

910 Veterans Drive, Barrie ON

CBRE
LAND
SPECIALISTS

DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT

± 1.81 acres • Receivership Sale



910 Veterans Dr

VETERANS DR

VIEW WEST



**DRAFT PLAN APPROVED
FOR 48-UNITS**



**SURROUNDED BY ACTIVE
NEW DEVELOPMENTS**



**FAVOURABLE GROUND
ORIENTED DEVELOPMENT**

The Offering

CBRE is pleased to offer for sale, on behalf of the Court-Appointed Receiver, 910 Veterans Drive located in the City of Barrie, ON (the “Site”, the “Property” and/or “910 Veterans”). The Site is within the Salem Secondary Plan and is draft plan approved with conditions for a 48-unit residential townhouse development. The Property is square, generally flat, well-maintained and situated on the east side of Veterans Dr, just north of McKay Rd W. 910 Veterans is surrounded by residential development, which is actively under-construction to bring residential units to the immediate vicinity, essentially transforming 910 Veterans to be an infill development opportunity.

The Site offers excellent connectivity to the Greater Toronto Area and the City of Barrie by way of Highway 400. There are multiple Highway 400 interchanges, including Mapleview Dr and Innisfil Beach Rd, both which are approximately a 3km drive from the Site. 910 Veterans Drive benefits from excellent access to countless amenities such as restaurants, banks, grocery stores and retailers, a lot of which are centralized around Mapleview Dr and Highway 400 (3km / 5-min drive from the Site). Schools, community services, and parks & recreation centres are also available within the community.

Regional transit connectivity between Toronto’s Union Station and Barrie is serviced by two-way, all day service along the Barrie GO Line with both the Allendale GO and the Barrie South GO stations located in Barrie.

910 Veterans Drive offers an excellent draft plan approved, ground-oriented residential development opportunity in a rapidly developing area with a clear path to construction given the approvals in place.

Property Details

Location	West side of Veterans Drive & north of McKay Road
Size	+ 1.81 ac.
Official Plan	Salem Secondary Plan
Secondary Plan	Residential
Zoning	RM3, SP-583
Servicing	Servicing available at the lot line
Frontage	300 ft. on Veterans Drive

Development Statistics

Unit Type	Townhouses
No. of Units	48-units
Entitlement	Draft Plan Approved (approval to April 1, 2026)
Development Statistics	One, 3-storey back-to-back buildings (20-units)
	Two, 3-storey rear-lane townhouses (19-units)
	Three, 3-storey traditional townhouses (9-units)



