



City of Barrie

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

Final - Final Affordability Committee

Wednesday, May 28, 2025

6:00 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT

For Consideration by General Committee on June 11, 2025.

The meeting was called to order by Chair, Councillor J. Harris at 6:09 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Co-Chair – Councillor C. Nixon
Co-Chair – Councillor J. Harris

ALSO PRESENT:

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

STAFF:

Business Development Officer, S. Rockey
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Economic and Creative Development, S. Schlichter
Director of Information Technology, R. Nolan
Director of Operations, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, J. Schmidt
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, T. Maynard
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, K. Rampersaud
Planner, R. Mulholland

Senior Policy Advisor and Legislative Coordinator, E. Chappell
Service Desk Specialist, K. Kovacs.

The Affordability Committee met for the purpose of a Public Meeting at 6:09 p.m

Councillor Harris advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department.

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

SECTION "A"

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 545 - 565 BIG BAY POINT ROAD, 207 - 209 MONTGOMERY DRIVE, 200 - 210 BERTHA AVENUE, AND 218 ASHFORD DRIVE (WARD 9)

Dafne Gokcen of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 545 to 565 Big Bay Point Road, 207 to 209 Montgomery Drive, 200 to 210 Bertha Avenue, and 218 Ashford Drive, Barrie.

Ms. Gokcen discussed slides concerning the following topics:

- Subject site and current site statistics;
- Project timeline, development concept and design considerations;
- Phase 2 encroachment and Phase 2 rezoning; and
- Site-specific provisions and next steps.

Krishtian Rampersaud, Planner for 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. Rampersaud discussed the anticipated timelines for the staff report regarding the proposed application.

The Ward 9 Councillor asked a number of questions and received responses.

Verbal Comments:

None

Written Comments:

1. Correspondence from Victor Godinho dated May 7, 2025.

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 89 BIG BAY POINT ROAD (WARD 8)

Bishoi Shinoda of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment to facilitate the change of use of an existing building to a dental office for lands known municipally as 89 Big Bay Point Road, Barrie.

Mr. Shinoda discussed slides concerning the following topics:

- Subject site and surrounding uses;
- Current street view and development concept;
- Official plan and site specific provisions; and
- Overview of the zoning by-law amendment.

Rachel Mulholland, Planner for the Development Services Department provided an update concerning the status of the application. Ms. Mulholland advised that the primary planning and land use materials are currently being reviewed by City Staff. Ms. Mulholland discussed the anticipated timelines for the staff report regarding the proposed application.

The Ward 8 Councillor asked questions and received responses.

Verbal Comments

None

Written Comments

1. Correspondence from Enbridge dated May 20, 2025.
2. Correspondence from Alectra Utilities dated May 12, 2025.
3. Correspondence from Lake Simcoe Region Conservation Authority dated May 12, 2025.
4. Correspondence from Nottawasaga Valley Conservation Authority dated May 9, 2025.

PUBLIC MEETING FOR A PROPOSED EMPLOYMENT LANDS DEVELOPMENT COMMUNITY IMPROVEMENT PLAN (CIP)

Stephannie Schlichter, Director of Economic and Creative Development, and Susan Rockey, Business Performance Specialist advised that the purpose of the Public Meeting is to review a proposed Employment Lands Development Community Improvement Plan (CIP).

Ms. Schlichter and Ms. Rockey discussed slides concerning the following topics:

- Legislative framework and background information regarding the CIP;
- CIP overview: Eligibility and Requirements;
- Proposed Financial Incentive Programs;
- Tax Increment Equivalent Grant (TIEG);
- Planning Application Fees and Building Permit Fees Grants, and study grants; and
- Development Charge Deferral Program and next steps.

Members of Committee and members of Council in attendance asked a number of questions and received responses.

Verbal Comments:

None

Written Comments:

1. Correspondence received from Nottawasaga Valley Conservation Authority dated May 20, 2025.

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED APRIL 22, 2025.

The Report of the Heritage Barrie Committee dated April 22, 2025, was received.

The Affordability Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "B"

HERITAGE DESIGNATION PROJECT

1. That the Cultural Heritage Evaluation Summary Report prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) dated October 2024 concerning the Bulk Heritage Designation Project has been evaluated by the Heritage Barrie Committee at their meeting dated April 22, 2025, and deemed to demonstrate that the following properties are of heritage value or interest to the community:
 - a) 14 Cumberland Street
 - b) 84 Cumberland Street
 - c) 88 Cumberland Street
 - d) 97 Cumberland Street
 - e) 250 Dunlop Street West
 - f) 90 William Street
 - g) 87 Owen Street
 - h) 126 Burton Avenue
 - i) 22 Granville Street
2. That consent be granted in accordance with Section 29 (1.1) Ontario Heritage Act to proceed with the issuance of the Notice of the Intention to designate 14 Cumberland Street, 84 Cumberland Street, 88 Cumberland Street, 97 Cumberland Street, 250 Dunlop Street West, 90 William Street, 87 Owen Street, 126 Burton Avenue and 22 Granville Street.

This matter was recommended (Section "B") to General Committee for consideration of adoption at its meeting to be held on 6/11/2025.

MUNICIPAL HERITAGE REGISTER LISTED PROPERTY - 67 McDONALD STREET

That the property located at 67 McDonald Street be added to the Municipal Heritage Register as a listed property.

This matter was recommended (Section "B") to General Committee for consideration of adoption at its meeting to be held on 6/11/2025.

ADJOURNMENT

The meeting adjourned at 7:04 p.m.

CHAIRMAN