



City of Barrie

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

Minutes - Final City Council

Monday, June 29, 2020

7:00 PM

Virtual Meeting

CALLING TO ORDER - WENDY COOKE, CITY CLERK

The meeting was called to order by the City Clerk at 9:25 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Legal Services, A. Mills
Senior Manager of Corporate Finance and Investment, J. Cowles.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, J. Lehman read the Land Acknowledgement.

CONFIRMATION OF THE MINUTES

20-A-065 The Minutes of the City Council meeting held on June 15, 2020 were adopted as printed and circulated.

DEPUTATION(S) ON COMMITTEE REPORTS

20-A-066 **DEPUTATIONS REGARDING MOTION 20-P-030, APPLICATION FOR ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)**

1. **Mr. Greg Stephenson** appeared in to discuss his concerns associated with the proposed development at 481 Yonge Street. He noted that he has been a resident of Barrie over the last 20 years and why he enjoys being a resident. Mr. Stephenson noted that he can't support the development in his current form but supports measured intensification that is included in the Provincial and City plans. He noted his core issue is that he the intensification being proposed is over twice to what is currently zoned and question why the current intensification is not appropriate and what the current level for this corridor is. Mr. Stephenson commented on what he felt is an appropriate density for the City to achieve targets identified in provincial and municipal policies. He discussed his concerns about parking implications and including parking numbers by Statistics Canada and the number of residents that rely on cars to drive to work. In closing he questioned challenging builders to take a measured development approach and the need to review parking as many residents depend on cars.

A member of Council asked questions of the deputation and received responses.

2. **Mr. Darren Vella of Innovative Planning Solutions** appeared on behalf of 481 Yonge Street Inc. in opposition of motion 20-P-30 concerning an Amendment to the Zoning By-law. Mr. Vella discussed that he had met with residents and Councillor Harris several times after the neighbourhood meeting and had spent a significant amount of time and money to redesign the development. He discussed that the stormwater details should not influence the zoning decision on this matter. Mr. Vella detailed how staff interpret the intensification within the provision of the Official Plan. He noted other substantial development projects under construction along Yonge Street noting

that their size and density is much larger than what is being proposed and that some are closer to single family dwellings than this proposed development.

Mr. Vella noted that this application was re-submitted in February 20, 2020 that he felt addressed some of the public concerns including parking and a new shadow study. He discussed his concerns with the delays with processing the application resulting from COVID-19 and now with the Planning Committee recommendation to refer the application back to staff and the upcoming summer recess and having to wait until September for a report. Mr. Vella advised that his client is not willing to make changes to units and requested that a decision be made on the application either to approve or deny. He noted that staff would not be able to provide any further advice on density given that his client is not willing to change it as well as his observation concerning LPAT's decisions on applications supported by staff and not the municipal Council.

A member of Council asked questions of Mr. Vella and received responses.

20-A-067

DEPUTATIONS REGARDING MOTION 20-G-104, THE STATUS OF MCLEAN MINISTER'S ZONING ORDER (MZO) - ORO-MEDONTE

Mayor Lehman noted that Ms. Emma Wismer and Mr. J. Hartman had withdrawn their deputation requests prior to the meeting.

1. **Dr. Judy McLean Wismer** discussed that her family has owned the subject property for almost 100 years. Dr. McLean Wismer provided clarification on a Ministry Zoning Order, noting that public forums and studies still need to be completed. She discussed the process undertaken including consultation with Mayor Lehman and member of Council for the Township of Oro-Medonte. Dr. McLean Wismer commented on her observation of people living in rural settings not having the opportunities for facilities for aging in place. She noted that Oro-Medonte Council voted unanimously on this matter. Dr. McLean Wismer provided details of the proposed facilities including the design concepts, parkland, trails and amenities and advised it would not be a suburban concept. She discussed consultations with the University of Guelph concerning innovations within the development, using the existing barn. Dr. McLean Wismer discussed the benefits of the proposed development including housing styles, green space, connectivity, and the jobs that would be created as a result.
2. **Dr. Jim McLean** addressed evolution and pressures of farmland and implications of protection farmland and the misunderstandings associated with farming. Dr. McLean discussed the rationale for their family to cease operations including their farm being vandalized and that the City of Barrie had installed a well on Johnson Street to close to their property which limited their field use for their cows in the area of the well. Dr. McLean commented on today's farming practices and

noted the reasons why a neighbouring farm has moved to farming trees. H noted that his family is not done with farming just will be doing it in different ways.

Members of Council asked questions of Dr. McLean Wismer and Dr. McLean and received responses.

3. **Mr. Bernard Pope** appeared to express his opposition to the proposed development of the McLean Farm located at 121 Penetanguishene Road, Oro Medonte. Mr. Pope noted that he is currently the Chair of the Ontario Farmland Trust at the University of Guelph and that he was representing a component of the agricultural community in Oro-Medonte and Springwater Townships in advocating for the protection of farmland. Mr. Pope commented on the importance of agriculture and the numerous sectors it affects. He discussed that he feels that the loss of farmland and the urban sprawl causes an increase in pollution and provided statistical information in this regard.

Mr. Pope spoke to his concerns associated with food security and the pandemic. He discussed the history of the McLean Farm and felt that the Mayor of Oro-Medonte had been misinformed that this farm was too small for modern farming. Mr. Pope provided his opinion that this farm could be sold or rented to another farm or a specialized farming operation and could be established keeping the land viable for food production.

Mr. Pope noted that he felt that previous administrations in Oro-Medonte saw the value in the preservation of the land only the east of the Penetanguishene Road for farming. He questioned the move to establish a housing development, roads and services that could potentially be an infrastructure burden to Barrie and Simcoe County.

Mr. Pope questioned if the Minister's Zoning Order is issued, would Barrie be forced to expand boundaries against their studied Official Plan, where would the boundaries be, would the annexed lands in south Barrie not more than is needed for a long time and is this area not already planned and how would all the infrastructure be re-configured, especially the transportation component.

Mr. Pope discussed that he had spoken with Minister Ernie Hardeman about the protection of farmland and farming in the province. Mr. Pope discussed the use of urban boundaries as recommended in the Coordinated Plan Review and the protection of agricultural land for food production and noted that he felt that Penetanguishene Road is an established firm boundary. Mr. Pope noted his support for the content of the memo prepared by A. Miller, General Manager of Infrastructure and Growth Management on this matter and requested that members of Council oppose the requested Minister's Order.

6. **Jim Drury** noted that he has been a farmer over 45 year and that he was in support of the information provided in the Memorandum from A. Miller, General Manager of Infrastructure and Growth Management. Mr. Drury discussed his concerns associated with the loss of farmland in support of development. He noted that farming is not a viable option if good agricultural land is not available and discussed the need to protect disappearing agricultural land as we owe it to future generations.

Members of Council asked questions of Mr. Drury and received a response from Mr. Drury.

20-A-068 DEPUTATION CONCERNING MOTION 20-G-118 THE 2021 BUDGET AND BUSINESS PLAN DIRECTIONS

Ms. Amber Beckett provided a deputation concerning motion 20-G-118 the 2021 Budget and Business Plan Directions. Ms. Beckett discussed that she had put a comment on the Make a Suggestion Page to put 10% of the Barrie Police Service Budget towards community support and that this suggestion has already reached over 1100 people in support. She noted that the police do not have an easy job with all the different calls and matters they must address. Ms. Beckett commented on the incremental increases in the Barrie Police Service Budget since 2016 and future projections and noted that tax dollars are not infinite and that we may not giving other services the funding they require. Ms. Beckett advised that several communities have been requested to abolish their police forces or reduce their budgets. She spoke to her observation that the majority of calls to police are not criminal and that by requesting a reduction to the Police Service Budget to 90% of their funding, she believes that this could be put toward more community support. Ms. Beckett requested to discuss this matter further with members of Council.

COMMITTEE REPORTS

20-A-069 Planning Committee Report dated June 8, 2020. (APPENDIX "A")

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That the Planning Committee Report dated June 8, 2020 now circulated, be received.

20-P-020 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE LAKESHORE DEVELOPMENTS - 51 - 75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2) (FILE: D09-OPA078, D14-1692)

CARRIED

20-A-070 Planning Committee Report dated June 15, 2020. (APPENDIX "B")

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That the Planning Committee Report dated June 15, 2020, now circulated, be received.

