

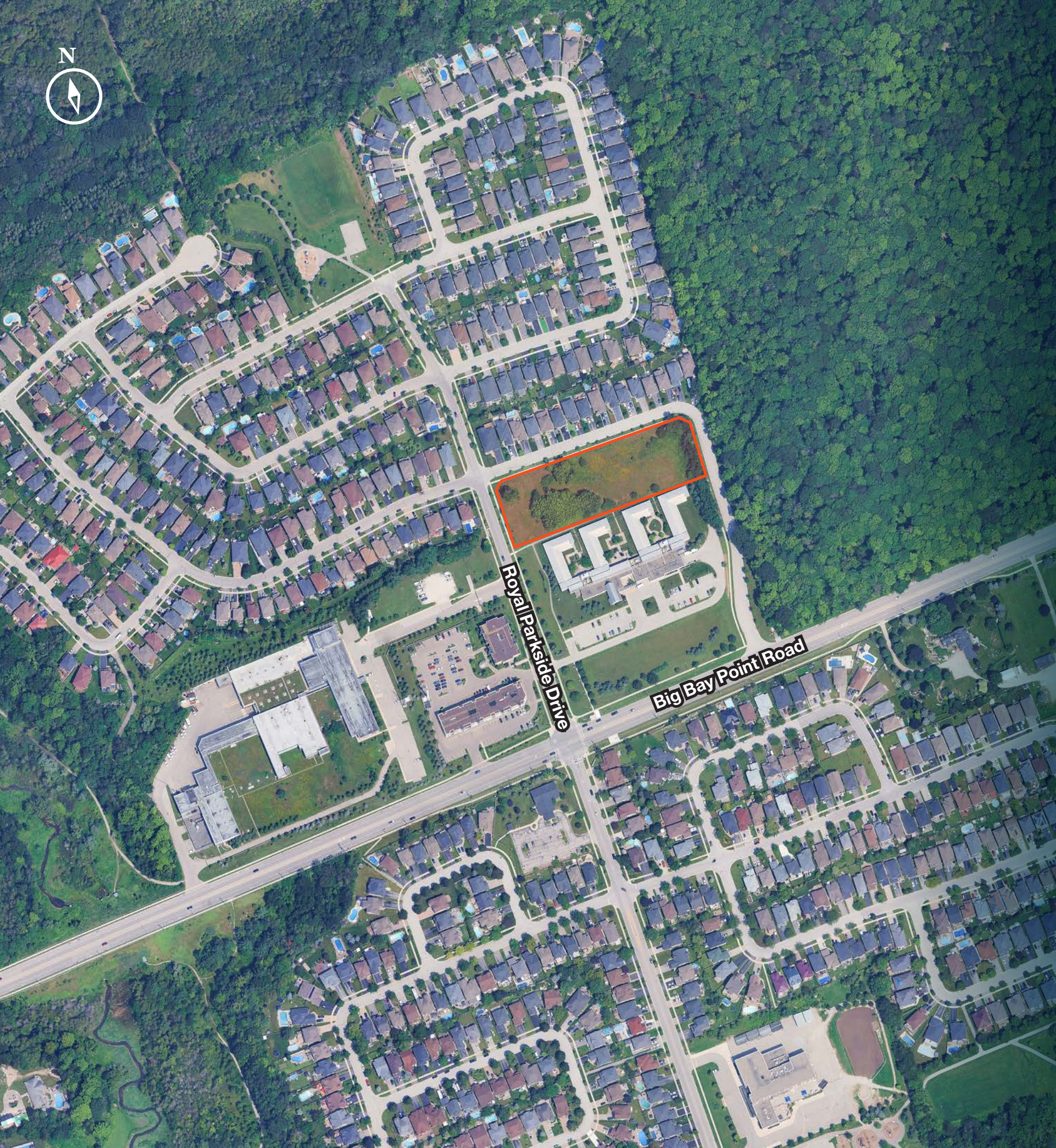
An aerial photograph of a residential development site in Barrie, Ontario. The site is outlined in orange and is located at the intersection of Royal Parkside Drive and Big Bay Point Road. The site is currently undeveloped, showing a mix of grass and trees. Surrounding the site are existing residential buildings, parking lots, and a large wooded area to the east.

# 41 Royal Parkside Drive

Barrie, ON

Townhouse Development Site For Sale:  
Proposed 41 Freehold Units

**Lennard:**



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Vice President  
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**Lennard:**

\*Sales Representative

# Executive Summary

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by the client (“the Vendor”) to facilitate the sale of 41 Royal Parkside Drive, Barrie, Ontario (the “Property”), a prime residential development opportunity comprised of approximately 2.20 acres. The Property was recently severed from the lands directly north, municipally known as the Bob Rumball Home for the Deaf, creating a rare infill development opportunity within an established and rapidly evolving residential neighbourhood.

