



## City of Barrie

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

### Minutes - Final City Council

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**Monday, September 18, 2017**

**7:00 P.M.**

**Council Chambers**

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#### **CALLING TO ORDER BY THE CITY CLERK, DAWN A. MCALPINE**

The meeting was called to order by the City Clerk at 7:02 p.m. The following were in attendance for the meeting:

**PRESENT:** Mayor, J. Lehman  
Councillor, B. Ainsworth  
Councillor, R. Romita  
Councillor, D. Shipley  
Councillor, B. Ward  
Councillor, P. Silveira  
Councillor, S. Trotter  
Councillor, A. Khan  
Councillor, S. Morales  
Councillor, M. McCann

**ABSENT:** Councillor, A. Prince

**STAFF:** Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Business Development, S. Schlichter  
Director of Corporate Facilities, R. Pews  
Director of Engineering, R. Sutton  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Internal Audit, S. MacGregor  
Director of Planning and Building Services, A. Bourrie  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Infrastructure and Growth Management, R. Forward  
Service Desk Specialist, T. Versteeg  
Supervisor of Transit Business Services, B. Forsyth  
Theatre Technician, A. Gauci.

#### **CONFIRMATION OF THE MINUTES**

**17-A-098** The minutes of the City Council Meeting held on July 24, 2017 were adopted as printed and circulated.

#### **AWARDS AND RECOGNITION**

##### **17-A-099 WELCOME TO THE STUDENT DELEGATION FROM ZWEIBRUCKEN, GERMANY**

Mr. David Morrison, Chair of the International Relations Committee discussed the activities and the work being undertaken by of the Global Perspectives Program, including the visit from a student delegation from Murayama Japan during the summer of 2017. He commented that City Council should be proud of those who make the program successful.

Herr Mattias Eifler, Vice-Principal of Helmost Gymnasium, Zweibrucken Germany spoke on behalf of the delegation. He wished Canada a belated 150th birthday and discussed the benefit and value of the exchange program. Herr Eifler thanked the German and Canadian families who support the program. He also thanked City Council for their support of the exchange program and stated that he cherishes the relationship between the two cities. Herr Eifler presented a gift to Mayor Lehman on behalf of the delegation.

Mayor Lehman thanked Herr Eifler for his remarks and commented that City of Barrie values the program and its relationship with Germany. He discussed the opportunities resulting from the student exchanges between the two cities. Mayor Lehman welcomed the students and stated that he hoped they enjoyed their visit to Canada. He thanked the host families, volunteers and teachers for their support of the program.

Mr. D. Morrison added that the City of Barrie has been participating in this program for 20 years and is the only city in Canada that runs such a program.

**17-A-100      RECOGNITION OF THE KIWANIS CLUB OF BARRIE AND FORMER MAYOR WILLARD KINZIE FOR THEIR DONATIONS TOWARDS THE SAM CANCELLA PARK GAZEBO**

Mayor Lehman and Councillor Romita invited members of the Kiwanis Club of Barrie and Karen Kinzie, wife of former Mayor Willard Kinzie to the podium to recognize them for their donations towards the Sam Cancilla Park Gazebo restoration. Mayor Lehman detailed the history associated with the use of the gazebo and the need to restore it. He discussed the request to the community to assist with the cost of the restoration. Mayor Lehman indicated that that the Kiwanis Club of Barrie and former Mayor Willard Kinzie stepped forward with contributions towards the restoration. Mayor Lehman and Councillor Romita presented the Kiwanis Club and Karen Kinzie with photographs of the Sam Cancilla Park Gazebo in recognition of their contributions.

Mr. Robert Johnston, President of the Kiwanis Club of Barrie thanked City Council for the recognition. He discussed the history of the Kiwanis Club, the various events and projects throughout the City of Barrie supported by the Kiwanis Club.

**DEPUTATION(S) ON COMMITTEE REPORTS**

**17-A-101      DEPUTATION BY ROBB MEIER REGARDING MOTION 17-G-211, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1).**

Mr. Robb Meier provided a deputation in opposition to motion 17-G-211 concerning the Applications for an Official Plan Amendment and a Zoning By-law Amendment - 37 Johnston Street. Mr. Meier remarked that he felt the proposed development represented a responsible and exciting development opportunity due to its proximity to transit, the North Shore Trail and many amenities. He summarized the growth targets set by the Province. He advised that he was disappointed by recent decisions of Council to rule against necessary intensification in other developments including one in the vicinity of the south Barrie GO Station. Mr. Meier highlighted the Provincial intensification targets in the vicinity of GO Station. He summarized changes to the Provincial intensification targets that took effect on July 1, 2017, including requirements associated with greenfields. He stated that he believed City Council is unaware of the new targets and noted recently approved applications that not meet the new targets. Mr. Meier discussed the current Official Plan Review and the benefit of having an updated document for reference as well as the requirement for higher intensification in the south end.

