



**435 ANNE STREET NORTH &
33 HARRISON CRESCENT
PUBLIC MEETING**

**ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION
D30-003-2025**

April 16, 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



Lot Area: 2.8 Acres (1.1 ha)

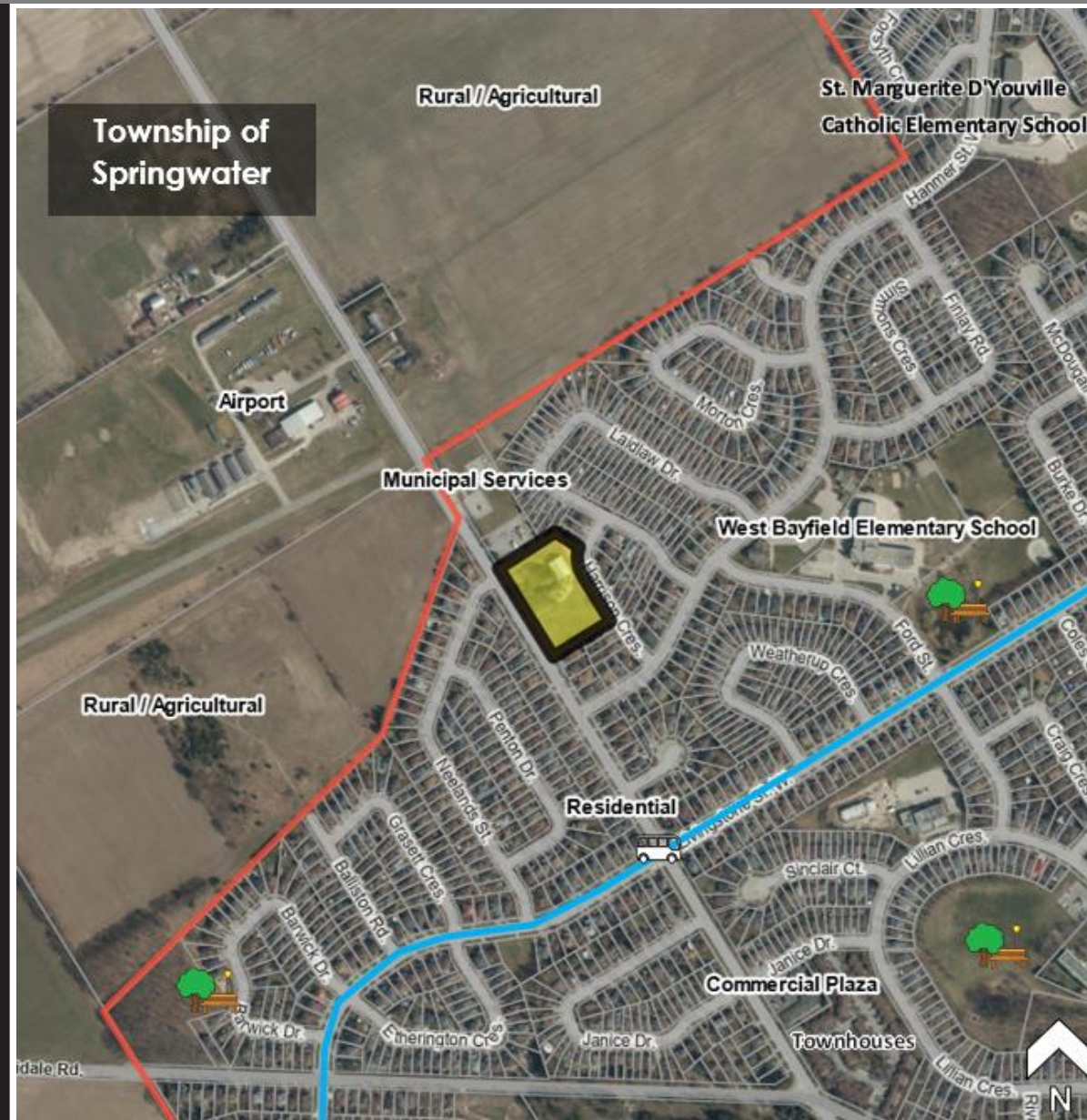
Frontage:

- 130m along Anne Street North
- 111m along Harrison Crescent

Existing Site Conditions:

- Vacant – former buildings and vegetation removed in 2024
- Slopes from Anne St towards Harrison

SURROUNDING USES



Legend

Subject Lands

**City of Barrie
Boundary**

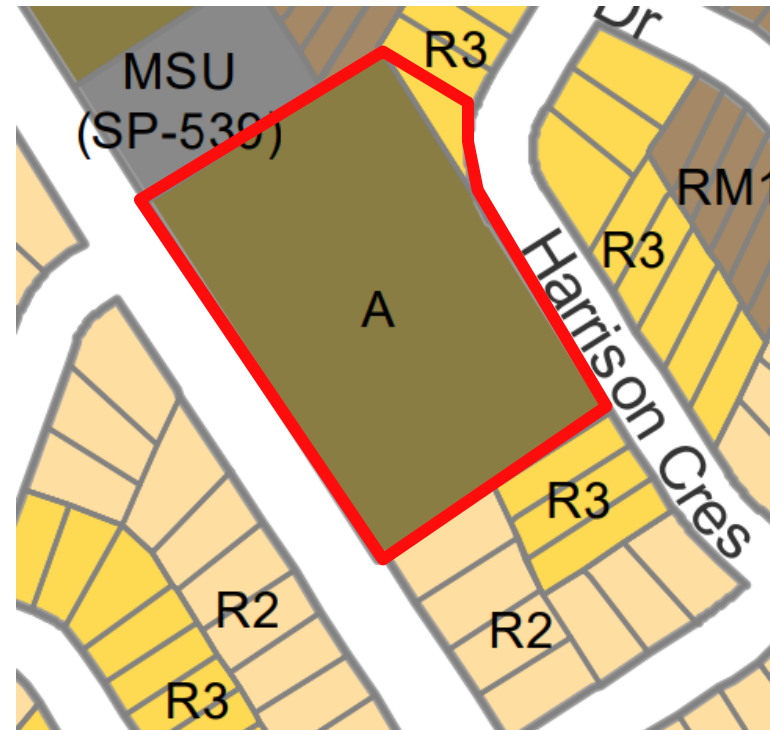
 **Bus Stop**

 **Park**

**Transit
Route**

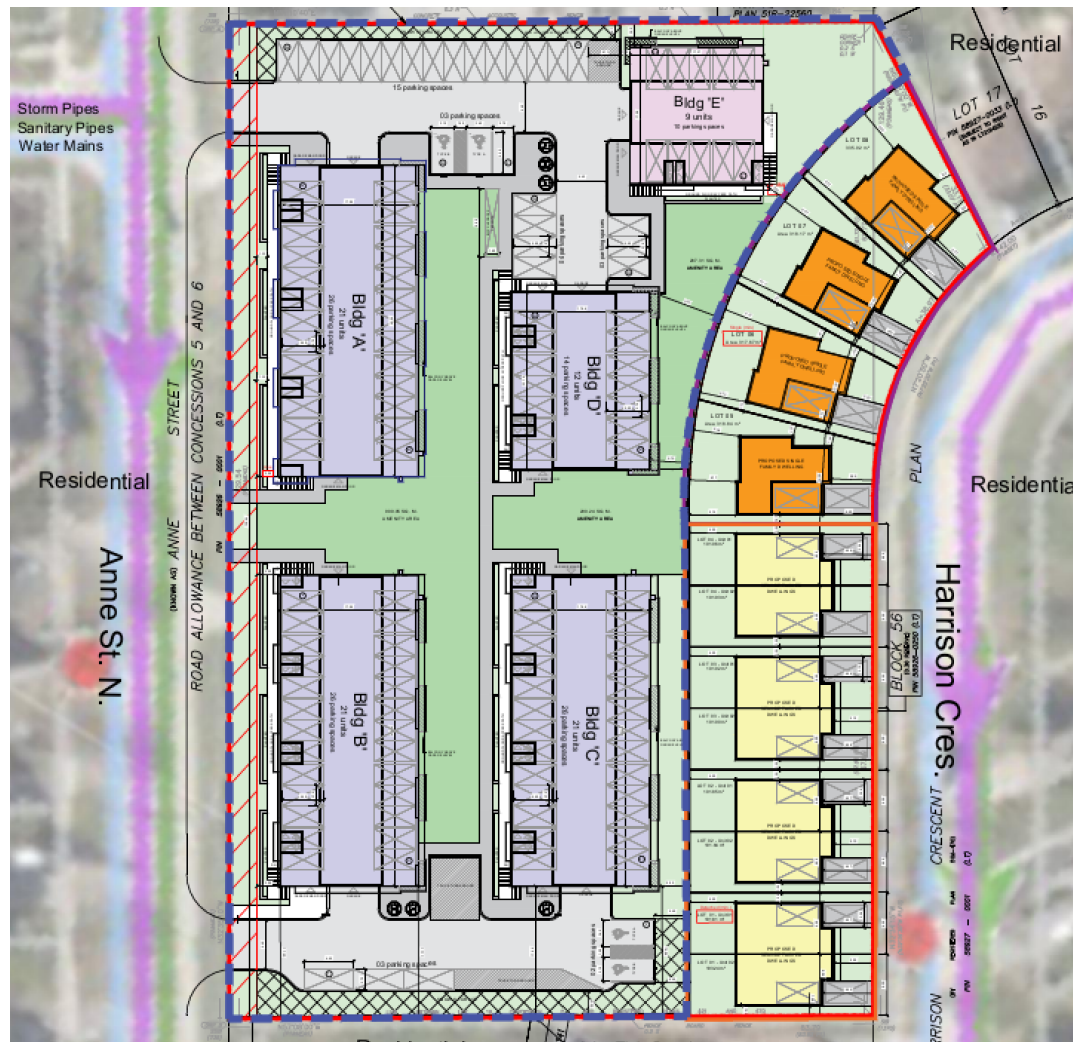


City of Barrie Official Plan,
Designation: Neighbourhood
Area



City of Barrie Zoning By-law
2009-141
Current: Agricultural (A) &
Residential 3 (R3)

DEVELOPMENT CONCEPT



Unit Breakdown:

- 96 total units
- 84 stacked back-to-back townhomes
- 4 Single Detached Dwellings
- 8 Semi-Detached Units

Parking Spaces:

- 132 parking spaces for townhouses (1.57 spaces per unit)
- 2 parking spaces per dwelling for single-detached and semi-detached units