20-P-021 APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A PLAN OF CONDOMINIUM EXEMPTION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 989 YONGE STREET (WARD 9) (FILE: D12-250/D14-1694)

20-P-022 APPLICATION FOR A TEMPORARY USE BY-LAW - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE-BRYNE DEVELOPMENT LTD. - PART LOT 7, CONCESSION 12, - HARVIE ROAD/HIGHWAY 400 (WARD 7) (FILE: D14-1696)

CARRIED

20-A-071 General Committee Report dated June 22, 2020, Sections A, B, C, D, E, F and G. (APPENDIX "C")

SECTION " A" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "A" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-096 GEORGIAN DRIVE BICYCLE LANES (WARD 1)

20-G-097 DUNLOP STREET CORRIDOR IMPROVEMENTS - FERNDAL DRIVE TO ANNE STREET MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARD 2 AND 5)

CARRIED

SECTION "B" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "B" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-098 PEDESTRIANIZATION OF DUNLOP STREET BETWEEN MULCASTER STREET AND CLAPPERTON STREET (WARD 2)

Councillor, K. Aylwin declared a potential pecuniary interest on the foregoing matter as his father owns a business on Dunlop Street. He did not participate in the discussion or vote on the matter. He left the virtual meeting.

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "C" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-099 COVID-19 BARRIE RECOVERY ACTION PLAN

20-G-100 EXTENSION OF LOADING ZONE PARKING STANDARD - DOWNTOWN BARRIE (WARD 2)

20-G-101 FUNDING REQUEST FOR VARIOUS INFRASTRUCTURE PROJECTS

20-G-102 AFFORDABLE HOUSING ON SURPLUS CITY OWNED PROPERTIES - NEXT STEPS TO BE TAKEN (WARD 2)

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "D" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-103 NON-RESIDENT WATERFRONT PAID PARKING AND TEMPORARY
SUSPENSION OF PAID PARKING (WARD 2)

AMENDMENT #1

Moved by: Councillor, S. Morales

Seconded by: Councillor, C. Riepma

That Section "D" of the General Committee Report dated June 22, 2020 be amended by adding the following words to the end of paragraph 4 c):

"Except for residents of the Townships of Essa, Oro-Medonte, Springwater and the Town of Innisfil."

CARRIED

Upon the question of the original motion moved by Deputy Mayor B. Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENT #1.**

SECTION "E" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That Section "E" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-104 STATUS OF MCLEAN'S MINISTER'S ZONING ORDER (MZO) - ORO
MEDONTE

20-G-105 FISHER AUDITORIUM AND EVENT CENTRE UPDATE

CARRIED

SECTION "F" - TO BE RECEIVED

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That Section "F" of the General Committee Report dated June 22, 2020, now circulated, be received.

20-G-106 DISCUSSION OF A CONFIDENTIAL POTENTIAL ACQUISITION OF
PROPERTY MATTER - ANNE AND WELLINGTON STREETS

CARRIED

SECTION "G" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "G" of the General Committee Report dated June 22, 2020, now circulated, be adopted.

20-G-108 POTENTIAL ACQUISITION OF PROPERTY MATTER - ANNE AND WELLINGTON STREETS

CARRIED

20-A-072 Planning Committee Report dated June 23, 2020. (APPENDIX "D")

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "A" of the Planning Committee Report dated June 23, 2020, now circulated, be adopted.

20-P-023 APPLICATION FOR ZONING BY-LAW AMENDMENT (1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD.) - 658 AND 662 MAPLEVIEW DRIVE EAST (WARD 9)

20-P-024 APPLICATION FOR ZONING BY-LAW AMENDMENT (2667340 ONTARIO INC. C/O THE TYPHON GROUP LTD.) - 272 INNISFIL STREET (WARD 8)

20-P-025 COMMUNITY IMPROVEMENT PLAN (CIP) FUNDING - LAKHOUSE DEVELOPMENT- 185 DUNLOP STREET EAST (WARD 2)

CARRIED**SECTION "B" - TO BE RECEIVED**

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "B" of the Planning Committee Report dated June 23, 2020, now circulated, be received.

20-P-026 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF SOUTH OF 49 INC. - 97 MILLER DRIVE AND 275 PRINGLE DRIVE (WARD 5) (FILE: D14-1698)

20-P-027 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MARK PORTER - 2 ARBOUR TRAIL (WARD 8) (FILE: D14-1699)

Councillor M. McCann declared a potential pecuniary interest on the foregoing matter as he owns an adjacent property. He did not participate in the discussion on the matter. He left the virtual meeting.

20-P-028 APPLICATION FOR ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY CELESTE PHILLIPS PLANNING INC. ON BEHALF OF 428 LITTLE INC. - 428 LITTLE AVENUE AND 237 FOSTER DRIVE (WARD 8) (D14-1690, D12-452)

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "C" of the Planning Committee Report dated June 23, 2020, now circulated, be adopted.

20-P-029 APPLICATION FOR A ZONING BY-LAW AMENDMENT (2591451 ONTARIO INC.) - 829 ESSA ROAD (WARD 7)

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "D" of the Planning Committee Report dated June 23, 2020, now circulated, be adopted.

20-P-030 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)

AMENDMENT #1

Moved by: Councillor, R. Thomson
Seconded by: Deputy Mayor Ward

That motion 20-P-030 of Section "D" of the Planning Committee Report dated June 23, 2020 be amended by deleting paragraph 1 and replace it with the following:

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 481 Yonge Street Developments Inc., to rezone lands municipally as 481 Yonge Street, from Residential Multiple Dwelling Second Density (RM2) to Mixed-Use Corridor (MU2) - Special Provision, Hold (SP-XXX) (H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a partially paved front yard, whereas a fully paved front yard is required;
 - b) Permit a minimum north exterior side yard setback of 2.5 metres, whereas 3.0 metres is required;
 - c) Permit a maximum south side yard setback of 4.5 metres, whereas a maximum of 3.0 metres is required;
 - d) Permit a minimum street level floor height of 3.0 metres, whereas 4.5 metres is required;
 - e) Require a minimum parking ratio of 1.2 spaces/unit, whereas 1 space/unit would be permitted;
 - f) Require a minimum rear yard setback of 22 metres to 45 metres to recognize the proposed L-shaped building as identified on the Conceptual Site Plan attached as Appendix "B" to Staff Report DEV018-20, whereas 7 metres would be permitted;
 - g) Require a minimum 3 metre wide continuous landscape buffer strip, planted with minimum 4 metre high coniferous trees, spaced 3 metres on centre, along the full extent of the easterly property boundary;
 - h) Permit a maximum density of 122 units per hectare; whereas a maximum density is not specified; and
 - i) Permit a maximum building height of 16.5 metres; whereas a maximum building height of 25.5 metres may be permitted.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as **481 Yonge Street**, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
 - a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.

4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV018-20.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV018-20) (File: D14-1680)

CARRIED

Upon the question of the original motion moved by Deputy Mayor B. Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENT #1**.

20-A-073

General Committee Report dated June 29, 2020, Sections A, B, C, and D. (APPENDIX "E")

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That Section "A" of the General Committee Report dated June 29, 2020, now circulated, be adopted.

20-G-109

LAKE SIMCOE REGIONAL AIRPORT RUNWAY WIDENING -
ALLOCATION OF CITY FUNDING PORTION

20-G-110

LEASE OF CITY OWNED PROPERTY - 24 MAPLE AVENUE (WARD 2)

20-G-111

2019 AUDITED FINANCIAL STATEMENTS

20-G-112

INVITATION TO PRESENT - LAKE SIMCOE REGION CONSERVATION
AUTHORITY

20-G-113

ANTI-RACISM TASK FORCE

20-G-114

INVITATION FOR PRESENTATION - SHAK'S WORLD

20-G-115

COUNCIL STRATEGIC PRIORITIES SESSION

20-G-116

PARKING RESTRICTIONS AUTUMN LANE

CARRIED

SECTION "B" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "B" of the General Committee Report dated June 29, 2020, now circulated, be adopted.

20-G-117 STATUS OF MCLEAN'S MINISTER'S ZONING ORDER (MZO) - ORO MEDONTE

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "C" of the General Committee Report dated June 29, 2020, now circulated, be adopted.

20-G-118 2021 BUSINESS PLAN AND BUDGET DIRECTION

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That Section "D" of the General Committee Report dated June 29, 2020, now circulated, be adopted.

20-G-119 SPEED CUSHIONS - DOCK ROAD

CARRIED

ENQUIRIES

Members of Council did not address any enquires to City staff.