Mr. Meier noted that City Council should not deny development due to people getting up in arms. He detailed the original proposal, noting that it is only one building and would assist in achieving the intensification targets. Mr. Meier discussed the associated rental opportunities, noting that not many firms build rental units and the benefit the development would have to the rental crisis in Barrie. He remarked that there would be an increase in traffic, regardless of the development as more people moved to the city. Mr. Meier commented that he felt that the parking study indicated there was sufficient parking for the proposed development and the concerns raised by residents concerning overflow parking were unfounded. He stated that potential residents of the development would have lower trip generation per unit, as the area is well served by transportation and that comments concerning overcrowding and congestion were not supported by professional studies completed in support of the application.

Mr. Meier indicated that he realized the situation was an emotional one, but he believed that Council should base its decision on facts. Mr. Meier discussed issues associated with the tree loss, where the potential 400 residents would reside and the provision of affordable housing. He questioned what was meant by overcrowding, since amenities and services are available in the area. He stated that he believed the potential changes to the neighbourhood resulting from the development would not be substantial. Mr. Meier noted that many would feel that it is a luxury to live in an area with so many amenities, which is something that many renters do not enjoy. He noted that the proposed development would be accessible for those with mobility issues, and benefit for aging loved ones. Mr. Meier listed the many benefits a new development would offer the City and reiterated the required growth targets outside of the Urban Growth Centre by 2031. In closing, he requested that members of City Council reconsider their position and support the original staff recommendation.

**17-A-102 DEPUTATION REGARDING MOTION 17-G-210, APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4).**

Mr. Scott Hannah, Reid's Heritage Homes on behalf of Green Valley Construction Corporation provided a deputation in opposition to motion 17-G-210 regarding an Application for Zoning By-law Amendment for Green Valley Construction Corporation - 101 Kozlov Street. Mr. Hannah advised that he was seeking an amendment to the General Committee recommendation. Mr. Hannah acknowledged staff for the assistance they had provided his team. He provided the history associated with the application to date. Mr. Hannah discussed the proposed recommendation including the merit associated with moving the driveway. He requested that the number of units be reduced by four instead of eight. He advised that he felt that the proposed modifications were in keeping with the recommendation of General Committee as it increased the landscaped buffer. Mr. Hannah detailed the proposed amendments to motion 17-G-210 that his client was seeking and requested City Council's support of the modifications.

**COMMITTEE REPORTS**

**17-A-103** General Committee Report dated September 11, 2017, Sections A, B, C, D and E (APPENDIX "A").

**SECTION "A" – Adoption of this Section**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

That Section "A" of the General Committee Report dated September 11, 2017, be adopted.

**17-G-200 BARRIE COLLINGWOOD RAILWAY (BCRY) - PLANNING APPROVALS IN TOWNSHIP OF ESSA TO FACILITATE BUSINESS OPPORTUNITIES**

- 17-G-201 AMENDMENT TO SALE OF CITY INDUSTRIAL LANDS FOR SKYTEK PHARMACEUTICAL (WARD 8)
- 17-G-202 PROPOSED OFFICIAL PLAN AMENDMENT AND REZONING AT 52, 60, 64 AND 68 RAWSON AVENUE (WARD 8)
- 17-G-203 AFFORDABLE HOUSING ACTION ITEM #9: REPORT ON DEMOLITION CONTROL AND DEMOLITION AND CONVERSION OF RESIDENTIAL RENTAL PROPERTIES BY-LAWS
- 17-G-204 SITE PLAN "BUMP UP" - COLLIER CENTRE SITE PLAN AMENDMENT, 90 COLLIER/55 MULCASTER STREETS (FORTRESS) (WARD 2)
- 17-G-205 INVESTIGATIONS OF POTENTIAL REDUCTIONS TO TRAFFIC ALONG MAPLETON AVENUE
- 17-G-206 PRESENTATION INVITATION - REPRESENTATIVES OF ROYAL VICTORIA REGIONAL HEALTH CENTRE REGARDING ADVANCE CARDIAC AND CHILD AND YOUTH MENTAL HEALTH PROGRAMS
- 17-G-207 COMMITTEE APPOINTMENTS

**CARRIED**

**SECTION "B" - Receipt of this Section**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

That Section "B" of the General Committee Report dated September 11, 2017, be received.

