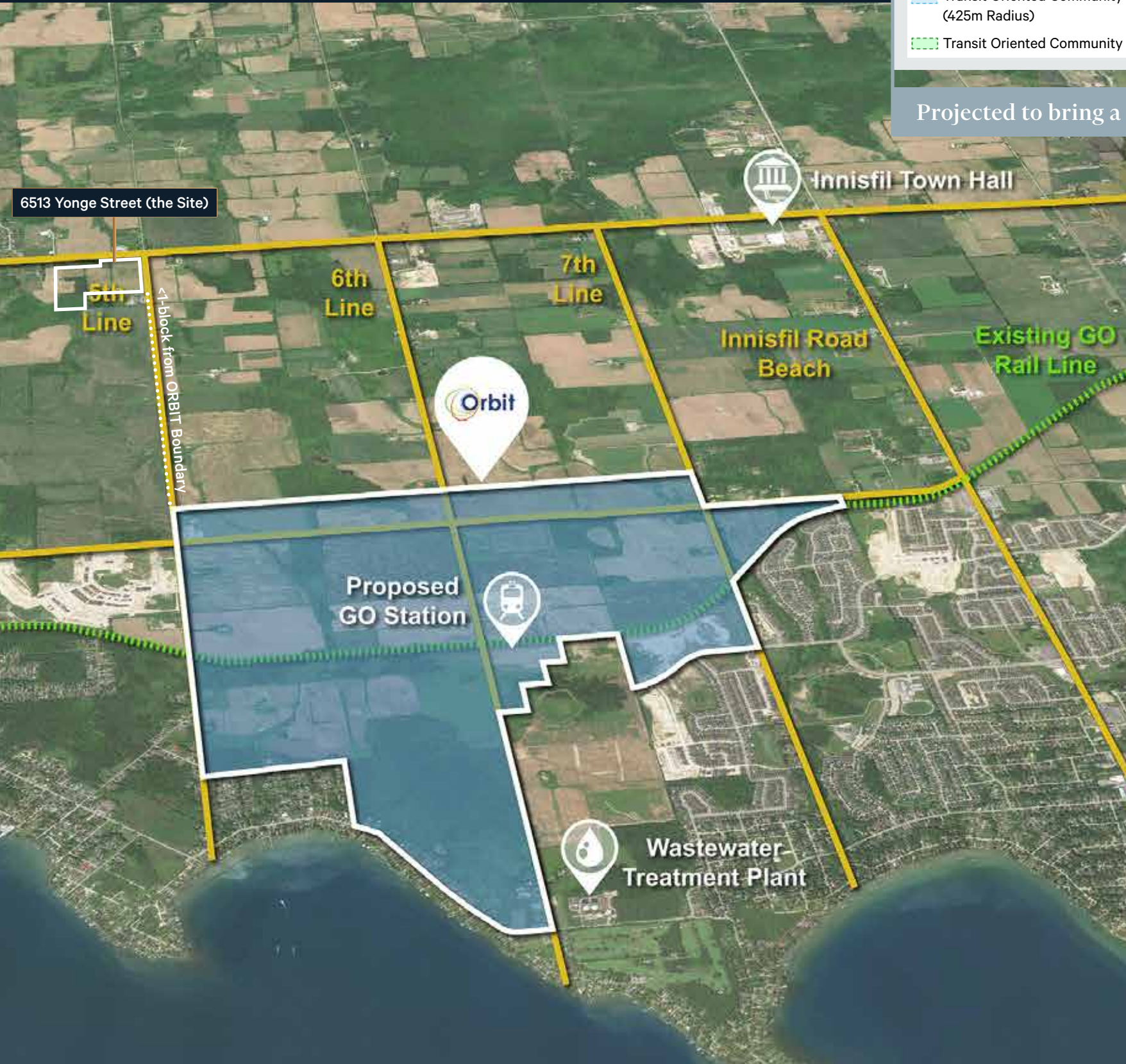
Legend:

- Protected Major Transit Station Area / Settlement Area
- Secondary Plan Area
- Transit Oriented Community 1 (225m Radius)
- Transit Oriented Community 2 (425m Radius)
- Transit Oriented Community 3

Amendment 12 to the Town's Official Plan was adopted by Council unanimously, adding the Orbit Secondary Plan land use policies and schedules into the Town of Innisfil Our Place Official Plan. The Secondary Plan will now be provided to the County of Simcoe for final approval, per Staff's recommendations. The Secondary Plan Settlement Area includes Transit Oriented Communities (TOCs) 1-3. The policies relating to TOCs 1 and 2 are to be read in conjunction with MZO O. Reg. 568/21, issued August 6, 2021, which set the boundary, density and height requirements for those areas and supersede any policies in the County and Town Official Plans.

