



# City of Barrie

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

## Minutes - Final Planning Committee

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Tuesday, June 15, 2021

7:00 PM

Virtual Meeting

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### **PLANNING COMMITTEE REPORT** **For consideration by Barrie City Council on June 28, 2021**

The meeting was called to order by Mayor, J. Lehman at 7:02 p.m. The following were in attendance for the meeting:

**Present:** 10 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**Absent:** 1 - Councillor, N. Harris

#### **STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Committee Support Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Director of Operations, D. Friary  
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  
Planner, S. White.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

**SECTION "A"**

**21-P-017      ZONING BY-LAW AMENDMENT APPLICATION - 821 BIG BAY POINT ROAD (WARD 10)**

1. That the Zoning By-law Amendment application submitted by Baldwin Planning and Development Consultants, on behalf of Robert Gilroy, to rezone lands municipally known as 821 Big Bay Point Road, from 'Residential Single Detached Dwelling Third Density' (R3), 'Residential Multiple Dwelling Second Density Townhouse' (RM2-TH) and 'Agriculture' (A), to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) in the City of Barrie Zoning By-law 2009-141, be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) Permit a minimum front yard setback from Big Bay Point Road to 3.0 metres, whereas 7.0 metres is required;
  - b) Permit a rear yard setback to the townhouse units to 6.49 metres, whereas 7.0 metres is required;
  - c) Permit a reduced depth of open space for secondary means of access to 6.49 metres, whereas 7.0 metres is required; and
  - d) Permit a minimum front yard setback to a porch of 1.5 metres, whereas 3.0 metres is required.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV015-21.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV015-21) (File: D30-001-2021)

This matter was recommended (Section "A") to Planning Committee for consideration of adoption at its meeting to be held on 6/28/2021.

**21-P-018****SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR PHASE 1 OF 51 - 75 BRADFORD STREET AND 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS INC.) (WARD 2)**

1. That the Site Plan Control Application submitted by SmartCentres, on behalf of Barrie Lakeshore Developments Inc. (2714708 Ontario Inc. and Greenwin Barrie Inc.) for Phase 1 of the development on lands known municipally as 51-75 Bradford Street and 20 Checkley Street, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV016-21.
2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project including, but not limited to, a Final Plan package for Phase 1. (DEV016-21) (File: D11-020-2020)

This matter was recommended (Section "A") to Planning Committee for consideration of adoption at its meeting to be held on 6/28/2021.

The Planning Committee met for the purpose of a Public Meeting at 7:04 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of a Public Meeting should be directed to the Legislative and Court Services Department. 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. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

**SECTION "B"****21-P-019****PUBLIC MEETING FOR PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING**

Shelby White, Planner advised that the purpose of the Public Meeting is to review an application to consider a City-wide, municipally initiated amendment to Zoning By-law 2009-141 to facilitate more affordable housing options, and to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141.

Ms. White discussed the following slides concerning the proposed Zoning By-law Amendment for affordable housing:

- The deletion of minimum dwelling unit size requirements;
- Definition updates, revisions and new additions;

- Changes to the non-conforming uses provisions;
- Update to the standards for second suites;
- New standards for detached accessory dwelling units;
- The permit residential uses in the Institutional (I) Zone; and
- The next steps for the proposed Zoning By-law Amendment.

**VERBAL COMMENTS:**

1. **Brady McDonald, 21 and 28 Grove Street East**, provided a background on himself and his business, BK Real Estate Investing that build second suites and detached accessory units throughout the City, noting that he is creating supply and has an understanding of the local market.

Mr. McDonald discussed the City's consideration of amending the by-law to facilitate more affordable and better housing options. He advised that as an expert in the field, he felt that the proposed changes and wording related to accessory dwelling units will contribute to the affordability problem, will not contribute to making more affordable units, and restrict the creation of new units, decreasing the supply, and result in affordability issues across the board.

Mr. McDonald discussed his recommendations and resolutions that he felt address the concerns of homeowners building the accessory dwellings and their neighbours such as building units to satisfy all demographics in the rental pool, creating bachelor one- bedroom units to comfortable two-bedroom units, and offering diverse age ranges from 20 to 30 years old professionals to 50 to 60 years old looking to downsize. Mr. McDonald advised that the largest demand are young couples aging from 25 to 35 years old.

Mr. McDonald provided his experiences of rental properties, tenant relationships and issues. He provided possible solutions such as changing the restricted creation of detached accessory dwellings to a minimum lot size for a single storey, control and restrict the minimum size of units to create more affordable units, create the right types of housing that take-up the proper square footage for the property and the amount of people that could occupy them, and use terminology "between" instead of "minimums and maximums".

