

Staff Report



To	General Committee
Subject	Zoning By-law Amendment – 435 Anne Street North and 33 Harrison Crescent
Date	June 11, 2025
Ward	4
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
Staff Report #	DEV018-25

Recommendation(s):

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Wynstar Anne Street LP, to rezone lands municipally known as 435 Anne Street North and 33 Harrison Crescent from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX), attached as Appendix A to Staff Report DEV018-25 be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the 'Residential Multiple Dwelling Second Density with Special Provisions – Hold' (RM2)(SP-XXX)(H-XXX) zone:
 - a) Permit a front yard setback of 3.0 metres, whereas a minimum of 7.0 metres is required;
 - b) Permit a rear yard setback of 3.5 metres, whereas a minimum of 7.0 metres is required;
 - c) Permit a lot coverage of 41%, whereas a maximum of 35% is permitted;
 - d) Permit a maximum building height of 15.00 metres, whereas a maximum building height of 10.00 metres is permitted;
 - e) Permit a maximum gross floor area of 118%, whereas a maximum gross floor area as a percent of lot coverage of 60% is permitted; and,

- f) Permit a maximum density of 107 units per hectare, whereas a maximum density of 40 units per hectare is permitted.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone:
- a) Permit a minimum lot area of 191.0 square metres, whereas a minimum lot area of 300.0 square metres is required;
 - b) Permit a minimum lot frontage of 8.0 metres, whereas a minimum lot frontage of 9.0 metres is required;
 - c) Permit a front yard setback to an attached garage of 6.5 metres, whereas a minimum front yard setback to an attached garage of 7.0 metres is required; and,
 - d) Permit a rear yard setback of 6.0 metres, whereas a rear yard setback of 7.0 metres is required.
4. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone:
- a) Permit a minimum lot area of 317.0 square metres, whereas a minimum lot area of 400.0 square metres is required;
 - b) Permit a front yard setback to an attached garage of 6.4 metres, whereas a minimum front yard setback to an attached garage of 7.0 metres is required; and,
 - c) Permit a rear yard setback of 6.0 metres, whereas a rear yard setback of 7.0 metres is required.
5. That the By-law for the purpose of lifting the Holding Provision (H-XXX) from the Zoning By-law Amendment as it applies to the lands municipally known as 435 Anne Street North and 33 Harrison Crescent shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The remediation program as described by GEI Consultants in Section 7 of the Phase 2 ESA dated December 3, 2024, is completed and a copy of the Remediation Report has been submitted to the Environmental Risk Management & Compliance Branch; OR
 - b) The completion of a Risk Assessment Report and Soil Vapour Intrusion Assessment following the Ministry of the Environment, Conservation and Parks (MECP) Draft Technical Guidance: Soil Vapour Intrusion Assessment, January 2021, or as amended.

6. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV018-25.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

Executive Summary:

The purpose of this report is to recommend approval of a Zoning By-law Amendment application for lands municipally known as 435 Anne Street North and 33 Harrison Crescent so as to facilitate the future development of ninety-six (96) residential units. The draft Zoning By-law Amendment is attached to Staff Report DEV018-25 as Appendix A. The application was submitted by Innovative Planning Solutions, on behalf of Wynstar Anne Street LP. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes. The Planning Analysis with respect to the submitted amendments to the Zoning By-law is attached as Appendix B. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346) and subsequent Site Plan Control process.

The concurrent Draft Plan of Subdivision application proposes the development of ninety-six (96) residential units in the form of four (4) single detached dwelling units and eight (8) semi-detached dwelling units that would have frontage onto Harrison Crescent, and 84 stacked back-to-back townhouse units within a condominium block that would have access onto Anne Street North. The detailed design of the condominium block would take place during the engineering review of the draft plan of subdivision and subsequent site plan control process should the subject Zoning By-law Amendment be approved. A Conceptual Site Plan is included for reference as Appendix C to Staff Report DEV018-25.

Key Findings:

Staff have reviewed the relevant policies with respect to the subject application and are of the opinion that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). Staff have considered the comments received through the technical review and public consultation process, which included a Neighbourhood Meeting on August 22, 2024, and Public Meeting on April 16, 2025, and are of the opinion that the requested special provisions are considered desirable for the appropriate development or use of the land.

Financial Implications:

The proposed development will be subject to development charges, cash in lieu for parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of

the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits.

Alternatives:

The following alternatives are available for consideration by General Committee:

Alternative #1 - General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agriculture' (A) and 'Residential Single Detached Third Density' (R3) zoning over the subject property.

This alternative is not recommended as the proposed development conforms to all Provincial and municipal policies as noted throughout this report and is considered an appropriate use of the subject lands.

Alternative #2 - General Committee could approve the proposed Zoning By-law Amendment application with modifications to the Special Provisions (SP) being requested.

This alternative is not recommended as this property, and surrounding lands have been comprehensively planned and the proposed development is in conformity with the Neighbourhood Area land use designation and responds to comments heard from the immediate community. The applicant has submitted a detailed conceptual site plan which is generally consistent with the current City standards with respect to building orientation/placement/massing, setbacks, access, parking, landscaped areas, etc. Staff are satisfied that the proposed site-specific provisions are appropriate and that detailed design elements would be adequately addressed through the site plan application process.

