

Staff Memorandum



To	Mayor A. Nuttall and Members of Affordability Committee
Subject	Public Meeting for a Zoning By-law Amendment – 435 Anne Street North and 33 Harrison Crescent
Date	April 16, 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

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of Wynstar Anne Street LP. The subject lands are legally described as Part of Lot 19, Concession 5, Lot 1 of Registered Plan 51R-44456 and Block 55 of Registered Plan 51M-470, in the City of Barrie, and are known municipally as 435 Anne Street North and 33 Harrison Crescent.

The application was submitted to the City and deemed complete on February 25, 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 project, 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 via APLI (the City's digital application system) to all applicable City departments and external agencies for review and comment.

Zoning By-law Amendment

The Zoning By-law Amendment Application is to rezone the lands 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) to facilitate development on the lands through a Draft Plan of Subdivision. The conceptual site plan is attached as Appendix A and the submitted Draft Plan of Subdivision is attached as Appendix B.

Table 1 shows the requested Special Provisions to the Zoning By-law.

Table 1. Requested Special Provisions

Zoning Standard	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2)(SP-XXX)
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 Table 5.3	60%	118%
Maximum Density Section 5.2.5.1	40 units per hectare	107 units per hectare
Zoning Standard	Required by Zoning By-law 2009-141 (RM1)	Proposed Zoning Standard (RM1)(SP-XXX)
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
Zoning Standard	Required by Zoning By-law 2009-141 (R3)	Proposed Zoning Standard (R3)(SP-XXX)
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

Draft Plan of Subdivision

The associated Draft Plan of Subdivision is required to create residential blocks/lots 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 that would have frontage onto Harrison Court, and 84 stacked back-to-back townhouse units within a condominium block that would have access onto Anne Street North.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 4 - 435 Anne Street North](#).

Background

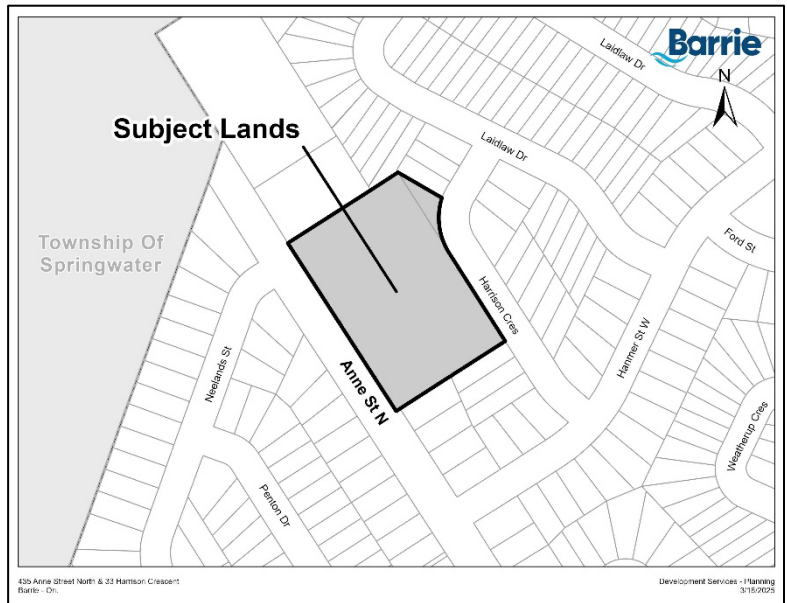
The site is rectangular in shape and is approximately 1.12 hectares in size. The subject lands are located north of Hanmer Street West and are bounded between Anne Street North to the west and Harrison Crescent to the east with a total lot frontage of 129.0 metres on Anne Street North and 100 metres of frontage along Harrison Crescent. The subject lands at 435 Anne Street contain an existing accessory structure (barn), while the subject lands at 33 Harrison Crescent remain vacant.

Surrounding land uses include:

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).

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

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).



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

The subject lands are designated 'Neighbourhood Area' within the City's Official Plan. Neighbourhood Areas are planned to provide most of the City's low-rise housing stock, accommodate appropriate levels of intensification along arterial and collector streets, and provide a mixture of uses. In this regard, new development on local streets in Neighbourhood Areas shall be kept to four (4) storeys or less, while new development of up to six (6) storeys may be permitted on arterial and collector streets.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on August 22, 2024. There were approximately twelve (12) attendees including the Ward 4 Councillor Amy Courser, City Planning staff and the applicant's consultant in attendance.

The following matters were raised by members of the public at the meeting:

- Traffic concerns as it relates to 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 Court; and
- Perceived privacy concerns as it relates to overlook conditions on adjacent single detached residential properties.

Planning and Land Use Matters Under Review

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

- Compliance with Provincial Planning Policy and the City's Official Plan and Zoning By-law;
- Justification and appropriateness of the requested site specific provisions;
- Site servicing, grading, and stormwater management as it relates to conformity with City standards;
- An understanding of the functionality of the site as proposed, including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant and members of the public to address any 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 any comments provided at the Neighbourhood and Public Meetings, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in mid 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Tyler Butler, Planner, at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca

Appendix:

Appendix A – Conceptual Site Plan

Appendix B – Draft Plan of Subdivision

Memo Author:

Tyler Butler, Planner, Development Services

File #:

D30-003-2025

Pending #:

Not Applicable

Appendix A - Conceptual Site Plan