Strategically positioned within a built-up urban area, the Property benefits from immediate proximity to existing residential communities, commercial amenities, schools, parks, public transit, and major transportation corridors, offering an exceptional opportunity for future residential intensification. The surrounding area continues to experience strong residential growth and investment activity, further enhancing the Property’s long-term development potential.

Multiple technical studies in support of the proposed redevelopment are either currently underway or have already been completed, significantly advancing the planning process. In addition, a clean Phase Two Environmental Site Assessment is in the Vendor’s possession and available for review by qualified parties.

The Vendor is currently advancing a Zoning By-Law Amendment application together with a Draft Plan of Subdivision application to permit the development of 41 freehold townhouse units on the Property. The applications propose to rezone the Property from Institutional (“I”) to Residential Multiple Dwelling Second Density (“RM2”), with approvals anticipated in October 2026.

## Offering Process

The Advisors, on behalf of the Vendor, are soliciting investors, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions shall be made on the Vendor’s Standard Form of Agreement of Purchase and Sale. Offers will be accepted on and after Wednesday October 23rd 2024. The offers will be responded to at the Vendor’s discretion. All offers to be submitted to Aran Pope and Brennan Shier.

## Price

Speak to listing agents.


### Aran Pope\*

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### Brennan Shier\*

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## Property Overview

 **Total Site**  
2.20 Acres

 **PIN Number**  
589101884

 **City of Barrie Official Plan Designation**  
Community Hub


 **Current City of Barrie Zoning By-law Designation**  
I - Institutional Zone

 **Proposed Zoning By-Law Amendment Designation**  
Residential Multiple Dwelling Second Density, RM2, with special provisions  
\*\*Approval expected October 2026

 **Proposed Draft Plan of Subdivision**  
Development of 41 street townhouse dwellings within 6 blocks

- 18.5 foot frontages
- 3 storeys in height
- Approximate 2,000 SF



 **Plans**

- Site Plan
- Tree Inventory and Preservation Plan
- Draft Plan of Subdivision
- Engineering Drawings

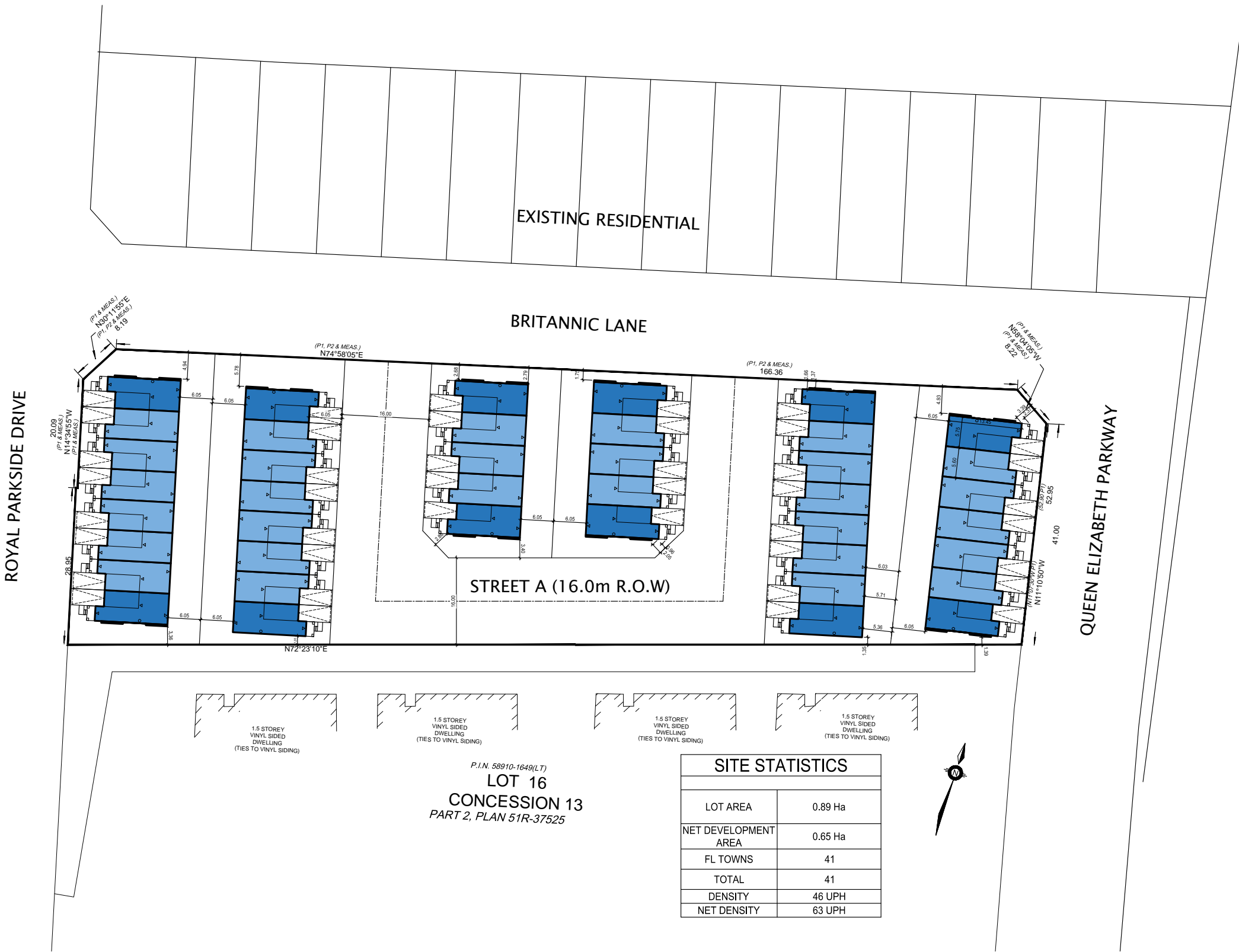
 **Technical work to be completed/complete Reports:**