Strategic Plan Alignment:

Affordable Place to Live	X	The proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional dwelling units and add the potential for more affordable and attainable housing options, and support the local and regional transit network
Community Safety		
Thriving Community		
Infrastructure Investments		
Responsible Governance		

Additional Background Information and Analysis:

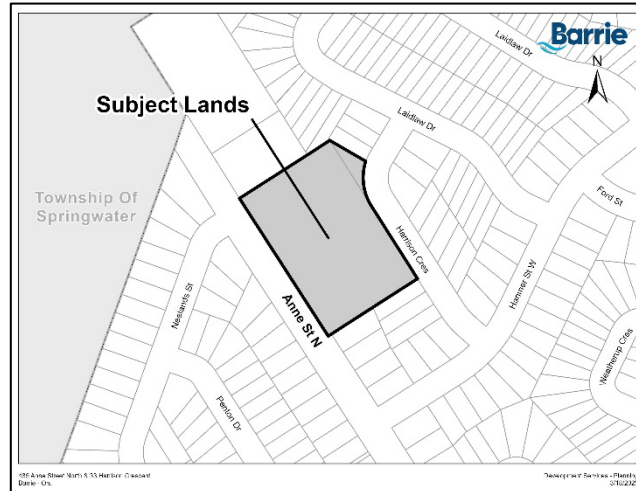
Site Description and Location

The site is generally rectangular in shape and is approximately 1.12 hectares in size. The subject lands are located north of Hanmer Street West and are bounded between Anne

Street North to the west and Harrison Crescent to the east, with a total lot frontage of 129.0 metres on Anne Street North and 100.0 metres of frontage along Harrison Crescent. The subject lands remain vacant after demolition of the former home and associated barn building.

The surrounding land uses include the following:

North: An Enbridge Utility Facility and the TransCanada Pipeline. Vacant agricultural lands also exist to the north. Beyond the City limits within the Township of Springwater is an airport and a golf driving range (Fox Den's Driving Range).



East: Lands consisting of single detached residential dwellings. The lands further east are designated “Community Hub”, containing a place of worship (St. Margaret Church) and an elementary school (West Bayfield Elementary School).

South: Lands consisting of single detached residential dwellings. Further south is a small commercial plaza and townhouse development.

West: Lands consisting of existing single detached residential dwellings. Further west are agricultural lands within the Township of Springwater.

Existing Policy

The subject properties are designated “Neighbourhood Area” on Map 2 - Land Use Designations in the City’s Official Plan and are zoned ‘Agriculture’ (A) and ‘Residential Single Detached Dwelling Third Density’ (R3) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended.

Department and Agency Comments

In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available under [Ward 4 – 435 Anne St N & 33 Harrison Crescent](#) :

- a) Planning Justification Report (Innovative Planning Solutions)
- b) Functional Servicing Report (Pinestone Engineering)
- c) Phase 1 and Phase 2 Environmental Site Assessment (GEI Consultants)
- d) Traffic Impact Study (JD Engineering)
- e) Tree Inventory and Preservation Plan (Kuntz Forestry Consulting Inc.)
- f) Geotechnical Report (GEI Consultants)
- g) Topographic Survey (Joe Topo)
- h) Parking Plan (Innovative Planning Solutions)
- i) Urban Design Report (Innovative Planning Solutions)

- j) Architectural Design Plans (Justin Sherry Studio)
- k) Hydrogeological Report (GEI Consultants)
- l) Arborist Package (Landmark Environmental Group)

The subject application was circulated to staff in various departments and external agencies for review and comment. No objections were received as it relates to the subject Zoning By-law Amendment application; however, the Environmental Risk Management and Compliance group has identified through review of the submitted Phase 2 Environmental Site Assessment that remediation of the soils will be required prior to any site alteration or construction occurring on the subject lands. In this regard, the Environmental Risk Management and Compliance group has requested that a Hold (H) be placed on the subject lands until such time that remediation or reporting is provided to the satisfaction of the Environmental Risk Management and Compliance group. The following departments and agencies provided comments on the application:

- a) Development Services - Addressing, Approvals, Parks Planning and Transportation Planning;
- b) Fire and Emergency Services;
- c) Waste Management and Environmental Sustainability – Environmental Risk Management and Compliance;
- d) Finance – Development Charges Department;
- e) Transit and Parking Strategy Department;
- f) Infrastructure Services Department (Water Operations Branch);
- g) Engineering Standards;
- h) Alectra Utilities, Bell Canada, Enbridge and Hydro One;
- i) Simcoe County District School Board;
- j) Simcoe Muskoka Catholic District School Board; and
- k) The Lake Simcoe Region Conservation Authority (LSRCA)

Any comments that were provided will be addressed through subsequent approvals associated with the Draft Plan of Subdivision application and future Site Plan Control application.

Plan of Subdivision

Subject to Council approval of the proposed application, the property would be subject to Plan of Subdivision approvals, as per Section 51 of the *Planning Act*. The approval of Plans of Subdivision has been delegated to City staff in accordance with Council Motion 10-G-346. Staff would be in a position to approve the associated Draft Plan of Subdivision should Council approve the subject Zoning By-law Amendment application.

