



# City of Barrie

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

## Minutes - Final Planning Committee

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Monday, June 15, 2020

7:00 PM

Virtual Meeting

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### PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:03 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  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Director of Development Services, M. Banfield  
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.

The Planning Committee met for the purpose of two Public Meetings at 7:04 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 Services Branch. Any interested persons wishing further notification of the staff reports should email the Legislative Services Branch 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.

**20-P-021**

**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A PLAN OF CONDOMINIUM EXEMPTION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 989 YONGE STREET (WARD 9) (FILE: D12-250/D14-1694)**

Ray Duhamel, The Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Plan of Condominium Exemption on behalf of ASA Development Inc. for lands known municipally as 989 Yonge Street.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location, context and the surrounding area;
- The approved Growth Plan, Provincial Policy Statement under the *Planning Act* and Lake Simcoe Protection Plan in context of the subject land;
- The Master Plans associated with the proposed development;
- The Hewitt's Secondary Plan and Master Plan associated to the subjects lands;
- The proposed Zoning By-law Amendment;
- The proposed site plan for the proposed development;
- A summary of the development statistics concerning the number of units, types of units and parking stalls;
- Architectural renderings illustrating overviews of the site, the Lockhart/Yonge Gateway, the Yonge Street streetscape, and the interior for the proposed development.

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 held on October 29, 2019. 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 application.

**VERBAL COMMENTS:**

Sebastian Vatsoff, 2 Kozlov Street commented that he was impressed with what he heard. He noted that this area of Barrie could be considered as a blank slate and he was excited to see something of this magnitude and the proposed intensity.

A member of Planning Committee questions and received a responses from the applicant.

This matter was recommended for consideration of adoption (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

**20-P-022 APPLICATION FOR A TEMPORARY USE BY-LAW - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE-BRYNE DEVELOPMENT LTD. - PART LOT 7, CONCESSION 12, - HARVIE ROAD/HIGHWAY 400 (WARD 7) (FILE: D14-1696)**

Mr. Tyler Peers of Smart Centres Real Estate Investment Trust advised that the purpose of the Public Meeting was to review an application for a Temporary Use By-law submitted by Smart Centres on behalf of Barrie-Bryne Developments Ltd. for property legally described at Part Lot 7, Concession 12, City of Barrie (Harvie Road/Highway 400).

Mr. Peers discussed slides concerning the following topics:

- The subject property, current zoning and use;
- The requested zoning by-law amendment;

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

A member of Council asked a question of staff and received a response.

**WRITTEN COMMENTS**

1. Correspondence from the MTO dated May 27, 2020
2. Correspondence from D. O'Brien, dated June 14, 2020

This matter was recommended for consideration of adoption (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

**ENQUIRIES**

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

The meeting adjourned at 7:55 p.m.

CHAIRMAN