- 17-G-208 APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND REZONING - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS C/O GREG BARKER ON BEHALF OF 1862145 ONTARIO INC. C/O DAVID SEAMAN - 2, 4, 6 AND 8 TECK ROAD AND 350, 354 AND 358 ARDAGH ROAD (WARD 6) (FILE: D14-1636)
- 17-G-209 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ABDALLAH ASSAF GUIRGIS, ARCONS CONSTRUCTION MANAGEMENT CORPORATION - 340 PENETANGUISHENE ROAD (WARD 1) (FILE: D14-1634)

**CARRIED**

**SECTION "C" - Adoption of this Section**

Moved by: Councillor, B. Ward  
 Seconded by: Councillor, D. Shipley

That Section "C" of the General Committee Report dated September 11, 2017, be adopted.

**17-G-210 APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4)**

**AMENDMENT #1**

Moved by: Councillor, B. Ward  
 Seconded by Councillor, D. Shipley

That motion 17-G-210 of Section "C" of the General Committee Report dated September 11, 2017 concerning an Application for Zoning By-law Amendment - Green Valley Construction Corporation - 101 Kozlov Street (Ward 4) be amended by:

- a) Deleting the reference in paragraph 1(a) to "eight" units and replacing it with "four";
- b) Deleting the reference in paragraph 1(a) to Building 1 "and" 2 and replacing it with "or";
- c) Deleting the reference in paragraph 1(a) to the number of new units in the development as "84" and replacing it with "88";
- d) Deleting the reference in paragraph 2a) to "94" units and replacing it with "92"; and
- e) Deleting the references in paragraph 2e) to "1104" square metres and replacing them with "1056"

And that in accordance with Section 34(17) of the Planning Act, no further notice shall be required prior to the passage of the by-law.

**CARRIED**

**17-G-211 APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1) (17-G-211)**

Upon the question of the original motion moved by Councillor, B. Ward and seconded by Councillor D. Shipley as AMENDED by Amendment #1, the vote was taken as follows:

**Yes:** 10 Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; Councillor, M. McCann.

**Absent:** 1 Councillor, A. Prince

**CARRIED**

**SECTION "D" - Receipt of this Section**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

That Section "D" of the General Committee Report dated September 11, 2017, be received.

17-G-212 CONFIDENTIAL DISCUSSION OF A PERSONAL INFORMATION MATTER –  
APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE

**CARRIED**

**SECTION "E" - Adoption of this Section**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

That Section "E" of the General Committee Report dated September 11, 2017, be adopted.

17-G-213 APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE

**CARRIED**

**ENQUIRIES**

Members of Council addressed enquiries to City staff and received responses.

**ANNOUNCEMENTS**

Members of Council provided announcements concerning a number of matters.

**BY-LAWS**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

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 Bill #088  
2017-088**

A By-law of The Corporation of the City of Barrie to appoint Municipal Law Enforcement Officers as authorized under the provision of the *Police Services Act*. (05-G-475) (Amber Leona Marie Busch and Cody John Henderson) (CLK108-05) (File: C06)

**BY-LAW Bill #089  
2017-089**

A By-law of The Corporation of the City of Barrie to exempt the developer under Subsection 9(7) of the *Condominium Act*, 1998 as it relates to the development of Block B, Plan 51M-1023, City of Barrie, County of Simcoe, from those provisions of Sections 51 and 51.1 of the *Planning Act* that would normally apply to the development and registration of a plan of condominium. (By-law 99-312) (Lakeside Terrace Ltd. - 50 Lakeside Terrace) (File: D11-1724)

**BY-LAW  
2017-090****Bill #090**

A By-law of The Corporation of the City of Barrie to establish Block 162, Plan 51M-681, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Capps Drive. (By-law 2010-166) (Vistacan Investments Inc. - 10 Capps Drive) (Ward 10) (File: D12-418)

**BY-LAW  
2017-091****Bill #091**

A By-law of The Corporation of the City of Barrie to establish Block 135, Plan 51M-681, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Capps Drive. (By-law 2010-166) (Vistacan Investments Inc. - 10 Capps Drive) (Ward 10) (File: D12-418)