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Geotechnical Report
- Hydrogeological Study
- Environmental Site Assessment – Phase 1 and 2
- Traffic Impact Study

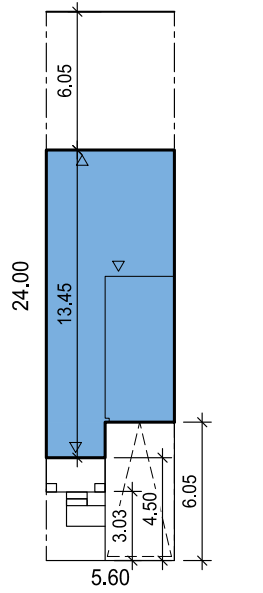
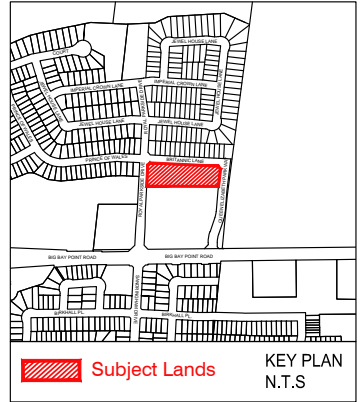
# Concept Site Plan



# Concept Plan



SITE STATISTICS	
LOT AREA	0.89 Ha
NET DEVELOPMENT AREA	0.65 Ha
FL TOWNS	41
TOTAL	41
DENSITY	46 UPH
NET DENSITY	63 UPH



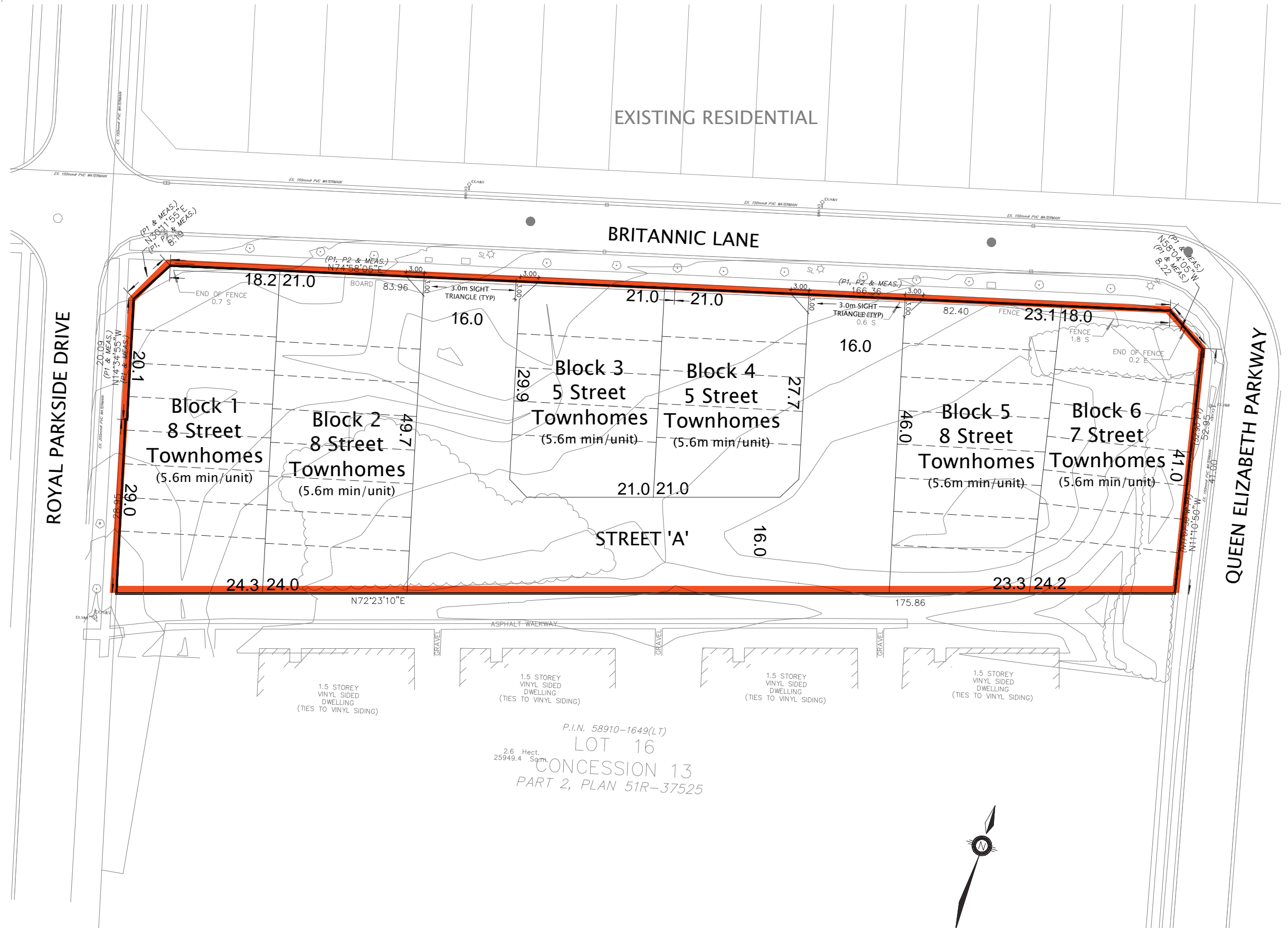
3 STOREY 18FT FLTH  
2000 SQ. FT.