Through the Plan of Subdivision process, detailed design matters will be reviewed and addressed including, access routes, transit, servicing, stormwater management, landscaping, lighting, and zoning compliance. The detailed design component of the Plan of Subdivision process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent neighbourhoods, trails and streets.

Site Plan Control

Following Plan of Subdivision approval, a subsequent Site Plan Control application would

be required for the medium density block fronting Anne Street North, as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. The Site Plan Control process provides an important mechanism for addressing detailed design matters such as access, servicing (including adequate fire protection), stormwater management, landscaping, lighting, setbacks, building orientation/placement/massing, parking, etc. Should the subject application be approved, staff are satisfied that the detailed design elements related to the medium density block would be adequately addressed through a subsequent Site Plan Control application.

Consultation and Engagement:

A Neighbourhood Meeting was held on August 22, 2024, for the subject application and was attended by approximately 34 residents, Ward 4 Councillor Courser, the applicant's Planning consultant, the owner of the property, and City Planning staff. The comments and concerns received from residents are summarized as follows:

- Traffic concerns as it relates to Anne Street given the proposed increase in units in the area;
- Building height as it relates to the proposed stacked back-to-back townhouse units;
- Building design as it relates to the proposed built form types fronting onto Harrison Crescent;
- Perceived privacy concerns as it relates to overlook conditions on adjacent single detached residential properties; and
- Construction Management related to dust and debris.

A statutory Public Meeting was held on April 16, 2025, to present the subject application to the Affordability Committee and the public. No members of the public attended the Public Meeting. However, correspondence related to the application was received after the meeting. This correspondence related to traffic concerns, and environmental remediation questions. Additionally, a letter was received, and signatures were collected by area residents who identified that the proposed development is perceived to be too large and an over development of the site.

As previously identified, the applicant will be required to either remediate the soils or provide reports that identify any potential hazards and mitigation efforts to the satisfaction of the City's Environmental Risk Management and Compliance group. As it relates to the site's characteristics and the merits of the proposed development, the Planning Analysis is included as Appendix C.

Environmental and Climate Change Impact Matters:

The following environmental and climate change impact matters have been considered in the development of the recommendation:

The application, if approved, would result in the redevelopment of an underutilized site within an area designated for residential development which is serviced by existing infrastructure and public service facilities. Smaller lots, alternative built forms for residential dwellings, and maximizing the use of land, services and resources reduces pressures on greenfield development and the extension of significant municipal services where they do not already exist.

Appendix:

Appendix A – Draft Zoning By-law Amendment

Appendix B – Conceptual Site Plan

Appendix C – Planning Analysis

Appendix D – Density Analysis

Report Author:

Tyler Butler, Planner, Development Services

File #:

D30-003-2025

Pending #:

Not Applicable

Appendix A - Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2025-XX

A By-law of The Corporation of the City of Barrie to amend City of Barrie By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands being Part of Lot 19, Concession 5, Lot 1 of Registered Plan 51R-44456 and Block 55 of Registered Plan 51-M470, known municipally as 435 Anne Street North and 33 Harrison Crescent shown on Schedule "A" to this By-law from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of 435 Anne Street North and 33 Harrison Crescent shown on Schedule "A" to this By-law from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX), in accordance with Schedule "A" attached to this By-law.
2. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone:
 - a) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 317.0 square metres shall be provided in the 'Residential single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone;
 - b) **THAT** notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.4 metres shall be provided in the 'Residential single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone; and,
 - c) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.00 metres shall be provided in the Residential single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone.
3. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone:
 - a) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 3.0 metres shall be provided in the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone;
 - b) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 3.50 metres shall be provided in the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone;
 - c) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum lot coverage of 41% shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone;
 - d) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 15.0 metres shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone;

- e) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 118% shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone; and,
 - f) **THAT** notwithstanding Section 5.2.5.1, a maximum density of 107.0 units per hectare shall be permitted within the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone.
4. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone:
- a) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 191.0 square metres shall be provided in 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone;
 - b) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot frontage of 8.0 metres shall be provided in the in 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone;
 - c) **THAT** notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.5 metres shall be provided in the 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone; and,
 - d) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.0 metres shall be provided in the 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone.
5. **THAT** the (H) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the Planning Act, R.S.O. 1990, c.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone until the (H) symbol is removed pursuant to Section 36 of the Planning Act. The (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie:
- a) The remediation program as described by GEI Consultants in Section 7 of the Phase 2 ESA dated December 3, 2024 is completed and a copy of the Remediation Report has been submitted to the Environmental Risk Management & Compliance Branch; OR,
 - b) The completion of a Risk Assessment Report and Soil Vapour Intrusion Assessment following the Ministry of the Environment, Conservation and Parks (MECP) Draft Technical Guidance: Soil Vapour Intrusion Assessment, January 2021, or as amended.
6. **THAT** lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX) (H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX), shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

