



Meeting Agenda

Affordability Committee

Wednesday, February 15, 2023

6:00 PM

Council Chambers

1. PUBLIC MEETING(S)

APPLICATION FOR ZONING BY-LAW AMENDMENT - 301 MCKAY ROAD WEST (WARD 7) (FILE: D30-017-2022)

The purpose of the Public Meeting is to review an Application for a Zoning By-law Amendment submitted by KLM Planning Partners Inc. on behalf of Watersand Construction Limited for lands known municipally as 301 McKay Road West, Barrie. The property is located within the Salem Secondary Planning Area.

The application proposes to amend the zoning on the subject lands from Agricultural General (AG) to Neighbourhood Residential (R5), Environmental Protection (EP), Educational Institution Special Provision (I-E) (SP-XX) and Neighbourhood Mixed Use (MNU). The application is being reviewed concurrently with an application for a Draft Plan of Subdivision which will facilitate the creation of two hundred and four (204) single detached residential dwelling units, forty-nine (49) townhouse units, a recreation centre, and an elementary school.

Zoning By-law Amendment - Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from Agricultural General (AG) to Neighbourhood Residential (R5) (SP-XX), Environmental Protection (EP), Educational Institution Special Provision (I-E) (SP-XX) and Neighbourhood Mixed Use (NMU) to permit the proposed single detached and townhouse residential units, an elementary school and a recreation centre. In order to accommodate the development as proposed, two site-specific provisions are being requested as follows:

1. To permit the Neighbourhood Residential (R5) Zone uses and development standards as established in Section 14.5.2 and 14.5.6 (Salem and Hewitt's Communities Provisions). This request will permit the future development of a public elementary school with a special provision to permit uses in accordance with the R5 Zone provisions should the school board not acquire the elementary school block. This zoning approach has been applied consistently across the Hewitt's and Salem Secondary Plan Areas to ensure that school blocks may be developed with residential uses, should a school board decide not to purchase an allocated site.
2. That the provisions of Section 8.3.5.2 Landscaped Open Space shall not apply to the elementary school site which requires that elementary

schools provide a landscaped open space of 1 hectare in an area which equates to 41% of the new elementary school site. Subsequently, Section 8.3.1 will apply to the new proposed school which requires a minimum landscaped open space of 35%. This request will permit the school board to meet the demand for parking, kiss and ride drop off lanes, bus loading areas, portable pads and an asphalt play area without the requirement for a future Zoning By-law Amendment application. A subsequent Site Plan Control application would be required prior to the development of the elementary school site.

Presentation by representative(s) of KLM Planning Partners Ltd.

Presentation by Michele Freethy, Planner of the Development Services Department.

Attachments: [PM Notice - 301 McKay Road West](#)
[PM Presentation - 301 McKay Road West](#)
[PM Memo - 301 McKay Road West](#)

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

MOTION 22-G-182 REFERRED BY GENERAL COMMITTEE ON DECEMBER 7, 2022 - CORRESPONDENCE FROM ALLANDALE NEIGHBOURHOOD ASSOCIATION CONCERNING BILL 23

That the correspondence from Cathy Colebatch and Barbara Mackie, Co-chairs of the Allandale Neighbourhood Association regarding the Allandale Neighbourhood Association comments concerning Bill 23 from the December 7, 2022 Circulation List, be referred to the Affordability Committee or the appropriate reference Committee once established for consideration and discussion. (C3 listed on Circulation List dated December 7, 2022)

Attachments: [Correspondence - Bill 23 Comments - Allandale Neighbourhood Association](#)
[Allandale Neighbourhood Association Submission](#)

6. REPORTS OF ADVISORY COMMITTEES

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 22, 2022.

The Report of the Heritage Barrie Committee dated June 22, 2022 was received.

Attachments: [Heritage Barrie Committee 220622](#)

Recommendation(s)

INVESTIGATE ESTABLISHING A HERITAGE CONSERVATION DISTRICT - BLAKE STREET AND DUNDONALD STREET AREA

That staff in the Development Services Department investigate the feasibility and costs associated with conducting a study related to Section 40(1) of the *Ontario Heritage Act* to establish a Heritage Conservation District for the north side of Blake Street and the east side of Dundonald Street and report back to the Heritage Barrie Committee.

Recommendation(s):

HERITAGE PLANNER POSITION

That a Heritage Planner position responsible for heritage conservation, preservation, restoration, and promotion for the community be considered as part of the 2023 Budget.

Recommendation(s):

MUNICIPAL HERITAGE REGISTER - 62 HIGH STREET

That the property known municipally as 62 High Street be added to the Municipal Heritage Register as a listed property.

Recommendation(s):

DESIGNATED AND LISTED PROPERTIES PLAQUE POLICY - HERITAGE BARRIE COMMITTEE

That the Designated and List Properties Plaque Policy attached as Appendix "A" to the Heritage Barrie Committee Report dated June 22, 2022, be approved.

Attachments: [Appendix "A" - Designated and Listed Properties Plaque Policy](#)

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED SEPTEMBER 14, 2022.

The Report of the Heritage Barrie Committee dated September 14, 2022 was received.

Attachments: [Heritage Barrie Committee Report 220914](#)

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED OCTOBER 5, 2022.

The Report of the Heritage Barrie Committee dated October 5, 2022 was received.

Attachments: [Heritage Barrie Committee 221005](#)

Recommendation(s):

HERITAGE CONSERVATION DISTRICT

That staff in the Development Services Department prepare a report that provides a description of the heritage conservation districts and report back to the Affordability Committee.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

