



# City of Barrie

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

## Final Affordability Committee

---

Wednesday, September 10, 2025

6:00 PM

Council Chambers

---

### **AFFORDABILITY COMMITTEE REPORT**

**For consideration by General Committee on September 24, 2025.**

The meeting was called to order by the Chair, Councillor, J. Harris at 6:00 p.m. The following were in attendance for the meeting:

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

**ALSO PRESENT:**

Councillor, C. Riepma  
Councillor, AM. Kungl  
Councillor, Nigussie.

**STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Coordinator of Elections and Special Projects, T. McArthur  
Deputy City Clerk, T. Macdonald  
Director of Information Technology, R. Nolan  
Executive Director of Development Services, M. Banfield  
General Manager of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, J. Schmidt  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Manager of Planning, C. McLaren  
Planner, D. Frangione  
Senior Policy Advisor and Legislative Coordinator, E. Chappell  
Service Desk Specialist, M. Burry.

The Affordability Committee met for the purpose of a Public Meeting at 6:01 p.m.

The Chair, Councillor Harris stated that any interested persons wishing further notification of the Staff Report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department or email [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

Councillor Harris confirmed with the Executive Director of Development Services that the notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

**APPLICATION FOR ZONING BY-LAW AMENDMENT 461, 463, 465, 467, 471 and 473 YONGE STREET (WARD 8) (FILE: D30-006-2025)**

Dafne Gokcen, Senior Planner of Innovation Planning Solutions, advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie.

Ms. Gokcen discussed slides concerning the following topics:

- The context of the subject site;
- The developer's background information;
- The surrounding land uses;
- The land use designations and zoning;
- The development concepts and renderings;
- A sun shadow study conducted on June 21st and September 21st;
- The proposed Zoning By-law Amendment;
- The site specific provisions;
- The studies and reports submitted as part of the application; and
- The policy context for the development.

Daniel Frangione, Planner for the Development Services Department, provided an update concerning the status of the application. He advised that primary planning and land use matters are currently under review. Mr. Frangione discussed the anticipated timelines for the staff report regarding the proposed application.

The Ward 8 Councillor asked a number of questions of staff and the Developer's Representative and received responses.

**Verbal Comments:**

No verbal comments were received.

**Written Comments:**

1. Correspondence from the Nottawasaga Valley Conservation Authority.
2. Correspondence from Greg Stephenson dated August 20, 2025.
3. Correspondence from Celeste Phillips dated August 23, 2025.

**REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 24, 2025**

The Report of the Heritage Barrie Committee dated June 24, 2025, was received.

**ADJOURNMENT**

The meeting adjourned at 6:25 p.m.

CHAIRMAN