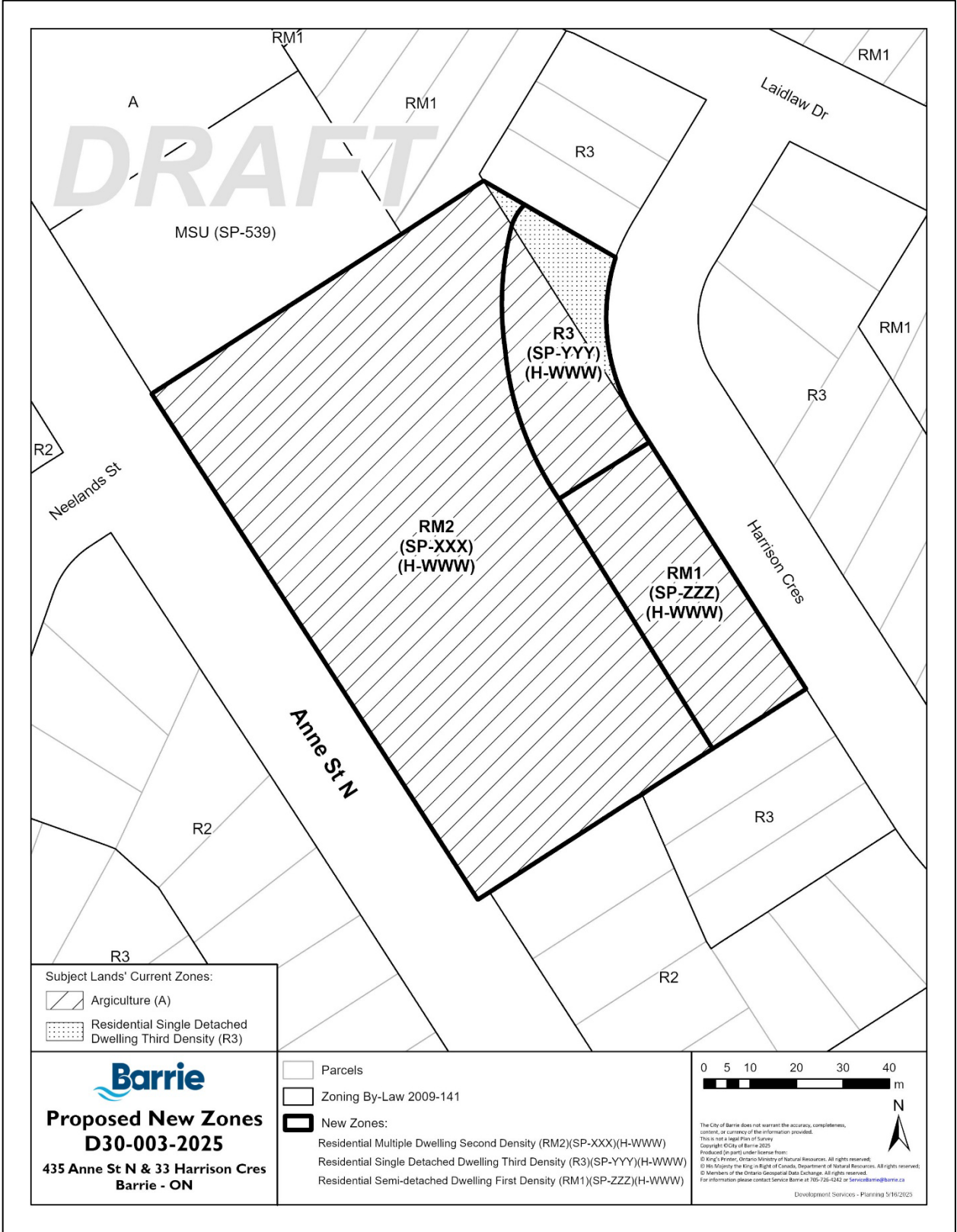
READ a first and second time this ____ day of ____, 2025.

READ a third time and finally passed this ____ day of ____, 2025.