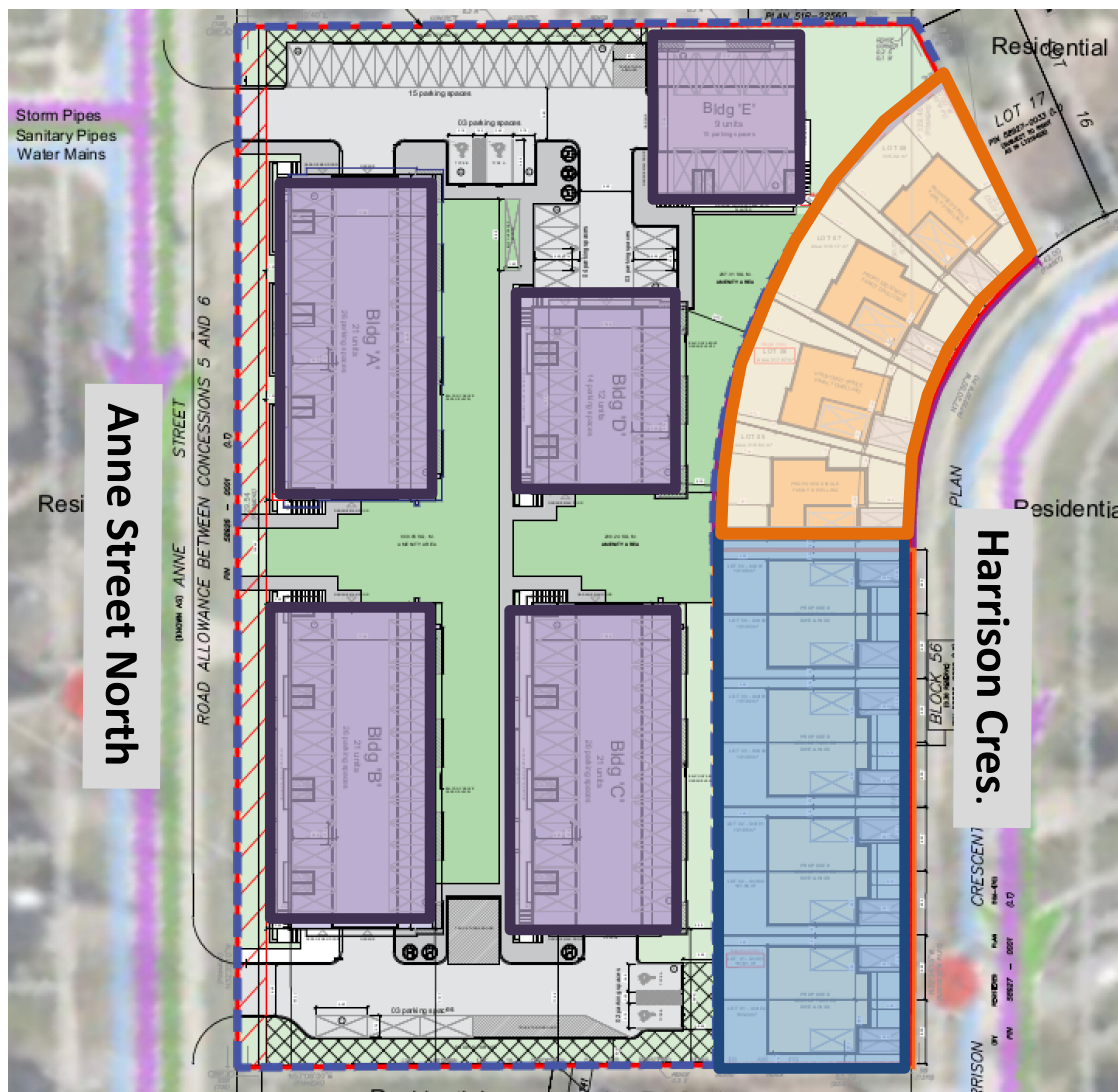
Amenity Space:

- Outdoor amenity area (1,478m²)

Other:

- Private internal condominium road
- 3.5m road widening on Anne St

DEVELOPMENT CONCEPT



Singled-Detached
Dwellings

Semi-Detached
Homes

Stacked Back-to-
back Townhouses

Surface Parking

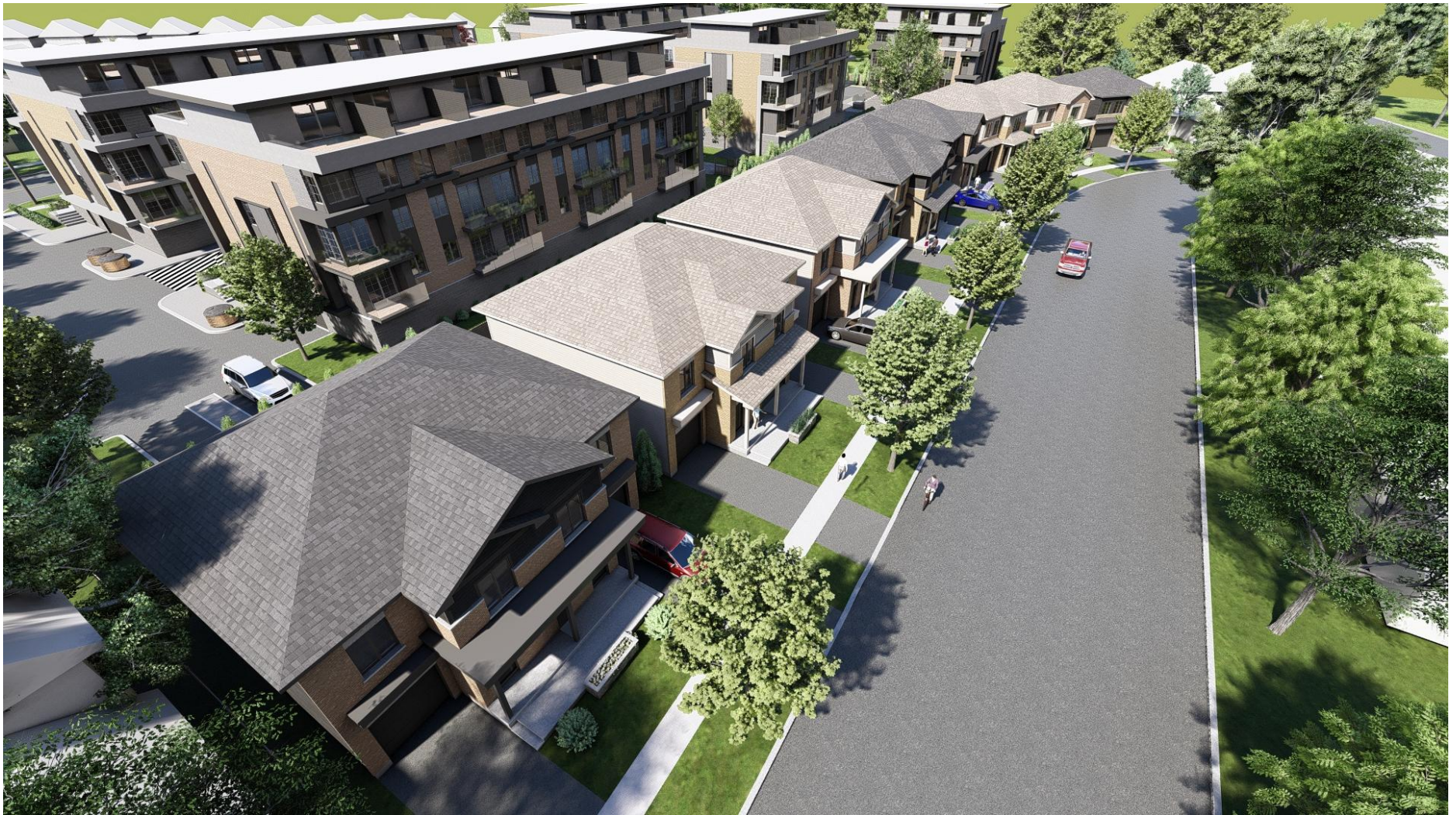
Amenity Area

Green Space

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

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ZONING BY-LAW AMENDMENT

From:

To:

Townhouses

Residential Multiple Dwelling Second
Density with Special Provisions (RM2-SP)

Semi-detached

Agricultural (A) &
Residential 3 (R3)



Residential Multiple Dwelling First
Density with Special Provisions
(RM1-SP)

Single-detached

Residential Third
Density with Special
Provisions (R3-SP)

ZONING PROVISIONS TOWNHOUSE — RM2 **IPS** CONSULTING

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2) ZONE: BLOCK / CLUSTER / STREET / STACKED TOWNHOUSE 84 UNITS

Provisions	Required	Provided
Lot Area (min.)	720.00m ²	7,927.30m ² (Development Limit excl. semi-detached lots & road widening)
Lot Frontage (min.)	21.00m	129.54m (Anne St. N.)
Front Yard to Dwelling Unit (min.)	7.00m	3.00m
Side Yards (min.)	1.80m	- Bldg. 'E': 3.00m
Interior Side Yard to Attached Garage (min.)	0.60m	N.A.
Rear Yard (min.)	7.00m	3.50m (Bldg 'E')
Landscaped Open Space (min.)	35%	43.51% (3,449.24m ² - excl. bldg. areas and private laneway)
Lot Coverage (max.)	35%	40.73% (3,229.54m ²)
Height of Main Bldg. (max.)	10.00m	14.70m
Outdoor Amenity Area (5.2.5.2.)	1,008.00m ² for 84 units (12.00m ² / unit in a consolidated form)	1,478.50 for 84 units (17.60m ² / unit in a consolidated form)
Max. G.F.A.	60%	117.09% (9,282.32m ²)
Required Parking: Residential Bldg. containing more than 3 dwelling units	126 spaces for 84 units (1.5 spaces / DU. Tandem parking not permitted)	132 spaces for 84 units - 30 surface parking spaces - 102 covered parking spaces
Required Barrier Free Parking	2 Type 'A' and 2 Type 'B' B.F. spaces	2 Type 'A' and 2 Type 'B' B.F. spaces
Density (5.2.5.1.a)	40 units / ha	106.33 units / ha (84 units / 0.79ha)