**BY-LAW  
2017-092****Bill #092**

A By-law of The Corporation of the City of Barrie to establish Part North Part Lot 15 Con 3, being Parts 3, 4, 5 & 6, Plan 51R-39955, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Capps Drive. (By-law 2010-166) (Vistacan Investments Inc - 10 Capps Drive) (File: D12-418)

**BY-LAW  
2017-093****Bill #093**

A By-law of The Corporation of the City of Barrie to establish Part of Blocks 126, 132 & 133, Plan 51M-681, being Parts 15, 16 & 18, Plan 51R-39955, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Capps Drive. (By-law 2010-166) (Vistacan Investments Inc. - 10 Capps Drive) (Ward 10) (File: D12-418)

**BY-LAW  
2017-094****Bill #094**

A By-law of The Corporation of the City of Barrie to exempt Block 303, Plan 51M-538, designated as Parts 1 - 40, Plan 51R-41045, in the City of Barrie, County of Simcoe, from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (Mason Homes Limited – 370 Big Bay Point Road) (Ward 10) (Files: D23-BIG and D11-1679)

**BY-LAW  
2017-095****Bill #095**

A By-law of The Corporation of the City of Barrie to exempt the developer under Subsection 9(7) of the *Condominium Act*, 1998 as it relates to the development of Lot 81 and Part Lot 82 N/S Collier Street, Part Market Block, all of Lots 98, 99 & 100 & Part Lot 97 S/S Worsley Street, all on Plan 2 being Part 1, Plan 51R39175 and being all of PIN 58818-0185(LT), City of Barrie, County of Simcoe, from those provisions of Sections 51 and 51.1 of the *Planning Act* that would normally apply to the development and registration of a plan of condominium. (09-G-348) (Fortress Collier Centre Ltd - 90 Collier/55 Mulcaster Street) (Ward 2) (File: D11-1608)

**BY-LAW  
2017-096****Bill #096**

A By-law of The Corporation of the City of Barrie to exempt the developer under Subsection 9(7) of the *Condominium Act*, 1998 as it relates to the development of Part Lot 21, Con 3, being Parts 1, 2, 3 & 4, Plan 51R41094 being all of PIN 58830-0114(LT), City of Barrie, County of Simcoe, from those provisions of Sections 51 and 51.1 of the *Planning Act* that would normally apply to the development and registration of a plan of condominium. (By-law 99-312) (Pratt Hansen Group Inc. - 295 Cundles Road East) (Ward 1) (File: D11-1604R)

**BY-LAW  
2017-097****Bill #097**

A By-law of The Corporation of the City of Barrie to establish Block 417, Plan 51M-750, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Birkhall Place. (By-law 2010-166) (Gilroy Plan of Subdivision - 801 Big Bay Point Road) (Ward 10) (File: D12-411)

**BY-LAW  
2017-098****Bill #098**

A By-law of The Corporation of the City of Barrie to establish Block 298, Plan 51M-683, in the City of Barrie, County of Simcoe as a public highway, and to name the highway Prince George Crescent. (By-law 2010-166) (Gilroy Plan of Subdivision - 801 Big Bay Point Road) (Ward 10) (File: D12-411)

**BY-LAW  
2017-099****Bill #099**

A By-law of The Corporation of the City of Barrie to further amend By-law 2014-171 as amended, being a by-law to appoint members to various committees, boards and commissions. (17-G-090, 17-G-109, 17-G-207 and 17-G-213) (Committee Appointments - Heritage Barrie Committee, Town and Gown Committee, Seniors Advisory Committee and Councillor S. Trotter) (File: C06)

**BY-LAW  
2017-100****Bill #100**

A By-law of The Corporation of the City of Barrie to appoint a Risk Management Official and Risk Management Inspector for the purpose of the *Clean Water Act, 2006*. (05-G-475 and 12-G-254) (John Scott Drewette and Danielle Sharon Marcoux) (CLK108-05 and ENG017-12) (File: C06)

**BY-LAW  
2017-101****Bill #101**

A By-law of The Corporation of the City of Barrie to appoint a Deputy Chief Building Official and a Chief Building Official as authorized under the *Building Code Act*. (05-G-475) (Appointment - Kim Marion Cunningham and Christopher James William Glanville) (CLK108-05) (File: C06)

**CARRIED UNANIMOUSLY**

**CONFIRMATION BY-LAW**

Moved by: Councillor, B. Ward  
Seconded by: Councillor, D. Shipley

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  
2017-102****Bill #102**

By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 18th day of September, 2017.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Moved by: Councillor, A. Khan  
Seconded by: Councillor, D. Shipley

That the meeting be adjourned at 8:19 p.m.