Mr. McDonald advised that he agrees with the accessory unit setbacks, and basement restrictions, however he advised that he recommends that basements be allowed that do not exceed the maximum square footage of livable space. He noted financially second suites that worked in the past do not work now given properties are so expensive.

In conclusion, Mr. McDonald provided his opinion that the solutions are to look at the demographics that need these properties, look at what is reasonable as far as size and what helps with affordability. He noted being available to meet with City staff to discuss solutions and recommendations for affordable housing and the next steps.

2. **Chris Franco, 72 Innisfil Street** commented that he agrees with the comments made by Brady McDonald. He advised of his concerns associated with accessory dwelling units, second suites and the restrictions being proposed. He advised that he is a rental housing provider in the City, owning and operating about 20 properties. Mr. Franco commented on the high demand for the second suite program and accessory dwelling units in the City.

Mr. Franco discussed his concerns with the proposed amendment of lowering the square footage of accessory dwelling units, and he noted that he felt it would not be feasible for a number of properties to add accessory dwelling unit located in Ward 2. He indicated that he felt that this would prevent him from adding another unit onto the marketplace to help with people looking for a place to rent with the 10 percent lot coverage.

Mr. Franco advised of his concerns with disallowing basements as it impacts no one and creates additional living space for unusable space, that the 45 percent size allowance from the principal residence on the older homes does not give much livable space and by making these changes people will shy away from building dwelling units and thus creating more of a crisis for housing.

In conclusion, Mr. Franco asked that further community engagement be provided to ensure that this is done right.

3. **Colby Marshall, 304 Little Avenue** advised that he is a local realtor that specializes in buying properties, intensifying second suites, multifamily properties, triplexes, six plexes and now accessory dwellings.

Mr. Marshall discussed his concerns with the proposed amendments associated to basement and two storey accessory dwellings. He acknowledged residents having privacy concerns with two storey garden suite and can see how problematic this could be in residential properties with small lot sizes. Mr. Marshall commented on the east-end neighbourhoods being able to support garden suites given the large lot sizes and thousand square foot bungalows.

Mr. Marshall advised that he would support basements over two storey dwellings, as he felt basements have more usable square footage, gives tenants comfort having forced air, natural gas furnace and essential air conditioning system.

Mr. Marshall advised that he would also be willing to volunteer his time to provide his expertise and work with City staff to move things forward.

4. **Jennifer van Gennip, 29 Twiss Drive** advised she was speaking on behalf of the Barrie Chapter of the Simcoe County Alliance to End Homelessness (SCATEH) to show their support for City's initiated application for proposed amendments to the Zoning By-laws related to affordable housing. She provided comments on reviewing the by-law, the recommendations from the Affordable Housing Monitoring Report and the proposed changes to both remove barriers and provide clarity of additional units in existing dwellings.

Ms. van Gennip discussed converting basements and attics into apartments and backyard tiny homes are creative ways of adding additional housing on existing lots in our neighborhoods and are great ways to create affordable housing options in for the City. She noted that the amendments seem to address some of the size and height requirements as well as a set of requirements for green space that needs to remain.

Ms. van Gennip discussed a campaign taking place this week entitled "Yes In My Back Yard" (YIMBY) with the purpose to remind us all that everyone deserves a safe affordable place to call home and noted that she is in alignment with the benefits that the proposed by-law amendments will add to affordable housing in Barrie.

Ms. van Gennip discussed her concerns with the housing marketing in Barrie, rental costs are high for basement and accessory dwellings. She asked that the City continue to consider all tools to control rent prices, such as caps or incentives in exchange for new units, similar to the second suite grants offered through the County.

In conclusion, Ms. van Gennip noted that refusing to put policies in place to protect the right to housing is not a neutral move, it directly benefits those with wealth to invest and forces those without that wealth into precarious housing, food insecurity or even homelessness.

5. **Franca Marinelli, 40 Rosenfeld Court and Clint Tyler, 44 Rosenfeld Court**, advised that they are members of the Ward 1 Residents Association and were speaking about their concerns related to the proposed amendments for affordable housing.

Ms. Marinelli and Mr. Tyler provided their thoughts associated to affordable housing such as being it being on its own separate land, that extra people should not be crammed into a given space, additional people per square foot will bring congestion and more cars on City streets, extra power usage, and more garbage collections. They advised that they like to see guidelines that allow for healthy

neighborhoods and not places like Ward 1 rental units that have up to eight people living in each also causing on-street parking issues.

