



City of Barrie

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

Minutes - Final City Council

Monday, September 21, 2020

7:00 PM

Virtual Meeting

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 7:01 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
Committee Support Clerk, T. McArthur
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Operations, D. Friary
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 Services, D. Bell

Manager of Recreation Facilities, R. Bell.

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-083 The Minutes of the City Council meeting held on August 10, 2020 were adopted as printed and circulated.

DEPUTATION(S) ON COMMITTEE REPORTS

20-A-084 **DEPUTATION CONCERNING MOTION 20-G-139, ADOPTION OF INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE (IHRA) DEFINITION OF ANTISEMITISM**

The following Deputations were provided concerning motion 20-G-139, Adoption of International Holocaust Remembrance Alliance (IHRA) Definition of Antisemitism:

1. **Rabbi Audrey Kaufman on behalf of the Am Shalom Congregation** advised she feels that that the IHRA's definition is important to the local Jewish Community. Rabbi Kaufmann commented that the IHRA motion being accepted by the City of Barrie is at a time 75 years ago was the Holocaust and discussed her observations of the overt acts of antisemitism being on the rise and associated concerns of the Jewish community. Rabbi Kaufmann acknowledged that some forms of antisemitism are not always easy to identify and noted that she felt that IHRA's definition provides clarity in this regard. She further acknowledged that the definition is not associated with politics and is not pro or anti against different groups and is a perception of the meaning of antisemitism being expressed as a hatred toward Jews, with no other political motives or biases and is not a legally binding statement. Rabbi Kaufmann advised that the Jewish Community of Barrie believes that the adoption of the IHRA motion is an important tool in the fight against antisemitism especially when the Jewish population of Barrie is increasing, so she noted that she felt it is important to know that the local government supports them. She advised that this motion is being considered during the holiest time of Jewish year, the Ten Days of Repentance between the Rosh Hashanah and their New Year to Yom Kippur the Day of Atonement..

2. **Marshall Green** commented on his personal and emotional attachment to the motion. Mr. Green advised that he and his wife move to Barrie in 1973, and that Barrie's Population is 26,000 people, eight of whom were Jewish. He commented that Barrie has come a long way since 1973 including a significant increase in population that include various ethnic communities, different religions, a variety ethnic restaurants, and immigrants which he also noted he has observed this being reflected in our Medical and other professional communities. Mr. Green questioned why the IHRA definition is opposed by some in particular the independent Jewish voices that the two main objections have been the definition is too vague and all-encompassing and that it will stifle legitimate criticism of Israel and its political policies. He provided his opinion that any definition that attempts to capture the essence of 2,000 years of discrimination and prejudice should never be specifically targeted. Mr. Green provided examples in history such as the Holocaust, the difficulties of being Jewish and entering Law School and of Jewish people being banned from purchasing land in Innisfil in the 1950's.

Mr. Green commented that he felt the definition should not be so specific and that the term antisemitism allows itself to be adapted to other forms of prejudice such as other religions and ethnic groups. He noted that a number of municipalities, the Government of Canada, other Governments and the United Nations have all adopted this IHRA as a working definition. Mr. Green expressed the importance of the IHRA definition to Barrie's Jewish community and that this is a way for the Council of this City to publicly announced that they respect us and protect the principles, needs and interests of those people. In conclusion, Mr. Green noted that the City will flourish by promoting the diversity, showing respect and its willingness to protect people of all different races at the groups and religions.

3. **Michael Speers** advised that he was speaking against Council adopting the IHRA working definition of antisemitism. He commented that antisemitism is a horrible blight on our society and our City and that recently it has been on the rise with more white supremacy and whether it's attacks on the Jewish community or the attacks in Nova Scotia against indigenous. Mr. Speers thanked members of Council for taking this seriously, however he advised that the strategy to adopt the IHRA working definition is not in the best interests of Barrie citizens, and noted that he believes the definition adds nothing to the anti-racism conversation. Mr. Speers provided his opinion associated to IHRA definition, Jewish Community controversy, including the IHRA definition not being inclusive of other groups, along with worldwide examples of antisemitism. Mr. Speers urged members of Council to not approve the motion on antisemitism as he noted he feels that it is a step backwards from solidarity with all struggles for equality and human rights.

Councillor Morales asked questions to Mr. Speers and received a response.

4. **Dan Freeman-Maloy** provided his background and thoughts associated to antisemitism. He advised that he is opposed to the motion and that he believes it's not a step forward, but that these are important issues that are a combination of emptiness and the examples associated with them are counterproductive. Mr. Freeman-Maloy provided his opinion on matters related to racism and he mentioned the murder of George Floyd and political walk of life laying claim to anti-racist principles, the City of Barrie opening Council meeting with the Land Acknowledgement and Canada sharing values of indigenous land which noted that he felt could be called racist to other individuals. He advised that he believes the IHRA definition suggests that it's racist to have those discussions and that's very dangerous not only in silence and Palestinians were there ongoing expression also in lending a legitimacy to antisemitism. Mr. Freeman-Maloy asked that Council to place this motion aside in order to have further discussions.
5. **Noah Shack** provided his comments related to the IHRA definition and advised that anti-semitic hate crimes take place on average once every 24 hours. He advised of the Jewish Community's considerable fear about what will happen if left unchecked and not having the support and friendship of their non-Jewish neighbours and in many ways more exposed of our society as a whole to the detriment of Jews and non-Jews alike. Mr. Shack advised that he felt this is the first step towards effectively addressing anti-semitism and he acknowledged Council in bringing this too important initiative and requested that this matter not be sidelined or sidetracked with those with an alternate agenda. He commended Council for their leadership and bringing this important motion forward.

20-A-085

DEPUTATION BY A REPRESENTATIVE(S) OF INNOVATIVE PLANNING SOLUTIONS AND SEAN MASON HOMES CONCERNING MOTION 20-P-033, ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6).

