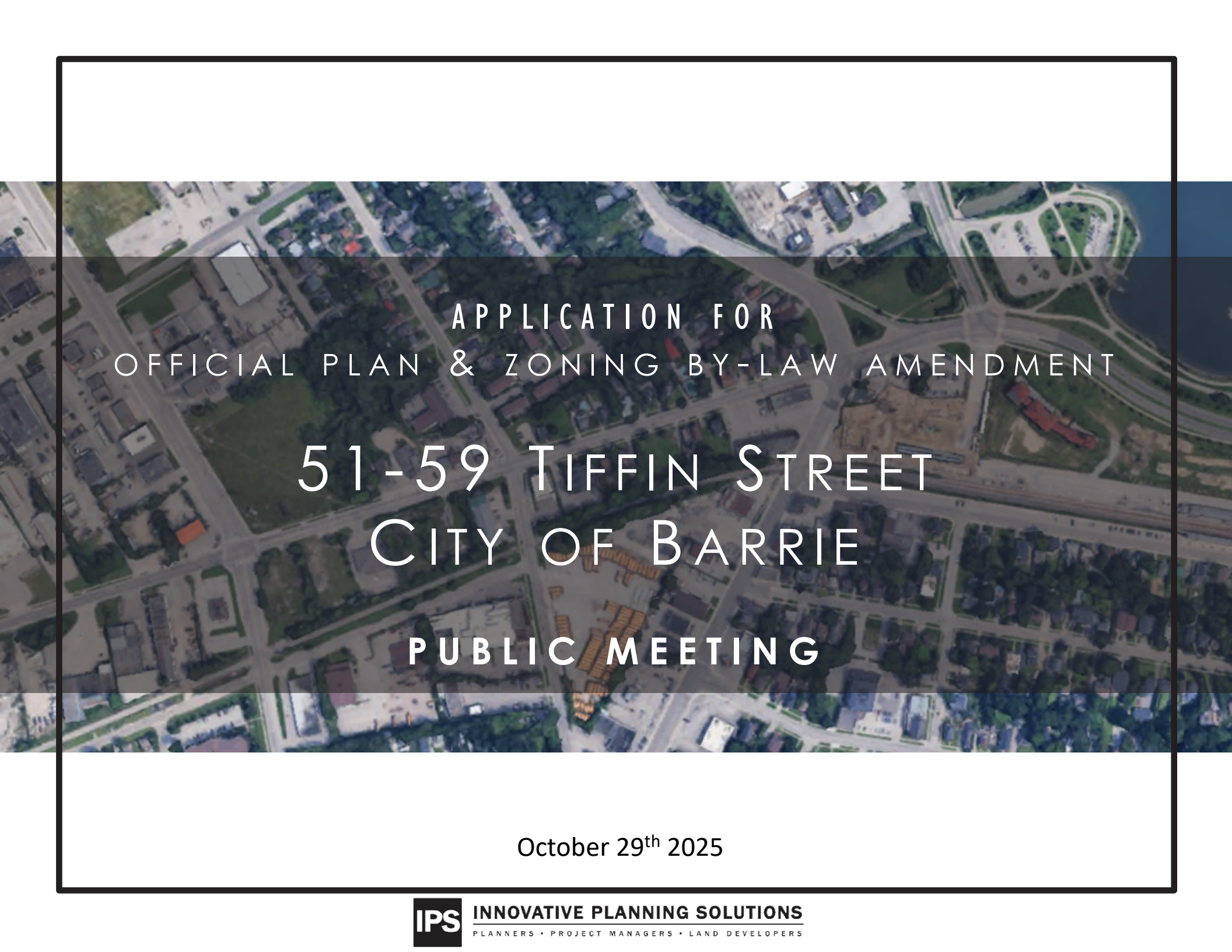




APPLICATION FOR
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

51-59 TIFFIN STREET