Ms. Marinelli and Mr. Tyler asked if it is mandatory for the City of Barrie follow the provinces guidelines, or if the City has the right to limit how many units and where they are located. They discussed their concerns and issues within their neighbourhood from rental properties, overcrowding, safety concerns, noting that they feel alienated as they feel that city that is not listening to them.

Ms. Marinelli and Mr. Tyler asked for the possibility of creating a task force or a working group that includes residents that are experts in this area, who live in these neighbourhoods and want a good and healthy community.

6. **Jon MacNeil, 110 Daphne Court** advised that he is speaking on behalf of the residents that live beside second suites and accessory units. He noted that he feels the City is doing a great job, but also noted that more needs to be done in enforcement and more due diligence to ensure that standards are upheld on all properties and that those being converted into multi-residences are built for the benefit of the surrounding area.

7. **Cathy Colebatch, 97 Cumberland Street**, advised that she submitted written comments to City staff associated to the proposed by-law amendments. She provided a brief background about herself living in the Allandale area, Co-Chair of the Allandale Neighbourhood Association and sits on the Heritage Barrie Committee. Ms. Colebatch advised she is representing many homeowners and in preserving the heritage character of neighbourhoods across the City.

Ms. Colebatch advised that she supports a lot of the changes being proposed and that she has concerns associated to basement and duplexes currently being built in older neighbourhoods. She detailed her concerns associated with new builds being larger in size then the primary buildings, and she is observing this happening in neighbourhoods across the City. Ms. Colebatch commented on the location of new affordable housing, pre-existing to current second suites, registered second suites and the many that are not. She noted that many of the owners or developer do not live in the buildings or in the accessory buildings.

Ms. Colebatch advised that if a committee is struck, she would be interested in taking part as neighborhood associations and residents can be part of the solution. She noted that she believes the City has come up with very good solutions to have affordable housing in the City.

8. **Scott Joyce, 121 Livingston Street West** thanked Planning staff for their clear and concise presentation provided earlier by staff. He provided comments related to detached accessory dwelling units and basements. Mr. Joyce asked that reconsideration be given to permit basements.

Mr. Joyce discussed possibly building detached accessory dwelling units within the next year to provide an affordable housing unit within the City and offset mortgage and housing expenses. He commented on the proposal of detached accessory dwelling units being limited to 45 percent of the principal dwelling unit and that this would leave a fairly small dwelling depending on the size of the primary building. Mr. Joyce expressed his concerns that without permitting a basement or without permitting a walkout basement it may not be financially feasible or viable from his perspective for some residents. He suggested that any issues associated with illegal second units built within detached accessory dwelling units be dealt through by-law enforcement using the existing laws already in place.

In conclusion, Mr. Joyce asked that basements be permitted, and a habitable living space be permitted in the basement, particularly those with a walk-up basement, as they provide a safe access.

9. **Pastor Jay Davis, 300 Maplevue Drive West** advised he is speaking in support of affordable housing projects and that he believes these building structures will be an asset to the City. He discussed participating and giving back to the community with a unique opportunity for his 18 acres property to be available for low income housing. Pastor Davis advised this project is not for profit as they are receiving funding resources for this project that is making the land more available at a low cost. He noted they are excited to get the project going, as it provides additional opportunity to provide affordable housing.

Pastor Davis advised that he is in favor of affordable housing and applauds the City's efforts and energies in making available affordable housing.

10. **Angela Baldwin of Baldwin Planning and Development Consultants** advised that she has a keen interest in affordable housing and was involved with the development of Lucy's Place and a proposed affordable housing project that will include 12 affordable housing units for the community.

Ms. Baldwin advised of her support with the proposed amendments to the by-law and the creative way to allow additional lands to be used for affordable housing by allowing residential uses in the institutional zone. She discussed an affordable housing project in the form of an apartment in the Holly area at 300 Maplevue Drive West with the Maplevue Community Church. Ms. Baldwin noted



that she is providing planning consulting services on a volunteer basis with other professional consultants in the community. She commented on the status of the project. Ms. Baldwin noted that they are looking for volunteers keenly interested in helping in the community and excited to keep moving forward with this project.

11. **Sergey Somov, 2253 Grand Haven, Oakville** advised that he does not currently live in Barrie but looking to buy property. He provided comments associated to the proposed minimum second suite size and provided examples of building an additional suite in a basement in Burlington. Mr. Somov advised they have requirements as well and was able to create a two bedroom. He expressed his concern with the proposed size ratio limits having a proper and comfortable suite for people to live in.

In conclusion, Mr. Somov advised that in his opinion creating a minimum restriction for the unit size will result in anything above the proposed minimum, will be hard to find and will come at a premium.