Development Statistics

Development, Planning & Status Highlights

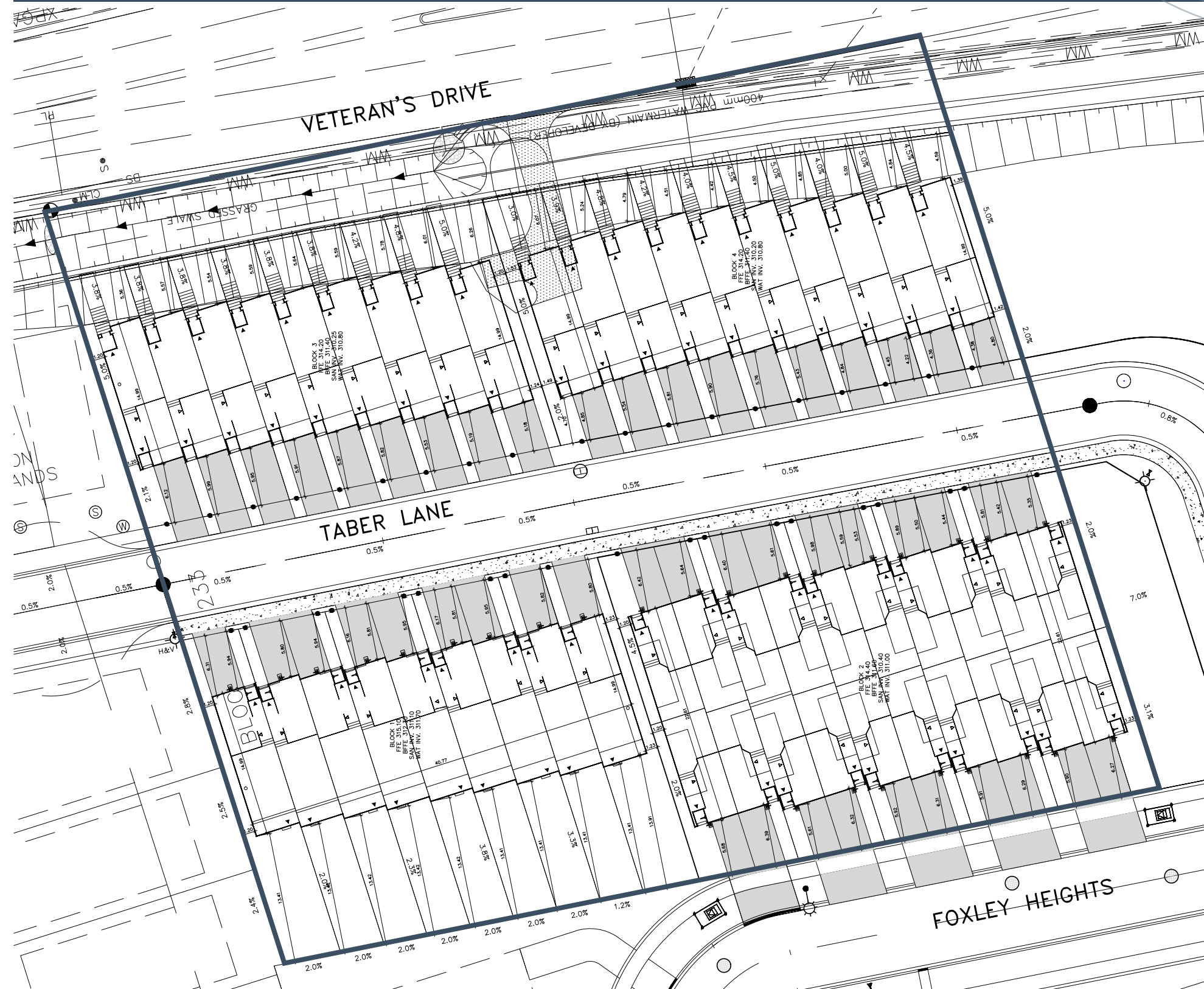
- Zoning By-Law Amendment approved
- Draft Plan of Subdivision approved with conditions
- All developable tableland
- High yield of 26 units per acre
- Site is adjacent to a larger planned neighbourhood by Mattamy Homes that will include commercial, institutional, parks/open space, etc.
- Completion of Pumping Station to service Subject & adjacent community lands completed Jun-Oct 2023

**48 Three-Storey
Townhouse Units**

**74,720 Sq. Ft.
Residential Buildable GFA**



*Draft Plan Approved, not subject to Site Plan Approval
Approvals expire April 1, 2026*