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

BY-LAW
2020-058**Bill #059**

A By-law of The Corporation of the City of Barrie to amend By-law 2020-051 being a By-law to set tax capping parameters for 2020 for properties in the multi-residential, commercial and industrial property classes. (20-G-090) (2020 Property Tax Clawback Rates) (FIN011-20) (File: F22)

BY-LAW
2020-059**Bill #060**

A By-law of The Corporation of the City of Barrie to levy a special charge for the year 2020 upon rateable property in the downtown area assessed for commercial assessment in 2020. (20-G-089) (2020 Downtown Barrie Business Association Levy) (Ward 2) (FIN010-012) (File: F22)

BY-LAW
2020-060**Bill #061**

A By-law of The Corporation of the City of Barrie to levy and collect taxes for municipal purposes of the City of Barrie for the year 2020. (20-G-088) (2020 Tax Rates) (FIN009-20) (File: F22)

BY-LAW
2020-061**Bill #062**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (20-P-017) (Application for Zoning By-law Amendment - 1701390 Ontario Ltd. and 1701391 Ontario Ltd., 180 and 198 Ardagh Road) (DEV011-20) (Ward 6) (File: D14-1685)

BY-LAW
2020-062**Bill #063**

A By-law of The Corporation of the City of Barrie to deem certain Plans of Subdivision or parts thereof not to be a Registered Plan of Subdivision. (12-G-247) (Deeming By-law - Michler Holdings Ltd., 440 Veteran's Drive and 104 White Crescent) (File: D26-VET)

BY-LAW
2020-063**Bill #066**

A By-law of The Corporation of the City of Barrie to further amend By-law 80-138, as amended, being a By-law to regulate traffic on highways. (20-G-096 and 20-G-103)

BY-LAW
2020-064**Bill #068**

A By-law of The Corporation of the City of Barrie to appoint Edward Davis as a Deputy Fire Chief for the City of Barrie.

CARRIED UNANIMOUSLY

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

BY-LAW
2020-065**Bill #064**

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. 077). (20-P-016) (Application for Official Plan Amendment and Zoning By-law Amendment (2596843 Ontario Inc.) - 224 Ardagh Road and Part of 250 Ardagh Road) (Ward 6) (DEV005-20) (File: D09-OPA077 and D14-1662)

BY-LAW
2020-066**Bill #065**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (20-P-016) (Application for Official Plan Amendment and Zoning By-law Amendment (2596843 Ontario Inc.) - 224 Ardagh Road and part of 250 Ardagh Road) (DEV005-20) (Ward 6) (File: D09-OPA77 and D14-1662)

Councillor, N. Harris declared a potential pecuniary interest on the foregoing matters as she lives in close proximity to the subject property. She did not participate in the discussion or vote on the matters.

CARRIED BY A TWO-THIRDS VOTE

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

BY-LAW
2020-067

Bill #067

A By-law of The Corporation of the City of Barrie to further amend By-law 2020-009 with respect to the establishment and requirement of the payment of fees for information, services, activities and use of City Property (20-G-103)

CARRIED BY A TWO-THIRDS VOTE

CONFIRMATION BY-LAW

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, R. Thomson

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

BY-LAW
2020-068

Bill #069

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 29th day of June, 2020.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, R. Thomson
Seconded by: Councillor, A. Kungl

That the meeting be adjourned at 11:50 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

APPENDIX “A”

**Planning Committee Report
dated June 8, 2020**



City of Barrie

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

Minutes - Final Planning Committee

Monday, June 8, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance for the meeting:

- Present:** 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
- Absent:** 1 - Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Information Technology, R. Nolan
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee met for the purpose of a Public Meeting at 7:04 p.m.

Mayor Lehman 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 Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

20-P-020 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE LAKESHORE DEVELOPMENTS - 51 - 75 Bradford Street AND 20 Checkley Street (WARD 2) (FILE: D09-OPA078, D14-1692)

Paula Bustard, Smart Centres Real Estate Investment Trust advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and a Zoning By-law Amendment submitted by Smart Centres on behalf of Barrie Lakeshore Developments for lands known municipally as 51-75 Bradford Street and 20 Checkley Street, Barrie.

Ms. Bustard discussed slides concerning the following topics:

- The context of the subject site and surrounding uses;
- A map illustrating the building heights in the downtown area associated to existing towers, approved future developments and the proposed development;
- A rendering illustrating the view along the south side of Bradford Street associated to the proposed development and the approved Barrie Central development;
- A rendering illustrating the site and roof plan;
- A rendering illustrating the site plan and pedestrian access;
- A rendering of the ground floor plan;
- A rendering of the landscape plan, including photographs of examples of potential landscaping for the property;
- A summary of the proposed Barrie Lakeshore Development;
- Design renderings illustrating the site, roof, pedestrian access, ground floor, and landscape plans; and
- Renderings illustrating various perspective views of the proposed development.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meeting held on December 11, 2019. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the applications.

VERBAL COMMENTS:

1. **Charlie Talbot, 6 Toronto Street** expressed that he felt that the waterfront is the jewel of the City limited the development. He noted that he is in support of the development, but that he felt the scale of the development would overwhelm and impact the availability to the waterfront and surrounding amenities to residents. Mr. Talbot discussed his concerns with the shadowing impacts on waterfront, the podium heights, building height the reduction in setback to the neighboring properties, the building height being out of scale with other buildings along the waterfront, the potential impacts on the waterfront parking and no provision for affordable housing. In closing, Mr. Talbot requested the City to consider maintaining the existing parking rations, provide adequate bicycle parking, reduction in podium height adjacent to the Toronto Street buildings, and provision of some affordable housing.
2. **Leslie Hart, 2 Toronto Street, Apt 408** advised that a group of the residents had submitted a petition speak with 150 signatures to date. She noted her concerns associated with the height of the podium encasing the view of 6 stories of 2 Toronto Street with concrete. Ms. Hart discussed her concerns associated with the emotional, mental health as most of the residents are seniors that the proposed structure would have. She reiterated that the height of the podium facing 2 Toronto Street be looked at.
3. **Bob Ebenstein, 6 Toronto Street**, advised that he agrees with everything that has been said by the other speakers. He noted that he felt that the proposed size of the development is more appropriate for the City of Toronto and not the City of Barrie due to the proposed size. He discussed the impacts on the quality of life of the area residents and surrounding environment. He advised that he was concerned about the units, being rental and commitment of ownership and noted that is why he moved to a condominium versus an apartment. Mr. Ebenstein discussed safety concerns he has observed within the area. He noted he felt that the proposed scale of the building should be in keeping with the existing buildings in the area.
4. **Richard Handren, 2 Toronto Street, Apt 904** noted that he lives on the southside of the building and that he would be looking right at the patio. He discussed that his major concern was the shadowing. He commented on the various times and dates that reviews were completed as identified in the Shadow Impact Study and the impacts associated with the amount of sunlight that would reach his patio ranging from approximately 4 hours to being non-existent and how this would impact his mental and physical joy of using balcony. Mr. Handren suggested to move the building as far south as possible and lowering the building. He noted he understands the need to support

the tax base and investment. Mr. Handren requested that the developer consider the surrounding landscaping of the area before going forward.

5. **Mr. Robertson, 37 Elm Street** advised that they live south of the proposed development. Mr. Robertson quoted population data statistics and identified a number of proposed high density projects slated for the City of Barrie. He noted that he felt that the developers were asking for four towers and would take and two. He commented on the beautiful accessible greenspace and how this used to be the case when he lived in Oakville and the impacts development had on greenspace there. Mr. Robertson spoke to the natural habitat of Bunkers Creek and its value to the eco system. He mentioned the City's Climate Mitigation Plan and the declaration of a climate emergency and he noted that he believes that the proposed development will have an impact on Bunker's Creek. Mr. Roberston discussed his concerns with the proposed building heights and indicated he felt they should be in keeping with the height of the existing buildings. He spoke to the drawbacks of working in Toronto and living in Barrie, due GoTrain time limitations. Mr. Roberston noted the need for greenspace for health and wellbeing, especially during the pandemic and noted his objection towards the proposed development.
6. **Mr. Dave Wismer - 2 Toronto Street Apt 704**, advised that he lived on the south side of 2 Toronto Street and would likely experience the brunt of the shadowing impact from the proposed development. He suggested that the developer try and move the buildings to the south to alleviate some of theses impacts. Mr. Wismer commented on other developments on Simcoe Street and Bayfield Street where the impacts of additional development was not as impactful. He noted his concerns associated with the 6 m setback between the development and 2 Toronto Street. Mr. Wismer noted he felt that hotel complex could be moved to south even another metre to achieve more open space. He noted that with the three towers he feels that the density is way too high and that the height of the towers should be reduced especially the ones closest to 2 and 6 Toronto Street, which will also alleviate some of the shadowing concerns. He noted that shadowing should be reviewed on the proposal presented by the developer. Mr. Wismer noted that he has to remind himself that new taxes will charged when the development is built and helps seniors to not have any additional taxes added.
7. **Bonnie Gill, 2 Toronto Street, Apt 1502** noted that she has been a resident of Barrie for 50 years in Barrie. Ms. Gill advised that she had provided written comments. She noted her concerns associated with the maximum building of Tower 1 as it would be well above the 16 storeys of adjacent buildings and suggested that it be reduced. She also noted her concerns associated with the maximum building heights of Towers 2-4 noting that they are far too great and that the

difference between the current and existing building is unreasonably high and excessive.

