



# City of Barrie

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

## Final Planning Committee

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Tuesday, June 14, 2022

7:00 PM

Council Chambers

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### PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on June 27, 2022.

The meeting was called to order by Mayor J. Lehman 7:00 p.m. The following were in attendance for the meeting:

**Present:** 9 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**Absent:** 2 - Councillor, A. Kungl  
Councillor, N. Harris

#### STAFF:

Chief Administrative Officer, M. Prowse  
Committee Support Clerk, B. Thompson  
Committee Support Clerk, T. Maynard  
Coordinator of Elections and Special Projects, 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  
Senior Planner, C. Kitsemety  
Planner, A. Gameiro  
Planner, S. White  
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of the three Public Meetings at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications 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 applications were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

The Planning Committee met and reports as follows:

**22-P-033 APPLICATION FOR ZONING BY-LAW AMENDMENT - 219 AND 223 BAYFIELD STREET (WARD 2) (FILE: D30-013-2022)**

Megan Absil of Innovative Planning Solutions Inc advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of Hillcorp Investment and Development Inc., for lands known municipally as 219 and 223 Bayfield Street, Barrie.

Ms. Absil discussed slides concerning the following topics:

- The site location and surrounding land uses;
- The current Zoning and Official Plan designation for the subject lands;
- The Zoning By-law Amendment for site location;
- The site plan for the proposed development;
- The Landscape Plan; and
- The next steps in the project.

Shelby White, Senior Planner provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. White discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 2 Councillor, K. Aylwin asked questions of Ms. Absil and City staff and received responses.

**VERBAL COMMENTS:**

1. Dave Aspden, 11 Grove Street East advised that he is not against the proposed development. He discussed concerns related to traffic flow on Bayfield Street and Grove Street, the location of the driveway of the property, snow removal and transit. He questioned whether the applicant or the municipality had changed the concept for the driveway location. He felt that the best solution for the driveway would be to retain an entrance off Bayfield Street and Grove Street

East to create better traffic flow.

Mr. Aspden indicated that he backs his vehicle into his driveway due to the amount of traffic along Grove Street East which often times is backed up to Clapperton Street. He described the driveway of the ReMax Chay Realty Building located at the corner Wellington Street and Bayfield Street as a good example. He advised that he felt that the property owners have done a beautiful job restoring the home.

**WRITTEN CORRESPONDENCE:**

1. Correspondence from Enbridge dated May 27, 2022.
2. Correspondence from Ministry of Transportation dated May 27, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/27/2022.

**22-P-034 APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)**

Michael Vani from Weston Consulting advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of The Black Creek Group for 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 and 60 Clapperton Street, Barrie.

He discussed slides concerning the following topics:

- The Consultant Team for the project;
- The area context and surrounding land uses;
- The application's alignment with Provincial and City policies
- The Official Plan designation for the subject lands;
- The Zoning By-law designations for the subject lands;
- An architectural rendering of the proposed development;
- The site plan for the development proposal;
- Architectural renderings of the public space, landscape treatments and streetscape
- The proposed Zoning By-law Amendment for subject lands; and
- The next steps in the project.

Andrew Gameiro, Senior Planner provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. He advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Gameiro discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 2 Councillor, K. Aylwin asked questions of Mr. Vani and City staff and received responses.

**VERBAL COMMENTS:**

1. Heather Graham was called to speak, and she was not on the zoom call.

**WRITTEN CORRESPONDENCE**

1. Correspondence from the Simcoe County District School Board dated May 27, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/27/2022.

**22-P-035****APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 15 HARVIE ROAD (WARD 7) (FILE: D30-010-2022)**

Mark Resnick of SmartCentres advised the purpose of the Public Meeting is to review applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted on behalf of Barrie-Bryne Developments Ltd. for lands known municipally as 15 Harvie Road, Barrie.

Mr. Resnick discussed slides concerning the following topics:

- The organizational structure of SmartCentres;
- An illustration depicting the SmartCentres locations in Barrie;
- The aerial context of the subject lands;
- An illustration of the site location and surrounding land uses;
- The current and proposed Official Plan designation for the subject lands;
- The current Zoning By-law for the subject lands;
- An overview of the development proposal;
- The Draft Plan of Subdivision for the proposed development; and
- The studies completed in support of the application.

Celeste Kitsemety, Senior Planner provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemety discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 7 Councillor G. Harvey asked a number of questions of Mr. Resnick and City staff and received responses.

**VERBAL COMMENTS:**

1. Ed Greenwood, 4 Cranberry Lane described the location of his property in relation to the proposed development. He discussed his concerns related to high density, the increase in population to the

area, that there are no nature trails, the size of the park and lack of parking spaces and the potential impact to the surrounding streets

Mr. Greenwood advised that student population at the local public school is anticipated to double in size with the proposed development. He questioned whether this property could be developed for a seniors home seniors home or a seniors development. He indicated that he felt that there should be better planning for this property. He felt that if there is a need for this property to be a residential development that the school board needs to take into account the potential student population growth. Mr. Greenwood asked if the residents could request that plans for this site location remain in keeping with the City of Barrie's 2018 to 2022 Strategic Plan to create greater public spaces and public space and community connection.

2. Sarah Khan, 40 Megan Crescent advised that she agreed with comments of Mr. Greenwood including that that the proposed density is not practical and that there is not a lot of parking in the area. She discussed safety concerns related to emergency vehicles being unable manouver down the streets with vehicles parked on the streets, the size of property, loss of greenspace and open spaces. She felt that a development with lower density would be a better fit such as townhomes and include roadway.
3. Greg Ford, 18 Megan Crescent described his neighbourhood in relation to the location of the proposed development. He felt that the style and design of homes proposed in the development are not in keeping with the character of the neighbourhood and should include semi-detached or townhomes. He discussed his concerns associated with traffic and noise from the Harvie Road overpass and the potential impact to the surrounding neighbourhoods
4. Paula Gayle was called to speak, and there was no response.
5. Christine Babcock was called to speak, and there was no response.

#### **WRITTEN CORRESPONDENCE:**

1. Correspondence from the Simcoe Muskoka Catholic District School Board dated May 19, 2022.
2. Correspondence from Enbridge dated May 27, 2022.
3. Email Summary of comments from Pre-Post Neighbourhood Meeting dated January 12, 2022

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/27/2022.

#### **ENQUIRIES**

Members of Planning Committee did not address any enquires to City staff.

**ADJOURNMENT**

The meeting adjourned at 8:24 p.m.

CHAIRMAN