Darren Vella provided a Deputation concerning 339 Veterans Drive, 341 Veterans Lane and 19 Montserrand Street. He discussed the two provisions included with the proposed Zoning By-law Amendment in paragraph 2. k) and l) of motion 20-P-033, specifically related to the parking requirements for the subject site for both the proposed apartment building and the townhouse dwellings parking ratio. He advised that the applicant would like to see amendments to these paragraphs in order to add additional flexibility through the design stage related to the underground parking structure and the opportunity to provide some more affordable housing units on the property.

Mr. Vella discussed slides concerning the following topics:

- The proposed amendments to motion 20-P-033, paragraph 2. k) and l); and

- The conceptual site plan for the application associated to the apartment building underground structure.

Mr. Vella explained the costs associated to the underground parking structure, and asked that a slight modification to allow for some of the residential parking spaces associated to the apartment building be included on the surface. He advised that this will allow for more affordable housing units. Mr. Vella also noted that the requested amendment provides for more flexibility on the building site and the changing circumstances experienced with COVID-19 in order to prevent further delays with the project. Mr. Vella also noted for the total parking spaces related to the townhouse units along the block fronting Veteran's Drive. He requested for additional flexibility to not increase the number of units for the townhouses in order to allow for the ability of second suites.

Members of Council asked a number of questions to Mr. Vella and received responses.

20-A-086

DEPUTATION BY BARBARA MACKIE ON BEHALF OF THE ALLANDALE NEIGHBOURHOOD ASSOCIATION CONCERNING MOTION 20-P-041, ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)

Barbara Mackie provided a Deputation on behalf of the Allandale Neighbourhood Association concerning motion 20-P-041, Zoning By-law Amendment for 79 Gowan Street.

Ms. Mackie provided her background of being a resident of Barrie for 20 years, living in the area of Cumberland Street, and being a member of the Allandale Neighbourhood Association since 2012. She advised that she is representing the Allandale Neighbourhood Association and advised that they are in opposition of the Zoning By-law Amendment related to the special provisions allowing for front yard setback of 19.5 metres. Ms. Mackie expressed her concerns with the front yard that does not conform to City's Planning standards and does not represent the existing homes or is consistent with the streetscape currently on Gowan Street. She commented that the majority of the Allandale residents are supportive of new developments in the community, however they do not believe that this development enhances the neighbourhood or represents the heritage in the neighbourhood. Ms. Mackie acknowledged that those that reside in Allandale we would be happy to see 79 Gowan Street developed with buildings that conform to existing structures and that the urban planning proposed with this development will set the precedent for all future developments along the street from William Street to Bayview Drive. She noted that the City needs to get this right the first time as this area has been many years without any new developments. Ms. Mackie further discussed their concerns with the location of the streetscape to residents of neighbouring homes and the development exceeding all existing Zoning By-laws with the 19.5 step back and a big parking lot in front of the building that should be in the rear. She advised that it negatively impacts the streets and neighbouring resident.

Ms. Mackie advised that she has not seen any correspondence or documentation from Metrolink associated to the 30-metre setback requirement. She commented on the impact of future developments without a formal agreement, and noted she felt it is not in the best interest of ensuring suitable future planning and attracting developers to meet our intensification mandates. Ms. Mackie urged Council to resolve the problems with Metrolink for Gowan Street in order to promote the redevelopment of the street in a manner consistent with good urban planning and consistent with the existing neighbourhood.

TAX APPLICATIONS

20-A-087 Application for Cancellation Reduction or Addition to Taxes to Council dated September 21, 2020 in the amount of \$121,999.31.

CARRIED

COMMITTEE REPORTS

20-A-088 Planning Committee Report dated August 10, 2020. (APPENDIX "A")

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That the Planning Committee Report dated August 10, 2020, now circulated, be received.

20-P-031 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF 2106580 ONTARIO INC. - 175 AND 199 ESSA ROAD (WARD 8) (FILE: D09-OPA080, D14-1695 AND D12-451)

20-P-032 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AND A ZONING BY-LAW AMENDMENT SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF OSMINGTON (WOOD STREET) INC. - 50 WOOD STREET (WARD 8) (FILE: D09-OPA081, D14-1697)

CARRIED

20-A-089 General Committee Report dated September 14, 2020, Sections A, B, C, D and E. (APPENDIX "B")

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 September 14, 2020 now circulated, be adopted.

- 20-G-136** COVID-19 RELIEF - AGREEMENTS RELATED TO THE USE OF CITY-OWNED PROPERTY
- 20-G-137** EXTENSION OF LOADING ZONE PARKING STANDARD - DOWNTOWN BARRIE (WARD 2)
- 20-G-138** OMERS ADMINISTRATION CHANGES
- 20-G-139** ADOPTION OF INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE (IHRA) DEFINITION OF ANTISEMITISM
- 20-G-140** PRESENTATION - HEALTHY BARRIE
- 20-G-141** EXPLORE FISCAL TOOLS AND STRATEGIES WITHIN THE MUNICIPAL FRAMEWORK

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 September 14, 2020 now circulated, be adopted.

- 20-G-142** SHAK'S WORLD - FACILITY ANALYSIS

CARRIED

SECTION "C" - TO BE RECEIVED

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

That Section "C" of the General Committee Report dated September 14, 2020 now circulated, be received.

20-G-143 INVESTIGATION - PURCHASE OF 66 DUNLOP STREET EAST (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 September 14, 2020 now circulated, be adopted.

20-G-144 FREE TRANSIT FOR BARRIE HIGH SCHOOL STUDENTS

AMENDMENT #1

Moved by: Councillor, A. Kungl
Seconded by: Councillor, G. Harvey

That motion 20-G-144 of Section "D" in the General Committee Report dated September 14, 2020 concerning the Free Transit for Barrie High School Students be amended by deleting paragraph 3 and renumbering the remaining paragraphs accordingly.