Ms. Gill noted her concerns associated with the side and rear yard setback would significantly impact the owners of 2 Toronto Street as they would be looking out the window at a 6-level parking garage and requested that the setbacks not be reduced.

Ms. Gill also noted her concerns associated with the Shadow Studies and impacts on 2 Toronto Street highlighted the number of diagrams within the study that displayed impact to 2 Toronto Street, especially the south side. Ms. Gill noted that in order to mitigate the shadowing the tower heights would need to be reduced and increase the rear yard setback along Lakeshore Drive

Ms. Gill noted that she is not opposed to development or revitalization, but that the density proposed is far too much and that the increasing the density of the downtown does not have to occur on one development. She indicated that the lakeshore and parks are used by Barrie residents, but with the proposed development she is concerned that the public spaces along the waterfront are not sufficient to sustain current and future residents. In closing, Ms. Gill noted she was proud to express her views in opposition to the proposed development.

7. **Mr. Rod Burns, 6 Toronto Street** advised that he has lived in at this location for almost 20 years. He noted that the Tall Buildings Report was considered by Council approximately 6 years ago and noted that the maximum building height to meet the Places to Grow density were 12 storeys and that most projects have been approved with higher storeys than 12. He indicated that this project is trying to put a lot of density in a small area. Mr. Burns noted that the developer's other project in other areas are lower density and 20 storeys and are on transit hubs and that they are asking for 40 storeys in Barrie.

Mr. Burns noted the sense of community felt by residents in condominiums along the waterfront, similar to that of neighbourhoods throughout the City. He noted that the pedestal of the proposed development could be lower if there weren't as many storeys. He provided comparisons to developments in residential areas to this proposed development if a large fence or a monster home was built next to them. He also commented the potential view from the marina looking onto the development being a concrete wall.

Mr. Burns noted that he felt that each developer seems to increase the amount of density being asked for based on other applications. He noted that he felt that there should be consistency in planning. He discussed the Transportation Study that looked at Transit transportation in Barrie up until 2021. He noted that bike lanes, transit and sidewalks should be looked at in concert with the proposed development and not after the fact.

Mr. Burns discussed his concerns associated with the parking garage, including the large pedestal and the potential safety concerns for residents base on his observations of other parking lots in the City, especially the proximity of the garage at the potential alley way 19 m set back parking garage wall and wall between the proposed development and 6 and 2 Toronto Street.

Mr. Burns advised of his concerns associated with the traffic study as it was conducted on October 19 and not during peak time or period. Mr. Burns noted that he doesn't have concerns with development just that the building is too large for the proposed site.

8. **Jersene Bellavance, 6 Toronto Street** noted that she agreed with comments made by the other speakers. She noted that she would love to see changes made encourage those accessing the development to use Bradford Street and not the waterfront as she finds it like a racetrack and noisy. She noted she felt that some use Lakeshore Drive has a by-pass route and that deterrents need to be put in. Ms. Bellavance noted that the building setback setback out of character for what is existing.
9. **Gary Bell - Ward 1**, provided slides that discussed his concerns associated with the scale, height and massing and appearance of the proposed development. Mr. Bell provided photographs of the waterfront and he described the potential impacts on the view from each area. He noted his concerns with the proposed height of the building as they are to be much higher than what is existing. He discussed the proposed development in context with the Urban Growth Centre. Mr. Bell highlighted the density of previous applications for the subject lands. He highlighted the potential number of residents at the proposed development, and noted his concerns that the number of units significantly exceed those in the Urban Growth Centre.
10. **Ms. Dorthy Goddard, 2 Toronto Street**, noted that many issues touched upon were made in her. Ms. Goddard discussed that she felt that hotels should be located closer to restaurants and entertainment or a big shopping centre. She commented that this is a residential and that she has lived in the area for 19 years. Ms. Goddard noted that the proposed development should be residential, as there could be a lot of issues with cars in the evening right next 2 Toronto Street and people lingering around the hotel. She noted her concerns associated with the parking and possible encroachments due to the garage on underground streams large development. Ms. Goddard felt that they were cramming all kinds of building into a small parcel. She also raised concerns with the walls blocking sunlight. Ms. Goddard also raised concerns associated with the infrastructure on Bradford Street as it may be very old and need to be replaced due to this development. She noted that she is not sure that she can agree with

all of the amendments, and that consideration be given to those who live in the area prior to making decision\.

11. **Cathy Colebatch, 97 Cumberland Street** noted that most of her items had been covered off in terms of the density, height and scale of development, that the podium for parking, should be lower and not 6 storeys. She questioned why the developer is proposing to construct 4 tall towers and not mixed uses including townhouses. Ms. Colebatch noted that she felt that the potential population at the towers could reach up to 8000 not including employees at hotel units. She noted that she felt that this is far too much for the site and that 24-25 storeys would be more suitable and look like rest of neighbourhood. Ms. Colebatch noted a few questions for the staff report, including concerns with the lower retail lower portion of building as it would be in direct competition with businesses in the downtown that are struggling and where the hotel and residents of the towers would shop or dine.
12. **Sebastian Vastof, 2 Koslov Street**, discussed the shadow studies, the façade of the building and the parking garage, the building being balanced with the downtown, the space between the proposed development and existing condominiums, park and greenspace, parking lots, retail and the impacts to retail due to covid-19, community and capitalizing on how to bring community together, engagement with the arts community, the need for outdoor washrooms and how the development fits into a bigger picture.

Members of Planning Committee asked several questions and received responses.

WRITTEN COMMENTS

1. Correspondence from D. McLaren, dated June 3, 2020
2. Correspondence from G. Pitts, dated June 3, 2020
3. Correspondence from D. Clemens, dated June 1, 2020
4. Correspondence from S. Bracken, dated May 27, 2020
5. Correspondence from R. and A. Eveleigh, undated
6. Correspondence from C.D. McKenzie, undated
7. Correspondence from D. Phillips, undated
8. Correspondence from J. Arn, dated June 4, 2020
9. Correspondence from L. Brumwell, dated June 4, 2020
10. Correspondence from E. Menard, dated May 22, 2020
11. Correspondence from V. Handren, dated June 7, 2020
12. Petition signed by 151 residents
13. Correspondence from P. and J. Landry, dated June 5, 2020
14. Correspondence from W. Holst, dated June 7, 2020
15. Correspondence from L. Evans, dated June 7, 2020
16. Correspondence from B. Gill, dated June 7, 2020
17. Correspondence from J. and R. Wisocky, dated June 7, 2020
18. Correspondence from W. McElroy, dated June 8, 2020

19. Correspondence from Nautica, dated June 2, 2020
20. Correspondence from P. Armstrong, dated June 3, 2020
21. Correspondence from R. McLawson, dated June 1, 2020
22. Correspondence from R. Blair, dated June 6, 2020
23. Correspondence from M. Holmes dated June 8, 2020
24. Correspondence from J. Chinn, dated June 8, 2020
25. Correspondence from G. and A. Cornick, undated
26. Correspondence from K. Forsyth, dated June 8, 2020
27. Correspondence from P. Hedges, dated June 8, 2020
28. Presentation from G. Bell, provided on June 8, 2020

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

ENQUIRIES

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

The meeting adjourned at 9:03 p.m.

CHAIRMAN

APPENDIX “B”

**Planning Committee Report
dated June 15, 2020**



City of Barrie

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

Minutes - Final Planning Committee

Monday, June 15, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee met for the purpose of two Public Meetings at 7:04 p.m.

Mayor Lehman 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 Services Branch. Any interested persons wishing further notification of the staff reports should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

20-P-021

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A PLAN OF CONDOMINIUM EXEMPTION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 989 YONGE STREET (WARD 9) (FILE: D12-250/D14-1694)

Ray Duhamel, The Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Plan of Condominium Exemption on behalf of ASA Development Inc. for lands known municipally as 989 Yonge Street.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location, context and the surrounding area;
- The approved Growth Plan, Provincial Policy Statement under the *Planning Act* and Lake Simcoe Protection Plan in context of the subject land;
- The Master Plans associated with the proposed development;
- The Hewitt's Secondary Plan and Master Plan associated to the subjects lands;
- The proposed Zoning By-law Amendment;
- The proposed site plan for the proposed development;
- A summary of the development statistics concerning the number of units, types of units and parking stalls;
- Architectural renderings illustrating overviews of the site, the Lockhart/Yonge Gateway, the Yonge Street streetscape, and the interior for the proposed development.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on October 29, 2019. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

Sebastian Vatsoff, 2 Kozlov Street commented that he was impressed with what he heard. He noted that this area of Barrie could be considered as a blank slate and he was excited to see something of this magnitude and the proposed intensity.

A member of Planning Committee questions and received a responses from the applicant.