**The Site is located <1-block from the ORBIT Secondary Plan Boundary along 5th Line.**

Projected to bring a population growth of 90,000 people and 20,000 jobs upon full build-out.



# OFFICIAL PLAN

AGRICULTURAL AREA; ENVIRONMENTAL PROTECTION



## AGRICULTURAL PERMITTED USES:

- Agricultural uses
- Single detached dwelling (accessory)
- Farm help accommodation
- Agriculture-related uses, including commercial or industrial farming operations
- On-farm diversified uses
  - o Bed and breakfast
  - o Home industry
  - o Home occupation
  - o Farm gate sales

- Agricultural Area
- Environmental Protection

- o Cooking school
- o Agri-tourism uses
- o Small-scale processing, packaging, storage and distribution of agricultural products

# ZONING BY-LAW

AGRICULTURAL / ENVIRONMENTAL PROTECTION



## AGRICULTURAL PERMITTED USES:

- Agricultural uses
- Nursery
- Riding and racing stable
- Accessory buildings and structures
- Agricultural use, secondary
- Accessory dwelling
- Bed and breakfast
- Bunkhouse
- Farm gate sales or accessory retail
- Home industry
- Pet day care
- Single detached dwelling



**LOCATION OVERVIEW  
& NEARBY AMENITIES**



**4 MINUTES**  
TO PLANNED INNISFIL GO

**8 MINUTES**  
TO HIGHWAY 400 ON-RAMP

**17 MINUTES**  
DOWNTOWN BARRIE



Gateway Casinos



Tanger Outlets



Innisfil YMCA



Town of Innisfil



Innisfil Beach

**PLANNED INNISFIL ORBIT GO STATION  
RENDERINGS BY ARCADIS IBI GROUP**

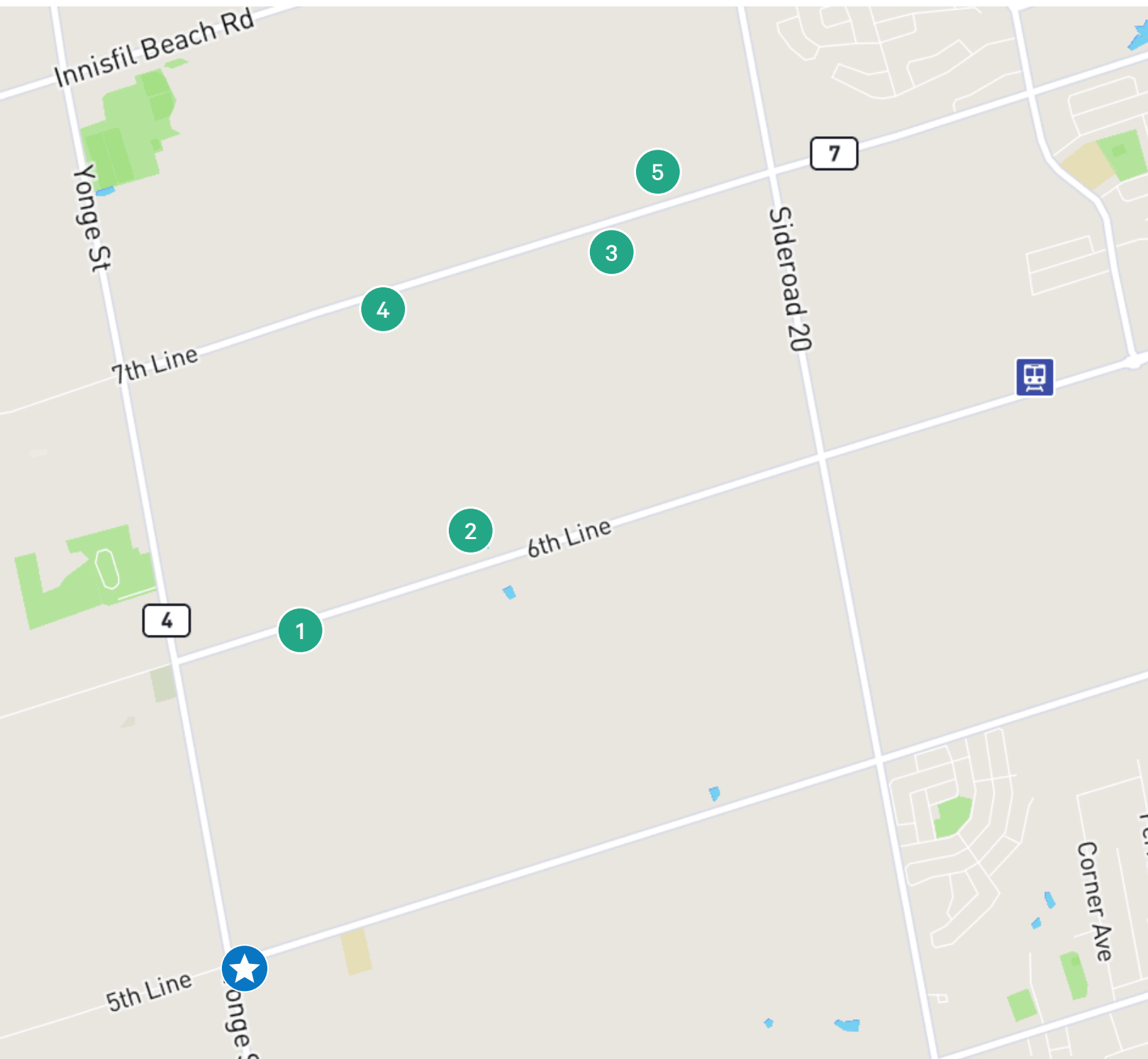
The rendering images below showcase the proposed Innisfil GO station, a new infill station planned for the Barrie GO line in Ontario, south of Barrie. The station will serve as the focal point for the upcoming Orbit community, developed by Cortel Group. It will encompass a mix of residential, retail, and office spaces. Located at the junction of Sixth Line and 20th Sideroad, the Orbit community is set to redefine the concept of urban living in the region.