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 September 14, 2020 now circulated, be adopted.

20-G-145 SCATECH BARRIE CHAPTER CONCERNING AN UPDATE ON THE MILLIGAN'S POND EVICTION FOLLOW-UP REPORT - AUGUST 2020

AMENDMENT #1

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

That motion 20-G-145 of the Section "E" the General Committee Report dated September 14, 2020 regarding SCATECH Barrie Chapter Update on the Milligan's Pond Eviction - August 2020, be amended by deleting the words after the word "response" and replacing them with "concerning the discretion used by City staff when responding to matters related to camping in municipal parks."

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-090 Planning Committee Report dated September 15, 2020, Sections A, B, C, D and E. (APPENDIX "C")

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 September 15, 2020, now circulated, be adopted.

20-P-033 ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6)

AMENDMENT #1

Moved by: Councillor, G. Harvey
Seconded by: Councillor, R. Thomson

That motion 20-P-033 of Section "A" of the Planning Committee Report dated September 15, 2020 concerning a Zoning By-law Amendment Application - Sean Mason Homes (Veteran's Lane) Inc. - 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street be amended as follows:

By deleting paragraph 2. k) and replacing it with the following:

2. k) Permit a minimum parking ratio of 1 space per unit for the proposed walk-up apartment building through the provision of underground structured parking spaces and three (3) surface parking spaces, whereas 1.5 per unit is required (as per section 4.6.1);

By deleting paragraph 2. l) and replacing it with the following:

2. l) That a minimum parking ratio of 1.8 spaces per unit be provided (inclusive of 13 surface parking spaces and an underground structured parking lot, whereas a minimum parking ratio of 1.5 space/unit would be permitted;

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-P-034 ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL
(WARD 8)

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That motion 20-P-034 of Section "A" of the Planning Committee Report dated September 15, 2020 concerning the Zoning By-law Amendment Application - 2 Arbour Trail (Ward 8) be separated and re-introduced as Section "E".

CARRIED

20-P-035 TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USES AT THE
SOUTHWEST CORNER OF HIGHWAY 400 AND HARVIE ROAD -
BARRIE-BRYNE DEVELOPMENTS LIMITED (WARD 7)

20-P-036 APPLICATION FOR ZONING BY-LAW AMENDMENT - 97 MILLER DRIVE
(WARD 5)

20-P-037 ZONING BY-LAW AMENDMENT APPLICATION - 989 YONGE STREET
(WARD 9)

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 September 15, 2020, now circulated, be received.

20-P-038 PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND
REZONING TO PERMIT RESIDENTIAL DEVELOPMENT ON PART OF
THE SUBJECT LANDS - 521 HURONIA ROAD (HURONIA BARRIE LAND
INC.)

CARRIED

SECTION "C" - TO BE RECEIVED

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

That Section "C" of the Planning Committee Report dated September 15, 2020, now circulated, be received.

20-P-039 PRESENTATION CONCERNING THE 2019 GROWTH REPORT

20-P-040 PRESENTATION CONCERNING THE STATUS UPDATE ON THE NEW OFFICIAL PLAN PROJECT

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 September 15, 2020, now circulated, be adopted.

20-P-041 ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)

AMENDMENT #1

Moved by: Councillor, J. Harris
Seconded by: Councillor, R. Thomson

That motion 20-P-041 of Section "D" of the Planning Committee Report dated September 15, 2020 concerning the Zoning By-law Amendment Application - Mario Lampert Holding Ltd. - 79 Gowan Street, be amended by adding the following paragraph 6:

6. That correspondence be sent to Metrolinx requesting that they permit a reduced set back at 79 Gowan Street that will allow for the proposed development to be constructed with a front yard setback generally consistent with the other buildings on Gowan Street."

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 Planning Committee Report dated September 15, 2020, now circulated, be adopted.

20-P-034 ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL (WARD 8)

Councillor, M. McCann declared a potential pecuniary interest on the foregoing matter as he owns property in close proximity to the subject lands. He did not participate in the discussion or vote on the matter. He left the virtual Council meeting.

DIRECT MOTIONS

20-A-091 MOTION WITHOUT NOTICE - COVID-19 ASSESSMENT CENTRE AT 29 SPERLING DRIVE

That pursuant to Section 7.1 of the Procedural By-law 2019-100, permission be granted to introduce a motion without notice concerning a COVID-19 Assessment Centre at 29 Sperling Drive.

CARRIED WITH TWO-THIRDS VOTE

20-A-092 COVID-19 ASSESSMENT CENTRE

1. That the utilization by the Royal Victoria Regional Health Centre (RVH) of 29 Sperling Drive as a COVID-19 Assessment Centre be supported
2. That the sale of 29 Sperling Drive be temporarily suspended for a period of no longer than 18 months.
3. That the 29 Sperling Drive property be provided without charge for the space itself and the Director of Corporate Facilities be authorized to negotiate the length of the arrangement as well as other terms associated with its use, subject to the satisfaction of the General Manager of Community and Corporate Services and the Director of Legal Services, and the Mayor and City Clerk be authorized to execute any documents that may be required.
4. That RVH be authorized to undertake minor changes to the property to facilitate its use as a COVID-19 Assessment Centre, at its own cost.

5. That any incremental increases in operating costs associated with the use of the site for a COVID-19 Assessment Centre be recovered from RVH or another external funding source. (Direct Motion, September 21, 2020)

CARRIED

PRESENTATIONS

20-A-093

PRESENTATION BY THE LAKE SIMCOE REGION CONSERVATION AUTHORITY CONCERNING THE LSRCA'S 2020 BUDGET COMPANION AND ANNUAL OPERATING PRIORITIES

Mike Walters, Chief Administrative Officer provided a presentation concerning the Lake Simcoe Region Conservation Authority (LSRCA) 2020 Budget Companion and its Annual Operation Priorities.

