



City of Barrie

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

Final Affordability Committee

Wednesday, October 18, 2023

5:00 PM

Council Chambers/Virtual

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on November 1, 2023.

The meeting was called to order by Chair, Councillor, C. Nixon at 5:20 p.m. The following were in attendance for the meeting:

Present: 3 - Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, J. Harris

Absent: 1 - Mayor, A. Nuttall

ALSO PRESENT:

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

STAFF:

Associate Director of Corporate Management, K. Oakley
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
Director of Economic and Creative Development, S. Schlichter
Director of Legal Services, I. Peters
Director of Operations, D. Friary
Executive Assistant to the Mayor, E. Chappel
Executive Director of Access Barrie, R. James-Reid
Fire Chief, C. Mainprize
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, T. Maynard

Manager of Marketing and Communications, S. Lamantia
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, L. Munnoch
Service Desk Generalist, K. Kovacs
Supervisor of Engineering Standards, M. Munshaw
Supervisor of Growth Management, T. Wierzba.

Pursuant to Section 4.10 of Procedural By-law 2019-100 as amended, the order of business was altered such that the Presentation concerning the Barrie's New Zoning B-law: What we heard on Draft 2, was received before the Public Meeting concerning the Application for a Zoning By-law Amendment - 229 McKay Road West.

The Affordability Committee met and reports as follows:

SECTION "A"

PRESENTATION CONCERNING BARRIE'S NEW ZONING BY-LAW: WHAT WE HEARD ABOUT DRAFT 2.

Michelle Banfield, Director of Development Services and Tomasz Wierzba, Supervisor of Growth Management provided a presentation concerning the community engagement process from Draft 2 of Barrie's New Comprehensive Zoning By-law.

Ms. Banfield and Ms. Wierzba discussed slides concerning the following topics:

- The rationale for a zoning by-law, and its impact on property in the municipality;
- The community structure associated with the establishment of an official plan and zoning by-law, and the framework for community growth;
- A summary of the public and stakeholder non-statutory consultation process to date;
- The next steps in the process include a staff report, and seeking Council's direction to shape the next draft of the zoning by-law;
- A summary of the community feedback received during draft 2 of the zoning By-law associated with clarity of language, parking, zoning designated greenfield areas, and general housekeeping; and
- A summary of the items requiring Council feedback, including the compact and complete communities, height and density permissions, and building performance and design.

Ms. Banfield advised that staff in the Development Services Department are still seeking feedback related to the new comprehensive zoning by-law. She commented that further information can be located on City's website.

Members of Committee asked a number of questions of Ms. Banfield and Mr. Wierzba and received responses.

Pursuant to Section 4.10 of Procedural By-law 2019-100 as amended, the order of business was altered such that the Referred Item concerning the Memorandum Review of Right of Way Design Standards for Salem and Hewitt Areas and the Reports of Advisory Committee concerning the Report of the Heritage Barrie Committee dated September 26, 2023 was considered before the Public Meeting concerning the Application for a Zoning By-law Amendment - 229 McKay Road West.

The Affordability Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

DEFERRED FROM AFFORDABILITY COMMITTEE DATED SEPTEMBER 27, 2023 - MEMORANDUM REVIEW OF RIGHT OF WAY DESIGN STANDARDS FOR SALEM AND HEWITT AREAS

That the Memorandum from M. Munshaw, Supervisor of Engineering Standards dated September 27, 2023, regarding the review of right of way design standards for Salem and Hewitt Areas, be received.

This matter was recommended (Section "B") to General Committee for consideration of adoption at its meeting to be held on 11/1/2023.

The Affordability Committee met and reports as follows:

SECTION "C"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED SEPTEMBER 26, 2023

The Report of the Heritage Barrie Committee dated September 26, 2023 was received. (File: C05).

The Affordability Committee met and recommends adoption of the following recommendation(s):

SECTION "D"

MUNICIPAL HERITAGE REGISTER - 194 COLLIER STREET

That 194 Collier Street be added to the Municipal Heritage Register as a listed property.

This matter was recommended (Section "D") to General Committee for consideration of adoption at its meeting to be held on 11/1/2023.

Affordability Committee recessed at 5:42 p.m. and resumed at 6:00 p.m. for the purpose of a Public Meeting.

Councillor, C. Nixon advised the public that any concerns or appeals dealing with the application that were the subject of the 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 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:

SECTION "E"

APPLICATION FOR ZONING BY-LAW AMENDMENT - 229 MCKAY ROAD WEST (WARD 7) (FILE: D30-020-2023)

Lauren Dynes of KLM Planning Partners Inc. advised that the purpose of the Public Meeting is to review an application on behalf of Watersand Construction Inc., for lands municipally known as 229 McKay Road West.

Ms. Dynes discussed slides concerning the following topics:

- The Official Plan designation for the subject lands;
- An architectural rendering of the lands subject to the proposed zoning by-law amendments;
- The proposed site-specific zoning by-law amendments; and

- Renderings of the proposed building types for the subject lands.

Michelle Banfield, Director of Development Services, provided an update concerning the status of the application. She advised that the Technical Review Team is reviewing the primary planning and land use matters. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

Councillor G. Harvey asked a numbers of questions to Ms. Dynes, Keith MacKinnon and City staff and received responses.

VERBAL COMMENTS:

No verbal comments were provided at the meeting.

WRITTEN CORRESPONDENCE:

No written correspondence was received.

ADJOURNMENT

The meeting adjourned at 6:14 p.m.

CHAIRMAN