



APPLICATION FOR
ZONING BY-LAW AMENDMENT

461-473 YONGE STREET
CITY OF BARRIE

PUBLIC MEETING

September 10, 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



- Lot Area: Approx. 6,697.92 m²
- Frontage:
 - Yonge Stret: 109.73 m
 - MacMillan Cresent: 61.03 m
- Existing Site Conditions:
 - 6 single detached dwellings

BUILDER: MIDNIGHT ENTERPRISES LTD.



The developer/builder is Midnight Enterprises Ltd.

They are also behind the 6-storey apartment building on Big Bay Point Road that was approved earlier this year.

They are a boutique residential builder and are committed to:

- Providing diverse housing options, with a focus on purpose-built rentals
- Partnering with the local community
- Providing unique commercial growth opportunities

Two of the company partners have deep family ties in Simcoe County.



Approved 6-storey apartment on Big Bay Point



Multiplex: 207 Connaught Ave



Multiplex: 60 Cannon Rd.



Single family: 69 Guthrie Ave

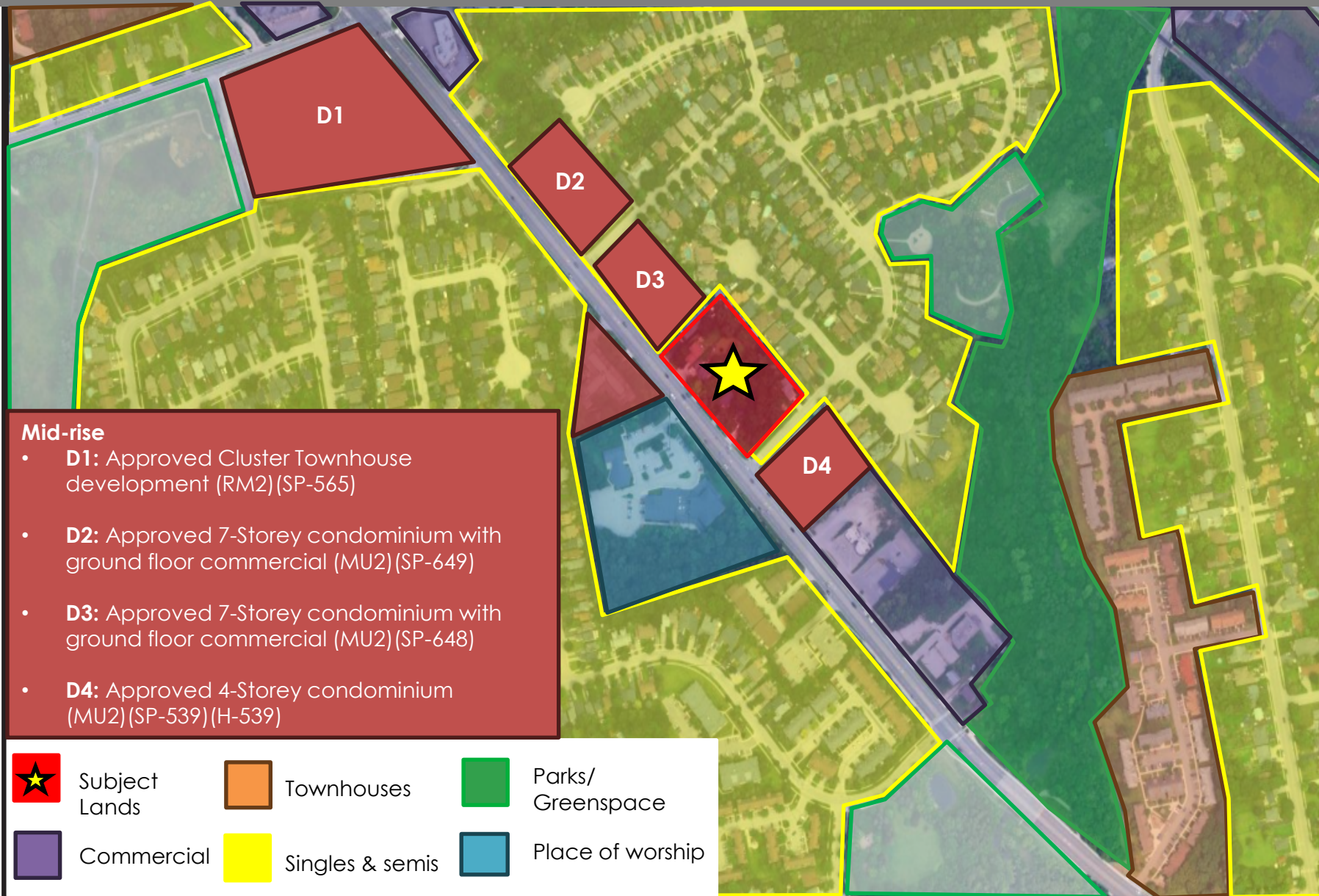


Multiplex: 106 Lake Promenade



Custom home; North York

SURROUNDING USES





City of Barrie Official Plan, 2022

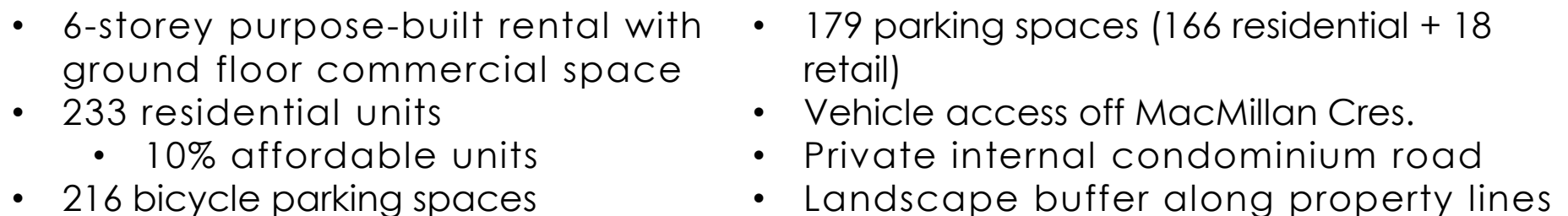
- Neighbourhood Area



City of Barrie Zoning By-law 2009-141

- Residential Single Detached Dwelling First Density (R1)