Mr. Walters discussed slides concerning the following topics:

- An overview on the LSRCA 2020 Budget Companion that includes:
 - An outlines all services and programs;
 - A budget summary of the seven services areas;
 - The service areas discussed in detail; and
 - A review of specific programs and highlights on past achievements.
- The LSRCA Annual Operating Priorities (AOP);
- LSRCA's 2020 activities;
- The proposed AOP activities for 2020; and
- The goals and priorities for the LSRCA moving forward.

Members of Council asked a number of questions to Mr. Walters and received responses.

ENQUIRIES

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

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
2020-079**Bill #080**

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Part of the East Part of Lot 22, Concession 3, being Part 1, on Plan 51R-42230, City of Barrie, County of Simcoe and being part of PIN 58829-0151(LT). (Acquisition of Property for Various Infrastructure Projects - Ward 2) (115 Bell Farm Road) (INF002-20) (Files: T05-GE and L07-1158)

BY-LAW
2020-080**Bill #081**

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-121) (Business in the Parks Pilot Program - Economic Recovery Plan) (ECD014-20)

BY-LAW
2020-081**Bill #082**

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-124) (Implementation of No Parking - Miller Drive to Dunlop Street and Miller Drive to Edgehill Drive) (Ward 5) (Item for Discussion 8.1., August 10, 2020)

CARRIED UNANIMOUSLY

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
2020-082**Bill #083**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 21st day of September, 2020.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, R. Thomson

Seconded by: Deputy Mayor, B. Ward

That the meeting be adjourned at 9:21 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

The following By-law has been noted at the bottom of the City Council Minutes, however was not placed on the City Council Agenda:

BY-LAW
2020-083

**ENACTED IN ACCORDANCE WITH THE CITY OF BARRIE PRIVATE
STREET NAMING POLICY ON SEPTEMBER 21, 2020**

Bill #084

A By-law of The Corporation of the City of Barrie to name the private streets of Bistro 6 Development located at 793 Maplevue Drive East, Barrie, Ontario. (18-G-163) (793 Maplevue Drive East - Chef Lane, Culinary Lane and Spice Way) (PLN013-18) (File: D19-STR)

APPENDIX “A”

**Planning Committee Report dated
August 10, 2020**



City of Barrie

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

Minutes - Final Planning Committee

Monday, August 10, 2020

7:00 PM

Council Chambers

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2020.

The meeting was called to order by Mayor Lehman at 7:28 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
Committee Support Clerk, T. McArthur
Director of Information Technology, R. Nolan
Director of Development Services, M. Banfield
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 7:29 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-031

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF 2106580 ONTARIO INC. - 175 AND 199 ESSA ROAD (WARD 8) (FILE: D09-OPA080, D14-1695 AND D12-451)

David Riley of SGL Planning and Design Inc. advised that the applications subject to the two Public Meetings are being presented as one site for the purpose of site design and development infrastructure.

Mr. Riley advised that the purpose of the Public Meetings is to review applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for lands known municipally as 175 and 199 Essa Road and to review applications for an Official Plan Amendment, and a Zoning By-law Amendment for lands known municipally as 50 Wood Street.

Mr. Riley discussed slides concerning the following topics:

- A video presenting the proposed development - "The Old Fairgrounds";
- The existing and proposed Official Plan Designation;
- The existing and proposed zoning for the subject lands;
- The proposed Draft Plan of Subdivision; and
- A rendering of the proposed development associated to the key community features.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meetings. 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.

VERBAL COMMENTS:

1. **Norman Speake, 4950 Penetanguishene Road, Hillsdale** advised that he is providing a representation on behalf of the Barrie Curling Club (BBC). He provided the background on the Barrie Curling Club. Mr. Speake advised that the Club formed an internal Committee

related specifically to the planning application made by Osmington, and how the development will affect the Curling Club and the land it sits on.

Mr. Speake discussed comments on behalf of the BCC that included them not being opposed to redevelopment of the surrounding lands; that the BCC has a binding legal lease over the lands occupied by the building and parking lot area of the Curling Club to the year 2150 which includes renewal options; the BCC is open to discussions with Osmington with respect to alternative parking areas that are suitable and meet the needs of the BCC and its members; the BCC would like assurances that the design of the proposed neighbourhood will not impact the enjoyment of the lands by the new tenants. He commented on the BCC representatives attending the Osmington Neighbourhood Meeting and the Public Meeting for the City-initiated Rezoning for the Essa Road Corridor. He noted that Osmington and the BCC have not arrived at a favourable mutual solution as it relates to the Curling Club building and parking lot area.

Mr. Speake advised that the BCC is requesting that the leased lands between the BCC and Osmington be finalized for the long term and the proposed Rezoning and Draft Plan of Subdivision be revised, if required, to reflect the long term BCC leased lands, prior to their consideration by City staff, the public and Council.

2. **Cathy Colebatch, 97 Cumberland Street** expressed her excitement to see the development come forward. She advised that she is questioning the height of the buildings from a past meeting related to the mapping of where tall buildings could go and medium density up and down the Essa Road Corridor. Ms. Colebatch mentioned that she understood that the higher buildings would be better suit for this location and question why the proposal is only two buildings of 15 stories as opposed to the tall buildings that we are being developed along and around the waterfront. She commented on the number of units in the proposal and the total number of the population, the amount greenspace from the video seems like a reasonable amount, and wondered if consideration could be given into recognizing the site for the importance the lands represented in City's History. Ms. Colebatch concluded by questioning the impact on the surrounding older neighbourhood, how is the traffic and increase in population going to impact, lighting and noise studies were done.
3. **Alex Armstrong, 25 Napier Street**, as a member of Barrie Curling Club supported the summary Norman Speake provided and wanted to add a couple comments. He commented on the proposed parking at the southend of the Curling Club, where in no door is located and that consideration be given in moving the proposal 20 metres.

