



City of Barrie

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

Final Affordability Committee

Wednesday, June 14, 2023

6:00 PM

Council Chambers/Virtual Meeting

AFFORDABILITY COMMITTEE REPORT

For consideration by General Committee on June 28, 2023.

The meeting was called to order by the Chair, Councillor, C. Nixon at 6:03 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, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton.

STAFF:

Chief Administrative Officer, M. Prowse
Committee Support Clerk, T. Maynard
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
Planner, A. Bradford
Planner, L. Juffermans
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. 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:

SECTION "A"

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 901 ESSA ROAD (WARD 7) (FILE: D30-046-2022)

Michael Testaguzza of The Biglieri Group advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by The Biglieri Group Ltd. on behalf of Brown Bear Development Inc. for the lands known municipally as 901 Essa Road.

Mr. Testaguzza discussed slides concerning the following topics:

- Members of the Consulting Team;
- An overview of the subject lands;
- The surrounding land uses adjacent to the proposed development;
- The subject land's designation under the Official Plan, Salem Secondary Plan, and Zoning By-law;
- An architectural plan for the proposed development, including the number of storeys, residential units, commercial space, and parking spaces;
- An architectural drawing showing the organization of the site;
- An image demonstrating the elevation of the proposed development, including the podiums, towers and tower tops;
- The site's circulation and access plan, including pedestrian routes, vehicular access, and underground parking access;
- A drawing showing landscape and amenity areas and features;
- An artistic rendering depicting the southwest elevation of the proposed development;
- An artistic rendering depicting the northeast elevation of the proposed development;
- An artistic rendering depicting the north elevation of the proposed development;

- A summary of the submitted Planning applications and planned future applications; and
- The next steps in the process.

Logan Juffermans, Planner, provided an updated 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. Juffermans discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS

1. Mario Titus, 2 Toronto Street, inquired as to whether the structure would be constructed with concrete, wood, or a mixture of both. Mr. Titus stated that the region has been under a fire ban recently and noted the dangers of using wood to construct buildings.

WRITTEN COMMENTS

1. Email dated May 29, 2023 from Carol Hofman.
2. Email dated may 17, 2023 from Murielle Martin.
3. Letter from Richard and Judy Hawkins.
4. Email dated March 28, 2023 from Brent Neufeld.
5. Letter from Jess Francey.
6. Email dated June 23, 2022 from Hugh Johnston.
7. Email dated May 19, 2023 from the Nottawasaga Valley Conservation Authority.
8. Email dated May 18, 223 from Claudia Fein and Giancarlo Pico.

Ward 7, Councillor Harvey asked questions of Mr. Testaguzza and staff and received responses.

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 6/28/2023.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 101 TO 119 BAY LANE (WARD 8) (FILE: D30-010-2023)

Ray Duhamel of The Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review an application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd. on behalf of Bay Lane Estates Co. Ltd. for lands known municipally as 101 to 119 Bay Lane, Barrie.

Mr. Duhamel discussed slides concerning the following topics:

- A map showing the area context surrounding the subject lands;
- A site photograph showing the view looking north-west from Bay Lane towards the subject property;
- A site photograph showing the view looking east towards the subject lands from an adjacent property;
- The proposed development's conformity with City of Barrie and provincial plans.
- The technical reports and studies submitted for the application;
- The designation of the subject lands under the City's former Official Plan;
- The designation of the subject lands under the City's Zoning By-law;
- A drawing showing the Draft Plan of Subdivision; and
- A drawing showing the Comment Elements Condominium Plan.

Logan Juffermans, 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. Juffermans discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS

1. **Yi Guo, 52 Brennan Ave** commented that he is looking to confirm that no development is being proposed for Block 11 - Condominium Area.

WRITTEN COMMENTS

1. Email dated May 29, 2023 from Hydro One Networks Inc.
2. Email dated May 18, 2023 from the Ministry of Transportation.
3. Letter dated May 1, 2023 from Enbridge Gas Inc.
4. Letter dated April 28, 2023 from the Simcoe County District School Board.
5. Email dated June 23, 2022 from Kristin Dibble Pechkovsky.
6. Letter dated April 26, 2023 from Alectra Utilities.

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

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 6/28/2023.

SECTION "B"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED APRIL 25, 2023

The Report of the Heritage Barrie Committee dated April 25, 2023 was received.

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

SECTION "C"

TAX RELIEF FOR DESIGNATED HERITAGE PROPERTIES

That staff in the Development Services Department in consultation with the Finance Department investigate the feasibility and timelines of a tax relief program for designated heritage properties and report back to the Heritage Barrie Committee

This matter was recommended (Section "C") to General Committee for consideration of adoption at its meeting to be held on 6/28/2023.

The Affordability Committee met and reports as follows:

SECTION "D"

MEMORANDUM FROM A. BRADFORD, PLANNER DATED JUNE 14, 2023, REGARDING HERITAGE CONSERVATION DISTRICTS.

The memorandum from A. Bradford, Planner dated June 14, 2023 was received.

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

CHAIRMAN