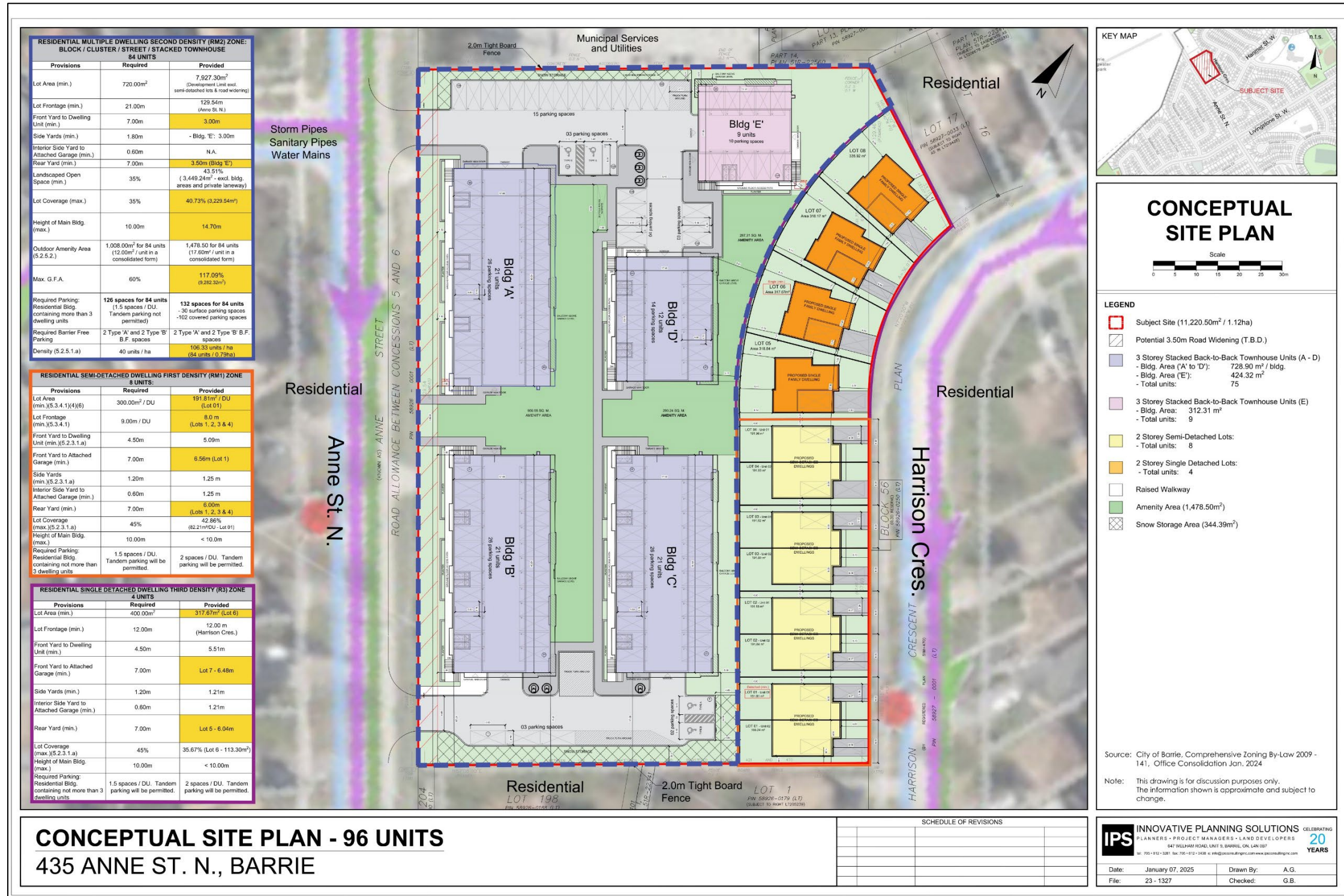
THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE



Appendix B - Conceptual Site Plan



Appendix C - Planning Analysis

Provincial Planning Statement (2024)(PPS)

Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Planning Statement (2024) which supports the achievement of complete communities by accommodating a wide range and mix of land uses and options to meet long term needs and improving accessibility, social equity and overall quality of life for all people. A mix of housing options and densities to meet housing needs must be provided and land use patterns should be based on densities and a mix of uses which are efficient, support active transportation and are transit and freight supportive. Intensification and redevelopment shall be supported by planning for a range and mix of housing options and infrastructure investment as well as economic competitiveness through a diversified economic base, a range of employment, institutional and mixed uses, intensification and compatible mixed use development and consideration of land use compatibility. The proposed development supports the policies of a healthy, liveable, and compact community that efficiently uses land, supports active transportation and transit usage and would be serviced by existing municipal infrastructure and services, thereby representing efficient and cost-effective development.

City of Barrie Official Plan (OP) (2024)

Staff have reviewed the relevant policies in the City of Barrie Official Plan which apply to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands. As noted, the subject lands are designated 'Neighbourhood Area' on Map 2 – Land Use Designations. General land use intentions for the 'Neighbourhood Areas' are provided in Section 2.3.7 and further land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1 of the Official Plan.

The intent of the 'Neighbourhood Area' designation is to recognize new and existing neighbourhoods and communities. The Neighbourhood Area designation is where the majority of residents are expected to live, while ensuring the protection and connections to the Natural Heritage Systems and Greenspaces. Neighbourhoods are expected to accommodate a scale of development and built form suitable for their planned function, created through plans of subdivision, and shall allow for opportunities for a full range of housing forms, types, and options including affordable housing. Sections 2.6.1.2 (d) and (e) of the Official Plan permit and promote appropriate levels of intensification that are compatible with and sensitive to the character of the surrounding neighbourhood. The Neighbourhood Area land use designation sets a minimum density of 50.0 units per hectare. In accordance with policy 2.6.1.3 (a) development within a Neighbourhood area on a local street shall be kept to three storeys or less, whereas development adjacent to a collector or arterial street shall be kept to six storeys or less.

The subject application is consistent with the goals and policies of the Official Plan as the subject development is considered a residential infill development that proposes a modest form of intensification. In accordance with Density Analysis attached as Appendix D, the existing residential density of the subject area is 21.16 units per net hectare. Should the subject application be approved, the overall residential density of the subject area will increase to 23.57 units per hectare. The proposed development is located within an

established neighbourhood that has been designed so that it is sensitive to existing and planned development within the area and would not exceed the established height permissions for the Neighbourhood Area designation which identifies a maximum building height of six (6) storeys adjacent to arterial and collector roads.