WRITTEN COMMENTS:

1. Correspondence from Al and Amanda Sinclair dated May 28, 2020.

2. Correspondence from Janet Foster dated June 17, 2020.
3. Correspondence from Michele Iszkula dated June 20, 2020.
4. Correspondence from April Loyst dated June 22, 2020.
5. Correspondence from Norm Speake dated July 23, 2020.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

20-P-032**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AND A ZONING BY-LAW AMENDMENT SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF OSMINGTON (WOOD STREET) INC. - 50 WOOD STREET (WARD 8) (FILE: D09-OPA081, D14-1697)**

David Riley of SGL Planning and Design Inc. and Michelle Bansfield, Director of Development Services each provided one presentation that included both the applications that were subject to the August 10, 2020 Public Meetings as they are considered one site for the purpose of site design and development infrastructure. A summary of the presentations can be viewed under motion 20-P-031.

VERBAL COMMENTS:

1. **Arnie Ivsins, 43 Alfred Street** discussed his concerns related to the proposed development mainly associated to Wood Street. He commented on Osmington's comments to residents at an initial public meeting approximately 10 years ago that Wood Street would not be an access point to the development and that the northwest corner of Tiffin Street and Hart Drive would be an access point to the property. Mr. Ivsins suggested Campbell Avenue would be better suited as an access to the property rather than Wood Street for a more direct and fluid route from Anne Street and would lessen traffic flow past Blair Street Park for community safety. He addressed his concerns associated with the increase of traffic volumes and suggested that a plan for traffic calming measures be in place prior to the development.

Mr. Ivsins questioned when or if Essa Road would be widened and noted that Osmington indicated that they would not build the development until Essa Road had been widened.

Mr. Ivsins asked that the sound mitigation and installation of sound barriers for residents on Wood Street be further considered to cover the entire length of the Simcoe Block property.

Mr. Ivsins further discussed the impacts that the development will have on Hotchkiss Creek, and how the fish and other natural habitats will be protected. He questioned if the stormwater pond will be fenced off, so

that children/people are kept safe. Mr. Ivsins provided the history associated to the subject lands that included that the majority of the property, mainly the northern portion where the Devilbiss/Blowtherm factory was situated, sits on a plume of Trichloroethylene (TCE) that extended from the Northwest corner of the property by Patterson Road, and all the way to Brock Street. He noted that the plume is just under the ground surface and is very close to the water flow of Hotchkiss Creek, and that flows into Lake Simcoe. He questioned what will happen to the soil once development/digging commences and whether it will inevitably disturb the plume of TCE, will the entire soil be removed and disposed of.

WRITTEN COMMENTS:

1. Correspondence from Arnie Ivsins dated June 22, 2020.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

ENQUIRIES

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

The meeting adjourned at 8:32 p.m.

CHAIRMAN

APPENDIX “B”

**General Committee Report dated
September 14, 2020**



City of Barrie

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

Minutes - Final General Committee

Monday, September 14, 2020

7:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2020.

The meeting was called to order by Mayor Lehman at 7:01 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
Committee Support Clerk, T. McArthur
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Operations, D. Friary
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 Services, D. Bell
Manager of Recreation Facilities, R. Bell

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-136 COVID-19 RELIEF - AGREEMENTS RELATED TO THE USE OF CITY-OWNED PROPERTY

1. That the COVID-19 relief provisions identified in Appendix "A" to Staff Report CCS002-20 be offered related to the use of City owned property.
2. That the Mayor and City Clerk be authorized to execute any agreements that may be required to document the arrangements, upon approval of the form of agreement by the Director of Legal Services. (CCS002-20) (File: F22)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-G-137 EXTENSION OF LOADING ZONE PARKING STANDARD - DOWNTOWN BARRIE (WARD 2)

1. That effective, retroactively to September 9, 2020, the temporary "Loading Only Zone" parking standard be kept in place as identified in Appendix "A" of Staff Report ECD016-20 to improve traffic flow in support of businesses receiving deliveries due to construction taking place in the downtown area.
2. That the temporary "Loading Only Zone" parking standard remain in place until the Downtown Business Improvement Association (BIA) requests its removal or until the Dunlop Streetscape Project is completed. (ECD016-20)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-G-138**OMERS ADMINISTRATION CHANGES**

1. That as of January 1, 2021, the Barrie Police Service (BPS) and Barrie Public Library (BPL) be treated as separate entities from the City of Barrie with respect to the OMERS pension plan.
2. That as of January 1, 2021, the Barrie Police Service and Barrie Public Library administer the OMERS pension plan for their own employees. (HRS001-20) (File: H07)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-G-139**ADOPTION OF INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE (IHRA) DEFINITION OF ANTISEMITISM**

WHEREAS Barrie City Council has included as part of its 2018-2022 Strategic Priorities fostering a safe and healthy community and building strong neighbourhoods;

AND WHEREAS, we have a shared responsibility to stop antisemitism in all its forms through education and public consciousness as antisemitic demonstrations continue to threaten communities and undermine democracy;

AND WHEREAS, the International Holocaust Remembrance Alliance (IHRA) is an intergovernmental organization founded in 1998 that consists of 34 countries, including Canada, each of whom recognizes that international coordination is needed to combat antisemitism;

AND WHEREAS, on February 27, 2020, Bill 168, the *Combating Antisemitism Act* which directly mentions IHRA, unanimously passed a second reading in the Ontario legislature with all-party support;

AND WHEREAS, the City of Barrie is enriched by its thriving, active and engaged Jewish and Israeli communities.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the Corporation of the City of Barrie adopt the International Holocaust Remembrance Alliance's (IHRA) working definition of antisemitism as adopted at the IHRA plenary on May 26, 2016 as follows:

"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities".

