



# City of Barrie

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

## Final Affordability Committee

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Thursday, June 22, 2023

6:00 PM

Council Chambers/virtual Meeting

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### **AFFORDABILITY COMMITTEE REPORT**

**For consideration by General Committee on August 16, 2023.**

The meeting was called to order by Chair, Councillor, C. Nixon 6:29 p.m. The following were in attendance for the meeting:

**Present:** 3 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Chairman, C. Nixon

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

#### **ALSO PRESENT:**

Councillor, C. Riepma  
Councillor, A. Courser.

#### **STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
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  
Legislative Coordinator, T. Maynard  
Planner, D. Suddaby  
Service Desk Generalist, K. Kovacs.

The Affordability Committee met for the purpose of three Public Meetings at 6:32 p.m.

Councillor, C. Nixon 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. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms 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.

The Affordability Committee met and reports as follows:

**ZONING BY-LAW AMENDMENT - 159 HURONIA ROAD (WARD 8) (FILE: D30-015-2023)**

James Hunter 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 N.J. Electric General Contracting for the lands municipally known as 159 Huronia Road.

Mr. Hunter discussed slides concerning the following topics:

- An aerial view and photograph of the subject lands illustrating the site area, access points, and current uses;
- A map illustrating the locational context of the site, surrounding land uses, and amenities;
- A rendering illustrating the development proposal;
- The Official Plan designation of the subject lands;
- The proposed Zoning By-law Amendment;
- The technical reports and studies submitted in support of the application;
- A summary of the application; and
- An illustration of the proposed site plan.

Dana Suddaby, Planner provided an update concerning the status of the application. She advised that the Technical Review Team is currently reviewing the primary planning and land use matters. Ms. Suddaby discussed the proposed application's anticipated timelines for the staff report.

Mayor, A. Nuttall asked questions of Mr. Hunter and City staff on behalf of Ward 8, Councillor, J. Harris and received responses.

**VERBAL COMMENTS:**

1. **Diane Leavitt, 160 Huronia Road**, described the location of her property in the vicinity of the proposed development. Ms. Leavitt discussed

concerns related to tree removal and the impacts of the development on wildlife, the number of townhouses proposed in the development, and the impact on her view of surrounding trees and nature. Ms. Leavitt expressed that she felt that the number of townhouses proposed in the development is heartbreaking and unacceptable.

2. **Chris Franco, 257 Little Avenue**, commented that a topographical survey for elevation is not included as part of the application and that the property is located in the Lake Simcoe Conservation Authority (LSCRA) regulated area and flood zone. Mr. Franco discussed concerns related to the proposed RM-TH special zoning provisions to decrease driveway lengths and increase gross floor area (GFA). He expressed that he felt that the GFA proposed in the application should be lowered as there is the potential for increased intensification that would impact pedestrian and vehicular safety. Mr. Franco stated that there are no sidewalks on Huronia Road and Little Avenue in the vicinity of the proposed development and that he has concerns for pedestrian and vehicular safety.
3. **Diane Leavitt, 160 Huronia Road**, provided further comments on the proposed development and discussed concerns related to pedestrian safety as there are no sidewalks on Huronia Road and Little Avenue near the proposed development. She advised that she has witnessed many accidents involving pedestrians at the intersection of Huronia Road and Little Avenue. She commented that her yard is flooded in the Spring, and inquired whether there is space to construct sidewalks on both sides of Huronia Road.

#### **WRITTEN COMMENTS:**

1. Correspondence from the Ministry of Transportation dated May 26, 2023.
2. Correspondence from Alectra Utilities dated May 29, 2023.
3. Correspondence from Enbridge Gas Inc. dated June 16, 2023.
4. Correspondence from Shanna Andrews dated June 21, 2023.
5. Correspondence from Chris Franco dated June 22, 2023.

#### **ADJOURNMENT**

The meeting adjourned at 6:58 p.m.

CHAIRMAN