**CARRIED**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

# **APPENDIX “A”**

**General Committee Report dated  
September 11, 2017**



# City of Barrie

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

## Minutes - Final General Committee

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Monday, September 11, 2017

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on September 18, 2017.

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; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

**Absent:** 1 - Councillor, A. Prince

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Business Development, S. Schlichter  
Director of Corporate Facilities, R. Pews  
Director of Engineering, R. Sutton  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Internal Audit, S. MacGregor  
Director of Legal Services, I. Peters  
Director of Planning and Building Services, A. Bourrie  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Infrastructure and Growth Management, R. Forward  
Planner, C. McLaren  
Planner, C. Terry  
Planner, E. Terry  
Service Desk Specialist, T. Versteeg  
Theatre Technician, B. Elliott.

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

**SECTION "A"**

**17-G-200      **BARRIE COLLINGWOOD RAILWAY (BCRY) - PLANNING APPROVALS  
IN TOWNSHIP OF ESSA TO FACILITATE BUSINESS OPPORTUNITIES****

1. That in order to facilitate new business opportunities for the Barrie Collingwood Railway (BCRY) and to bring the Utopia Rail Yard into legal conformance with the Township of Essa's Zoning By-law, CANDO Rail Services (CANDO Rail) be authorized to submit the required planning applications to obtain the necessary approvals for the lands located at 8716 Simcoe Road #56 (Concession 6, E Pt Lot 30, 51R-27836, Parts 1 and 2) to be changed to a 'General Industrial' use that would include a bulk fuel transfer facility under the Township's By-law, and any requests for site specific provisions to the satisfaction of the Director of Roads, Parks and Fleet and Director of Business Development.
2. That the City of Barrie contribute a maximum of \$50,000 towards the cost of the planning application(s), to be 50% funded from the existing operating budget for the rail operations and 50% from the industrial land reserve.
3. That the Director of Roads, Parks and Fleet and Director of Business Development be authorized to sign on behalf of the City of Barrie, as a co-owner of the lands, the planning application(s) and ancillary document(s) associated with CANDO Rail Services' submission for planning approvals.
4. That the City of Barrie be authorized to enter into negotiations with CANDO Fuels and the County of Simcoe, where required, to lease a portion of the Utopia Rail Yard to CANDO Fuels to facilitate a business opportunity for a bulk fuel transfer facility and report back to General Committee for approval of any lease agreement/with the results of the negotiations.
5. That the City of Barrie be authorized to enter into discussions with the County of Simcoe to determine the County's interest in retaining its portion of the jointly owned Utopia Rail Yard and report back to General Committee for the approvals as required. (BDD010-17) (File: T06)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-201 AMENDMENT TO SALE OF CITY INDUSTRIAL LANDS FOR SKYTEK PHARMACEUTICAL (WARD 8)**

1. The City Clerk be authorized to execute the Amendment to the Agreement of Purchase and Sale between the City and 1923903 Ontario Ltd. (Skytek Pharmaceutical) to amend the property description to include the complete parcels of City owned industrial land described as Lots 72-75, Plan 51M-379, City of Barrie, County of Simcoe, being PIN's 587280320, 587280321, 587280322 and 587280323, the Property, subject to the following term and condition:
  - a) The Purchaser acknowledges that acceptance of this amending agreement is conditional upon the approval of the Council of the City of Barrie.
2. That the City Clerk be authorized to execute amendments to extend the closing date through to January 31st, 2018 and no further extensions to the closing date be provided. (BDD011-17) (File: L16)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-202 PROPOSED OFFICIAL PLAN AMENDMENT AND REZONING AT 52, 60, 64 AND 68 RAWSON AVENUE (WARD 8)**

1. That the Official Plan Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to amend the land use designation on Schedule A - Land Use from Restricted Industrial to General Industrial be approved as shown in Appendix "A" to Staff Report PLN023-17.
2. That the Zoning By-law Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to rezone the lands from Restricted Industrial with Special Provisions and a Hold [RI (SP-413)(H-107)] to General Industrial (GI) be approved as shown in Appendix "B" to Staff Report PLN023-17.
3. That neither written nor verbal comments were received from the public with respect to this application to be taken into consideration as part of the deliberations and final decision related to the application(s).
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN023-17) (File: D09-OPA065 and D14-1635)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-203 AFFORDABLE HOUSING ACTION ITEM #9: REPORT ON DEMOLITION CONTROL AND DEMOLITION AND CONVERSION OF RESIDENTIAL RENTAL PROPERTIES BY-LAWS**