2. That this decision be forwarded to the Chair of the Province of Ontario's Standing Committee on Justice Policy. (Item for Discussion 8.1, September 14, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-G-140**PRESENTATION - HEALTHY BARRIE**

That Healthy Barrie be invited to provide a presentation to City Council concerning their Community Snapshot Tool. (Item for Discussion 8.2, September 14, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-G-141**EXPLORE FISCAL TOOLS AND STRATEGIES WITHIN THE MUNICIPAL FRAMEWORK**

1. That staff in the Economic and Creative Development Department explore fiscal tools and strategies, including, but not limited to Community Improvement Programs (CIP) and Development Charges, within the Municipal framework to increase the City's competitiveness in attracting business and investment to employment lands within the City's boundary.
2. That staff report back to General Committee with an analysis, recommendations and associated fiscal implications to the City of Barrie. (Item for Discussion 8.5, September 14, 2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

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

SECTION "B"

Deputy Mayor Ward assumed the Chair at 7:06 p.m.

20-G-142 **SHAK'S WORLD - FACILITY ANALYSIS**

1. That City Council expresses its support for Shak's World vision to establish a centre for at risk youth in the City of Barrie.
2. That staff refer Shak's World to the Sandbox and Georgian College Centre for Change Making and Innovation for assistance in the development of their business plan. (REC002-20) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

Mayor Lehman resumed the Chair at 7:18 p.m.

The General Committee met and reports as follows:

SECTION "C"

20-G-143 **INVESTIGATION - PURCHASE OF 66 DUNLOP STREET EAST (WARD 2)**

This matter was withdrawn at the meeting.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

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

SECTION "D"

20-G-144

FREE TRANSIT FOR BARRIE HIGH SCHOOL STUDENTS

1. That staff in the Transit and Parking Strategy Department, in consultation with the local schoolboards and the Student Transportation Consortium, investigate the feasibility of providing free transit service to City of Barrie high school students until December 31, 2020.
2. That the free transit service be only provided within one (1) hour following the end of school time and at bus stops adjacent to the City of Barrie Secondary Schools.
3. That the free transit service be contingent on support from the Simcoe Muskoka District Health Unit to remove passenger capacity limits on Barrie Transit.
4. That staff in the Transit and Parking Strategy Department, in consultation with the local schoolboards and the Student Transportation Consortium, investigate the feasibility of implementing a longer term solution to provide free transit service to City of Barrie high school students and report back to General Committee. (Item for Discussion 8.4, September 14, 2020)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

SECTION "E"

20-G-145

SCATECH BARRIE CHAPTER CONCERNING AN UPDATE ON THE MILLIGAN'S POND EVICTION FOLLOW-UP REPORT - AUGUST 2020

That the correspondence from the SCATECH Barrie Chapter concerning an update on the Milligan's Pond Eviction Follow-up Report - August 2020 be referred to staff in the Legislative and Court Services Department to provide a response concerning enforcing the "No Camping" and Parks Use By-law with discretion to ensure that enforcement does not criminalize homelessness

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

ENQUIRIES

Members of General Committee addressed enquires to City staff.

ANNOUNCEMENTS

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

The meeting adjourned at 8:13 p.m.

CHAIRMAN

APPENDIX “C”

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



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, September 15, 2020

7:30 PM

Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2020.

The meeting was called to order by Mayor Lehman at 7:35 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
Committee Support Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Legal Services, I. Peters
Director of Information Technology, R. Nolan
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-033

ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Sean Mason Homes (Veteran's Lane) Inc., to rezone lands municipally known as 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, from Residential Hold (RH), Residential Single Detached Dwelling First Density (R1) and Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density - Special Provision, Hold (RM2)(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 maximum density of 84 units per hectare (inclusive of a maximum of 35 block/cluster townhouse units and 38 apartment units) over the subject lands, whereas a maximum density of 40 units is permitted for block/cluster townhouse units and 53 units per hectare would be permitted for walk-up apartments;
 - b) Permit a minimum front yard setback of 3.0 metres, whereas 7.0 metres is required;
 - c) Permit a minimum rear yard setback of 1.8 metres, whereas 7.0 metres is required;
 - d) Permit a minimum exterior side yard setback abutting a street of 1.5 metres adjacent to Veteran's Drive, whereas 3.0 metres is required;
 - e) Permit a maximum lot coverage of 40%, whereas 35% is permitted;
 - f) Permit a maximum gross floor area of 125%, whereas a maximum of 60% is permitted;
 - g) Permit a maximum building height of 11.0 metres for the block/cluster townhouse units associated with Blocks 1, 2 and 3 and a maximum building height of 14.0 metres for the block/cluster townhouse units associated with Blocks 5 and 6, whereas 10 metres would be permitted;

- h) Permit a five-storey walk-up apartment building with a maximum building height of 22.0 metres, whereas a four-storey walk-up apartment building with a maximum building height of 20 metres would be permitted;
 - i) Require a minimum setback of 1.5 metres between all buildings and internal private roadways, whereas a minimum setback is not specified;
 - j) Permit a minimum landscaped buffer area of 2 metres along the east property line, 1.8 metres along the south property line, 1.5 metres along the west property line (Veteran's Drive), and 3 metres adjacent to all residential lots fronting Montserrand Street, whereas 3 metres is required;
 - k) Permit a minimum parking ratio of 1 space per unit for the proposed walk-up apartment building through the provision of underground structured parking, whereas 1.5 per unit is required (as per section 4.6.1);
 - l) That a minimum parking ratio of 1.9 spaces per unit be provided (inclusive of 13 surface visitor parking spaces and an underground structured parking lot with the provision of a 1:1 parking ratio for the proposed apartment use), whereas a minimum parking ratio of 1.5 space/unit would be permitted;
 - m) Permit a minimum one-way internal private roadway width of 3.7 metres; whereas 6.4m is required for walk-up apartment and block/cluster townhouse developments;
 - n) Permit a minimum one-way aisle width of 3.7 metres adjacent to the 90 degree parking spaces associated with Blocks 1, 2 and 3, and three (3) parking stalls located toward the south easterly limit of the site, whereas 6.4 metres is required (as per section 4.6.2.5);
 - o) Require a driveway length of 2.0 metres (minimum and maximum) for Blocks 1, 2 and 3, whereas 6 metres is required;
 - p) That tandem parking be permitted for Blocks 5 and 6; whereas tandem parking is not permitted; and
 - q) That the minimum front and side yard setbacks established for the proposed walk-up apartment building of 3 metres and 1.5 metres, respectively, apply to any underground parking structure provided on site, whereas a minimum setback of 1.8 metres is required.
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 339 Veteran's Drive, 341 Veteran's Lane and 19

