



## Meeting Agenda

### Affordability Committee

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Wednesday, April 16, 2025

6:00 PM

Council Chambers

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This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

#### 1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday April 16, 2025 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500.

##### 1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 435 ANNE STREET NORTH AND 33 HARRISON CRESCENT (WARD 4)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of Wynstar Anne Street LP, for a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of ninety-six (96) dwelling units in the form of four (4) single detached dwelling units and eight (8) semi-detached dwelling units. The lands are known municipally as 435 Anne Street North and 33 Harrison Crescent, Barrie.

The subject lands are rectangular in shape and 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 metres of frontage along Harrison Crescent.

The application is intended to amend the current zoning from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3) (SP-XXX) including the following:

<b>Zoning Standard</b>	<b>Required by Zoning By-law 2009-141 (RM2)</b>	<b>Proposed Zoning Standard (RM2) (SP-XXX)</b>
Front Yard to Dwelling Unit (Min.) Table 5.3	7.00 metres	3.00 metres (Anne St. N)
Rear Yard Setback (Min.) Table 5.3	7.00 metres	3.50 metres
Lot Coverage (Max.) Table 5.3	35%	41%
Building Height (Max.) Table 5.3	10.0 metres	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
<b>Zoning Standard By-law 2009-141 (RM1)</b>	<b>Required by Zoning Standard (RM1)</b>	<b>Proposed Zoning (SP-XXX)</b>
Lot Area (Min.) Table 5.3	300.0 square metres	191.81 square metres
Lot Frontage (Min.) Table 5.3	9.00 metres	8.0 metres
Front Yard to Attached Garage (Min.) Table 5.3	7.00 metres	6.56 metres
Rear Yard Setback (Min.)	7.00 metres	6.00 metres
<b>Zoning Standard By-law 2009-141 (R3)</b>	<b>Required by Zoning Standard (R3)</b>	<b>Proposed Zoning (SP-XXX)</b>
Lot Area (Min.) Table 5.3	400.0 square metres	318.0 square metres
Front Yard to Attached Garage (Min.) Table 5.3	7.0 metres	6.5 metres
Rear yard Setback (Min.) Table 5.3	7.0 metres	6.04 metres

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Tyler Butler, Planner of the Development Services Department.

**Attachments:** [PM Notice - 435 Anne St N and 33 Harrison](#)  
[PM Presentation - 435 Anne St N and 33 Harrison Crescent](#)  
[PM Memo - 435 Anne St N and 33 Harrison Crescent](#)  
[PM Correspondence 435 Anne St N and 33 Harrison Crescent](#)  
[ADDITIONS PM Correspondence - 435 Anne St N and 33 Harrison Crescent](#)

## **2. OPEN DELEGATIONS**

Nil

## **3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

### **3.1 PRESENTATION CONCERNING THE CITY-WIDE COMMUNITY AND SUSTAINABLE DESIGN GUIDELINES** (Note: Memorandum listed on the Circulation List dated April 16, 2025)

**Attachments:** [City Wide Community Sustainable Design Guidelines presentation](#)

## **4. STANDING ITEMS/COMMITTEE UPDATES**

Nil.

## **5. DEFERRED/REFERRED ITEMS**

Nil.

## **6. REPORTS OF ADVISORY COMMITTEES**

### **6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED MARCH 25, 2025**

**Attachments:** [Heritage Barrie Committee Report 250325](#)

## **7. REPORTS TO COMMITTEE**

Nil.

## **8. ITEMS FOR DISCUSSION**

Nil.

## **9. ADJOURNMENT**

**HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) to ensure availability.**