CITY OF BARRIE
PUBLIC MEETING

October 29th 2025



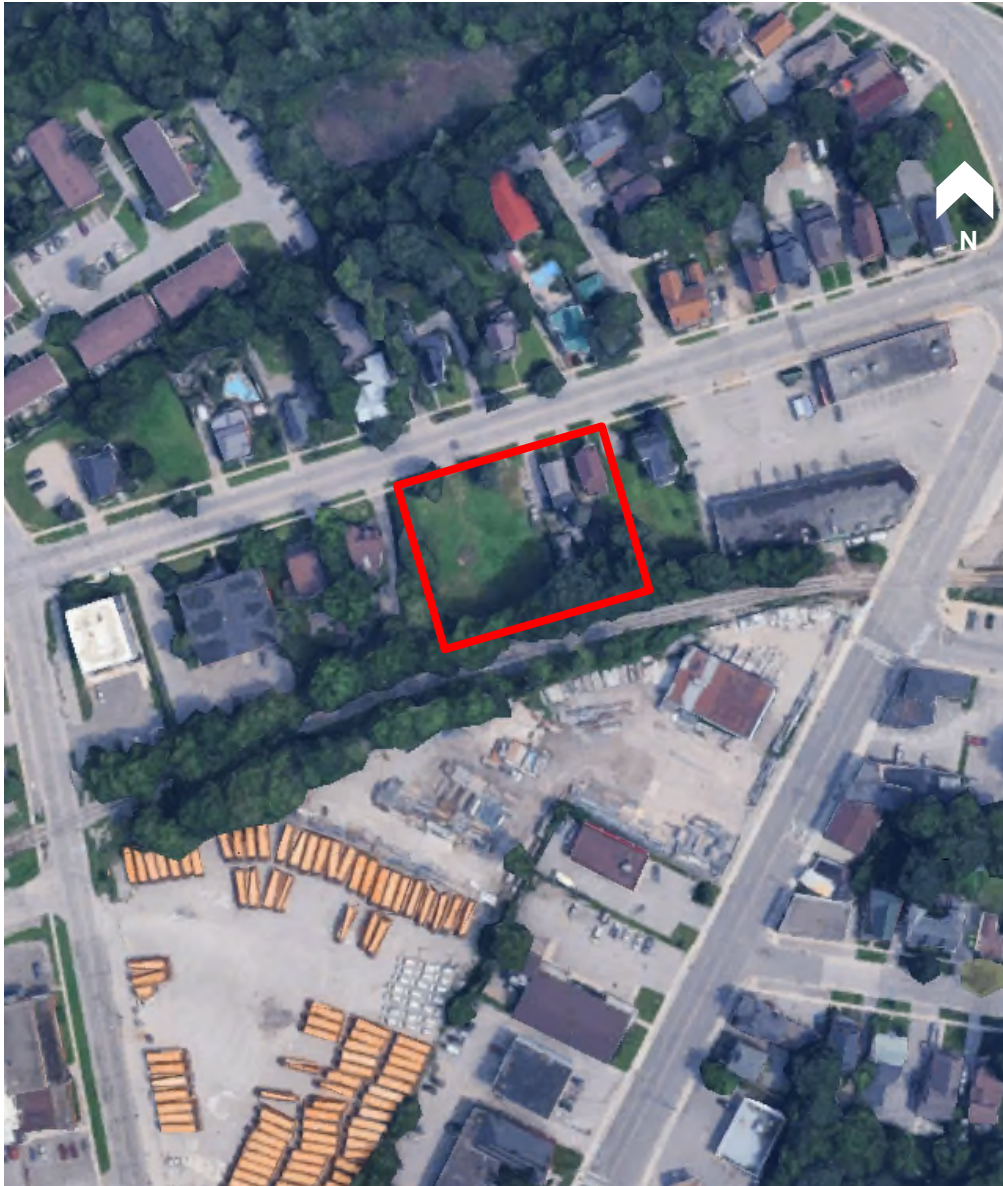
INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

