



# City of Barrie

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

## Final Affordability Committee

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Thursday, March 2, 2023

5:30 PM

Council Chambers/Virtual Meeting

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### **AFFORDABILITY COMMITTEE REPORT**

#### **For consideration by General Committee on March 22, 2023**

The meeting was called to order by the Chair, Councillor, J. Harris at 5:35 p.m. The following were in attendance for the meeting:

**Present:** 4 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Chairman, C. Nixon  
Councillor, J. Harris

#### **ALSO PRESENT:**

Councillor, A. Courser  
Councillor, B. Hamilton  
Councillor, G. Harvey  
Councillor, S. Morales  
Councillor, N. Nigussie  
Councillor, C. Riepma.

#### **STAFF:**

Chief Building Official, P. Evans  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Deputy City Clerk, T. McArthur  
Director of Development Services, M. Banfield  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Service Desk Generalist, B. Manwell  
Supervisor of Information Management and Privacy, M. Williams.

The Affordability Committee met for the purpose of four Public Meetings at 5:35 p.m.

Chair, Councillor, J. Harris 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 and Court Services Department. He also advised that any interested persons wishing further notification of the Staff Report regarding the application to sign the notification form required by the Legislative and Court Services Department. Councillor Harris confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

## **SECTION "A"**

### **APPLICATION FOR ZONING BY-LAW AMENDMENT - 377 BIG BAY POINT ROAD (WARD 9) (FILE: D30-026-2022)**

Brandi Clement of The Jones Consulting Group advised that the purpose of the Public Meeting is to review an Application for a Zoning By-law Amendment submitted by The Jones Consulting Group on behalf of Big Bay 4 Inc. for lands known municipally as 377 Big Bay Point Road, Barrie.

Ms. Clement discussed slides concerning the following topics:

- An aerial view of the subject lands and a summary of the site characteristics, including lot area, frontage and depth, and the prior use of the site;
- An overview of the surrounding land uses and their associated densities;
- The Draft Plan of Subdivision for the proposed preliminary development concept;
- Renderings of the proposed preliminary development concept;
- The Planning Applications submitted with respect to the development;
- The proposed development's conformity with The Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The subject land's designation under the existing and proposed Official Plan;
- An overview of the current Zoning of the site and the proposed Zoning By-law Amendment;
- The engineering being considered for the proposed development, including storm drainage design, grading and retaining walls, water infrastructure, and sanitary servicing;
- Landscape considerations for the proposed development, including tree preservation, a tiered retaining wall, and an enhanced planting plan;
- An overview of traffic and parking considerations, including site access, traffic analysis, sight distance, a Vehicle Swept Path Analysis, and the total number of parking spaces.

Ward 9 Councillor, S. Morales asked questions of staff and received responses.

**VERBAL COMMENTS:**

1. Judy Beck, 74 Ward Drive, commented that she has lived in the area of the proposed development for 27 years. She disputed the statement by Ms. Clement indicated that there were no natural heritage features associated with the development site, noting that there are 150 year old trees in the area. Ms. Beck expressed that she is pleased to hear that there will be tree preservation on the south side of the site, and requested that tree preservation take place on the west side of the site as well.

Ms. Beck expressed concerns with the drainage from the proposed development and the impact that the 1.8 metre high retaining wall will have on surrounding properties. She noted that the retaining wall at this proposed height will be above the fence line of her property and expressed concerns that the structure will be built from the height of the retaining wall.

2. Dianne Lamb, 21 Loon Avenue, commented that her property backs onto the site of the proposed development. She expressed concerns with the destruction of trees on the site, the drainage, and that the height of the proposed development may exceed two storeys in order to accommodate the living area required for the units. Ms. Lamb commented that she fears she will lose the privacy of her property, that there will be flooding resulting from the development, that trees will be destroyed, and that she will lose the value of her home.
3. David Harvey, 21 Loon Avenue, expressed concern with the proposed structure being built 4 metres above the existing grading of the site. He stated that this alone will be higher than the back fence of his property and he questioned whether it was necessary to raise the grade to the proposed height. Mr. Harvey commented that he fears surrounding landowners will lose the value of their homes. He stated the importance of preserving the trees on the west side of the site and requested that these trees be preserved. He expressed concern with the drainage onto his property and requested that this concern not be overlooked.
4. Cathy Colebatch, 97 Cumberland Street, commented on the proposed raising of the property and the retaining wall, comparing it to a project located at 1 Milburn Street in Barrie. She stated that the three storey structure at 1 Milburn Street now looks like a 4 storey structure and towers over neighbouring homes. She requested that members of the Committee take a walk in the area of the proposed development in order to gain the perspective of surrounding homeowners. Ms. Colebatch stated that she was encouraged that the proposed development is only two storeys in height. She requested

that if new trees are planted, consideration be given to species that are native to the area, and that different types be planted. Ms. Colebatch also requested that the developers work with an arborist to evaluate the feasibility of relocating trees that are removed to another location on the site.