Montserrand 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 building materials, landscape plans, site servicing details (including adequate fire protection), site 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 DEV019-20.
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 Bonusing 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. (DEV019-20) (File: D14-1686)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-034

ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL (WARD 8)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, to rezone a portion of lands known municipally as 2 Arbour Trail in the City of Barrie, legally described as Part Lot 13 on Concession 14 and West Part Lot 1 on Registered Plan 321, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), be approved as shown in Appendix "A" to Staff Report DEV023-20.
2. 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 DEV023-20.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-20) (File: D14-1699)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-035**TEMPORARY USE BY-LAW TO PERMIT AGRICULTURE USES AT THE SOUTHWEST CORNER OF HIGHWAY 400 AND HARVIE ROAD - BARRIE-BRYNE DEVELOPMENTS LIMITED (WARD 7)**

1. That the application submitted by Smart Centres on behalf of Barrie-Bryne Developments Limited for a Temporary Use By-law for the property legally described as Part Lot 7, Plan 67, Part Lots 5 - 7, Plan 51R-34356 and Part of Part 1, Parts 2 - 8, Concession 12, City of Barrie to permit agriculture uses be approved for a period of three (3) years.
2. That the temporary use be subject to the following special provisions:
 - a) Agricultural activities are limited to field crops in an open field;
 - b) A 30 metre naturalized buffer must be provided around Lover's Creek and Whiskey Creek;
 - c) Access to the site for farming purposes is restricted to the entrance at Harvie Road; and
 - d) Best management practices must be applied respecting the use of fertilizer and pesticides.
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 as amended, including matters raised in those submissions and identified within Staff Report DEV027-20.
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. (DEV027-20) (File: D14-1696)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

20-P-036**APPLICATION FOR ZONING BY-LAW AMENDMENT - 97 MILLER DRIVE (WARD 5)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of South of 49 Inc., to rezone a portion of the lands known municipally as 97 Miller Drive, legally described as Part of Lot 23, Concession 7, City of Barrie from 'Residential Single Detached First Density' (R1) to 'Residential Single Detached Dwelling Third Density' (R3) be approved as shown in Appendix "A" to Staff Report DEV028-20.
2. 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 the following matters raised in those submissions and identified within Staff Report DEV028-20.

3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV028-20) (File: D14-1698)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

**20-P-037 ZONING BY-LAW AMENDMENT APPLICATION - 989 YONGE STREET
(WARD 9)**

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of ASA Development Inc., to rezone lands municipally as 989 Yonge Street, from 'Agricultural General' (AG) to 'Neighbourhood Mixed Use' (NMU) be approved.
2. 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 DEV029-20 and no written or oral submissions were received from members of the public, only from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV029-20) (File: D14-1694/D12-450)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

The Planning Committee met for the purpose of a Public Meeting at 7:39 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-038****PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND REZONING TO PERMIT RESIDENTIAL DEVELOPMENT ON PART OF THE SUBJECT LANDS - 521 HURONIA ROAD (HURONIA BARRIE LAND INC.)**

Eldon Theodore of MHBC Planning advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment for lands known municipally as 521 Huronia Road, Barrie.

Mr. Theodore discussed slides concerning the following topics:

- The site and surrounding context;
- The existing and proposed Official Plan Designation;
- The rationale associated with redesignating the developable land to residential;
- The current zoning and proposed Zoning By-law Amendment;
- A architectural rendering of the submitted proposal, proposed townhome and stacked townhome elevations;
- Community, City staff and landowner comments/feedback associated to the proposed development received to date;
- A map illustrating the progress to date of the proposed development; and
- An overview of the proposed enhanced landscape buffer and potential traffic calming measures.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meetings. 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.

VERBAL COMMENTS:

1. **Monika Sergeant, 83 Loon Avenue** described the Loon Avenue including, the green space that borders on the street, and includes wetlands along Huronia Road and the environmentally protected area along Lover's Creek. She discussed the subdivision being established in the late 1990s, and former Councillor Chalmers efforts to preserve the green space. Ms. Sergeant discussed the neighbourhood's efforts in keeping the area clean and the abundance of wildlife frequently seen in the parks and wooded area.

Ms. Sergeant discussed her concerns associated with the impacts that the proposed development will have on their immediate community including the wildlife and their habitats. She noted her concerns with

the Environmental Study as she felt it's conducted down played the imminent threat to the survival for some of the species in the area and that that the proposed 5.0 metre buffer and fencing would not protect them. She advised that another major concern is access for Emergency vehicles and insufficient parking within the proposed development.

In conclusion, Ms. Sergeant advised she the following questions for the Planning Committee that included the following:

- Why does this particular plot of land need to be re-zoned from light industrial to multi-dwelling so that 104 residential units can be built close to environmentally protected land?
- Given that 100s of acres of farmland is already disappearing and the habitat of eco-sensitive wildlife is also at risk?
- If the property is not feasible for General Industrial, then why is it feasible to have it re-designated as residential since it is a 'wetland'?
- What are the impacts from the proposed underground parking due to it being a wetland and subject to flooding in the spring and during heavy rainfall?