Source: <https://canada.constructconnect.com/dcn/news/infrastructure/2024/02/arcadis-ibi-shows-vision-for-proposed-innisfil-orbit-go-station-in-images>

# NEARBY LAND SALES

| # | Sale Date  | Address       | Sale Price   | Acres | Est. Usable | \$/Ac.    | Approx. \$/Net Ac. | Comments                                                           |
|---|------------|---------------|--------------|-------|-------------|-----------|--------------------|--------------------------------------------------------------------|
| 1 | 2023-11-27 | 6th Line      | \$4,200,000  | 15.94 | 15.94       | \$263,488 | \$263,488          | Designated Agricultural Area; One parcel east of Yonge Street      |
| 2 | 2023-06-21 | 1870 6th Line | \$16,500,000 | 96.14 | 81.72       | \$171,625 | \$201,911          | Designated Rural Area; Several parcels west of Orbit Plan Boundary |
| 3 | 2023-05-31 | 1737 7th Line | \$10,000,000 | 95.00 | 71.25       | \$105,263 | \$140,351          | Designated Rural Area; One parcel west of Orbit Plan Boundary      |
| 4 | 2022-07-29 | 1941 7th Line | \$5,000,000  | 37.34 | 37.34       | \$133,915 | \$133,915          | Designated Rural Area; Several parcels west of Orbit Plan Boundary |
| 5 | 2022-02-10 | 1650 7th Line | \$2,100,000  | 13.37 | 13.37       | \$157,092 | \$157,092          | Designated Rural Area; Across the street from Orbit Plan Boundary  |



View Northeast

**ASKING PRICE:**  
**\$8,350,000**

YONGE STREET

STEELES

View West

## LAND SPECIALISTS

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\*Sales Representative | All outlines approximate

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