12. **Shannon Murred, 152 Bakersfield Street,** advised that after listening to staff's presentation and the public comments during the meeting has changed her position of being opposed to the proposed amendments to now supporting the changes to institutional section. She asked that reconsideration be given to the size ratio and additions to parking with already challenging times in a very car dependent City.

Ms. Murred commented on the security and comfort of transitional housing/detached standalones can offer to women and children fleeing abuse and/or fallen down on hard times.

Ms. Murred asked that prior to a decision being made, that Planning Committee and City staff take the offers of previous speakers and perhaps offer an invitation to others for additional consultation to make affordable housing a win, win.

13. **Peter Rutkauskas, 94 Oren Boulevard** advised of his concerns of not hearing from the neighbours who are affected by these suites and but instead the number of investors with a real interest in seeing the dwellings being built. He discussed the City receiving numerous concerns from residents, that have not been talked about. He discussed the a recent ongoing experience his own backyard of a second dwelling being built behind his house. Mr. Rutkauskas advised that himself and his neighbours have concerns with the motivations of builders and investors looking to generate return. He also addressed his concerns associated with lack of privacy due to the proposed setbacks, the height allowance resulting in single storey units overlooking directly in a neighbor's backyard or bedroom window, no green space, and access to the dwellings.

Mr. Rutkauskas commented on issues with construction on residential streets with construction vehicles blocking the streets and causing safety concerns, and absentee landlords who have no interest in the health of the neighborhood.

In conclusion, Mr. Rutkauskas encouraged Council to include affected residents for specific input from the community going forward with any planning and that he would be happy to make himself available.

14. **Scott Boyer, 120 Bell Farm Road, Unit B06**, advised of his concern associated to the lack of representation of residents directly affected by the presence of second suites, detached accessory buildings and rentals units. He acknowledged the high housing prices in Barrie and that second suites provides a solution but that it is not the only solution.

Mr. Boyer commented on his experiences and conversations with local residents with the vast majority not wanting second suites or accessory dwellings next to them, due to their own bad experiences with rental properties, and absentee landlords. He advised that residents are concerned about in their neighborhoods and want a concept to a resilient, healthy, and vital neighborhood.

15. **Adam Mobbs** advised that everything was covered he wanted to address from all the fabulous public comments and the diversity of different opinions heard during the meeting.

#### **VERBAL COMMENTS**

Members of Council asked a number of questions of City staff and received responses.

#### **WRITTEN CORRESPONDENCE:**

1. Correspondence from the Ministry of Transportation, dated May 20, 2021
2. Correspondence from M. Allison, dated June 9, 2021
3. Correspondence from R. Holden dated June 9, 2021
4. Correspondence from A. Heisz, dated June 9, 2021
5. Correspondence from J. Kerr, dated June 9, 2021
6. Correspondence from M. Plunkett, dated June 9, 2021
7. Correspondence from D. Courture, dated June 10, 2021
8. Correspondence from G. Hill, dated June 10, 2021

9. Correspondence from S. Sathiyananthan, dated June 10, 2021
10. Correspondence from C. Asselstine, dated June 10, 2021
11. Correspondence from A. Pal, dated June 10, 2021
12. Correspondence from B. Keller, dated June 10, 2021
13. Correspondence from K Bekendam, dated June 10, 2021
14. Correspondence from J. Alton, dated June 10, 2021
15. Correspondence from L. Cardinal, dated June 10, 2021
16. Correspondence from L. Warwick, dated June 10, 2021
17. Correspondence from C. Franco, dated June 11, 2021
18. Correspondence from K Ng, dated June 11, 2021
19. Correspondence from B. McDonald, dated June 14, 2021
20. Correspondence from SLC Property Management, dated June 11, 2021
21. Correspondence from M. and. R. Lin-Allen, dated June 11, 2021
22. Correspondence from A. Marion, dated June 13, 2021
23. Correspondence from L. and C. Hutchison, dated June 14, 2021
24. Correspondence from V. Maevskly, dated June 14, 2021
25. Correspondence from C. Dimitriadis, dated June 11, 2021
26. Correspondence from J. MacNeil, dated June 14, 2021
27. Correspondence from F. Marinelli, dated June 11, 2021
28. Correspondence from C. Colebatch, dated May 27, 2021
29. Correspondence from M. Christensen, dated June 2, 2021

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

## **ENQUIRIES**

Members of Planning Committee addressed enquires to City staff and received responses.

## **ADJOURNMENT**

The meeting adjourned at 9:15 p.m.

CHAIRMAN