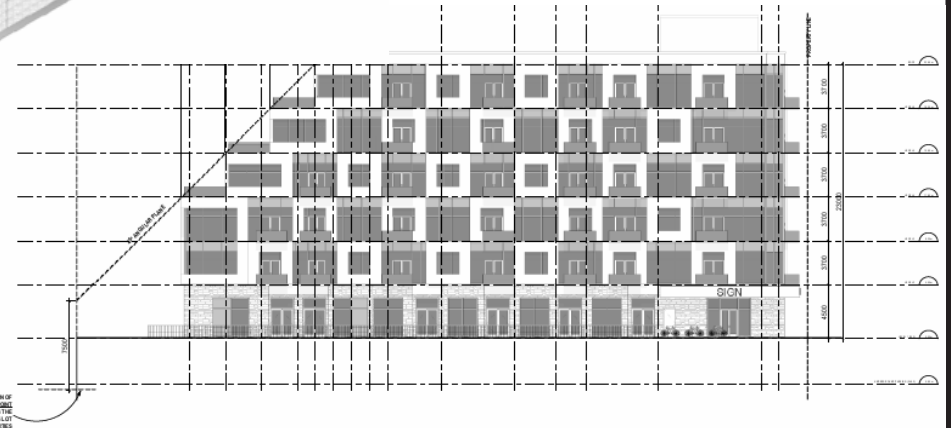
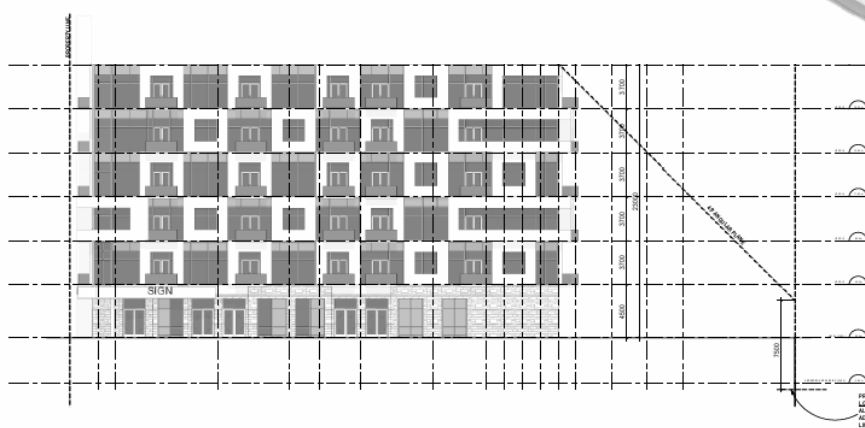
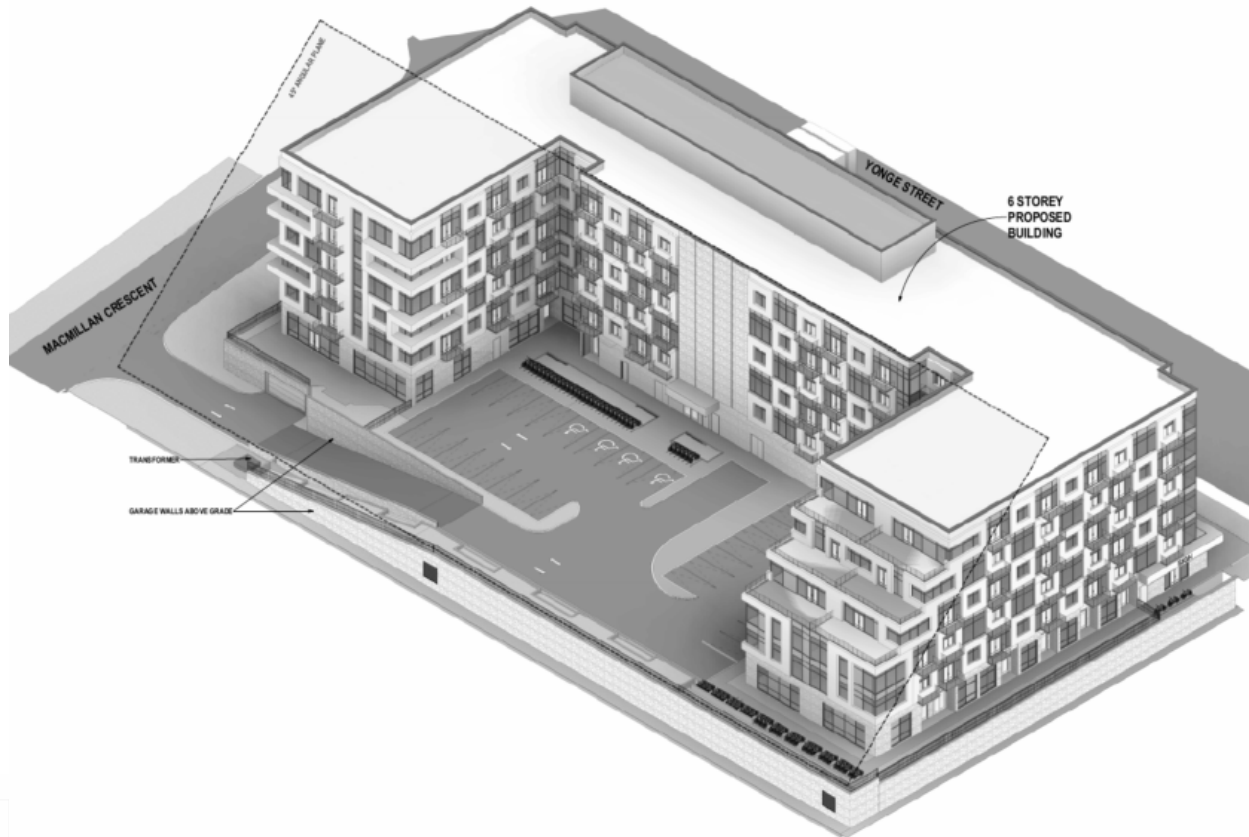
IPS
CONSULTING