The proposed development provides a low rise (5 storeys or less) built form type which is consistent within the Neighbourhood Area designation and existing development within the immediate community. The development builds upon an area that will support active transportation options for residents and the long term build out of public transit. Affordable Housing will be a consideration of the development working to ensure a greater mix of uses, housing tenure and options for residents are provided through the inclusion of nine (9) attainable/affordable dwelling units proposed in Building 'E' on the submitted conceptual site plan. The proposed development further conforms with the Plan of Subdivision requirements of Section 9.5.3 which contemplates how such Draft Plans of Subdivision will be developed and incorporated within the City. For these reasons and those described above, staff are of the opinion that the proposed development conforms with the Official Plan.

Zoning By-law 2009-141

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) in accordance with the City's Comprehensive Zoning By-law 2009-141. The table included on the following page identifies the Zoning By-law requirements and the requested Special Provisions as it relates to the proposed development.

Table 1: Special Provisions Requested

Zoning Standard (Table 5.3)	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2)(SP-XXX)
Front Yard Setback to Dwelling Unit (Min.)	7.00 metres	3.00 metres (Anne St. N)
Rear Yard Setback (Min.)	7.00 metres	3.50 metres
Lot Coverage (Max.)	35%	41%
Building Height (Max.)	10.0 metres	*15.0 (14.70) metres
Maximum Gross Floor Area as a Percentage of Lot Coverage	60%	118%
Maximum Density (Section 5.2.5.1)	40 units per hectare	107 units per hectare

Zoning Standard (Table 5.3)	Required by Zoning By-law 2009-141 (RM1)	Proposed Zoning Standard (RM1)(SP-XXX)
Lot Area (Min.)	300.0 square metres	*191.00 (191.81) square metres
Lot Frontage (Min.)	9.00 metres	8.00 metres
Front Yard to Attached Garage (Min.)	7.00 metres	6.56 metres
Rear Yard Setback (Min.)	7.00 metres	6.00 metres
Zoning Standard (Table 5.3)	Required by Zoning By-law 2009-141 (R3)	Proposed Zoning Standard (R3)(SP-XXX)
Lot Area (Min.)	400.0 square metres	317.0 square metres
Front Yard to Attached Garage (Min.)	7.0 metres	6.40 metres
Rear yard Setback (Min.)	7.0 metres	*6.0 (6.04) metres

*Planning staff have made minor adjustments to the site-specific provisions being requested to allow for flexibility at the time of detailed design. The actual figures, as shown on the plans, are indicated in brackets in the table above and paragraphs below.

The following provides an analysis of the requested amendments to the Zoning By-law:

Residential Multiple Dwelling Second Density with Special Provisions – Hold (RM2)(SP-XXX) (H-XXX) Zone – Proposed Medium Density (Stacked Townhouse) Block

Minimum Front Yard Setback

While the Zoning By-law requires a minimum front yard setback of 7.0 metres, the applicant is proposing a reduced setback of 3.0 metres adjacent to Anne Street North. Planning staff are of the opinion that the requested front yard setback of 3.0 metres is appropriate and generally meets the intent of the By-law as an adequate separation distance from the street will be maintained. It is noted that the 7.0 metre setback requirement would account for front yard parking within a driveway for other permitted built form types within the RM2 zone. The required front yard setback within the RM2 zone is 4.5 metres when a private garage and driveway is not proposed.

In staff's opinion, given the built form type proposed and the orientation of the buildings toward Anne Street North this request is appropriate as the proposed development has been designed with an emphasis on the Anne Street North frontage with consolidated access into the site. The placement and orientation of the building toward Anne Street North is intended to enhance the public realm, ensure seamless connectivity between the private development and the municipal sidewalk, and create a pedestrian and transit-supportive environment along Anne Street North.

Minimum Rear Yard Setback

The general intent and purpose of requiring minimum rear yard setbacks is to provide an

appropriate separation between buildings and to ensure that new developments do not infringe upon the private rear yard amenity areas of existing residential lots. With respect to the subject site, the rear yard is deemed to be the westerly lot line abutting the proposed single detached and semi-detached dwelling units that would have frontage on Harrison Crescent. The requested reduction to a minimum of 3.5 metres is proposed for Building 'E' only, whereas all other proposed buildings within the condominium block would provide a minimum 5.0 metre rear yard setback. Given that the proposed dwellings fronting onto Harrison Crescent will include adequate rear yards, staff are satisfied that the reduced rear yard setback for the proposed units would still provide adequate separation distance and functional outdoor space to allow for maintenance and usability.

Maximum Lot Coverage and Gross Floor Area (GFA)

The purpose of regulating Lot Coverage and Gross Floor Area (GFA) requirements is to ensure sites are not overdeveloped. Further, controlling massing and built form within an area ensures compatibility with adjacent uses. The proposed increase in lot coverage and gross floor area (GFA) is associated with the proposed increase in density for the site. Staff are of the opinion that the increase in the lot coverage (41%, from 35% maximum) and GFA (118%, from 60% maximum) as proposed, is appropriate as provisions for adequate consolidated amenity space, landscape open space, and pedestrian and vehicular access would be accommodated on site. In addition, the minimum parking requirements for the site would be exceeded through the provision of surface visitor parking and at grade screened parking associated with the stacked back-to-back townhouse units. In staff's opinion, the proposed development is appropriate for the site as the design includes the fundamental components required to maintain the long-term functionality and viability of a residential infill development.