1. That no new by-laws be introduced with respect to demolition and rental conversions at this time.
2. That the Condominium Conversion portion of Section 5 Housing, Condominium Conversion of the Council Policy Manual be deleted in its entirety. (PLN026-17) (File: D04-AFF)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-204 SITE PLAN "BUMP UP" - COLLIER CENTRE SITE PLAN AMENDMENT, 90 COLLIER/55 MULCASTER STREETS (FORTRESS) (WARD 2)**

1. That the Site Plan Amendment application submitted by Fortress Collier Centre Ltd. for lands known municipally as 90 Collier and 55 Mulcaster Streets be approved in accordance with the site plan conditions as provided in Appendix "A" to Staff Report PLN030-17.
2. That the Parking Obligation Development Agreement for lands located at 90 Collier and 55 Mulcaster Streets be amended in accordance with the site plan conditions as provided in Appendix "A" to Staff Report PLN030-17. (PLN030-17) (D11-020-2017)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-205 INVESTIGATIONS OF POTENTIAL REDUCTIONS TO TRAFFIC ALONG MAPLETON AVENUE**

That staff in the Roads, Parks and Fleet Department investigate the potential to reduce the amount of traffic utilizing Mapleton Avenue including undertaking consultation with residents along Mapleton Avenue regarding potential options, and report back to General Committee. (Item for Discussion 8.1, September 11, 2017) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-206      PRESENTATION INVITATION - REPRESENTATIVES OF ROYAL VICTORIA REGIONAL HEALTH CENTRE REGARDING ADVANCE CARDIAC AND CHILD AND YOUTH MENTAL HEALTH PROGRAMS**

That a representative(s) of the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council regarding its Advanced Cardiac Program and the Child and Youth Mental Health Program. (Item for Discussion 8.2, September 11, 2017) (File: C00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-207      COMMITTEE APPOINTMENTS**

1. That Councillor, S. Trotter be appointed to the following boards and committees for a term ending November 30, 2018:
  - a) Finance and Corporate Services Committee;
  - b) Order of the Spirit Catcher Committee; and
  - c) Lake Simcoe Regional Airport Board of Directors.
2. That Councillor, A. Khan's resignation from the Finance and Corporate Services Committee be accepted and Councillor, B. Ward be appointed to the Finance and Corporate Services Committee and serve as Chairman of the Committee for a term ending November 30, 2018.
3. That Councillor B. Ward's resignation from the Infrastructure, Investment and Development Services Committee be accepted and Councillor A. Khan be appointed to the Infrastructure, Investment and Development Services Committee for a term ending November 30, 2018.
4. That the Township of Oro-Medonte and County of Simcoe be requested to provide written confirmation in accordance with Section 6.09 of the Lake Simcoe Regional Airport Agreement of the City of Barrie's appointment of Councillor, S. Trotter to the Lake Simcoe Regional Airport Board of Directors. (Item for Discussion 8.3, September 11, 2017) (File: C06)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

Pursuant to Procedural By-law 2013-072, as amended, Section 4, Subsection 10, the order of business was altered such that the Public Meeting concerning an Application for a Draft Plan of Subdivision and Rezoning submitted by Innovative Planning Solutions c/o Greg Barker on behalf of 1862145 Ontario Inc. c/o David Seaman - 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road was considered ahead of the Public Meeting concerning an Application for a Zoning By-law Amendment submitted by the Jones Consulting Group Ltd. on behalf of Abdallah Assaf Guirgis, Arcons Construction Management Corporation - 340 Penetanguishene Road.

The General Committee met for the purpose of two Public Meetings at 7:10 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 and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

## **SECTION "B"**

### **17-G-208 APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND REZONING - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS C/O GREG BARKER ON BEHALF OF 1862145 ONTARIO INC. C/O DAVID SEAMAN - 2, 4, 6 AND 8 TECK ROAD AND 350, 354 AND 358 ARDAGH ROAD (WARD 6) (FILE: D14-1636)**

Mr. Stephen Naylor of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review an application for a Draft Plan of Subdivision and Rezoning submitted on behalf of 1862145 Ontario Inc. c/o David Seaman for lands municipally known as 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road, located just north of Ardagh Road immediately east of Wright Road.