- Reduced front yard setback
- Reduced rear yard setback
- Lot coverage
- Increased height
- Increased density

ZONING PROVISIONS SEMI-DETACHED RM1

RESIDENTIAL SEMI-DETACHED DWELLING FIRST DENSITY (RM1) ZONE 8 UNITS:		
Provisions	Required	Provided
Lot Area (min.)(5.3.4.1)(4)(6)	300.00m ² / DU	191.81m ² / DU (Lot 01)
Lot Frontage (min.)(5.3.4.1)	9.00m / DU	8.0 m (Lots 1, 2, 3 & 4)
Front Yard to Dwelling Unit (min.)(5.2.3.1.a)	4.50m	5.09m
Front Yard to Attached Garage (min.)	7.00m	6.56m (Lot 1)
Side Yards (min.)(5.2.3.1.a)	1.20m	1.25 m
Interior Side Yard to Attached Garage (min.)	0.60m	1.25 m
Rear Yard (min.)	7.00m	6.00m (Lots 1, 2, 3 & 4)
Lot Coverage (max.)(5.2.3.1.a)	45%	42.86% (82.21m ² /DU - Lot 01)
Height of Main Bldg. (max.)	10.00m	< 10.0m
Required Parking: Residential Bldg. containing not more than 3 dwelling units	1.5 spaces / DU. Tandem parking will be permitted.	2 spaces / DU. Tandem parking will be permitted.

- Reduced lot area
- Reduced lot frontage
- Reduced rear yard setback
- Reduced front yard setback to garage