This matter was recommended for consideration of adoption (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

20-P-022 APPLICATION FOR A TEMPORARY USE BY-LAW - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE-BRYNE DEVELOPMENT LTD. - PART LOT 7, CONCESSION 12, - HARVIE ROAD/HIGHWAY 400 (WARD 7) (FILE: D14-1696)

Mr. Tyler Peers of Smart Centres Real Estate Investment Trust advised that the purpose of the Public Meeting was to review an application for a Temporary Use By-law submitted by Smart Centres on behalf of Barrie-Bryne Developments Ltd. for property legally described at Part Lot 7, Concession 12, City of Barrie (Harvie Road/Highway 400).

Mr. Peers discussed slides concerning the following topics:

- The subject property, current zoning and use; and
- The requested Zoning By-law amendment.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

A member of Council asked a question of staff and received a response.

WRITTEN COMMENTS

1. Correspondence from the MTO dated May 27, 2020
2. Correspondence from D. O'Brien, dated June 14, 2020

This matter was recommended for consideration of adoption (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

ENQUIRIES

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

The meeting adjourned at 7:55 p.m.

CHAIRMAN

APPENDIX “C”

**General Committee Report
dated June 22, 2020**



City of Barrie

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

Minutes - Final General Committee

Monday, June 22, 2020

5:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 5:01 p.m. The following were in attendance for the meeting:

- Present:** 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann
- Absent:** 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Enforcement Services, T. Banting
Manager of Legal Services, A. Mills

Manager of Vertical Infrastructure Projects, S. Diemert.

The General Committee reports that the following matter(s) were dealt with on the consent portion of the agenda:

SECTION "A"

20-G-096 GEORGIAN DRIVE BICYCLE LANES (WARD 1)

1. That bicycle lanes be implemented along Georgian Drive between Johnson Street and Penetanguishene Road in accordance with the Transportation Master Plan.
2. That Traffic By-law 80-138 Schedule "A" "No Parking Anytime" be amended by adding the following:

"Georgian Drive Both sides from Johnson Street to Penetanguishene Road."

(DEV016-20) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-097 DUNLOP STREET CORRIDOR IMPROVEMENTS - FERNDAL DRIVE TO ANNE STREET MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARD 2 AND 5)

1. That the preferred design solution for the Dunlop Street Corridor Improvements - Ferndale Drive to Anne Street Municipal Class Environmental Assessment be adopted as outlined in Staff Report DEV020-20.
2. That in accordance with the requirements of the Municipal Class Environmental Assessment process, the Development Services Department publish a Notice of Completion for the Dunlop Street Corridor Improvements - Ferndale Drive to Anne Street Municipal Class Environmental Assessment.
3. That subject to the successful conclusion of the Municipal Class Environmental Assessment and available budgets being approved through the capital planning process:
 - a) The Infrastructure Department proceed with the implementation of the preferred design solution as part of the Ministry of Transportation Dunlop Street interchange replacement project;

- b) Staff complete the property acquisitions necessary for transportation improvements as identified in the Municipal Class Environmental Assessment and illustrated in Appendix "A" to Staff Report DEV020-20, figures P10 and P11;
 - c) The Director of Legal Services be authorized to commence negotiations and/or expropriation proceedings to acquire fee simple interests for the required properties to facilitate implementation of the preferred design solution;
 - d) The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the required properties and the City Clerk be authorized to execute the necessary forms of application;
 - e) The "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and the Chief Inquiry Officer be requested to report to Council with respect to any such request; and
 - f) The Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements relating to the required properties and the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services.
4. That Alternative Design Solution 3 reflective of transportation improvements required to accommodate planned growth to 2041 be adopted for planning purposes for corridor protection. (DEV020-20) (File: D00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

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

SECTION "B"**20-G-098 PEDESTRIANIZATION OF DUNLOP STREET BETWEEN MULCASTER STREET AND CLAPPERTON STREET (WARD 2)**

1. That further to motion 20-G-085 approved by Council on June 1, 2020 the findings provided in Staff Report ECD009-20 related to the work of the Downtown Business Improvement Association (BIA) concerning the pedestrianizing concept and the BIA business plan on marketing and promoting the recommended outcomes, be received.
2. That staff in the Economic and Creative Development Department, Operations and Communications Departments together with the BIA's existing working group comprised of BIA staff and board members develop a "Downtown Pedestrianization Pilot Program" and that affected City Departments, downtown businesses and emergency services be consulted as required.
3. That should City staff and the BIA working group develop a "Downtown Pedestrianization Pilot Program" that could be implemented in August 2020, City staff be authorized to execute the associated road closures and communications with the approval of the Chief Administrative Officer and Executive Management Team.
4. That should a Pilot Program proceed, the City of Barrie contribute up to 50% of costs, to a maximum of \$10,000 to support road closure logistics and additional clean-up to be funded from the Community Benefit Reserve.
5. That staff in the Economic and Creative Development Department report back to General Committee on the outcome of the Pilot Program, in concept, or if executed, in partnership with the BIA by October, 2020 together with any associated recommendations for future pedestrianization programming of Dunlop Street. (ECD009-20)

Councillor, K. Aylwin declared a potential pecuniary interest on the foregoing matter as his father owns a business on Dunlop Street. He did not participate in the discussion or vote on the matter. He left the virtual meeting.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

SECTION "C"**20-G-099 COVID-19 BARRIE RECOVERY ACTION PLAN**

1. That the COVID-19 Barrie Economic Recovery Action Plan attached as Appendix "A" to Staff Report ECD010-20, be received.
2. That funding in the amount of \$50,000 from the Community Benefit Reserve be allocated to Economic and Creative Development to support the resourcing of actions associated with the initial implementation of the Economic Recovery Action Plan.
3. That staff in the Economic and Creative Development Department report back to General Committee in (3) three-months with a progress update on action items and associated recommendations and additional funding requests related to the on-going implementation of the Economic Recovery Action Plan for Barrie businesses. (EDC010-20)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-100 EXTENSION OF LOADING ZONE PARKING STANDARD - DOWNTOWN BARRIE (WARD 2)

1. That effective June 30th, 2020, the temporary "Loading Only Zone" parking standard be extended to include side streets to the north and south of Dunlop Street between Poyntz Street to Toronto Street and as identified in Appendix "A" of Staff Report ECD012-20 to improve traffic flow in support of curbside pick-up at downtown businesses.
2. That the temporary "Loading Only Zone" remain in place until the BIA requests their removal or a decision is made to move back to enforcing paid parking operations.
3. That staff in the Economic and Creative Development Department report back on any changes made to the affected parking zone standards at the first meeting of Council after summer recess, and in accordance with Traffic By-law 80-138. (ECD012-20) (File: T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-101**FUNDING REQUEST FOR VARIOUS INFRASTRUCTURE PROJECTS**

1. That staff be authorized to release funding commitments in the amount of \$2,879,030 and adjust funding plans as described in Appendix "A" to Staff Report INF004-20 (Projects with Excess Committed Funding) and close applicable capital projects on the next capital status report.
2. That staff be authorized to proceed with existing projects requiring additional funding as identified in Appendix "B" to Staff Report INF004-20 in the amount of \$2,102,089, with \$1,309,659 to be funded from the Tax Capital Reserve, \$236,000 to be funded from the Water Capital Reserve, \$409,750 to be funded from the Wastewater Capital Reserve, and \$146,680 to be funded from the Development Charges Reserve.
3. That the City project entitled "Bayfield Street Resurfacing (Cundles Road to Livingstone Street)" be added to the 2020 Capital Plan with a total budget of \$1,530,000 with a funding split of \$1,377,000 from the Ministry of Transportation and \$153,000 from the City of Barrie and that the City's portion be included in the 2020 Capital Plan as part of project EN1289, Road Resurfacing Program, to be funded from the Federal Gas Tax. (INF004-20)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-102**AFFORDABLE HOUSING ON SURPLUS CITY OWNED PROPERTIES - NEXT STEPS TO BE TAKEN (WARD 2)**

1. That the Phase 2 Environmental Site Assessment and Geotechnical Review completed by WSP Canada Inc. and attached as Appendices "A" and "B" to Staff Report LGL004-20 be received.
2. That staff continue to work with WSP Canada Inc. to refine the estimate of costs to remediate and prepare the properties legally described and shown on Appendix "C" to Staff Report LGL004-20, ("Subject Properties") for redevelopment.
3. That staff engage with social and non-profit housing providers including the County of Simcoe ("Housing Providers") seeking their input on the creation of affordable housing as defined by the City of Barrie ("City") to determine:
 - a) The greatest needs currently in the City for affordable housing and how those needs could be best addressed through the disposition and redevelopment of the Subject Properties;
 - b) The funding, grants and governmental assistance currently or soon to be available to Housing Providers for property acquisition and construction of affordable housing development; and