Mr. Naylor discussed slides concerning the following topics:

- The context of the subject application including information concerning the site and surrounding land uses;
- The current land use designation and zoning of the subject lands;
- The development proposal and the concerns raised by the residents who attended the Neighbourhood Meeting;

- The proposed Zoning By-law amendment including the Special Provisions being sought and the proposed Draft Plan of Subdivision; and
- The application in context with Planning Policy.

In conclusion, Mr. Naylor advised that it was his opinion that the application is consistent with the Provincial and City of Barrie planning policies and represents good planning.

Mr. Ed Terry, Planner provided details related to the application and advised of the primary planning and land use items being considered. Mr. Terry discussed the studies completed in support of the application and the comments and concerns from members of the public that were in attendance at the Neighbourhood Meeting and the anticipated timelines of the staff report regarding the application.

#### VERBAL COMMENTS

1. **Jenner Sevigny, 17 Auburn Court** indicated that she was speaking on behalf of herself and her neighbours. She discussed her concerns related to the change in zoning and the development being located on a private road. She advised of her concerns regarding private roads not being maintained by the City and noted that she felt there could be potential issues related to property maintenance, garbage removal and snow storage. Ms. Sevigny commented that she was concerned with the proposed setback and that as a result of the walkouts for the proposed townhomes, the homes would be 3-storey, which would not be in scale or balance with the existing neighbourhood. She noted her concerns are associated with the possible impact related to the loss of privacy, light and the shadowing effect due to the height of the townhomes. She commented that in order to provide walkouts, the proposed units would need to be 3-storeys to address the grading. Ms. Sevigny reiterated her concerns about the height of the units and possible shadow impacts on the surrounding properties. She discussed issues related to the slope of the lots creating potential run-off and flooding. She suggested that the lots would need swales to prevent flooding. Ms. Sevigny noted that any landscaping undertaken by the future owners of the properties could affect the grading and swales, resulting in flooding to the neighbouring properties. She discussed her concerns associated with the size and frontage of the properties as she felt there would be insufficient space for snow storage and that excess snow could be pushed to the end of the parking lot and surrounding properties. Ms. Sevigny reiterated her request that the current R3 zoning remain. She indicated that at the July neighbourhood meeting, there was no mention of the proposed homes being semi-detached and that this concerned residents as it is not in line with the current development.

2. **Mr. Sean Kohler, 346 Ardagh Road** discussed his concerns associated with the front property line of the proposed homes being the road which would be abutting his backyard. He indicated that he is concerned with the proposed private road and commented that when the road is plowed his fence could be damaged or snow combined with salt/brine could be put over the fence onto his property. He discussed concerns related to the increase in traffic from garbage trucks servicing the development all hours of the night and day. Mr. Kohler noted that his concerns related to the impacts on his privacy in his backyard resulting from the proposed development as well as car headlights from future residents shining into his kitchen.

Members of General Committee asked a number of questions of clarification to the applicant, the applicant's representative and City staff and received responses.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence received from Marnie Overman, dated September 4, 2017.
2. Correspondence received from Jason and Emily Grills, dated September 4, 2017.
3. Correspondence received from Dr. Sean Kohler, dated September 11, 2017.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

**17-G-209 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ABDALLAH ASSAF GUIRGIS, ARCONS CONSTRUCTION MANAGEMENT CORPORATION - 340 PENETANGUISHENE ROAD (WARD 1) (FILE: D14-1634)**

Mr. Ray Duhamel of the Jones Consulting Group advised that the purpose of the Public Meeting was to review an application for a Zoning By-law Amendment submitted on behalf of Abdallah Assaf Guirgis, Arcons Construction Management Corporation for the property located at 340 Pentanguishene Road.

Mr. Duhamel discussed slides concerning the following topics:

- The site context including current and surrounding uses;
- The development in the context of the Growth Plan and Provincial Policies;
- The current Official Plan designation;

- The property in the context of the Georgian Drive Secondary Plan;
- The current zoning and proposed zoning for the property, including the single special provision being sought;
- The studies prepared in relation to the application;
- A diagram illustrating the proposed layout of the development and tree preservation plan; and
- Renderings of the proposed building elevations.

Ms. Carlissa McLaren, Planner provided details related to the history of the application as well as the primary planning and land use considerations associated with the application. She discussed the comments and concerns from members of the public that were in attendance at the Neighbourhood Meeting and the anticipated timing of the staff report regarding the application.