CONCEPTUAL SITE RENDERING

IPS
CONSULTING



SUBJECT SITE



SITE STATISTICS

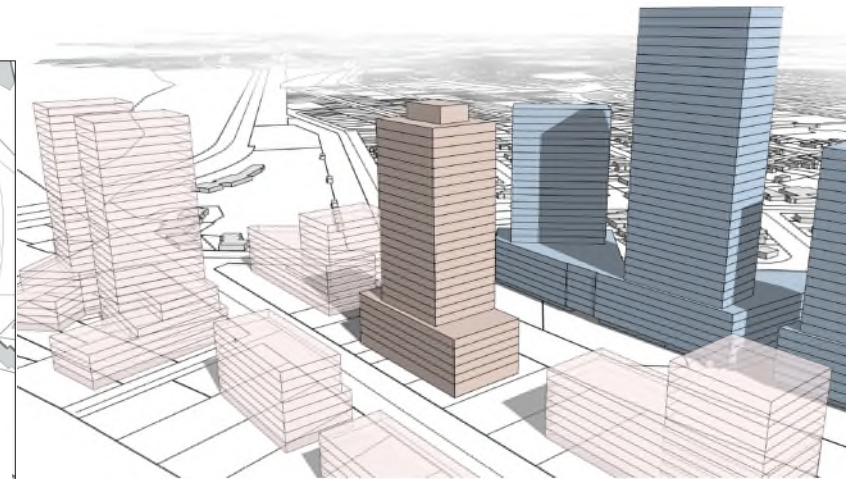
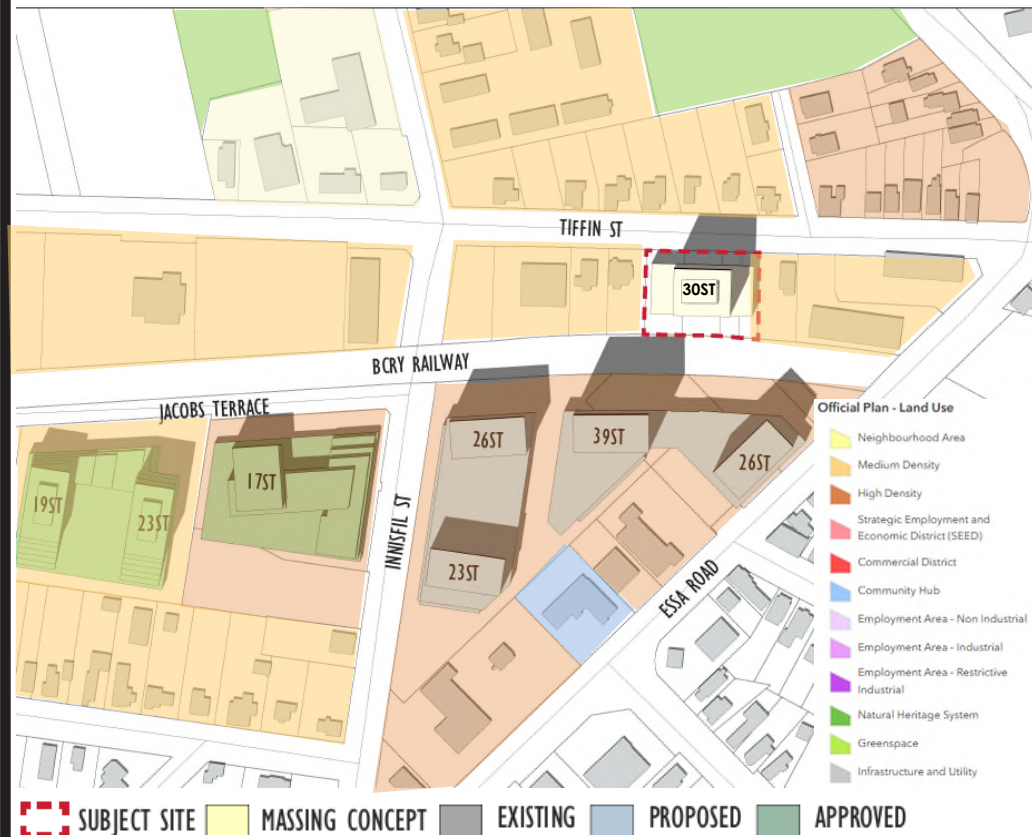
- Lot Area:
 - Entire Lands: 2767.1 m²
- Frontage:
 - 60.7 m along Tiffin Street
- Existing Site Conditions
 - Generally flat
 - Two existing residential dwellings
 - Vacant parcels

