



# City of Barrie

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

## Minutes - Final Planning Committee

---

Tuesday, September 21, 2021

7:00 PM

Virtual Meeting

---

### PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on October 4, 2021.

The meeting was called to order by Mayor, J. Lehman at 7:01 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Coordinator of Elections and Special Projects, T. McArthur  
Deputy City Clerk, C. Swan  
Director of Development Services, M. Banfield  
Director of Economic and Creative Development, S. Schlichter  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller  
Supervisor of Growth and Development, A. Sjecki.

The Planning Committee met for the purpose of two Public Meetings at 7:05 p.m.

Mayor Lehman 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 contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

## **SECTION "A"**

### **21-P-020**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING LIMITED ON BEHALF OF ARTEN DEVELOPMENT GROUP - 284 AND 286 DUNLOP STREET WEST AND 119 AND 121 HENRY STREET (FILE: D30-009-2021) (WARD 2)**

Kory Chisholm from MHBC Planning Limited advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of Arten Development Group for lands known municipally as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, Barrie.

Mr. Chisholm discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- Architectural renderings illustrating the development proposal;
- The application's alignment with the Provincial and City policies;
- The current zoning of the subject properties;
- The proposed Zoning By-law Amendment and Special Provisions;
- Comments received from Service Partners, Ministry of Transportation, City Departments and outside organizations;
- An overview of the public comments received at the Neighbourhood Meeting;
- The studies completed in support of the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

#### **VERBAL COMMENTS:**

**Matt Barton, 119B Henry Street**, inquired about the timelines and rental fees for the proposed development. He expressed his concern with the lack of low-income housing in Barrie due to the amount of existing higher-end

apartment buildings and not enough low-income housing. Mr. Barton advised that he rents his current house at a reasonable rate, but he is concerned he may have to move due to the apartment being built in his neighbourhood.

Members of Council asked a number of questions to Mr. Chisholm, Ali Malek, Founder and Principal Architect - Urbanscape Architects and Sophia Kanavas Gonzalez, Planner and Urban Designer - M. Behar Planning and Design Limited and received responses.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

### **21-P-021**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)**

James Hunter from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting to review an application for a Zoning By-law Amendment on behalf of Morriello Construction Ltd. for the lands known municipally as 520 and 526 Big Bay Point Road.

Mr. Hunter discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- A rendering illustrating the development proposal;
- A conceptual elevation of the proposed development;
- The Official Plan designations for the subject lands;
- The current zoning and proposed rezoning;
- The proposed site-specific special provisions;
- The studies completed in support of the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

#### **VERBAL COMMENTS:**

1. **Wendy Bertucca, 237 Warnica Road** described the existing neighbourhood and houses surrounding the proposed development that included 60 to 70-year-old homes, a school and lots of newer developments. She commented that the previous developments built did not negatively impact them the way that this proposal will. Ms. Bertucca discussed her concerns with future development proposals, an unsettled financial retirement due to lowering of property values and privacy issues with established houses backing onto an

apartment building. She acknowledged her understanding of Council's position to meet the needs of high density and affordable housing, however there are many options for affordable housing in other areas of the City.

Ms. Bertucca advised that she submitted a letter to Council outlining her opinion of the deficiencies in the City's planning. She provided an example as to why developers were not asked to put more or taller buildings at the South GO Station location given the abutting high school and rail lines that would have no negative impact on residents. Ms. Bertucca asked that her letter and comments be taken into consideration before changing the zoning, and not include high rise buildings on that stretch of road. She suggested that townhouses would be the preferable option rather than high rise buildings behind these established homes.

2. **Jane Varey, 235 Warnica Road** advised that she agreed with the comments made by her neighbour, Wendy Bertucca. She noted that this area is one of the oldest neighborhoods in Barrie and people want to live there as a wonderful neighbourhood. Ms. Varey questioned the planning approval process, and the steps leading up to approving the project.

**WRITTEN COMMENTS:**

1. Correspondence from Wendy Bertucca dated February 6, 2021.
2. Correspondence from Wayne and Susan Conant dated September 1, 2021.
3. Correspondence from Simcoe County District School Board dated September 15, 2021.
4. Correspondence from Wendy Bertucca dated September 19, 2021.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

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

**SECTION "B"**

**21-P-022 COMMUNITY IMPROVEMENT PLAN GRANT APPROVALS SUMMARY - FEBRUARY TO MAY 2021**

1. That Staff Report DEV019-21 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That 50 percent of the funds from the current balance associated with allocations for redevelopment and preservation of built heritage grant programs within the CIP Reserve be reallocated to the Affordable Housing Grant Program, to replenish the balance and continue funding development charges and per door grants for affordable housing projects in 2021. (DEV019-21) (File: F11-CIP)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

**SECTION "C"**

Planning Committee recessed from 9:12 p.m. to 9:22 p.m.

**21-P-023 PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING**

1. That the proposed City initiated amendment to Zoning By-law 2009-141 outlined in Appendix "A" to Staff Report DEV021-21 be approved with the following amendments:
  - a) Revise Table 5.2.9.2 in Section 5.2.9.2 a) to require a minimum rear yard setback of 7.0 metres to an accessory building or structure containing a detached accessory dwelling unit;
  - b) Add a new provision under Section 5.2.9.2 that states a detached accessory dwelling unit is not permitted to have a basement;
  - c) Add a new provision under Section 8.3.7.1 that states that notwithstanding the Institutional standards in Table 8.3 when residential uses are located in the same building as an

institutional use on a lot zoned Institutional, a maximum lot coverage of 50% shall be permitted; and

- d) Add a new provision under Section 8.3.7.2 that states that notwithstanding the Institutional standards in Table 8.3 when residential uses are located on the same lot as institutional uses on a lot zoned Institutional, a maximum lot coverage of 50% shall be permitted.
- 2. That the proposed amendment to Site Plan Control By-law 99-312 be approved as outlined in Appendix “B” to Staff Report DEV021-21.
- 3. That Fees By-law 2021-020 be updated to include a new application fee of \$307.77 under Schedule K, Section 11 for scoped site plan review of detached accessory dwelling units.
- 4. That the proposed amendment to the Second Suites Registration By-law 2020-010 be approved as outlined in Appendix “C” to Staff Report DEV021-21.
- 5. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the Zoning By-law Amendment, as amended, including matters raised in the submissions and identified within Staff Report DEV021-21.
- 6. That, in accordance with Section 34(17) of the *Planning Act*, no further public meeting is required to finalize the proposed by-law.
- 7. That staff in the Development Services Department prepare a revised map indicating eligible properties for detached accessory dwelling units by the October 4, 2021 City Council meeting. (DEV021-21) (File: D30-007-2021)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

**ENQUIRIES**

Members of Planning Committee did not address any enquires to City staff.

**ADJOURNMENT**

The meeting adjourned at 10:23 p.m.

CHAIRMAN