



For Sale - Infill Development Opportunity /
Existing 10-plex Apartment

101 Clapperton Street

Barrie, ON

Property details



Location

Located close to Bayfield and Wellington St. in the Codrington neighbourhood close to downtown Barrie



Lot Size

1.66 acres



Potential Redevelopment

The existing site coverage allows for greater residential density on the property. Developers could apply to increase density based on existing zoning.



Zoning

RM2 Zoning allowing for an estimated 43,385 SF of GFA



Barrie Rents

Barrie enjoys a premium rent ranking, the third highest in Ontario, based on an average rent of \$1,484.00



Holding Income

Potential developer can purchase a cash-flowing asset while working through entitlements with the City of Barrie for future redevelopment



Asking Price

\$6,600,000.00



Zoning / Redevelopment details

RM2 Zoning allows for 60% of site coverage in GFA and a maximum lot coverage of 35%

Height Requirements

- a) Walkup apartments in the RM2 zone shall be four storeys or less, to a maximum total height of 20m.
- b) Height Restriction zone

Height	Zone maximum building
Apartment Dwelling First Density-1 RA1-1	10m
Apartment Dwelling First Density-2 RA1-2	15m
Apartment Dwelling First Density-3 RA1-3	30m
Apartment Dwelling Second Density-1 RA2-1	30m
Apartment Dwelling Second Density-2 RA2-2	45m

Parking in Residential Zones

- a) That the driveway and/or parking space that is located in the front yard of a property accessed by a public street cannot exceed the maximum percentage of the front yard as follows:
- b) Height Restriction zone

Zone	Front yard parking coverage
R1, R2, R3 50%	50%
R4	60%
RM1, RM1-SS	60%
RM2, RM2-TH	60%

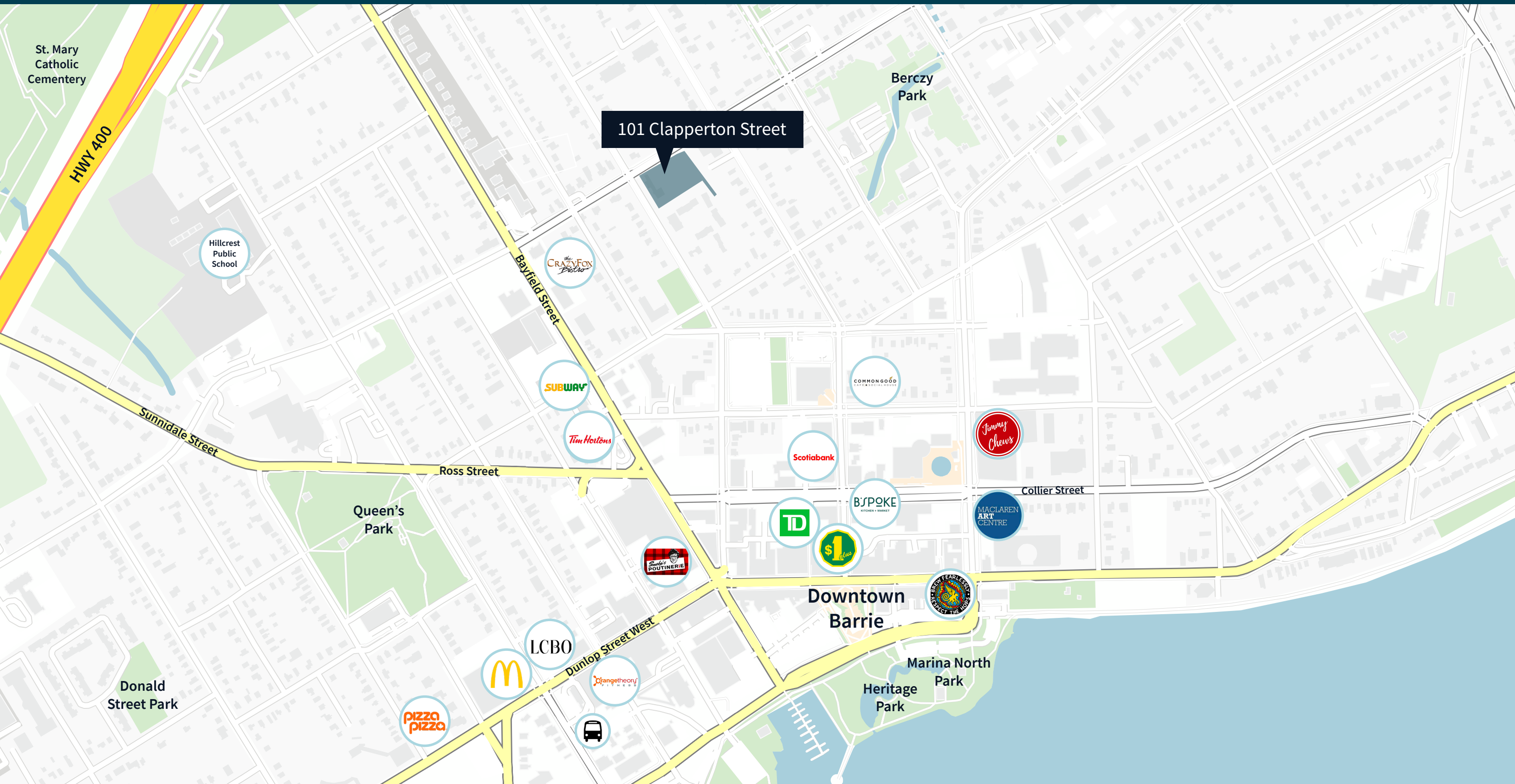
*Front Yard Parking Coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse, or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses, semi-detached houses, units with second suites and other permitted uses in the RM2 and RM2-TH zone shall be subject to the maximum parking standards (60%) as noted in the table in 5.3.6.1(a). (By-law 2015-129)

Site Photos



101 Clapperton Street

Near-by Amenities



For all Sale Listing inquiries



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