Maximum Density

Subsection 5.2.5.1 (a) of the City's Comprehensive Zoning By-law 2009-141 identifies a maximum density of 40.0 units per net hectare for block/cluster/stacked townhouses, whereas the applicant is seeking a residential density of 107.0 units per net hectare. The general intent and purpose of requiring a maximum density provision is to ensure that lots remain functional, sites are not overdeveloped and to ensure that development is compatible with and does not significantly alter the character of a neighbourhood. In consideration of this, staff recognize that single detached and semi-detached dwelling units have been proposed to provide a transition to the existing low density single detached neighbourhood on Harrison Crescent, thereby creating an appropriate spatial separation and transition between the proposed stacked back-to-back townhouse buildings and the existing low rise single detached dwelling units in the immediate area. The proposed development would provide for moderate intensification in the neighbourhood and is generally compatible with the existing built form types.

In staff's opinion, the proposed stacked back-to-back townhouse buildings are an appropriate built form as the proposed increase in density is supported by the Neighbourhood Area Goals and Development Policies of the Official Plan given that adequate amenity and parking areas would be provided on site to serve the proposed dwelling units. In addition, the provision of single and semi-detached residential units adjacent to Harrison Crescent would serve to provide an appropriate transition and separation between the proposed medium density block and the existing low density neighbourhood to the east.

Maximum Building Height

The application proposes a maximum building height of 15 (14.70) metres, whereas a maximum building height of 10.00 metres is permitted within the RM2 zone for townhouse units as proposed. The purpose of regulating building height is to maintain compatibility between built forms and to mitigate impacts of shadowing, massing and privacy on adjacent properties, particularly in residential zones. The proposed increase in height is requested to permit a fourth storey rooftop amenity area deck that is setback from the street wall of the building, thereby reducing the visual impact of the fourth storey.

For reference, it is important to note that walk-up apartment buildings are permitted up to a maximum height of 4 storeys or 20.0 metres within the RM2 zone. While the applicant has requested a maximum building height of 14.70 metres, staff are recommending that a maximum height of 15.0 metres be permitted for the proposed stacked back-to-back townhouse units to provide flexibility at the time of detailed design. The recommended increase of 0.3 metres would not result in any additional units or storeys for the development. In staff's opinion, the design and layout of the site respects the surrounding context as it relates to maintaining compatibility with and preserving privacy on existing residential land uses to the immediate east as the proposed height and setbacks would exceed the zoning requirements for a walk-up apartment building at 20.0 metres in height.

Planning staff are of the opinion that the requested site-specific provision for increased building height is appropriate for a residential infill development of this nature. In staff's opinion, the design and layout of the proposed development provides appropriate separation distances and a thoughtful transition to the existing low rise residential neighbourhood. The proposal respects the surrounding area by effectively mitigating potential impacts related to shadowing and building massing on adjacent properties. Additionally, the proposed height increase is not expected to create any privacy concerns, as the subject lands do not directly abut or face existing residential properties where the additional height would be implemented.

Residential Multiple Dwelling First Density with Special Provisions - Hold' **(RM1)(SP-XXX)(H-XXX) Zone – Proposed Semi-Detached Lots**

Minimum Lot Area, and Lot Frontage

The applicant has requested site specific zoning provisions related to a reduced lot area (191.0 square metres), and lot frontage (8.0m) for the proposed semi-detached units fronting Harrison Crescent. The general intent and purpose of requiring a minimum lot areas and frontages is to ensure that adequate area is provided to accommodate rear yard amenity space, building separations, and parking areas within the front yard. The City's Comprehensive Zoning By-law requires a minimum lot area of 300.0 square metres and a minimum lot frontage of 9.0m within the RM1 zoning category. Staff note that the requested special provisions are consistent with the R5 zoning standards established for single and semi-detached residential lots within the lands previously referred to as the Salem and Hewitt's Secondary Planning Areas. The intent is to recognize smaller residential lots that utilize land more efficiently. Staff consider the variation to the standards to be appropriate to support the development of the site as proposed given that a functional private rear yard amenity area and front yard parking would be provided, while maintaining adequate building separations.

Minimum Rear Yard Setback

The applicant has requested a site specific zoning provision to permit a reduced rear yard setback of 6.0 metres, whereas the City's Comprehensive Zoning By-law requires a minimum rear yard setback of 7.0 metres within the RM1 zoning category. The purpose of the rear yard setback provision is to ensure appropriate separation between adjacent land uses and to provide sufficient outdoor amenity space for residents. Planning staff have reviewed the proposal and are satisfied that the reduced rear yard setback can still accommodate adequate private amenity space for the proposed semi-detached dwelling units. In addition, the development maintains appropriate separation distances between the semi-detached dwellings and the adjacent medium-density residential block. Staff further note that the proposed reduction will not create any privacy concerns, as the subject lands are not directly abutted by existing residential properties where this reduction would be implemented. Given the location, scale, and design of the proposed semi-detached dwellings, Planning staff are of the opinion that the proposed rear yard setback of 6.0 metres is appropriate.