Amenities & Location Overview



Friday Harbour Resort



Park Place Village Shopping Mall



Centennial Park & Beach



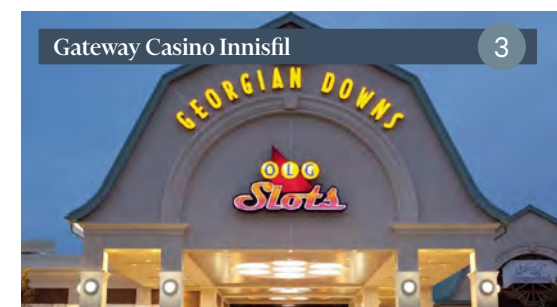
Innisbrook Golf Course



Kempfenfelt Bay



Heritage Park



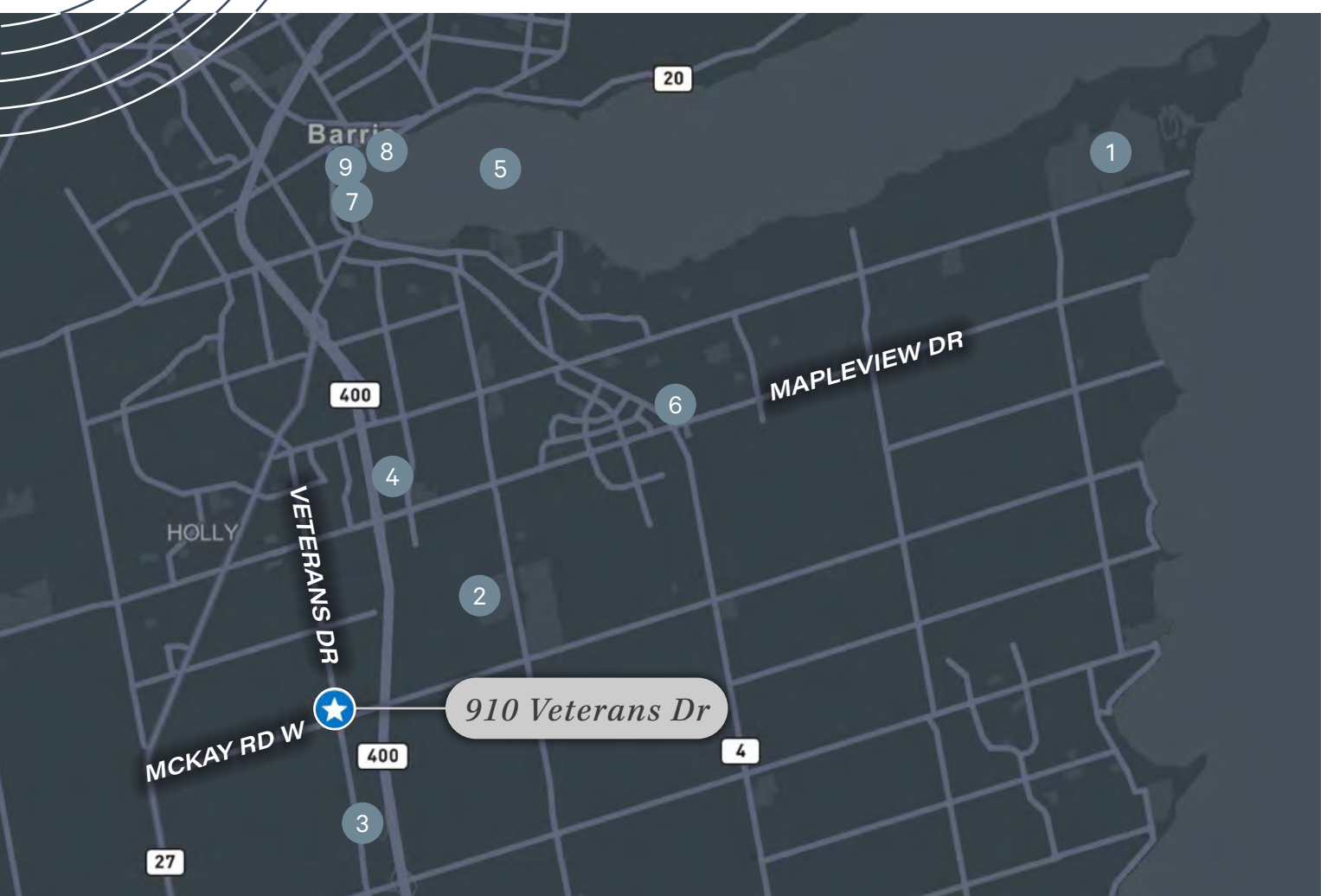
Gateway Casino Innisfil



Barrie South GO



Downtown Barrie's Waterfront



VIEW WEST



VIEW SOUTHEAST

Due Diligence & Offering Process

910 VETERANS DRIVE, BARRIE

CLICK HERE
TO SUBMIT CA

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button above.

- Environmental Site Assessment - Ph. I & II
- Geotechnical Report - 2nd Sub.
- Landscape Package
- Landscape Preliminary Cost Estimate
- Noise Feasibility Study
- Sewer Funding Servicing Allocation
- Traffic Impact Study
- Tree Inventory Assessment
- April 2023 Submission Package
- Zoning By-law 2020-014
- Approved Draft Plan - Signed
- Draft Plan Approval Conditions
- Draft Plan Approval Extension
- Planning Justification
- Planning Status Letter
- Survey R Plan
- Townhome Drawings
- Townhome Renderings

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire an interest in the Property. All offers are requested to be submitted electronically to:

Ian Hunt*
E: ian.hunt@cbre.com

NEW Asking Price: \$3,950,000

CONTACT US FOR MORE INFORMATION:

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