



City of Barrie

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

Final Affordability Committee

Wednesday, March 22, 2023

6:00 PM

Council Chambers/Virtual Meeting

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on April 5, 2023.

The meeting was called to order by the Chair, Councillor, C. Nixon at 6:05 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, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales

STAFF:

Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
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 Infrastructure and Growth Management, B. Araniyasundaran
Service Desk Generalist, K. Kovacs
Supervisor of Information Management and Privacy, M. Williams.

The Affordability Committee met for the purpose of two Public Meetings at 6:05 p.m.

Chair, Councillor, C. Nixon advised the public that any concerns or appeals dealing with the applications that are 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 applications to sign the notification form required by the Legislative and Court Services Department. Councillor Nixon confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "A"

APPLICATIONS FOR ZONING BY-LAW AMENDMENT 427, 429, 431, 435 AND 447, 449, 451, 453, 455 YONGE STREET (WARD 8) (FILES: D30-040-2022, D30-039-2022)

Tyler Kawall of Innovative Planning Solutions advised that the purpose of the Public Meetings is to review applications for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Barrie Yonge Developments GP Inc., for lands known municipally as 427, 429, 431, 435, 437 Yonge Street, Barrie and 447, 449, 451, 453, 455 Yonge Street, Barrie.

Mr. Kawall discussed slides concerning the following topics:

- An aerial view and site characteristics of the subject lands, including total frontage and area;
- An overview of surrounding land uses and active improvement projects anticipated for the area;
- The existing Zoning and land uses of the subject lands;
- Site renderings of the original development concepts and a summary of the feedback received;
- An overview of the revised development concepts, including site renderings;
- Site Plans illustrating the form and layout of the proposed developments;
- A diagram illustrating angular plane compliance of the proposed developments;
- An overview of the Zoning By-law Amendments proposed for the subject lands;
- The studies completed in support of the applications;
- The proposed developments' conformity with The Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe; and
- The proposed development's conformity with the City's Official Plan.

Tyler Butler, Planner, provided an update concerning the status of the application. He advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Butler discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. **Blair Mills, 88 Maclaren Avenue**, commented that he attended the Neighbourhood Meeting relating to these applications and requested a document regarding Yonge Street intensification. He expressed concern that he has not yet received the requested document. Mr. Mills stated that the current Zoning By-law requires 1.5 parking spaces per dwelling unit and that the proposed developments will not meet this requirement.

Mr. Mills commented that while he is pleased that the Traffic Impact Study encompassed all of the developments occurring on Yonge Street, he is concerned that traffic signals will not be installed to handle the increased traffic resulting from the additional dwelling units. He expressed further concerns with respect to the Shadow Study, loss of sunset views, loss of privacy, and noise emitting from air conditioning units. He commented that the construction of the proposed developments could take over two years and stated his hope that the construction will happen simultaneously rather than sequentially.

Mr. Mills expressed further concerns with the impact construction will have on the parking on Maclaren Avenue. He commented that construction materials and equipment should be brought to the sites of the proposed developments in a manner that has the least impact on area residents. Mr. Mills concluded by expressing his opinion that the proposed developments do not fit the character of the existing neighbourhood as there are no large buildings in the area. He requested that Council deny the applications in favour of developments that fit the existing character of the neighbourhood.

2. **Mario Titus, 2 Toronto Street**, requested clarification on the materials that will be used to frame the structures of the proposed developments. Mr. Titus inquired as to whether a Market Plan has been completed, and what the target market will be for the proposed developments.
3. **Shahin Babadi Aghakhanpour, 20 Tomlin Court**, commented that he and his family moved from the City of Kitchener to the City of Barrie and chose a quiet street with a tranquil nature. He expressed concern that the proposed developments will disrupt the tranquility of the neighborhood and have negative impacts on the health and safety of neighbouring residents.

