



City of Barrie

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

Final - Final Affordability Committee

Wednesday, April 16, 2025

6:00 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on May 7, 2025.

The meeting was called to order by Chair, Councillor J. Harris at 6:33 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, AM. Kungl
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton.

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
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, D. Glenn
Planner, T. Butler
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Senior Urban Design Planner, J. Lambie
Service Desk Specialist, K. Kovacs.

The Affordability Committee met for the purpose of a Public Meeting at 6:34 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.

The Affordability Committee met and reports as follows:

SECTION "A"

APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 435 ANNE STREET NORTH AND 33 HARRISON CRESCENT (WARD 4)

Greg Barker representative of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and Draft Plan of Subdivision for lands known municipally as 435 Anne Street North and 33 Harrison Crescent, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The subject lands and the surrounding area uses;
- Overview of the Land Use Designation and Current Zoning regulations;
- Overview of the development concept and conceptual renderings;
- Zoning By-law Amendment - special provisions for townhouse, semi-detached RMI, and single-detached R3;
- Overview of the Draft Plan of Subdivision and required studies; and
- Summary of next steps.

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 4 Councillor asked a number of questions and received responses.

Verbal Comments

1. Mike Beard, 36 Harrison Crescent, advised that he was not in favour of the proposed development. He commented on the poor air quality as a result of the demolition of an existing building, the large amount of dirt and dust left behind on residents' property, and the smog, which made it hard for people to breathe.

Mr. Beard addressed his concerns with the removal of heritage trees, and many of them were damaged by the construction. He questioned what the developer and the City will do to prevent further air quality and environmental issues with the future development.

Written Comments

1. Correspondence from Eric May dated April 4, 2025.
2. Correspondence from Ryan Shakell dated March 26, 2025.
3. Correspondence from Tim Godin dated April 16, 2025.

The Affordability Committee met and reports as follows:

SECTION "B"**PRESENTATION CONCERNING THE CITY-WIDE COMMUNITY AND SUSTAINABLE DESIGN GUIDELINES**

Michelle Banfield, RPP, Executive Director of Development Services and Jordan Lambie, Senior Urban Design Planner, provided a presentation regarding the City-wide Community and Sustainable Design Guidelines.

Ms. Banfield and Mr. Lambie discussed slides concerning the following topics:

- Defining what community design is;
- The purpose of the guidelines;
- Overview of the objectives and priorities;
- Overview of site and building design guidelines;
- Overview of area-specific guidelines and demonstrations; and
- The next steps.

Members of Council in attendance asked questions to City staff and received responses.

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED MARCH 25, 2025

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

ADJOURNMENT

The meeting adjourned at 8:12 p.m.

CHAIRMAN