



City of Barrie

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

Final Affordability Committee

Wednesday, October 29, 2025

6:00 PM

Council Chambers

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on November 19, 2025.

The meeting was called to order by the Co-Chair, Councillor, C. Nixon at 6:37 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
Deputy City Clerk, T. Macdonald
Director of Information Technology, R. Nolan
Director of Recreation and Culture Services, K. Datema
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, J. Schmidt
Planner, R. Anderson
Senior Policy Advisor and Legislative Coordinator, E. Chappell
Service Desk Specialist, M. Burry.

The Affordability Committee met for the purpose of two Public Meetings at 6:39 p.m.

The Co-Chair, Councillor Nixon stated that any interested persons wishing further notification of the staff reports regarding the applications were advised to sign the notification form required by the Legislative and Court Services Department or email cityclerks@barrie.ca.

Councillor Nixon 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 AN OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT - 51 TO 59 TIFFIN STREET (WARD 8) (FILE: D30-007-2025)**

Kevin Bechard 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 51 to 59 Tiffin Street, Barrie.

Mr. Bechard discussed slides concerning the following topics:

- A conceptual rendering of the subject site;
- The context and surrounding land uses;
- The conceptual growth;
- The Official Plan and proposed Official Plan amendments;
- The current zoning and proposed Zoning By-law amendments;
- The development concept;
- The elevation drawings;
- The site specific provisions;
- The studies and reports submitted as part of the application; and
- A summary of the next steps.

Michelle Banfield, Executive Director of Development Services, provided an update on the application's status. She advised that primary planning and land use matters are currently under technical review. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 8, Councillor Harris asked a number of questions of staff and Mr. Bechard and received responses.

VERBAL COMMENTS:

1. **Arnie Ivsin, 43 Alfred Street**, advised of his concerns that the proposed development would be overdevelopment and the density combined with other nearby developments, would bring 6,000 new residents within a one-square-kilometre area, increased traffic and congestion. He also shared concerns about the City's Historic Neighbourhood Strategy. Mr. Ivsin further addressed concerns about the lack of affordable units and safety concerns with the proposed 7-meter setback from the train tracks.

Mr. Irsin requested that the development build something that fits the area, respects current bylaws, and serves Barrie residents with safety and affordability in mind.

2. **Cathy Colebatch, 97 Cumberland Street**, discussed her concerns with the proposed development not being in character and density with the existing neighbourhood, its location in a historic residential neighbourhood, the increase in building height and the excessive special provisions to the zoning by-law, as well as the lack of heritage impact and archaeological assessments.

Ms. Colebatch questioned if the percentage of affordable units required in this building is not built, will the money be paid in lieu, and if so, where does that money go? She also asked if a heritage impact and an archaeological impact assessment would be conducted, and if Council decides against high density, would the developer reconsider proposing a medium-density alternative?

3. **Shane Graham, 2 Short Street**, advised that he is speaking on behalf of himself and his parents, residents at 50 Tiffin Street. Mr. Graham expressed concern with the proposed development related to the high density, traffic and safety issues on Tiffin Street, which is currently overwhelmed by traffic, speeding, noise, and drug-related activity, and that this large-scale development would erode the existing neighbourhood's community identity and heritage.

Mr. Graham commented that he believes the proposed project does not fit the scale or character of the surrounding residential area and is in opposition to the proposed development. He asked Council to consider designating the area north of the railroad tracks as low density to preserve the neighborhood's character and safety.

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

WRITTEN CORRESPONDENCE:

1. Correspondence from Nottawasaga Valley Conservation Authority dated October 8, 2025.

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 286 ARDAGH ROAD (WARD 6) (FILE: D30-008-2025)

Ashley Blow of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of 286 Simcoe Capital Inc., for an Amendment to the Zoning By-law for lands known municipally as 286 Ardagh Road, Barrie.

Ms. Blow discussed slides concerning the following topics:

- The subject site statistics;
- The surrounding land uses;
- The land use designation and zoning;
- The development and landscape concepts;
- The conceptual renderings;
- The site specific provisions;
- The required studies and reports submitted as part of the application
- The policy context supporting the Official Plan; and
- A summary of the application.

Riley Anderson, Planner, Development Services provided an update on the application's status. She advised that primary planning and land use matters are currently under technical review. Ms. Anderson discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 6, Councillor Nigussie asked a number of questions to City staff and Ms. Blow and received responses.

VERBAL COMMENTS:

1. Brett Pahl, 38 Pass Court addressed his concerns with the proposed development related to the outdated 2002 flood hazard study. the building's height and density, the environmental impacts of the east side reduction, the removal of all vegetation, and the outdated parking studies conducted during COVID, with test locations near public parking lots. Mr. Pahl further spoke about concerns with the proposed emergency route being inaccessible to emergency vehicles and the loss of agricultural land, converting one of Barrie's few remaining agricultural parcels.

Mr. Pahl question why a six-story building is being proposed when the geotechnical report supported four stories, if there are other examples of six-story buildings in residential-only areas this close to homes, will parking studies be redone, how will emergency vehicles access Pass Court in the winter and will the public still have access to the walking paths through this development.

WRITTEN CORRESPONDENCE:

No written correspondence was received.

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED SEPTEMBER 23, 2025

The Report of the Heritage Barrie Committee dated September 23, 2025, is received.

ADJOURNMENT

The meeting adjourned at 7:37 p.m.

CHAIRMAN