CONCEPTUAL RENDERING



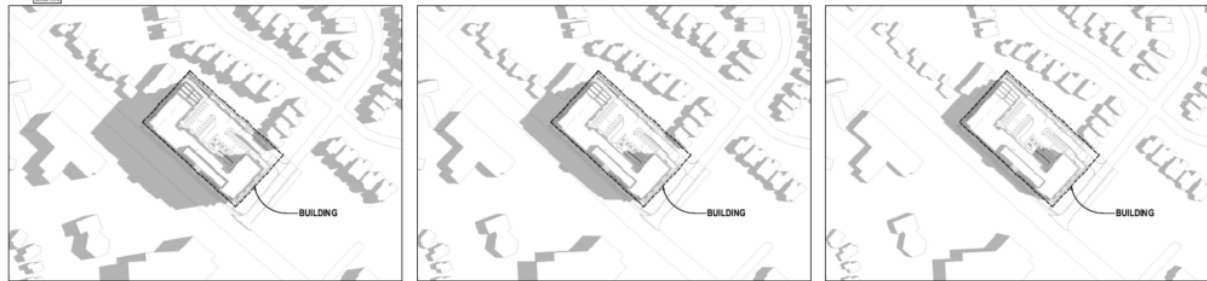
ANGULAR PLANE



SUN SHADOW STUDY TIMING

JUNE 21ST

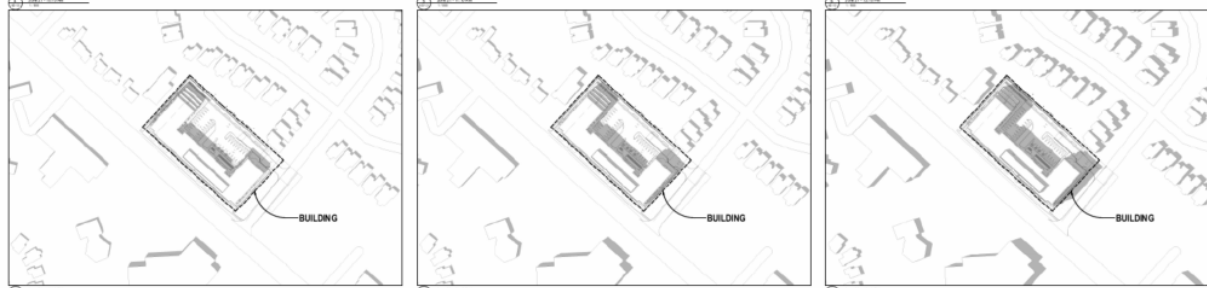
Early Morning



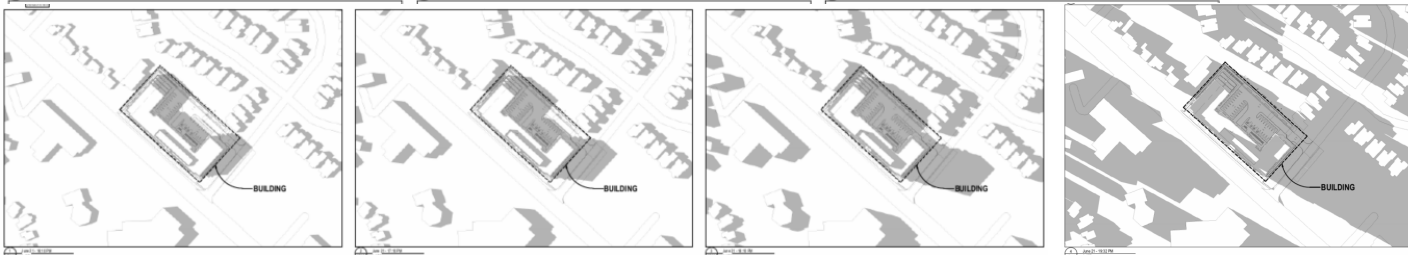
Late
Morning/Early
Afternoon



Afternoon



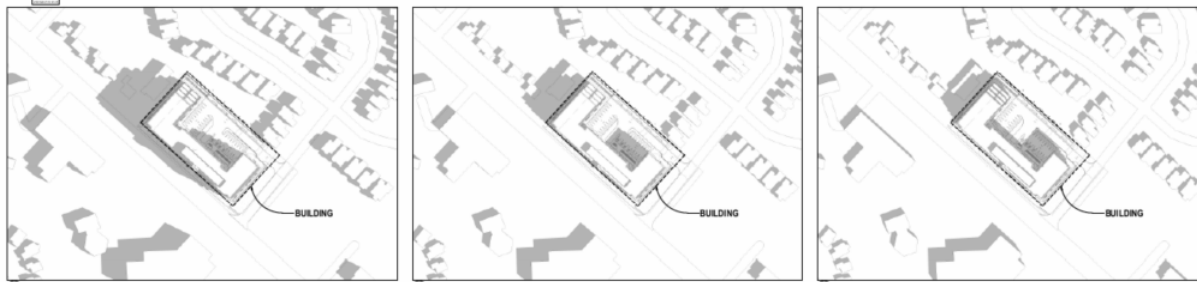
Evening/Night



SUN SHADOW STUDY TIMING

SEPTEMBER 21ST

Early Morning



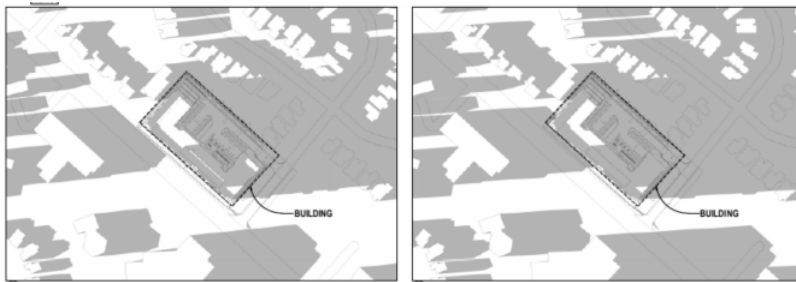
Late Morning/Early Afternoon



Late Afternoon



Evening/Night



Zoning By-law Amendment

Residential Single Detached Dwelling First Density (R1)



Mixed Use Corridor With Special Provisions
(MU2(SP-XX))

SITE SPECIFIC PROVISIONS

Table 1: Mixed Use Corridor 2 with Special Provisions

| PROVISIONS | REQUIRED | PROVIDED |
|---|--|---------------------------------------|
| Permitted uses | Apartment Dwelling Retail Store | Apartment Dwelling Retail Store |
| Lot Area – Gross (min) | N/A | 6,697.92 m ² |
| Lot Frontage (min.) | N/A | 109.73 m |
| Front Lot Line | MacMillan Crescent | Yonge Street |
| Front Yard Setback to Dwelling Unit | Min: 1 m for 75% of Frontage Max: 5 m for 25% of Frontage | 1.96 m Yonge Street |
| Interior Side Yard Setback (max.) | Max: 3 m | 4.55 m |
| Exterior side yard (min.) | Min. abutting a street: 3 m | Along MacMillan Crescent: 4.62 m |
| Rear Yard Setback (min.) | Abutting Residential, OS, or EP Zone: 7 m | 9.02 m |
| Setback Street to Underground Parking Structure (min) | 1.8m | 8.36m |
| Rear Façade Step-back (min.) | 45-degree angular plane above 7.5m using minimum 3m step-backs | 3.7m step-backs above 7.5m |
| Ground Level Floor Height (min.) | 4.5m | 4.5m |
| Min. Coverage for Commercial (% of First Storey) | 50% of Gross Ground Floor Area | 30.92% of Ground Floor Area (537.13m) |
| Building Height | Min: 7.5 m Max. w/ground floor commercial: 25.5 m | 23 m |