SURROUNDING USES



-  Subject Area  Parks & Recreation  Residential  Proposed Developments
 Wastewater Treatment Facility  Commercial Industrial Uses  Approved Developments

CONCEPTUAL GROWTH

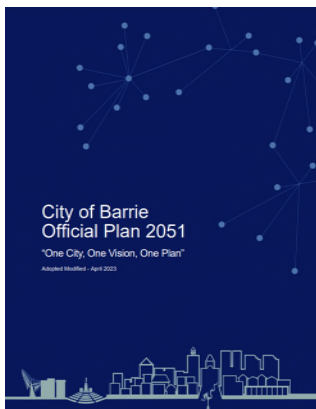


POTENTIAL HEIGHTS (12 to 25+ Storeys)

POLICY CONTEXT



- The lands are within the City of Barrie's Built-up Area and makes efficient use of otherwise underutilized lands and existing resources.
- The development will be compact, walkable and transit supportive in an appropriate location.
- The development provides much-needed housing stock in a functional manner and at a time when supply is limited and rents are increasing at a fast pace.
- The proposed development is within a MTSA which and efficiently provides housing options to an area slated for high density developments.



Official Plan Amendment

Medium Density



High Density

Zoning By-law Amendment

Residential Multiple Dwelling First Density (RM1)



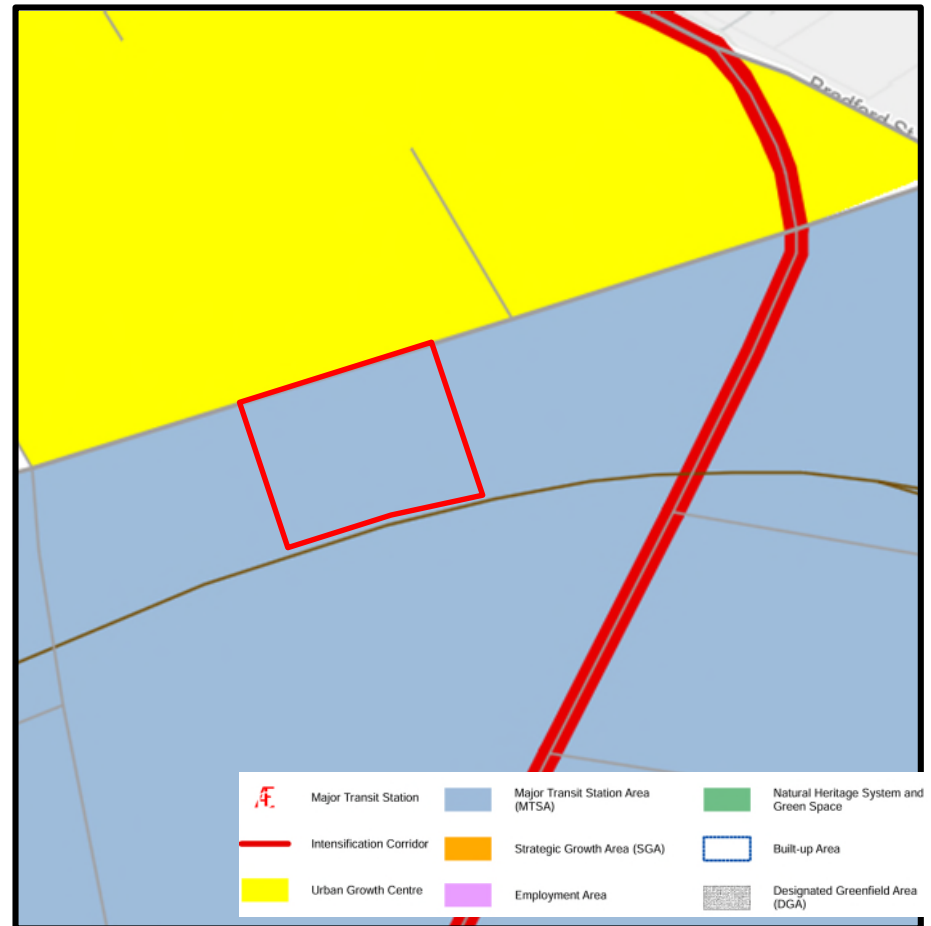
Apartment Dwelling Second Density-2 with Special Exceptions
(RA2-2)

