

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for Amendments to the Official Plan and Zoning By-law - 51, 53, 55 and 59 Tiffin Street
Date	October 29, 2025
Ward	8
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding applications for Amendments to the Official Plan and Zoning By-law submitted by Innovative Planning Solutions Inc., on behalf of 1000658096 Ontario Incorporated. The subject lands are legally described as Lots 6, 7, south side of Tiffin Street, Registered Plan 29 in the City of Barrie, and are known municipally as 51, 53, 55 and 59 Tiffin Street.

The Official Plan Amendment application proposes to re-designate the subject lands from 'Medium Density' to 'High Density' and the Zoning By-law Amendment application proposes to re-zone the subject lands from 'Residential Multiple Dwelling Second Density (RM2)' to 'Residential Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)' in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendments is to facilitate the development of a 30 storey residential building that comprises a 6 storey parking podium and a 24 storey tower with 285 residential units.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 8 – 51 – 59 Tiffin Street](#).

Background

The subject lands are located on the south side of Tiffin Street between Essa Road and Innisfil Street and are 0.28 ha in size with a frontage of 60.7 m on Tiffin Street. Currently, the lands contain two single detached houses and vacant parcels. The subject lands are identified as Major Transit Station Area (MTSA) on Map 1 – Community Structure and designated as Medium Density on Map 2 – Land Use in the Official Plan.



The surrounding uses include a mix of lower density residential uses and commercial uses along Tiffin Street to the west and the north, and commercial uses along Essa Road to the south and the east. The BCRY rail line runs along the south property boundary and the Allandale GO Station is located approximately 800 metres to the east along Gowan Street.

The application was submitted to the City and deemed complete on August 27, 2025. In accordance with the *Planning Act*, notification of the filing of a complete application and public meeting was circulated via email to members of the public who attended the neighbourhood meeting and/or expressed interest in the application, a public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City's website. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The Conceptual Site Plan is attached to this memorandum as Appendix A and a Conceptual Building Elevation is attached as Appendix B.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on June 9, 2025. There were approximately thirty-six (36) attendees, including the Ward 8 Councillor Jim Harris, City Planning staff, the applicant and the applicant's consultant.

The following matters were raised by members of the public:

- Concerns about parking and increased traffic and congestion due to the existing traffic issues along Tiffin Street.
- Appropriateness of the scale of the development and whether the development fits with the neighbourhood and conforms to the Official Plan.
- Comments and concerns about the proposed setbacks and the provision of a mix of uses and adequate greenspace/amenity space.
- Questions about crash walls and BCRY requirements, provision of affordable housing units and what is addressed through a Traffic Impact Study.

Official Plan Amendment

The proposed Official Plan Amendment seeks to re-designate the subject lands from Medium Density to High Density and to permit standalone residential uses.

Zoning By-law Amendment – Special Provisions

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Residential Multiple Dwelling Second Density (RM2)' to 'Residential Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)' with the following site-specific provisions:

Residential Apartment Dwelling Second Density-2 (RA2-2) Zone Standard	Required by Zoning By-law 2009-141	Proposed Zoning Standard
Side Yard (min) Table 5.3	5 m	0 m
Interior Side Yard Setback Abutting a Garage (min) Table 5.3	0.6 m	0 m
Rear Yard (min) Table 5.3	7 m	0.4 m
Landscaped Open Space (min % of lot area) Table 5.3	35%	7%
Lot Coverage (max) Table 5.3	35%	93%
GFA (max % of lot area)	200%	656%
Building Height	45 m	93 m
Landscaped Buffer Areas Section 5.3.7.2	3m along side and rear lot lines	0 m
Parking Standard Table 4.6	1.5 spaces per unit	1 space per unit
Setback to Rail Line (min) Section 4.5.8	15 m	0 m

Planning and Land Use Matters Under Review

The application is currently under review by City staff and external agencies. The primary planning and land use matters being considered include:

- Conformity to the City's Official Plan and appropriateness of the requested re-designation from Medium Density to High Density;
- Appropriateness of the requested site-specific provisions to the City's Comprehensive Zoning By-law to accommodate the proposed development;
- Appropriateness of the proposed height and density and impacts on, and compatibility with surrounding uses, including impacts on the development potential of adjacent properties;
- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and,
- Traffic impacts, reduced rail line setback, access locations, pedestrian circulation and site design.

Next Steps

Staff will continue to work with the applicant and members of the public to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments that are received as well as comments provided at the neighbourhood and public meetings will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report to the General Committee is anticipated to be brought forward in Q1 of 2026 for consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact the planning file manager, Michele Freethy at 705-739-4220 ext. 4117 or via email at michele.freethy@barrie.ca.

Appendix:

Appendix A – Conceptual Site Plan

Appendix B – Conceptual Building Elevation

Memo Author:

Michele Freethy, Senior Planner, Development Services

File #:

D30-007-2025

Pending #:

Not Applicable

Architectural site plan for a 30-story building. The plan includes the following details:

- Building Footprint:** A large rectangular building labeled "30 STOREY" with a central "MECHANICAL PENTHOUSE". Dimensions are 5000' by 11500'.
- Parking:** A designated area for "30 S-TERM BIKES" is located to the right of the building. A "TRANSFORMER" is also shown in this area.
- Site Features:** The plan shows an "EXISTING SIDEWALK", "GRAVEL DRIVEWAY", and "ASPHALT ENTRANCE". A "BUILDING LINE ABOVE" is indicated.
- Landscaping:** Various trees and plantings are shown, including "P.I.N." (Planting Information Note) and "END OF FENCE" markers.
- Dimensions and Elevation:** Numerous dimensions (e.g., 5000, 11500, 15000) and elevations (e.g., 226.84, 226.80, 226.70) are provided throughout the drawing.
- Other Labels:** "SITE BENCHMARK TOP OF B.S. ELEVATION = 226.1", "ENTRANCE 7TH FLOOR", and "PARKING LOT 7TH FLOOR" are also visible.

Appendix B – Conceptual Building Elevation