Mr. Babadi Aghakhanpour expressed concerns with respect to the loss of privacy and direct sunlight, and the increase in pollution, noise, traffic, and sewage resulting from the proposed developments. He stated that these impacts are unfair to neighbouring residents as it greatly disrupts their quality of life. He stated that his biggest concern is the loss of privacy resulting from the height of the proposed buildings and rooftop patio.

Mr. Babadi Aghakhanpour commented that the underground parking garage is extremely close to the lot line and existing retaining wall and that the above-ground parking lot will result in lighting and exhaust fume pollution in his backyard. He expressed further concerns with ground and stormwater, snow accumulation and melt, drainage, security of neighbouring properties, and the short height of the retaining wall. Mr. Babadi Aghakhanpour concluded by stating that he is not opposed to the developments if these concerns are adequately addressed.

4. **Ed Hansen, 11 Tomlin Court**, stated that he is present to read a submission opposing the rezoning applications from homeowners adjacent to the proposed developments, Dale MacKenzie and Celeste Phillips who reside at 18 Tomlin Court. Mr. Hansen commented that intensification is supported, however, approved developments should have minimal impact on the existing residential area. He expressed concern that if the applications are approved, it will set a precedent for future development with a major impact on the community.

Mr. Hansen commented that the revised development proposals are an improvement from the preliminary concepts that were presented at the May 2022 Neighbourhood Meeting. He spoke in favour of the proposed development's proximity to Yonge Street, the vehicular access being from Maclaren Avenue only, and the elimination of block townhouses along the rear lot line. Mr. Hansen expressed concerns about the height of the building, the shadowing of neighbouring properties, the loss of privacy, and the underground parking location near the retaining wall. He commented that development that negatively impacts neighbourhoods is not good planning.

Mr. Hansen requested that the height of the building is reduced to three or four storeys and that the rooftop amenity area be eliminated. He further requested that a new peer-reviewed solar shadow analysis be prepared that accounts for the 5 metre change in grade from Yonge Street to Tomlin Court and that the 45 degree angular plane analysis be depicted as measured from the rear yard elevations of the Tomlin Court properties. He noted that the reduced height would result in the need for less parking and reduce the size of the underground parking structure and move it farther away from

the common rear lot line retaining wall. He also requested increased landscaping along the eastern boundary of the property.

Mr. Hansen stated that they are not opposed to the developments as long as the impact on the Tomlin Court properties are considered. He invited the committee, applicants/consultants, and city staff to meet on-site to gain a visual understanding of the change in grade, the impact of the loss of light, privacy, and enjoyment of neighbouring backyards. Mr. Hansen expressed concern with sump pumps going off regularly in the area and questioned if there will be green space to accommodate children playing.

5. **Leslie and Gary Elliott, 16 Tomlin Court**, stated that they do not oppose the proposed developments and are looking for a win-win solution. Ms. Elliott commented that their property backs onto the proposed development and described issues that have occurred in the past, such as arrows shot into their swimming pool, heckling, fire burning, and sewage leaks. Ms. Elliott noted their health and safety concerns as the above-ground parking lot is located adjacent to their backyard where their children, grandchildren, and pets play. She noted their concerns about an accident happening and the light, noise, and exhaust fumes impacting their property.

Ms. Elliott expressed further concerns with waste management and the loss of privacy resulting from the rooftop patio looking onto surrounding properties. She stated that they are concerned about potential heckling and photos being taken without their consent. She questioned where the green space would be located to accommodate children and pets playing.

Ms. Elliott inquired as to whether there will be emergency contacts to address concerns during construction and whether this would be available on evenings and weekends. She inquired as to whether Barrie water, sewer, fire, traffic, and schools are prepared to handle the increased volume of individuals in this area. Ms. Elliott concluded by questioning why the development of this nature is being proposed in close proximity to single dwelling homes in Barrie.

6. **Ovidiu Grigorescu, 50 Bates Court**, commented that he supports high density developments as the lack of housing is a significant issue across Ontario and throughout Canada. Mr. Grigorescu expressed his opinion that the proposed development is a massive privacy issue. He stated that he moved to south Barrie in October of last year and that a higher density development at these properties means more friends that are within walking distance for his children. Mr. Grigorescu expressed that he is appalled at the proposed building heights and that seven storey buildings will have privacy implications for surrounding properties.