| Outdoor Amenity Area | 12m ² per dwelling unit: 2,628m ² | 3,316.24 m ² |
| Residential Parking (min.) | 233 1 space per unit | 161 spaces 0.69 spaces per unit |
| Commercial Parking (min.) | 18 spaces | 18 spaces |
| Barrier Free Parking (min.) | 1 + 3% of required = 9 Spaces | 9 Spaces |
| Bicycle Parking Spaces | - | 216 spaces |
| Drive Aisle (min.) | 6.4m | 6.0m |

- Front Lot Line on Yonge Street
- Increased side yard setback (zoning has a maximum)
- Reduced percentage of ground floor for Commercial
- Reduced parking
- Reduced drive aisle width

STUDIES & REPORTS SUBMITTED

- Planning Justification Report
- Block Plan
- Architectural Plan Set
- Sun shadow Study
- Functional servicing Report & Stormwater Management Report
- Noise Feasibility Study
- Traffic impact Study
- Environmental Site Assessment
- Topographic Survey
- Landscape Plan
- Tree Inventory
- Geotechnical Investigation
- Hydrogeological Assessment

- The lands are within the City of Barrie's Built-up Area along an arterial road.
- The project makes efficient use of underutilized lands and existing resources.
- The development will be compact, walkable and transit supportive in an appropriate location.
- Purpose-built apartment building will contribute to the creation of a complete community, achieving intensification targets and ensuring a range of housing options in the area.
- The development provides much-needed rental housing stock in a functional manner and at a time when supply is limited and rents are increasing at a fast pace.

CONCLUSION

- This proposal seeks a Zoning By-law Amendment to permit a 6-storey apartment building.
- The development provides intensification in proximity to support land uses and similar built forms.
- The development will add housing near compatible uses and similar planned buildings.



THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com