- c) The most appropriate and effective way to bring the Subject Properties to market so as to maximize the potential number of bid submissions received from Housing Providers and to give the project the greatest chance of success.
4. That staff in the Legal Services Department explore the possibilities of closing Vespra Street between Sanford Street and Innisfil Street and conjoining the road allowances of the subject properties for the purpose of redevelopment.
5. That staff in the Legal Services Department report back to General Committee with the results of the consultation and recommend the next steps to be taken to dispose of the Subject Properties to a Housing Provider for the creation of affordable housing. (LGL004-20) (L17-66 and L17-71) (P66/19)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

SECTION "D"

20-G-103

NON-RESIDENT WATERFRONT PAID PARKING AND TEMPORARY SUSPENSION OF PAID PARKING (WARD 2)

1. That Traffic By-law 80-138, Section 1 "Interpretation", be amended by adding the following Sections:
 - (uu) "Downtown Paid Parking Area" shall mean:
 - (i) Paid parking that falls within the area depicted in Schedule 3 bounded by Parkside Dr, Ross St, Sophia St W, McDonald St, Codrington St, Berczy St, Dunlop St E, Mulcaster St, Simcoe St inclusive of the lands adjacent the right-of-way that extend to the shore of Kempenfelt Bay between the Barrie North Shore Trail and Kidd's Creek, Bradford St and Dunlop St W, including but not limited to the following parking lots:
 - a) 15 Bayfield Street
 - b) Bradford Street
 - c) Chase McEachern Way
 - d) City Hall
 - e) Clapperton Street
 - f) 23 Collier Street
 - g) Collier Street Parkade
 - h) H-Block
 - i) Heritage Park West, East and North
 - j) Lakeshore Drive
 - k) Lakeshore Mews
 - l) Library lot

- m) Maple Ave South Central and North
- n) Mary Street
- o) McDonald Street
- p) North Marina
- q) Owen Street
- r) Simcoe and Bayfield West
- s) Spirit Catcher

(vv) "Hospital Parking Area" shall mean:

- (i) Paid parking on Gallie Court and Quarry Ridge.

(ww) "Waterfront Parking Area" shall mean:

- (i) Paid parking that falls within the area depicted in Schedule 4 bounded by Lakeshore Drive at Kidd's Creek in the North and Minet's Point Road in the South, including but not limited to the following parking lots:

- a) Lakeshore Drive on-street parking between Victoria Street and Minet's Point Road
- b) Marina
- c) North Centennial
- d) North Victoria
- e) South Victoria
- f) South Centennial
- g) Southshore Centre
- h) Tiffin Boat Launch

- (ii) Parking provided at municipal parks with waterfront access to Kempenfelt Bay, including but not limited to the following parking lots:

- a) Johnson's Beach
- b) Minet's Point Park
- c) Tyndale Park

2. That Traffic By-law 80-138, Schedule 1, be deleted and replaced with the new Schedule 1, identified in Appendix "A" to Staff Report TPS003-20.
3. That staff in the Enforcement Services Branch make an application to the Ministry of the Attorney General as follows:
 - a) To increase the set fine from \$30.00 to \$100.00 for paid parking infractions in the Waterfront Area; and
 - b) To Increase the early payment fine from \$20.00 to \$75.00 for paid parking infractions in the Waterfront Area.

4. That Fees By-law 2020-009, "Schedule J", be amended to increase rates in the Waterfront area for non-residents, effective July 2, 2020 and as identified in Appendix "B" to Staff Report TPS003-20:
 - a) The hourly rate be increased from \$3.00 per hour to \$10.00 per hour; and
 - b) The daily rate be increased from \$20.00 per day to \$50.00 per day; and
 - c) The annual non-resident waterfront parking pass be increased from \$90 per year to \$130 per year except for residents of the Town of Innisfil and Townships of Oro-Medonte, Springwater and Essa Townships.
5. That paid parking in the 'Waterfront Parking Area' as defined by the amendments to Traffic By-law 80-138, identified in Staff Report TPS003-20, to resume on July 2, 2020 or once the emergency order from the municipality is lifted; whichever is later.
6. That paid parking in the 'Downtown Paid Parking Area' as defined by the amendments to Traffic By-law 80-138 identified in Staff Report TPS003-20, be suspended until September 8, 2020 to support the Downtown Economic Recovery Plan.
7. That staff in the Transit and Parking Strategy Department, in consultation with various stakeholder groups, investigate the feasibility of a joint waterfront parking pass that would be valid for residents of Barrie, Innisfil, Springwater and Oro-Medonte to park at all respective beaches (with the ability for Essa to buy in at a discounted rate), including estimated financial implications and report back to General Committee in advance of the 2021 summer season. (TPS003-20) (File: T00)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

SECTION "E"

20-G-104

STATUS OF MCLEAN'S MINISTER'S ZONING ORDER (MZO) - ORO MEDONTE

That the Memorandum from A. Miller, General Manager of Infrastructure and Growth Management dated June 22, 2020 regarding the Status of McLean Minister's Zoning Order (MZO) - Oro-Medonte be referred to the General Committee Meeting of June 29, 2020 for further discussion.

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-105 **FISHER AUDITORIUM AND EVENT CENTRE UPDATE**

That the Memorandum from S. Schlichter, Director of Economic and Creative Development dated June 22, 2020 regarding the Fisher Auditorium and Event Centre Update be referred to staff in the Economic and Creative Development Department to prepare a report to General Committee after the Tourism Master Plan has been considered by Council to provide information on a potential exit strategy from the project, including and not limited to declaring the lands surplus to the city's needs and listing it for sale and discuss with Smart Centres the potential for a conference facility within their proposed development on Bradford Street and Checkley Street.

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room/Virtual Zoom Meeting at 7:34 p.m. to discuss a confidential memorandum concerning a confidential property acquisition matter.

Members of General Committee, the Chief Administrative Officer, the City Clerk/Director of Legislative and Court Services, Director of Finance/Treasurer, Director of Information Technology, Director of Legal Services, Executive Director of Access Barrie, General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management and Manager of Legal Services were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

The Mayor left the Chair at 7:39 p.m. and Deputy Mayor Ward assumed the Chair.

The General Committee met and reports as follows:

SECTION "F"**20-G-106** **DISCUSSION OF A CONFIDENTIAL POTENTIAL ACQUISITION OF PROPERTY MATTER -ANNE AND WELLINGTON STREETS**

That motion 20-G-106 of the General Committee Report dated June 22, 2020 being the confidential notes concerning the discussion of a confidential potential property acquisition matter Essa Road and Anne and Wellington Streets, be received. (Item for Discussion 8.1 June 22, 2020)

This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

Upon adoption of the required procedural motion, General Committee moved into Open Session at 9:33 p.m.

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

SECTION "G"

20-G-108 POTENTIAL ACQUISITION OF PROPERTY MATTER - ANNE AND WELLINGTON STREETS

WHEREAS one of City Council's Strategic Priorities is to "Foster a Safe and Healthy City";

AND WHEREAS this Strategic Priority includes goals to "Collaborate to address social issues, especially homelessness and the opioid crisis" and "get more affordable housing";

AND WHEREAS the Federal Government, through Canadian Mortgage and Housing Corporation, is currently calling for applications for innovative, affordable and supportive housing development.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the construction of 60-80 new units of supportive housing by the end of 2022 towards addressing the goal chronic homelessness be supported; and
2. That as several immediate and lower-cost opportunities for provision of supportive housing exist today, including the potential acquisition of the property identified in Appendix "A" to the Confidential Memorandum from Mayor J. Lehman dated June 22, 2020 concerning a confidential potential property acquisition matter related to Anne and Wellington Streets, as well as potential modular housing opportunities, the County of Simcoe be requested to pursue these opportunities in collaboration with housing providers and the Mayor's Office.
3. That staff in the Development Services and Legal Services Departments be directed to support a project planning process led by the County of Simcoe.
4. That the City Council representatives on the County of Simcoe Human Services Committee be requested to provide regular updates to Planning Committee regarding progress towards this goal.
5. That correspondence concerning this confidential direction be circulated to the County of Simcoe Council for their consideration.

This matter was recommended for adoption (Section "G") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

ENQUIRIES

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

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 9:37 p.m.