#### **VERBAL COMMENTS**

A member of General Committee asked questions of the applicant's representative and received a response.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from HGR Graham Partners LLP, dated June 12, 2017.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

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

#### **SECTION "C"**

#### **17-G-210 APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4)**

1. That the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corporation, to rezone the lands known municipally as 101 Kozlov Street (Ward 4) from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density with Special Provisions (RM2) (SP), be approved subject to the following amendments:

- a) That a total of eight units be removed from Building 1 and Building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, bringing the total number of new units in the development to 84;
  - b) That the number of parking spaces be reduced accordingly and replaced with greenspace; and
  - c) That the drive aisle west of Building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, be either eliminated or moved to a location between Building 1 and Building 2.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
- a) Permit a maximum density of 90 units per hectare, whereas a maximum density of 53 units per hectare would be permitted;
  - b) Permit a maximum gross floor area of 85%, whereas a maximum gross floor area of 60% would be permitted;
  - c) Permit a maximum building height of 3.5-storeys (12 metres) for the proposed stacked townhouse units, whereas a maximum building height of 3-storeys (10 metres) would be permitted;
  - d) Permit a minimum parking ratio of 1.15 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required;
  - e) That a minimum outdoor amenity area of 1,104 square metres be provided on site, of which a minimum of 834 square metres shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 1,104 square metres would be required to be provided in a consolidated form;
  - f) Provide a minimum side yard setback of 6 metres, whereas a minimum side yard setback of 1.8 metres would be permitted;
  - g) Notwithstanding (f) above, provide a minimum side yard setback of 25 metres from the proposed stacked townhouse units to the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas 7 metres would be permitted;
  - h) Provide a minimum 4 metres wide landscape buffer area along the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas a minimum of 3 metres would be permitted;

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- i) Provide a minimum 9 metres building setback between the proposed stacked townhouse units and the existing apartment building on-site; and
  - j) That the existing 7-storey (129 units) residential apartment building be recognized as a permitted use.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law.
  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, including the following matters raised in those submissions and identified within Staff Report PLN022-17: proposed increase in density and height, proposed setbacks/proximity of the proposed development to the existing apartment building on-site and residential properties in the area resulting in a decrease in privacy, reduced parking ratio, on-street parking, existing tree preservation/removals and compensation plantings, increase in traffic, provision of parking adjacent to existing residential properties, site access, emergency vehicle access, impact on existing municipal services (water and sanitary) and stormwater management, refuse programming, proposed rental tenure, adverse effects on property values, perceived increase in crime rates and timing of the proposed development. (PLN022-17) (File: D14-1596)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

**17-G-211 APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1) (17-G-211)**

1. That the Official Plan Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street, to permit an increased density of 290 units per hectare outside of the City Centre, be denied.
2. That the Zoning By-law Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street to add Special Provisions to the Residential Apartment First Density zone (RA1-3) including but not limited to: an increase in gross floor area, an increase in height, a reduced front yard setback, a reduced landscape buffer for the parking lot, and reduced parking ratio, be denied.
3. That the written and oral submissions received relating to this application, have been taken into consideration as part of the deliberations and final decision related to the approval of the application, including but not limited to the increase in density and traffic; availability of infrastructure; source water protection; previous planning applications and impact on the community.

4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN025-17) (File: D09-OPA062 and D14-1618)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 10:07 p.m. to discuss the content of confidential Staff Report LCS021-17 concerning a confidential personal information matter – appointment to the Seniors Advisory Committee.

Members of General Committee (with the exception of Councillor, D. Shipley and Councillor, A. Prince), the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, and General Manager of Infrastructure and Growth Management, 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.

#### **SECTION "D"**

##### **17-G-212      CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE**

That motion 17-G-212 contained within the confidential notes to the General Committee Report dated September 11, 2017 concerning the discussion of Staff Report LCS021-17 regarding a confidential personal information matter - Appointment to the Seniors Advisory Committee, be received. (LCS021-17) (File: C06)

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 10:20 p.m.

Mayor Lehman noted that the in-camera/closed session portion of the meeting was related to a confidential personal information matter. Mayor Lehman stated that with the exception of the procedural matter to move into public/open session, votes were not taken during the portion of the meeting closed to the public.

### **SECTION "E"**

#### **17-G-213      APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE**

That Laura-Lynn Bourassa, a representative of the Alzheimer Society of Simcoe County be appointed to the Seniors Advisory Committee for a term of office to expire on November 30, 2018. (LCS021-17) (C06)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

### **ENQUIRIES**

A member of General Committee addressed enquires to City staff and received responses.

### **ANNOUNCEMENTS**

Mayor Lehman provided announcements concerning a number of matters.

The meeting adjourned at 10:21 p.m.

CHAIRMAN