Minimum Front Yard Setback to an Attached Garage

The application proposes a front yard setback to an attached garage of 6.5 metres, whereas 7.0 metres is required. The purpose of the 7.0 metre setback is to ensure a consistent streetscape is maintained and adequate parking can be accommodated within the private driveway without conflicting with the right of way. The zoning by-law requires one space be provided per dwelling unit. The current parking configuration identifies one space in the driveway, and an additional parking space within each associated garage. Given that a parking space is required to be 2.7 metres wide by 5.5 metres in length, staff are satisfied that the proposed width and length of the driveway would be able to accommodate vehicular parking in the front yard without causing a conflict with the municipal right of way (Harrison Crescent).

Residential Single Detached Dwelling Third Density with Special Provisions - Hold (R3)(SP-XXX)(H-XXX) Zone – Proposed Single Detached Lots

Minimum Lot Area

The applicant has requested a site specific zoning provision related to a reduced lot area of 317.0 square metres, whereas a minimum lot area of 400.0 square metres is required for the proposed single detached dwelling units. The general intent and purpose of requiring a minimum lot area is to ensure that adequate area is provided to accommodate rear yard amenity space, building separations, and parking areas within the front yard. As identified on the conceptual site plan provided in Appendix B, staff are satisfied that the requested reduction in lot area would provide sufficient space for parking and a functional private rear yard amenity area, while maintaining adequate building separations.

Minimum Rear Yard Setback

While a rear yard setback of 7.0 metres is required, the applicant is proposing a rear yard setback of 6.0 metres to accommodate a larger floor area for the proposed homes. Staff note that the intent of a rear yard setback provision is, in part, to ensure appropriate separation between adjacent land uses and to ensure that sufficient outdoor amenity space is provided for the residents of the dwelling unit. Staff are satisfied that the

proposed rear yard setback of 6.0 metres will not result in privacy concerns for adjacent residential properties as the subject lands do not abut any existing properties where this reduction would be realized and that adequate outdoor amenity space would be provided. Given the location, scale and design of the proposed dwellings, Planning staff are satisfied with the proposed rear yard setback of 6.0 metres is appropriate.

Minimum Front Yard Setback to an Attached Garage

The application proposes a front yard setback to an attached garage of 6.4 metres, whereas 7.0 metres is required. The purpose of the 7.0 metre setback is to ensure a consistent streetscape is maintained and adequate parking can be accommodated within the private driveway without conflicting with the right of way. The zoning by-law requires one space be provided per dwelling unit. The current parking configuration identifies one space in the driveway, and an additional parking space within each associated garage. Given that a parking space is required to be 2.7 metres wide by 5.5 metres in length, staff are satisfied that the proposed width and length of the driveway would be able to accommodate vehicular parking in the front yard without causing a conflict with the right of way (Harrison Crescent).

Development Generally in Accordance with the Conceptual Site Plan

Planning staff are recommending that the subject lands be developed generally in accordance with the Conceptual Site Plan submitted in support of the application, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking area (see Appendix B). The Conceptual Site plan would be included as a schedule to the implementing zoning by-law. This site-specific provision will provide clarity as it relates to the zoning provisions for the site and ensure that the development, as proposed, is realized at the time of construction.

Appendix D - Density Analysis

RESIDENTIAL DENSITY ANALYSIS			
D30-003-2025			
435 ANNE STREET NORTH & 35 HARRISON CRESCENT, BARRIE - ON			
Total Study Area		63.94 ha	
Total Developable Area - <i>Only residential</i> (Private properties)		39.50 ha	
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)		44.47 ha	
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways/Municipal Services & Utilities		4.13 ha	
Total Area Roads right of way		15.34 ha	
PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	824	37.83	21.78
Vacant Residential		0.54	
Non- residential areas (Institutional)	12	4.96	2.42
Municipal Services & Utilities		1.12	
Parks/ Open Space/ Walkway / Laneway		3.02	
Subject Property			
435 Anne Street North & 35 Harrison Crescent - D30-003-2025 <i>Zoning By-law Amendment and Draft Plan of Subdivision - Proposed development of four (4) single-detached units, eight (8) semi-detached units, and eighty-four (84) stacked back-to-back townhouse units</i>	96	1.13	84.76
Current Residential Density <i>(Only Residential Lands included)</i>	836	39.50	21.16
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	836	44.47	18.80
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	931	39.50	23.57
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	931	44.47	20.94

Prepared by: Development Services
Date: May 12, 2025

Note:

This Density Analysis is based on the Assessment Database.

MPAC property Code was used to identify the number of residential units in the Area.

Additional Residential units registered in the area were also added; they were counted on their corresponding dwelling unit.

Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.

Any residential units existing in the Subject Lands have been included in the analysis; adding them for current density calculation and subtracting them for the Projected Densities as needed.

The institutional site known as the Salvation Army church (151 Lillian Cres), built a 2-storey, 12-unit apartment building with associated administrative space and parking to be utilized for emergency transitional housing on the property.

Appendix D - Density Analysis