**WRITTEN COMMENTS:**

1. Correspondence from Allan and Elaine MacDonald dated February 10, 2023.
2. Correspondence from Dianne Lamb dated February 10, 2023.
3. Correspondence from Brittany Glueckler and Aaron Pullen dated February 10, 2023.

**Attachments:** [PM Notice 377 Big Bay Point Rd](#)  
[PM Presentation 377 Big Bay Point Rd](#)  
[PM Memo 377 Big Bay Point Road](#)  
[PM Correspondence 377 Big Bay Point Rd](#)  
[ADDITIONS PM - Correspondence 377 Big Bay Pt Rd](#)

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 3/22/2023

**APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2) (FILE: D30-028-2022)**

Michael Vani of Weston Consulting advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting and Scott Shields Architects, on behalf of Collier Owen Development Corporation. The subject lands are known municipally as 49 Collier Street, Barrie.

Mr. Vani discussed slides concerning the following topics:

- An overview of the consultant team involved in the project;
- An aerial view of the subject lands and area context, including total site frontage and area;
- The policy context concerning the application, including the site's location in the downtown core and its designation as an Urban Growth Centre with population and employment targets;
- The planning context concerning the application, including the site's designation under the Zoning By-law and the existing and proposed Official Plan;
- A rendering of the proposed development concept from the northwest and southwest vantage points, including the west elevation;
- An illustration of the conceptual Site Plan for the proposed development;
- A diagram of the proposed amenity features;
- An overview of the proposed Zoning By-law Amendment;
- The next steps in the project, including reviewing feedback and technical comments, resubmission of the application, and a

recommendation report from City staff.

Ward 2 Councillor, C. Nixon asked questions of Mr. Vani and received responses.

**VERBAL COMMENTS:**

1. Tracy Daniels-Strohm, 117 Owen Street, expressed her opinion that the proposed development is not well planned for the City, but is well planned to maximize profit for the developer. She commented that the height of the building structure at 32 storeys is out of character from the surrounding neighborhood. Ms. Daniels-Strohm expressed concerns with fire safety in the proposed building and questioned whether fire service personnel are equipped and trained to handle a fire at the height of 32 storeys.

Ms. Daniels-Strohm expressed concerns with the request for reduced parking, the lack of green space, the entrance being located at the back of the building, the size of the laneway, snow storage, and drainage from the site. She questioned whether the capacity of the aging underground infrastructure can handle the proposed development. Ms. Daniels-Strohm also inquired as to whether the building will have Electric Vehicle Charging Stations.

2. Nick Rinoldi, 58 Collier Street, commented that he has occupied his nearby business for 24 years. He stated that his building was built in 1847 and that he has spent a significant amount of money to renovate it. Mr. Rinoldi expressed concerns with the impact the construction activity will have on his building as it is very old. He also noted that the proposed building will block the view from his establishment which he does not believe is fair. Mr. Rinoldi concluded by commenting that the proposed development is not appropriate.

3. Cathy Colebatch, 97 Cumberland Street, commented that she attended an early meeting concerning the proposed development and was surprised at its proposed height. She noted that higher density is needed and that she believes it will be approved because of this need. She spoke in favour of the stepped back design from Dunlop Street, noting that attempts are being made to use this in other developments located in historic neighbourhoods.

Ms. Colebatch questioned whether there would be rental units and condos available to purchase, and spoke of the need for affordable and accessible units. She expressed support for the two and three bedroom suites as these are needed in the downtown core. She inquired as to whether a grocery store and/or daycare could be located within the proposed retail space.

Ms. Colebatch expressed concerns regarding the request for reduced parking and shared her opinion that because Barrie is not currently transit friendly, it is necessary to drive out of the downtown to pick up

groceries. She noted that many families have two cars and that there may not be enough parking if the requirement is reduced.

Ms. Colebatch noted that a Historic Impact Assessment has been completed and that she is concerned about the impact that construction will have on nearby historical buildings. She commented that it appears a Vibration Study will be conducted and suggested that the City also contact all neighbouring historic buildings and mitigate the potential impacts of the construction. Ms. Colebatch expressed her excitement to see a development occurring in the downtown and asked the developer to consider putting in decorative brick around the building's windows in keeping with the character of the neighborhood.