Mr. Grigorescu commented that the proposed development will set a precedent for additional high-rise buildings in the area and that these will ruin the living experience for existing residences. He requested that Council consider the applications very carefully and expressed that seven storey buildings beside a single storey home have an unnerving psychological impact on residents. Ms. Grigorescu concluded by stating that a difference of two storeys for adjacent lands is not permitted in other parts of world.

7. **Greg Stephenson, 5 Tomlin Court**, commented that he agreed with the comments made by the previous speakers. Mr. Stephenson stated that he supports intensification but that it needs to be done properly. He expressed concerns with the proposed height and density of the development and the issues that can arise with approximately 1000 people coming into the area.

Mr. Stephenson expressed concern that if the requirement for 1.5 parking spaces per unit is reduced, vehicles will have nowhere to park. He agreed with previous comments regarding the difference in storeys for adjacent lands and suggested that the proposed development be reduced to four storeys. Mr. Stephenson expressed concern with the development being delayed or not being developed after the Zoning has been changed and questioned how accountability and timelines for development can be ensured.

8. **Jason Wolanski, 447 Yonge Street**, stated that he has lived his entire adult life at his current residence and that his current rent is affordable. Mr. Wolanski expressed concerns regarding the lack of affordable housing in Barrie and commented that the last of affordable housing units are being purchased and redeveloped. He stated that if the proposed development is approved, he will likely have to move to a more affordable city to live.

Mr. Wolanski proposed the development of regulations to address instances where affordable housing is purchased for redevelopment to ensure that tenants are treated fairly. He expressed concerns that individuals wishing to pursue employment in trades will not be able to afford the space required to store equipment. He stated that he requires two years to prepare for a move and clarified that the existing homes on the properties are not in a state of disrepair and that they were occupied as recently as last year.

Mr. Wolanski expressed concerns that housing is treated as an investment, not a necessity of life. He commented that people are paying far more than a reasonable proportion of their income for housing and noted that a person must make \$200,000 per year to be able to purchase the average valued home in Barrie.

9. **Steven Donkers, 62 Caryls Lee Crescent**, expressed his support for the proposed development, stating that he grew up in Barrie and knows the area very well. He commented that Barrie is not a small City and that preparations for population growth need to be made now to embrace the change that is coming. Mr. Donkers expressed his concern that if intensification is not embraced, Barrie will be playing catch up for the next 50 years. He expressed his opinion that the proposed development will be good for the area and that he sees no future negatives.

Mr. Donkers acknowledged the concerns regarding the height and density of the proposed developments but suggested that change be embraced. He commented that he is raising a daughter and expressed his hope that her future family will have a city that embraced the change needed to bring itself into the future. Mr. Donkers concluded by expressing that the proposed development at this location is exactly the type of development that the City should embrace.

10. **Blair Mills, 88 Maclaren Avenue**, expressed further concerns regarding the maintenance of the property. He inquired as to who will performing maintenance such as grass cutting and raking leaves.

Ward 8 Councillor, J. Harris asked questions of Mr. Kawall and staff and received responses.

WRITTEN COMMENTS:

1. Correspondence from James Fifield dated March 9, 2023.
2. Correspondence from Dale MacKenzie and Celeste Phillips dated March 11, 2023.
3. Correspondence dated March 13, 2023 from Shahin Babadi Aghakhanpour and Shervin Jahangiri Babadi.
4. Correspondence from Leslie and Gary Elliott dated March 20, 2023.

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 4/5/2023.

The Affordability Committee met and reports as follows:

SECTION "B"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED FEBRUARY 28, 2023.

The Report of the Heritage Barrie Committee dated February 28, 2023 was received.

ADJOURNMENT

The meeting adjourned at 7:28 p.m.

CHAIRMAN