



Meeting Agenda

Affordability Committee

Wednesday, October 29, 2025

6:00 PM

Council Chambers

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, please register in advance by emailing cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Monday October 29, 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 or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR AN OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 51 TO 59 TIFFIN STREET (WARD 8) (FILE: D30-007-2025)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of 1000658096 Ontario Inc., for an Official Plan Amendment and a Zoning By-law Amendment to permit a thirty (30) storey residential building on lands described as Lots 6, 7 and 8, South Side of Tiffin Street, Registered Plan 29, and known municipally as 51, 53, 55 and 59 Tiffin Street, Barrie.

The site is located on the south side of Tiffin Street, between Essa Road and Innisfil Street and is approximately 0.28 hectares in size with a frontage of 60.7 metres on Tiffin Street.

Official Plan Amendment

The Official Plan Amendment application proposes to re-designate the subject lands from Medium Density to High Density to facilitate the development of a 30 storey standalone residential building with 285 residential units comprising a range of bachelor, one- and two-bedroom units.

Zoning By-law Amendment

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 with Special Provisions, (RA2-2)(SP-XXX). The following table outlines the proposed site-specific zoning provisions being requested:

Zoning Standard	Required by Zoning By-law 2009-141 (RA2-2)	Proposed Zoning Standard (RA2-2) (SP-XXX)
Side Yard Setback (min)	5 metres	0 metres
Interior Side Yard Setback to Attached Garage (min)	0.6 metres	0 metres
Rear Yard Setback (min)	7 metres	0.4 metres
Landscaped Open Space (min)	35%	7%
Lot Coverage (max)	35%	93%
Gross Floor Area (max)	200%	656%
Building Height (max)	45 metres	92.5 metres
Parking (min)	1.5 spaces per unit	1 space per per unit

Presentation by a representative of Innovative Planning Solutions.

Presentation by Michele Freethy, Senior Planner of the Development Services Department.

Attachments: [PM Notice 51 to 59 Tiffin Street](#)
[PM Presentation - 51 to 59 Tiffin Street](#)
[PM Memo 51 to 59 Tiffin Street](#)
[PM Correspondence 51 to 59 Tiffin Street](#)

1.2 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 286 ARDAGH ROAD (WARD 6) (FILE: D30-008-2025)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of 286 Simcoe Capital Inc., for an Amendment to the Zoning By-law to permit the development of a six (6) storey apartment building containing seventy-two (72) dwelling units on lands known municipally as 286 Ardagh Road, Barrie.

The site is approximately 1.11 hectares in size and located on the north side of Ardagh Road, west of Pass Court.

The Zoning By-law Amendment proposes to rezone the subject lands from 'Agriculture' (A) to 'Residential Apartment Dwelling Second Density with Special Provisions' (RA2-1)(SP-XXX) to facilitate a six (6) storey apartment building containing seventy-two (72) units. The following table outlines the site-specific zoning provisions being requested:

Zoning By-law Provision	Required by Zoning By-law 2009-141 (RA2-1)	Proposed Zoning Standard (RA2) (SP-XXX)
Interior Side Yard Setback Table 5.3	5 metres	3.7 metres
Secondary Means of Egress Section 5.3.3.2 d)	7 metres	4.4 metres - West Lot Line 3.8 metres - North Lot Line
Rear Yard Setback Table 5.3	7 metres	5 metres
Parking Requirements Table 4.6	1.56 spaces per dwelling unit (tandem parking is not permitted)	1.29 spaces per dwelling unit
	108 parking spaces required	93 parking spaces proposed
Landscape Buffer Areas Section 5.3.7.1	3 metres	2 metres - East of Parking Area
Landscape Buffer Areas Section 5.3.7.2	3 metres	2 metres - East Lot Line

Presentation by representatives of Innovative Planning Solutions.

Presentation by Riley Anderson, Planner of the Development Services Department

Attachments: [PM Notice - 286 Ardagh Rd](#)
[PM Presentation - 286 Ardagh Rd-](#)
[PM Memo 286 Ardagh Road](#)

- 1.3** **Note:** The Public Meeting concerning the City-Initiated Official Plan Amendment - New Provincial Planning Statement (2024) has been moved to a future Affordability Committee meeting.

2. OPEN DELEGATIONS

Nil.

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

Nil.

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 SEPTEMBER 23, 2025**

Attachments: [Heritage Barrie Committee Report 250923](#)

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 to ensure availability.