OFFICIAL PLAN



City of Barrie Official Plan, 2022

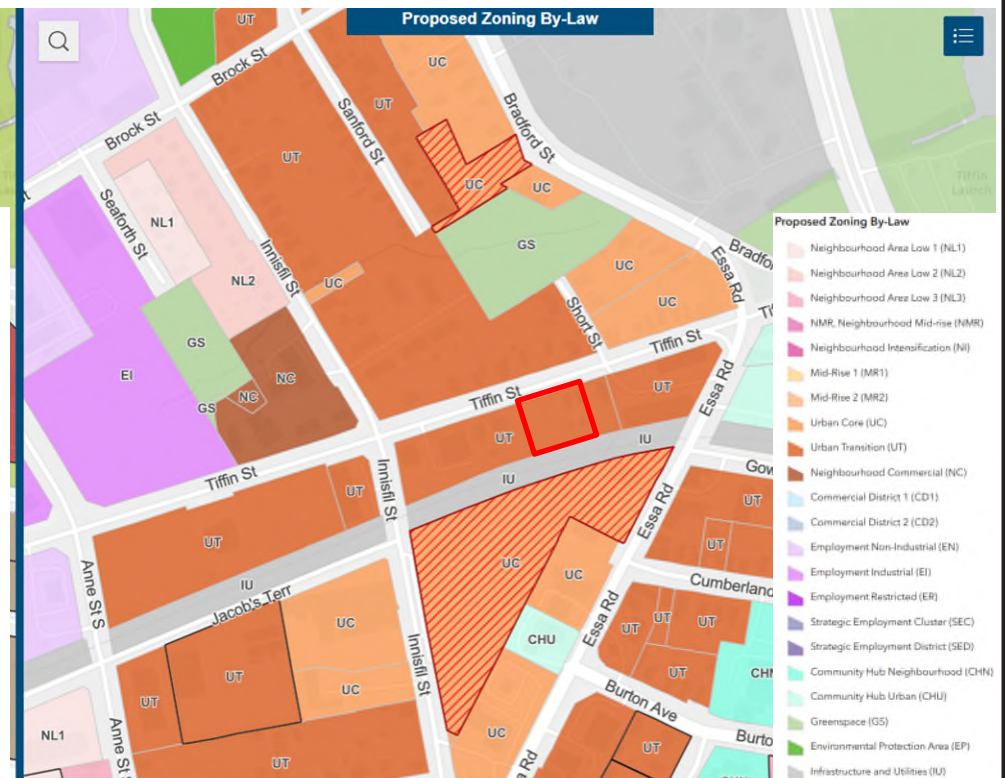
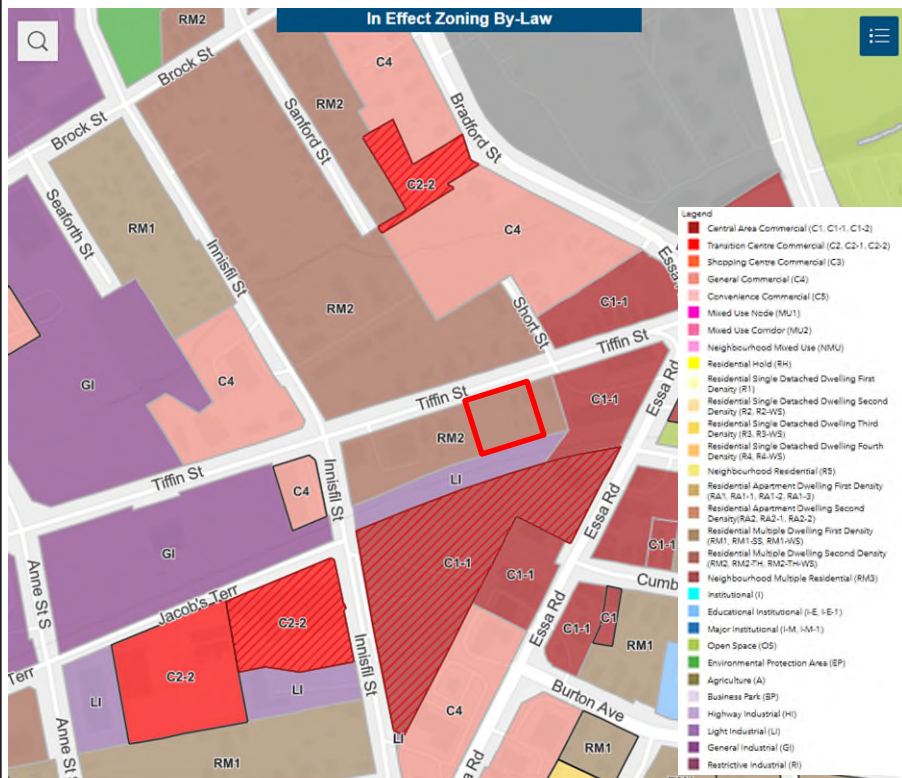
- Medium Density