CHAIRMAN

APPENDIX “D”

**Planning Committee Report
dated June 23, 2020**



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, June 23, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "A"

20-P-023 APPLICATION FOR ZONING BY-LAW AMENDMENT (1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD.) - 658 AND 662 MAPLEVIEW DRIVE EAST (WARD 9)

1. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of 1701390 Ontario Ltd. and 1701391 Ontario Ltd. to rezone the lands known municipally as 658 and 662 Mapleview Drive East from 'Residential Single Detached First Density' (R1) to 'Mixed Use Node - Special Provision' (MU1) (SP-XXX), be approved.
2. That the following Special Provision (SP) be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) The parcels shall be treated as one for the purpose of zoning conformity together with the adjacent lands known municipally as 800 Yonge Street zoned as 'General Commercial - Special Provision' (C4)(SP-348) for development standards purposes.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV009-20.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV009-20) (File: D14-1688)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-P-024 APPLICATION FOR ZONING BY-LAW AMENDMENT (2667340 ONTARIO INC. C/O THE TYPHON GROUP LTD.) - 272 INNISFIL STREET (WARD 8)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2667340 Ontario Inc. c/o The Typhon Group Ltd. to rezone the lands known municipally as 272 Innisfil Street from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial - 2 with Special Provisions Hold' (C2-2)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial - 2' (C2-2)(SP-XXX)(H-XXX) Zone be referenced in the site specific zoning by-law for the lands known municipally as 272 Innisfil Street as per Appendix "A" attached to Staff Report DEV010-20:

- a) An increase in building height to 52 metres, whereas 45 metres is permitted;
 - b) 0% commercial area, whereas 50% of the lot area is required to have commercial uses; and
 - c) A 5 metre side yard setback is required adjacent Jacob's Terrace, whereas a minimum 3 metres plus 0.5 metres for every 2 metres over 11 metres in height is required.
3. That the By-law for the purpose of lifting the Holding Provision (H) as it applies to the lands municipally known as 272 Innisfil Street, shall be brought forward for approval once the owner provides the following, to the satisfaction of the City of Barrie:
 - a) Acknowledgement that a Record of Site Condition accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and
 - b) The owner enters into a Site Plan Agreement with the City.
 4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV010-20.
 5. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.
 6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV010-20) (File: D14-1689)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-P-025

COMMUNITY IMPROVEMENT PLAN (CIP) FUNDING - LAKHOUSE DEVELOPMENT- 185 DUNLOP STREET EAST (WARD 2)

1. That the Development Charges and Planning fee portions of the Community Improvement Plan funding awarded to the Lakhous development up to the amount of \$323,725.00 be provided to the Owner upon execution of the required agreement under the program.
2. That the Building Permit fees portion of the Community Improvement Plan funding awarded to the Lakhous development be provided in the form of a credit on future building permit fees owing up to the amount of \$6,975.43 upon execution of the required agreement under the program. (DEV022-20) (File: D11-001-2018)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

The Planning Committee met for the purpose of three Public Meetings at 7:06 p.m.

Mayor Lehman 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 Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

20-P-026

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF SOUTH OF 49 INC. - 97 MILLER DRIVE AND 275 PRINGLE DRIVE (WARD 5) (FILE: D14-1698)

Mr. Cameron Sellers 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 Inc. on behalf of South of 49 Inc., for lands know municipally as 97 Miller Drive and 275 Pringle Drive, Barrie.

Mr. Sellers discussed slides concerning the following topics:

- The site context;
- The current land designation and zoning;
- Photographs of homes the neighbourhood;
- The development proposal;
- The proposed zoning by-law amendment;
- The proposed boundary adjustment;
- A chart illustrating the zoning for the proposed lots;
- The application in context with the City's intensification policies; and
- A summary of the development proposal.

Michelle Banfield, Director of Development Services 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. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

20-P-027**APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MARK PORTER - 2 ARBOUR TRAIL (WARD 8) (FILE: D14-1699)**

Mr. Cameron Sellers of Innovative Planning Solution advised that the purpose of the Public Meeting was to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Mark Porter for lands known municipally as 2 Arbour Trail, Barrie.

Mr. Sellers discussed slides concerning the following topics:

- The site context and current use;
- The current land designation and zoning;
- The surrounding uses;
- Photographs of the surrounding residential area;
- The development proposal;
- Conceptual elevations of the proposed development;
- The Zoning By-law amendment;
- Chart illustrating the current and proposed zoning for the site;
- Studies completed in support of the application; and
- A summary of the development application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the comments received at the neighbourhood meeting. She advised of the primary planning and land use matters currently being reviewed by the Technical Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

Councillor M. McCann declared a potential pecuniary interest on the foregoing matter as he owns an adjacent property. He did not participate in the discussion on the matter. He left the virtual meeting.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

20-P-028**APPLICATION FOR ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY CELESTE PHILLIPS PLANNING INC. ON BEHALF OF 428 LITTLE INC. - 428 LITTLE AVENUE AND 237 FOSTER DRIVE (WARD 8) (D14-1690, D12-452)**

Ms. Celeste Phillips advised that the purpose of the Public Meeting was to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision by Celeste Phillips Planning Inc., on behalf of 428 Little Inc. for lands known municipally as 428 Little Avenue and 237 Foster Drive, Barrie.

Ms. Phillips discussed slides concerning the following topics:

- A map showing the location of the subject lands and surrounding area;
- The site context;
- The current Official Plan Designation;
- The current Zoning for the property;
- The proposed site plan;
- The proposed elevations for the development;
- The landscape plan;
- The technical reports prepared in support of the application;
- The application in context with City Policy and comments from the Neighbourhood meeting; and
- A chart illustrating the current and proposed zoning provisions.

Michelle Banfield, Director of Development Services 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. Banfield discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS

1. **Juanita Cheveld, 422 Little Avenue** advised that she lives adjacent to the subject lands. She noted her concerns associated with the noise, privacy and traffic impacts of the proposed development being right next to her home, as she has a child with autism with severe sensory issues. Ms. Cheveld advised that she had moved to her home for the privacy, with no neighbours and sidewalks. She expressed her concerns with getting out of her driveway as the development could cause additional traffic congestion. Ms. Cheveld reiterated that they moved to their property due to the privacy, trees as her child cannot attend activities outside of the home, due to his autism so the backyard is an outlet for them. She reiterated the effects of noise and children on her child and his sensory issues.
2. **Tamara Gortmaker, 21 McLaren Avenue** advised that her property backs on to the proposed development. She noted that many residents are not happy with the proposed development due to a

potential decrease in property value and traffic impacts. Ms. Gortmaker advised that this area had become a greenspace the residents had come to enjoy and not it's disappearing. She noted the change to the application being a right-in/right out from the neighbourhood meeting which could potentially increase the traffic on McLaren and sent a letter detailing her concerns. Ms. Gortmaker questioned if trees are damaged on property whether or not the owners would be compensated.

3. **Catherine Feltkamp and Taylor Schubert, 246 Foster Drive** advised that they live at the northeast corner of the subject lands. Ms. Schubert discussed his concerns including the existing 3-way stop sign and that traffic from the proposed development would be sharing this. He also raised concerns with the parking, as one spot is the garage and that most residents have two cars, some have boats and ATV's and that parking will spill over on to the street. Mr. Schubert also raised concerns with the loss of greenspace as the trees are not being replaced. He noted he is not against development but would like to see some plan for the replacement of trees. Mr. Schubert also noted his concerns associated with the density and suggested a lower density for the area would be more fitting.

Members of Planning Committee asked questions of City staff and received responses.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

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

SECTION "C"

20-P-029 APPLICATION FOR A ZONING BY-LAW AMENDMENT (2591451 ONTARIO INC.) - 829 ESSA ROAD (WARD 7)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2591451 Ontario Inc. to rezone the lands known municipally as 829 Essa Road (Ward 7) from Residential Multiple First Density (R1) to Mixed Use Corridor with Special Provisions (MU2) (SP-XXX), be approved.
2. That the following Special Provisions (SP), be referenced in the site-specific Zoning By-law for the lands known municipally as 829 Essa Road:
 - a) In addition to the uses permitted on Table 5.4.1, a street townhouse is a permitted use in the MU2 zone;

- b) Notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit whereas no standard is provided;
 - c) Notwithstanding Table 5.4.2, a minimum side yard setback of 1.5 metres shall be required for the end street townhouse units whereas a maximum of 3 metres is the standard;
 - d) Notwithstanding Table 5.4.2, a minimum rear yard setback of 6 metres is required for each street townhouse unit whereas 7 metres is the standard abutting a Residential zone;
 - e) A minimum setback of 6 metres for secondary means of access shall be permitted for each street townhouse unit whereas 7 metres is the typical standard;
 - f) Notwithstanding Table 5.4.2, a minimum ground level floor height of 3 metres is permitted for each street townhouse unit whereas 4.5 metres is the standard;
 - g) Notwithstanding Table 5.4.2, a maximum building height of 7.5 metres is permitted for each street townhouse unit whereas a minimum of 7 metres and maximum of 16.5 metres is the standard;
 - h) Notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 50% of the front yard for each street townhouse unit permitted as a driveway and/or parking space whereas a fully paved surface is the standard;
 - i) Notwithstanding section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit whereas a minimum of 3 metres is the standard; and
 - j) Notwithstanding section 5.4.4.0, a minimum landscape buffer is not required for the lands zoned as Mixed Use Corridor abutting a Residential zone whereas 3 metres is the standard;
 - k) That the development be constructed substantially in accordance with the concept plan illustrated and attached to the Zoning By-law.
3. That notwithstanding the provisions of By-law 99-312 the development of the subject property known municipally as 829 Essa Road, shall be subject to Site Plan Control.

4. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and as further detailed in Staff Report DEV001-20.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (DEV001-20) (File: D14-1683) (Note Circulation List Memo A3 dated June 23, 2020)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

The Planning Committee met and reports as follows:

SECTION "D"

20-P-030 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)

That Staff Report DEV018-20 concerning an Application for a Zoning By-law Amendment - 481 Yonge Developments Inc. - 481 Yonge Street be referred back to staff in the Development Services Department for further consideration on lowering the density and movement of the storm drain and report back to the Planning Committee. (DEV018-20) (File: D14-1680)

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

ENQUIRIES

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

The meeting adjourned at 8:28 p.m.

CHAIRMAN

APPENDIX “E”

**General Committee Report
dated June 29, 2020**



City of Barrie

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

Minutes - Final General Committee

Monday, June 29, 2020

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:01 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Economic and Creative Development, S. Schlichter
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Business Planning and Budgets, J. Kuehl
Manager of Enforcement Services, T. Banting

Senior Manager of Corporate Finance and Investment
Supervisor of Financial Reporting and Policy, M. Misfud.

The General Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "A"

20-G-109 LAKE SIMCOE REGIONAL AIRPORT RUNWAY WIDENING - ALLOCATION OF CITY FUNDING PORTION

1. That the City of Barrie confirm their commitment to the expansion of the runway at the Lake Simcoe Regional Airport (LSRA) through the allocation of project funding in the amount of \$510,220 and as outlined in Staff Report ECD013-20.
2. That the funding for the LSRA project be funded from the Airport Infrastructure Reserve. (ECD013-20) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-110 LEASE OF CITY OWNED PROPERTY - 24 MAPLE AVENUE (WARD 2)

1. That the Mayor and City Clerk be authorized to execute as landlord a commercial lease agreement for the vacant restaurant and adjacent patio space located at 24 Maple Street in a form satisfactory to the Director of Legal Services and the Director of Corporate Facilities, subject to the following general terms and conditions:
 - a) A restaurant/boutique grocery store use;
 - b) Approximately 3,110 square feet of vacant space plus the unused outdoor patio;
 - c) An initial 5-year term at lease rate of \$18 per square foot plus tenant utilities and a prorated share of the building's maintenance, insurance and taxes for the leased space, including the unused outdoor patio; and
 - d) Options for two 5-year extensions, at rates to be negotiated.
2. That approximately \$20,000 in funding from approved capital project *FC1129 - Year Round Downtown Market New Development* be utilized to remove and replace the painted tubular steel railing currently surrounding the patio with a glass or other architecturally appealing

railing system.

3. That capital intake form 000872, *Popup Retail Interim Transit Terminal Space Activation*, forecast for review as part of the 2021 Capital Plan, be cancelled. (FAC002-20) (File: L00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-111 2019 AUDITED FINANCIAL STATEMENTS

That the 2019 Audited Consolidated Financial Statements be received. (FIN13-20) (File: F22)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-112 INVITATION TO PRESENT - LAKE SIMCOE REGION CONSERVATION AUTHORITY

That the Lake Simcoe Region Conservation Authority (LSRCA) be invited to City Council to provide a presentation concerning the LSRCA 2020 Budget Companion document. (Item for Discussion 8.1, June 29, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-113 ANTI-RACISM TASK FORCE

WHEREAS Barrie City Council has zero tolerance for hate, racism or discrimination in all its forms;

AND WHEREAS Barrie City Council reaffirms that everyone deserves to be treated with fairness, respect and dignity;

AND WHEREAS Barrie City Council is committed to building a more inclusive community;

AND WHEREAS Barrie City Council and the Barrie Police Service wish to be guided by the racialized community in combatting racism in the City of Barrie.

NOW THEREFORE BE IT THEREFORE RESOLVED AS FOLLOWS:

1. That an Anti-Racism Task Force be established in the City of Barrie.
2. That the composition and membership of the Task Force will be determined by a Steering Group comprised of representatives from Barrie's racialized communities, in line with their relative populations in Barrie.
3. That the purpose of the Anti-Racism Task Force is to work actively with police services, education (particularly the School Boards), community groups, municipal organizations, social services, business, labour and

government agencies in order to facilitate a stronger understanding of the needs of the City's racialized populations.

4. That Steering Group will prepare a draft mandate and proposed activities of the Task Force, including but not limited to:
 - ACCOUNTABILITY - holding organizations and institutions responsible for implementing anti-racism initiatives;
 - POLICY - researching and raising awareness of best practices;
 - AWARENESS - public messaging to combat racism and promote accountability; and
 - SUSTAINABILITY - making changes that strengthen the community long-term.
5. That the Anti-Racism Task Force be sponsored by the Chief of Police and the Mayor's Office, with funding for in the amount of \$5,000 to be funded from the Mayor's Office and the Barrie Police Service budget for initial work.
6. That the Anti-Racism Steering Committee provide semi-annual presentations to City Council concerning their activities and initiatives. (Item for Discussion 8.2, June 29, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-114 INVITATION FOR PRESENTATION - SHAK'S WORLD

That Shak's World be invited to make a presentation to General Committee on August 10, 2020 concerning its proposal for a pilot program for the delivery of basketball and off-court mentorship programming. (Item for Discussion 8.3, June 29, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-115 COUNCIL STRATEGIC PRIORITIES SESSION

That the City Clerk schedule a Council Strategic Priorities Session in the Fall of 2020. (Item for Discussion 8.4, June 23, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-G-116 PARKING RESTRICTIONS AUTUMN LANE

That staff in the Operations Department investigate the feasibility of implementing no parking restrictions on Autumn Lane in the area immediately in front of the community mail boxes and report back to General Committee. (Item for Discussion 8.6, June 29, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

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

SECTION "B"

20-G-117 STATUS OF MCLEAN'S MINISTER'S ZONING ORDER (MZO) - ORO MEDONTE

That correspondence from Mayor Lehman be sent to the Minister to advise:

- a) That the City of Barrie is conducting a technical review of the McLean request for a Ministerial Zoning Order that will be completed by July 31, 2020;
- b) That the results of the review will be considered by City Council at its meeting of August 10, 2020; and
- c) That further correspondence advising of the City of Barrie's position on this matter be sent after the August 10, 2020 City Council Meeting.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

SECTION "C"

20-G-118 2021 BUSINESS PLAN AND BUDGET DIRECTIONS

1. That staff prepare the 2021 Business Plan with a cap of 1.95% for the tax supported budget as well as an identification of any service level changes required to achieve this target.
2. That staff review and recommend an additional amount for the Dedicated Infrastructure Renewal Fund not to exceed 1%.
3. That a letter from the Treasurer identifying the 2021 Budget Directions target and a copy of the report EMT002-20 be forwarded to the respective Agencies, Boards and Commissions as follows:
 - a) Barrie Police Service
 - b) County of Simcoe
 - c) Barrie Public Library

- d) Lake Simcoe Region Conservation Authority
 - e) Nottawasaga Valley Conservation Authority
 - f) Simcoe Muskoka District Health Unit; and
 - g) Lake Simcoe Regional Airport.
4. That staff prepare the 2021 Business Plan for rate supported services that includes:
- a) Recommendations for changes to user fees that reflect the full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council; and
 - b) Contributions to reserves that are consistent with the Financial Policies Framework and Council direction that reflect, to the extent possible, the anticipated current and future commitments against the reserves.
5. That any significant impacts to the 2021 budget be presented for consideration, including:
- a) New investments and changes in level of service;
 - b) Changes in staff complement levels; and
 - c) User fees that are added, removed, or increased/decreased by 5% or more.
6. That a ten year Capital Plan be prepared that includes a one year capital budget, a four year forecast, and a five year capital outlook, addressing both growth and renewal of infrastructure, with consideration to the maintenance of the City's AA credit rating and fiscal health.
7. That the 2021 Budget Development Schedule identified in Appendix "A" to Staff Report EMT002-20, be used to develop the 2021 Business Plan for Council's review and approval no later than January 2021. (EMT002-20) (File: F05)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

SECTION "D"**20-G-119 SPEED CUSHIONS - DOCK ROAD**

That staff in the Operations Department make arrangements to install speed cushions at Dock Road and Plunket Court at a cost of \$5000 to be funded through the Council Strategic Priorities Reserve. (Item for Discussion 8.5, June 29, 2020)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

ENQUIRIES

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

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 9:00 p.m.

CHAIRMAN