



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Final - Final Affordability Committee

Wednesday, March 19, 2025

5:30 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT For Consideration by General Committee on April 9, 2025.

The meeting was called to order by Chair, Councillor C. Nixon at 5:32 p.m. The following were in attendance for the meeting:

- Present:** 3 - Deputy Mayor, R. Thomson
Co-Chair – Councillor C. Nixon
Co-Chair – Councillor J. Harris
- Absent:** 1 - Mayor, A. Nuttall

ALSO PRESENT:

Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Legal Services, I. Peters
Director of Operations, D. Friary
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Interim Chief Financial Officer, C. Smith
Legislative Coordinator, D. Glenn
Manager of Planning, C. McLaren
Manager Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, T. Butler
Planner, R. Mulholland
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Service Desk Specialist, K. Kovacs.
Supervisor of Growth Management, C. Kitsemetry

Pursuant to Procedural By law 2019-100, as amended, Section 4, Subsection 10, the order of business was altered such that the Presentation regarding Solution Labs: Zoning By-law was considered before the first Public Meeting regarding the Zoning By-law Amendment Application for 830, 864, 894 and 912 Lockhart Road (Ward 10)

The Affordability Committee met and reports as follows:

SECTION "A"

PRESENTATION CONCERNING SOLUTIONS LABS: ZONING BY-LAW

Michelle Banfield, RPP, Executive Director of Development Services and Jennifer Roberts, Manager Strategic Initiatives, Policy and Analysis provided a presentation regarding Solution Labs: Zoning By-law.

Ms. Banfield and Ms. Roberts discussed slides concerning the following topics:

- Solutions Lab Overview;
- One-on-One interviews conducted;
- Overview of the workshop provided and purpose of the proposed Zoning By-law;
- Overview of current activities provided and examples;
- Current objectives and what we heard - Overarching Themes; and
- Next steps

Members of Council in attendance asked questions and received responses.

The Affordability Committee met for the purpose of the Public Meetings at 6:00 p.m.

Councillor Nixon advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department.

Councillor Nixon confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

SECTION "B"

APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 830, 864, 894 AND 912 LOCKHART ROAD (WARD 10) (FILE: D30-026-2024)

Ray Duhamel representative of the Jones Consulting Group LTD. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 830, 864, 894 and 912 Lockhart Road, Barrie.

Mr. Duhamel discussed slides concerning the following topics:

- The subject lands and area context photographs;
- Compliance with the Provincial Planning Statement, 2024, and Lake Simcoe Protection Plan;
- Official plan and zoning by-law overview;
- Technical work completed to date;
- Plan of Subdivision and Pedestrian Circulation Plan; and
- Proposed rezoning and conceptual renderings.

Tyler Butler, Planner in the Development Services Department provided an update concerning the status of the application. He advised that the primary planning and land use matters are currently being reviewed. Mr. Butler discussed the anticipated timelines for the staff report regarding the proposed application.

The ward councillor will provide questions directly to staff.

VERBAL COMMENTS:

No verbal comments were received

WRITTEN COMMENTS:

1. Correspondence from Enbridge Gas dated February 27, 2025.
2. Correspondence from Simcoe Muskoka Catholic District School Board dated March 3, 2025.

APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 112 KING STREET (FORMERLY 1 HOLLYHOLME FARM ROAD) (WARD 7) (FILE: D30-021-2024)

Jonathan Benczkowski representative of Sol-Arch advised that the purpose of the Public Meeting is to review an application for an Official Plan and Zoning By-law Amendment for lands known municipally as 112 King Street (formerly 1 Hollyhome Farm Road), Barrie.

Mr. Benczkowski discussed slides concerning the following topics:

- Proposed Zoning By-law amendment and Official Plan amendment to permit used cars sales conversion;
- Development site context;
- Current proposal, required work and proposed signage; and
- The plans, elevation and additional landscaping.

Rachel Mulholland, Planner in the Development Services Department provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team including making sure being in compliance with city regulations. Ms. Mulholland discussed that a Neighbourhood meeting took place on August 8, 2024, and discussed the anticipated timelines for the staff report regarding the proposed application.

The ward councillor asked a number of questions and received responses.

VERBAL COMMENTS:

No verbal comments were received

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated February 27, 2024.
2. Correspondence from Enbridge Gas dated February 25, 2025.
3. Correspondence from Lake Simcoe Region Conservation Authority dated February 26, 2025.

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 989 MAPLEVIEW DRIVE EAST (PHASE 2) (WARD 10) (FILE: D30-030-2024)

Kory Chisholm representative of MHBC Planning Ltd., and Jonathan Reimer representative of WMI advised that the purpose of the Public Meeting is to review an application for an Official Plan and Zoning By-law Amendment for lands known municipally as 989 Mapleview Drive East (Phase 2), Barrie.

Mr. Chisholm and Mr. Reimer discussed slides concerning the following topics:

- Current site location and subject site;
- Background and proposed development;
- Studies and plans completed;
- City of Barrie Official Plan;
- Proposed Draft Plan of Subdivision and Zoning By-law Amendment;
- Proposed R5-XX and RM3-XY Zones, and proposed RM3-XX Zone; and
- Examples of the envisioned built forms.

Rachel Mulholland, Planner in the Development Services Department provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed. Ms. Mulholland advised that a neighbourhood meeting was not held due to the limited number of properties in the area and the owners of the property that are in the area are part of the subdivision applications currently before the Development Services Department and discussed the anticipated timelines for the staff report regarding the proposed application.

The ward councillor will provide questions directly to staff.

VERBAL COMMENTS:

No verbal comments were received

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated February 27, 2024.
2. Correspondence from Enbridge Gas dated February 27, 2025.
3. Correspondence from Simcoe County District School Board dated March 19, 2025.

The Affordability Committee met and reports as follows:

SECTION "C"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED FEBRUARY 25, 2025

The report of the Heritage Barrie Committee dated February 25, 2025, was received.

The Affordability Committee met and recommends adoption of the following recommendation(s):

SECTION "D"

NINE MILE PORTAGE SIGNAGE

That City staff investigate the most efficient and cost effective process to re-establish Nine Mile Portage signage, which has been retired by the Ontario Heritage Trust Provincial Plaque Program and report back to the Heritage Barrie Committee, whether or not to apply to the Ontario Heritage Trust for a replacement, or to proceed with other options including but not limited to internal City of Barrie departmental options.

This matter was recommended (Section "D") to General Committee for consideration of adoption at its meeting to be held on 4/9/2025.

The Affordability Committee met and reports as follows:

SECTION "E"

REFERRED BY MOTION 25-G-020 BY GENERAL COMMITTEE ON JANUARY 22, 2025, REGARDING A MEMORANDUM CONCERNING THE CIHA/MZO UPDATE FOR 175 AND 199 ESSA ROAD AND 50 WOOD STREET.

Memorandum from Michelle Banfield, RPP, Executive Director of Development Services dated January 22, 2025, regarding the CIHA/MZO update for 175 and 199 Essa Road and 50 Wood Street. (A3, Circulation List dated January 22, 2025).

This matter was recommended (Section "E") to General Committee for consideration of receipt at its meeting to be held on 4/9/2025.

ADJOURNMENT

The meeting adjourned at 6:53 p.m.

CHAIRMAN