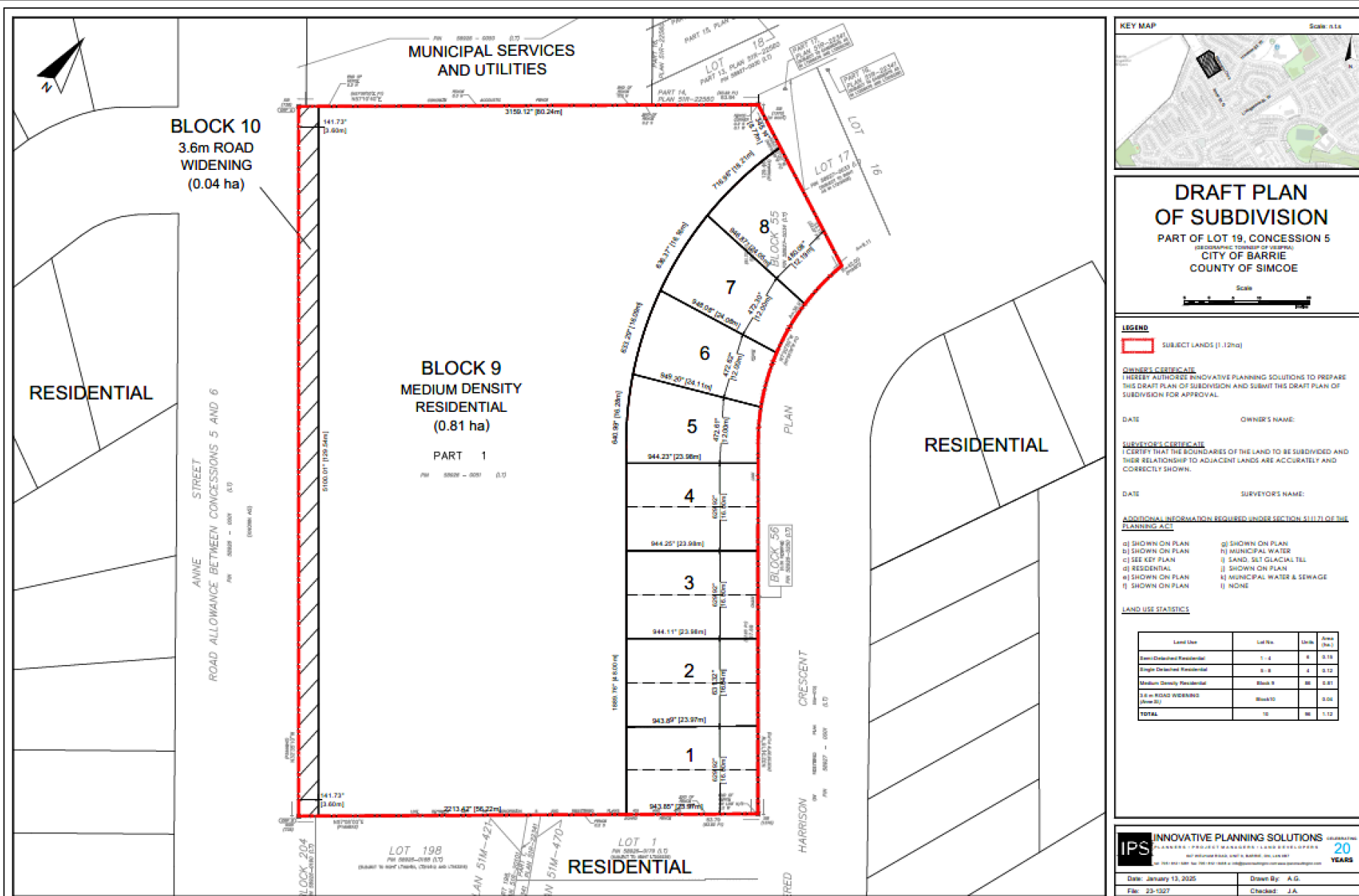
ZONING PROVISIONS SINGLE-DETACHED R3

RESIDENTIAL SINGLE DETACHED DWELLING THIRD DENSITY (R3) ZONE 4 UNITS		
Provisions	Required	Provided
Lot Area (min.)	400.00m ²	317.67m ² (Lot 6)
Lot Frontage (min.)	12.00m	12.00 m (Harrison Cres.)
Front Yard to Dwelling Unit (min.)	4.50m	5.51m
Front Yard to Attached Garage (min.)	7.00m	Lot 7 - 6.48m
Side Yards (min.)	1.20m	1.21m
Interior Side Yard to Attached Garage (min.)	0.60m	1.21m
Rear Yard (min.)	7.00m	Lot 5 - 6.04m
Lot Coverage (max.)(5.2.3.1.a)	45%	35.67% (Lot 6 - 113.30m ²)
Height of Main Bldg. (max.)	10.00m	< 10.00m
Required Parking: Residential Bldg. containing not more than 3 dwelling units	1.5 spaces / DU. Tandem parking will be permitted.	2 spaces / DU. Tandem parking will be permitted.

- Reduced lot area
- Reduced front yard setback to attached garage
- Reduced rear yard setback

DRAFT PLAN OF SUBDIVISION

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REQUIRED STUDIES

The following is a list of submission requirements for complete application, as specified by the City of Barrie through pre-consultations:

- Planning Justification Report
- Affordable Housing Report
- Urban Design Report
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Assessment
- Environmental Site Assessment
- Stormwater Management Report
- Traffic Impact Study

These studies have been submitted to the City for review and circulation.

- This proposal seeks to facilitate a Zoning By-law Amendment in support of 96 total units, including stacked back-to-back townhouse units, semi detached and single-family homes.
- The development provides intensification in proximity to supportive land uses including schools, commercial, open space, public transit and similar built forms.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com