City of Barrie Official Plan, 2022

- Major Transit Station Area

ZONING



City of Barrie Zoning By-law 2009-141

- Residential Multiple Dwelling First Density (RM2)

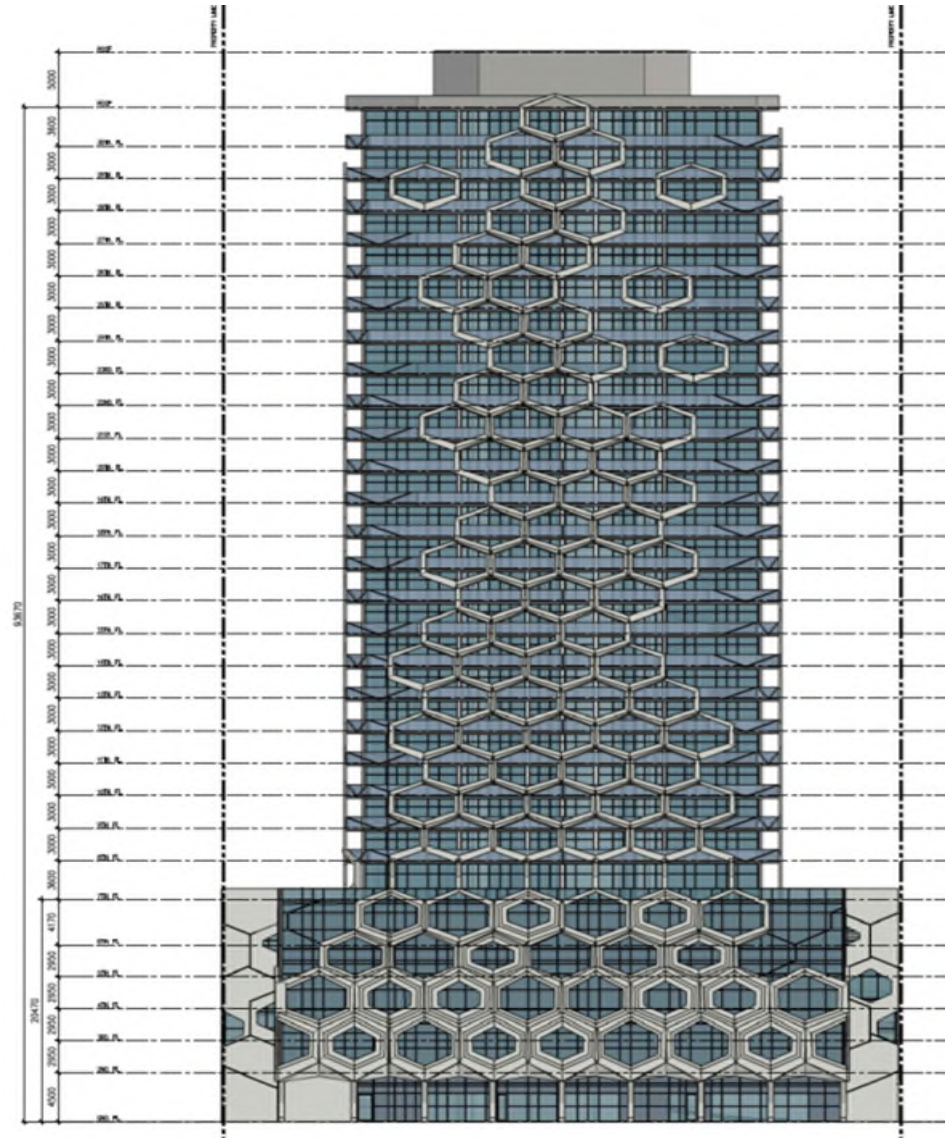
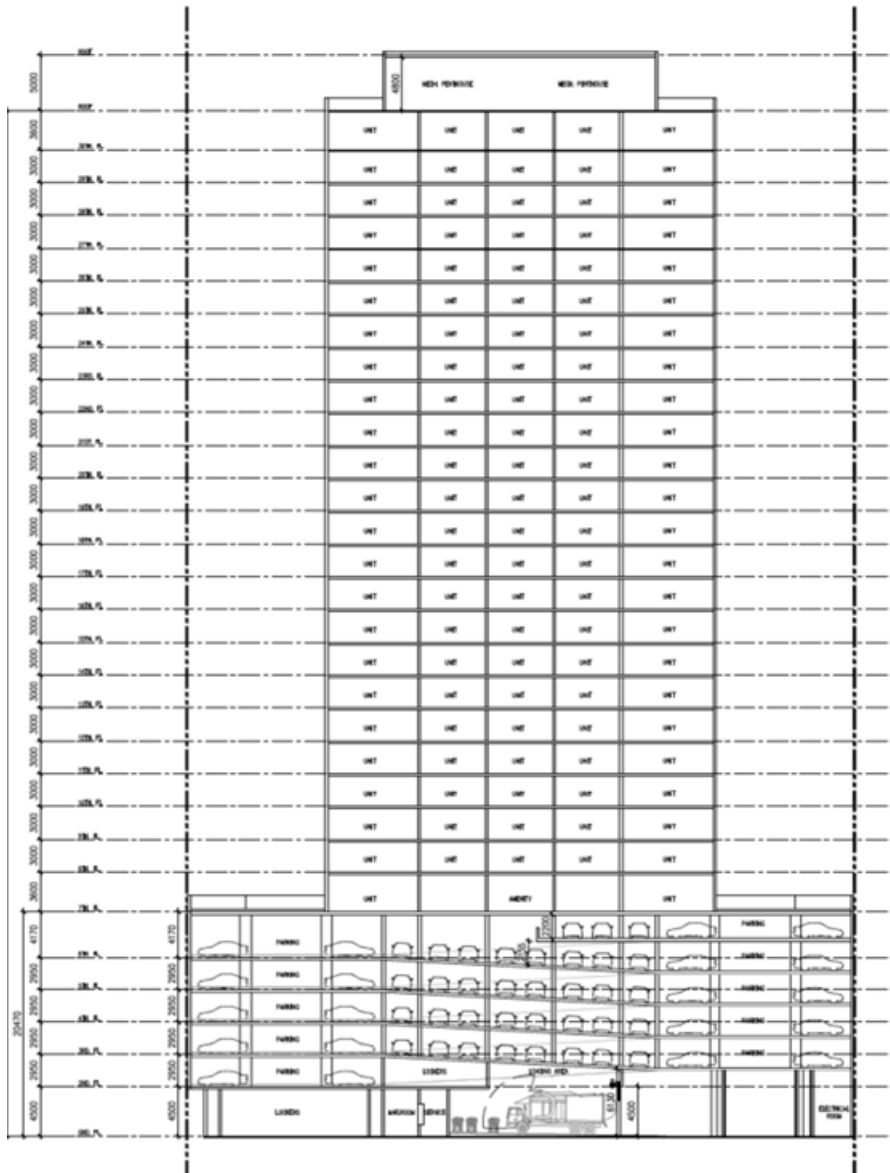
Proposed City of Barrie Zoning By-law