# Concept Rendering

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# Draft Plan



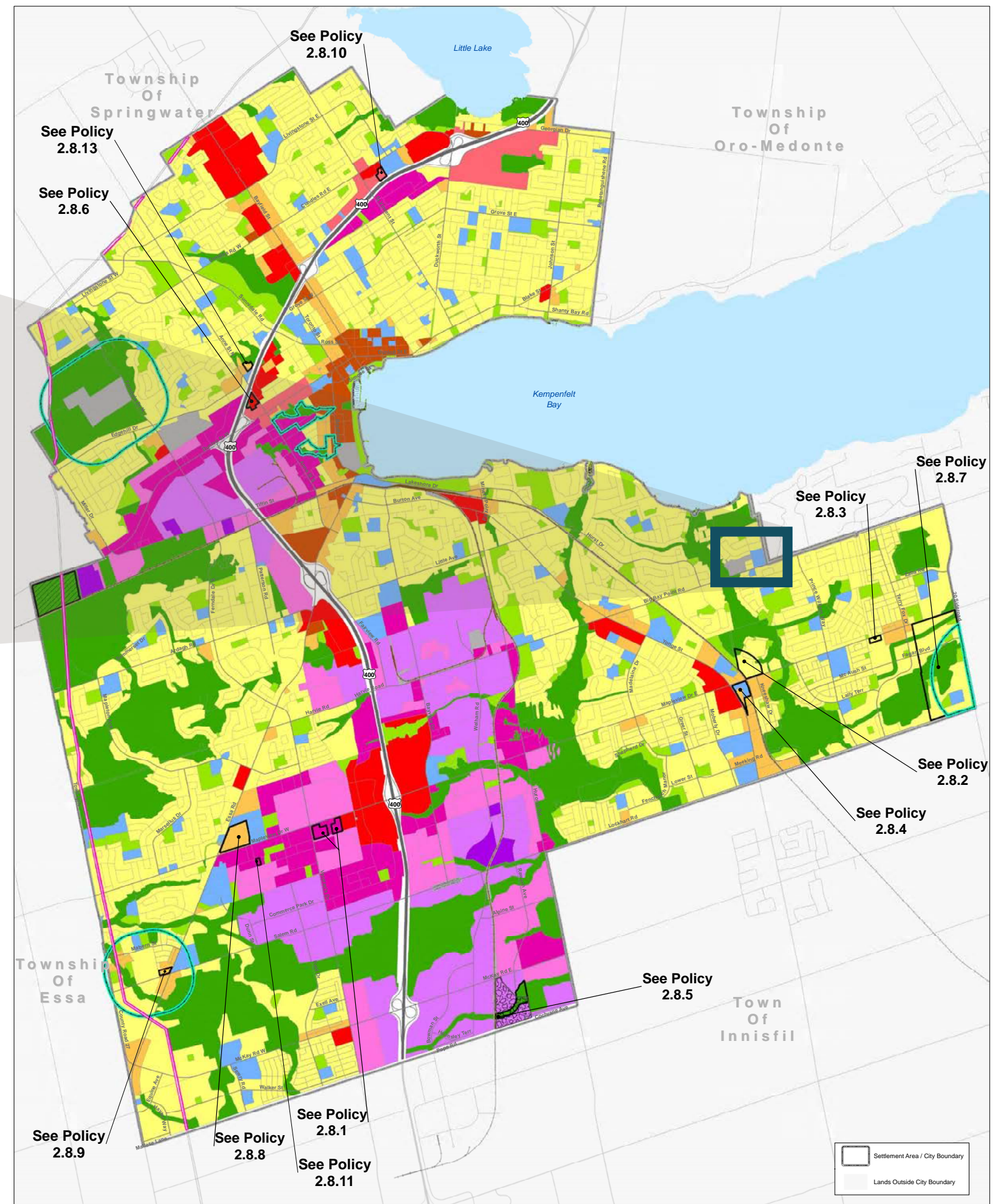
# Official Plan Land Use Map



## Official Plan Land Use

	Neighbourhood		Community Hub		Employment Area -
	Medium Density		Greenspace		Employment Area - Restrict
	High Density		Natural Heritage System		Infrastructure and Utility
	Strategic Employment and Economic District (SEED)		Business Commercial		
	Commercial District		Service Industrial		

No official plan amendment required for the proposed development.



# Zoning

## Current City of Barrie Zoning By-law Designation

### I - Institutional Zone

#### Permitted Uses:

- Assembly Hall
- Assisted Living Facility
- Child Care
- Community Centre
- Group Home
- Library
- Office, Medical
- Place of Worship
- Private Academy, Philanthropic or Religious School
- Social Services Facility
- Training and Rehabilitation Centre
- Residential Uses in Conjunction with permitted Institutional Uses

#### Required Planning Applications:

**Zoning By-Law Amendment Approval expected by October 2026**

Zoning By-law Amendment: Rezone lands to Residential Multiple Dwelling Second Density Special Provision (RM2-XX) to permit the proposed development with special development standard provisions.

Source: City of Barrie Zoning By-law 2009-141



# Location Overview

Barrie is a fast-growing city located about 90 km north of Toronto on the shores of Lake Simcoe. Known for its scenic waterfront, outdoor recreation, and family-friendly atmosphere, Barrie has become a popular place for commuters and people seeking a quieter lifestyle outside the GTA.

Originally a military and trading route during the War of 1812, Barrie later developed through industries like rail transport, lumber, and tourism. Today, its economy includes healthcare, education, retail, manufacturing, and tourism.

The city is especially known for its waterfront parks, beaches, trails, and nearby ski resorts, making it a year-round destination for outdoor activities. Attractions such as downtown Barrie, Centennial Beach, and local festivals contribute to its strong community feel.

As Barrie continues to grow, it faces challenges such as rising housing costs and traffic, but it remains one of Ontario's most attractive mid-sized cities for both residents and visitors.



# Offering Process

Lennard Commercial Realty (“the Advisor”) have been exclusively retained by their Clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 2.20 acres located in Barrie, Ontario (“the Property”).

## Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

**Lennard:**

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

## Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

## Submission Process & Timing

Offers are to be submitted on the Purchasers preferred standard form of Agreement of Purchase and Sale to Lennard Commercial realty to the attention of Aran Pope and Brennan Shier and are to be submitted on a first come, first serve basis.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisors and the Vendors intend to review all offers as soon as possible following the submission date. Following the review, the Vendors will, at their discretion, choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

## Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Aran Pope and Brennan Shier:

**Aran Pope\***

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\*Sales Representative | Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.