#### WRITTEN COMMENTS:

1. Correspondence from Teresa Larman dated February 2, 2023.
2. Correspondence from Mariane Cancilla dated February 3, 2023.
3. Correspondence from Steve Posluns dated February 4, 2023.
4. Correspondence from Janet Sauve dated September 13, 2022.

**Attachments:**     [PM Notice 49 Collier St](#)  
[ADDITIONS - PM Presentation 49 Collier St](#)  
[PM Memo 49 Collier St](#)  
[PM Correspondence 49 Collier St](#)

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 3/22/2023

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - 54 AND 76 ROSS STREET, 61 WELLINGTON STREET WEST AND 150 TORONTO STREET (WARD 2) (FILE: D30-041-2022)**

Kyle Galvin of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of Victoria Village, for the lands municipally known as 54 and 76 Ross Street, 61 Wellington Street West, and 150 Toronto Street.

Mr. Galvin discussed slides concerning the following topics:

- An overview of Victoria Village, including its history, vision and mission;
- The background and context surrounding Victoria Village's application for Zoning By-law Amendment, including the various phases within its Master Plan;
- An overview of the existing site conditions, including the area and frontage of each parcel of land;
- The land uses associated with lands surrounding the site;
- The existing Zoning designation and land uses for each parcel of land;

- The proposed Zoning By-law Amendment and its purpose to allow for future growth;
- A preliminary conceptual Site Plan;
- The supporting and technical studies submitted as part of the application.

**VERBAL COMMENTS:**

No verbal comments were received.

**WRITTEN COMMENTS:**

1. Correspondence from Mariane Cancilla.
2. Correspondence from Alectra Utilities dated January 25, 2023.
3. Correspondence from the Ministry of Transportation dated February 15, 2023.

**Attachments:**

[PM Notice 54 and 76 Ross St, 61 Wellington St W and 150 Toronto St](#)  
[PM Presentation 54 and 76 Ross St 61 Wellington St W 150 Toronto St](#)  
[PM Memo 54 and 76 Ross St 61 Wellington St W 150 Toronto St](#)  
[PM Correspondence 54 and 76 Ross St, 61 Wellington St W and 150 Toronto St](#)

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 3/22/2023

**APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 844 VETERAN'S DRIVE (WARD 7) (FILE: D30-025-2022)**

Tyler Kenwell of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of 2528286 and 2431805 Ontario Inc. for lands known municipally as 844 Veteran's Drive. The subject lands are located within the Salem Secondary Planning Area.

Mr. Kenwell discussed slides concerning the following topics:

- An aerial view and site description of the subject and adjoining lands;
- The current Official Plan designation of the subject lands;
- The subject land's location within the Salem Secondary Planning Area;
- The current Zoning of the subject lands;
- The proposed Draft Plan of Subdivision for the development concept;
- The proposed Zoning By-law Amendment;
- The supporting and technical studies submitted as part of the application;
- An overview of the policy context with respect to the development proposal, including its compatibility with the Salem Secondary Plan area and greenfield density targets.

Ward 7 Councillor, G. Harvey asked questions of staff and received responses.

**VERBAL COMMENTS:**

No verbal comments were received.

**WRITTEN COMMENTS:**

No written comments were received.

**Attachments:**     [PM Notice 844 Veterans Dr](#)  
                              [PM Presentation 844 Veterans Drive](#)  
                              [PM Memo 844 Veterans](#)

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 3/22/2023

**SECTION "B"**

**PRESENTATION CONCERNING A BUILDING SERVICES 101**

Paul Evans, Chief Building Official, provided a presentation regarding a Building Services 101. Mr. Evans discussed slides concerning the following topics:

- The Building Services Department's Mission Statement;
- The components of the Ontario Building Code, including structural and safety standards, energy conservation, barrier free compliance, and fire protection standards;
- An organizational chart illustrating the reporting relationships and staff complement in the Building Services Department;
- An overview of the services provided by the Building Department, including safe building construction, building inspections, and providing general information to the public;
- A graphic illustrating the various community stakeholders in Building Services;
- A flow chart demonstrating the various phases in a basic permit process, from completeness and acceptance review to permit closure;
- A summary of 2022 accomplishments, including the number of permits issued, inspections performed, and the total amount of building permit revenue;
- An overview of recent initiatives such as the ACCELA and APLI program upgrades, creation of an inspection dashboard and new history of inspections report, and the issuance of technical bulletins;
- A status update with respect to Council's direction to request amendments to the Ontario Building Code concerning extreme wind risk reduction measures for new builds.



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

**Attachments:**     [Presentation Building Services 101 230302](#)

This matter was recommended (Section "B") to General Committee for consideration of receipt at its meeting to be held on 3/22/2023

## **9. ADJOURNMENT**

The meeting adjourned at 7:42 p.m.

CHAIRMAN