Urban Transition Zone (UT)

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ELEVATION DRAWINGS



SITE SPECIFIC PROVISIONS

Table 1: Zoning by-law Requirements for Residential Apartment Zone 2 RA2, and Development Concept

PROVISIONS	Section 5.3.1 of By-law 2009-141	Proposed
Permitted Buildings	Apartment Building	Apartment Building
Lot Area – Gross (min)	1300 m2	2342.4 m2
Lot Frontage (min.)	30 m	60.7
Front Yard Setback to Dwelling Unit (min.)	7 m	7 m
Side Yard Setback (min.)	5 m	0 m
Interior Side Yard to Attached Garage (min.)	0.6 m	0 m
Rear Yard Setback (min.)	7 m	0 m
Landscaped Open Space (min.)	35 %	6%
Lot Coverage (max. % of lot area)	35 %	93%
Gross Floor Area (max. % of lot area)	200 %	656%
Building Height (max.)	45 m	92.5 m
Parking (min.)	1.5 Space per dwelling unit (428 spaces)	1.02 Space per dwelling unit (290 spaces)
Barrier Free Parking (min.)	1 + 3% of total parking (9 spaces)	9

REQUIRED STUDIES

- Planning Justification Report
- Affordable Housing Report
- Shadow Study
- Community and Sustainability Report
- Wind Study
- Functional Servicing Report
- Geotechnical report
- Hydrogeological Study
- Noise/Vibration Impact Analysis
- Stormwater Management Report
- Traffic Impact Study
- Parking Justification
- Environmental Site Assessment
- Phosphorous Budget
- Context Plan
- Site Plan
- Tree Preservation Plan

- The proposal aligns with provincial and municipal policy.
- The development provides intensification in proximity to supportive land uses.
- The proposed addresses 3 key concepts
 - MTSA
 - Affordability
 - Transition of Building Heights

QUESTIONS & COMMENTS

An aerial photograph of a suburban neighborhood, showing a grid of streets, houses with green lawns, and some commercial buildings. The image is slightly blurred and has a dark, semi-transparent overlay across the center where the text is placed.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com

CONCEPTUAL SITE RENDERING

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