



City of Barrie

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

Final Affordability Committee

Wednesday, September 10, 2025

6:00 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on September 24, 2025.

The meeting was called to order by the Chair, Councillor, J. Harris at 6:00 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, Nigussie.

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, T. Macdonald
Director of Information Technology, R. Nolan
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
Manager of Planning, C. McLaren
Planner, D. Frangione
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Service Desk Specialist, M. Burry.

The Affordability Committee met for the purpose of a Public Meeting at 6:01 p.m.

The Chair, Councillor Harris stated that 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 or email cityclerks@barrie.ca.

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

The Affordability Committee met and reports as follows:

APPLICATION FOR ZONING BY-LAW AMENDMENT 461, 463, 465, 467, 471 and 473 YONGE STREET (WARD 8) (FILE: D30-006-2025)

Dafne Gokcen, Senior Planner of Innovation 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 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie.

Ms. Gokcen discussed slides concerning the following topics:

- The context of the subject site;
- The developer's background information;
- The surrounding land uses;
- The land use designations and zoning;
- The development concepts and renderings;
- A sun shadow study conducted on June 21st and September 21st;
- The proposed Zoning By-law Amendment;
- The site specific provisions;
- The studies and reports submitted as part of the application; and
- The policy context for the development.

Daniel Frangione, Planner for the Development Services Department, provided an update concerning the status of the application. He advised that primary planning and land use matters are currently under review. Mr. Frangione discussed the anticipated timelines for the staff report regarding the proposed application.

The Ward 8 Councillor asked a number of questions of staff and the Developer's Representative and received responses.

Verbal Comments:

No verbal comments were received.

Written Comments:

1. Correspondence from the Nottawasaga Valley Conservation Authority.
2. Correspondence from Greg Stephenson dated August 20, 2025.
3. Correspondence from Celeste Phillips dated August 23, 2025.

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 24, 2025

The Report of the Heritage Barrie Committee dated June 24, 2025, was received.

ADJOURNMENT

The meeting adjourned at 6:25 p.m.

CHAIRMAN