2. **Michelle Lackey, 163 Loon Avenue**, advised that she has a number of concerns about the potential rezoning and proposed development. She discussed the importance of the land being on a level 1 natural heritage resource. Ms. Lackey commented on the pre-existing development designations on a portion of the property, and she suggested that in her opinion the underlying designations should be removed and that the lands be designated Environmentally Protected (EP). She discussed that she felt that the proposed 5 metre buffer around the wetland boundary would not keep the wetland safe. She noted she believes that there is an Ontario Regulation for a 30 metre box around a wetland, and that reconsideration should be given to using the land for something more environmentally friendly such as a conservation area or outdoor education centre for schools or trail system that would complement the natural heritage. Ms. Lackey addressed her issues concerning the height of the buildings being too high for the area and that the setback is not sufficient as she felt the new homes would will be tower over the existing neighbourhood. She advised that she felt the road seems too close to the townhomes and the green landscape buffer should be increased to protect the natural mature trees. Ms. Lackey advised that she feels that the density is too great for this area which could cause traffic and noise issues.

3. **Roger Pennell, 153 Loon Avenue**, advised that he agrees with everything that has been said by his neighbors. He noted that there is a petition being circulated in the neighbourhood against the development with approximately 740 signatures so far. Mr. Pennell discussed his rationale to why Official Plan designations for land and Environmental Protections are in place. He advised that he sees no

reason to allow the developer to rezone these portions of land. Mr. Pennell commented on the accuracy of the Traffic Study, as he felt the number of cars per hour noted would cause problems on Loon Avenue. He indicated that there are two elementary schools that are directly adjacent to Loon Avenue with a large number of small children that walk back and forth to school every day. Mr. Pennell mentioned his concerns associated with the main access points into the existing community and that the proposed development will result in a larger traffic volumes and community safety issues. He advised that he believes that the Traffic study fundamentally misrepresents the context of neighbourhood including traffic flows and impact to the neighbourhood.

4. **Bob Cole, 177 Loon Avenue**, advised that he disagrees with the whole take over the environment and the proposed development and felt that the development was a done deal. He commented that the proposed development does not allow for enough greenspace. Mr. Cole discussed the impact that he felt the development would have on the environment as he walks and enjoys the area. Mr. Cole requested that they consider erecting a higher fence if the proposed development moves forward to deter vehicle headlights that shine into. He suggested that people be encourage not to back into their driveways to the headlights don't come into his bedroom and that consideration be given to not plant Emerald Cedars as buffer trees.

Councillor Morales called a point of order asking that staff clarify the planning application process.

Ms. Banfield detailed the planning application process.

5. **Roy Carretta, 43 Gadwell Avenue** discussed his 20 years of experience in the land development engineering field and advised that he resides near the proposed development. He indicated that has provided written comments to the City and that he will summarizing those comments. Mr. Carretta discussed the natural elements that the City of Barrie offers compared to other municipalities, the specifics of the proposed site plan noting that he felt it was a busy layout with high in density and little access for emergency vehicles. He commended on the proposed site plan not taking into account the existing community's landscape buffer area, the physical proximity of the proposed roadway, the removal of mature trees and impact on property values. He also discussed his concerns associated with the traffic impact study as he felt it did not accurately reflect current day living conditions, and the proposed site access design possibly leading to an increase in accidents and higher volumes of traffic. Mr. Carretta questioned why there is a need to develop in this small portion of land. He suggested the perhaps the land is better suited as park space. In conclusion, Mr. Carretta commented that best management practices be upheld and adopt a better and more refined criteria to help Developers understand that Barrie is unique and needs to be preserved. He advised that he

does not support the proposed development

6. **Megan Pagonis, 171 Loon Avenue**, noted that she echoes the comments of her neighbours. She commented on the love for her house that was bought as it backed onto the forest. Ms. Pagonis noted she has family and friends from Toronto wanting to move to the City as they see it as living in cottage country but still be in the City.

Ms. Pagonis discussed her concerns associated with this neighbourhood being squashed, and that there are many other places to develop that won't attack this natural area. She commented on her concerns associated with the developer possibly developing the environmentally protected, the changing climate with the flooding that recently taken place, and the fact she hasn't read anything in the technical reports that addresses these issues. She noted her concerns associated with the increased wildlife and questioned what is going to happen to this natural habitat. Ms. Pagonis further discussed her concerns with community safety for the children that walk to and from school and questioned the impacts of the increased volumes of traffic will have to an area. She advised that she is concerned about the value of her home and it's no longer a place she want to live because of area being ruined with new developments.

Ms. Pagonis noted her concerns associated with the last minute studies done and were not informed. She noted the lack of communication and is very concerned and not confident in this process.

7. **Chris Pagonis, 171 Loon Avenue**, advised that he agrees with his wife's comments and that he wanted to provide additional comments. He discussed an incident that took place after they moved to Barrie from Toronto concerning an impaired driver losing control and the damage it did to neighbouring properties. Mr. Pagonis commented about his concerns associated with current traffic safety issues and the potential for additional volumes and impacts that the proposed development will be to the existing community. He noted that they do not feel that safe letting their kids play out on the front lawn and play in the backyard and the added safety concerns for their family that will result from the proposed development. Mr. Pagonis also discussed concerns associated with his observations of racing and dangerous driving through the neighbourhood.
8. **Howard Bernick, 40 Burton Road, Toronto**, asked that Mr. Vella speak first as he is working on their planning and is more knowledgeable in these matters.
9. **Darren Vella, 647 Welham Road**, advised that he is working on behalf of Mr. Bernick's company Eighteen Eighteen Inc. and that his client owns lands directly east of the proposed development, and which had also been approved for employment land conversion, through the

City's MCR process. Mr. Vella noted that at this stage, they have been retained as a consultant and has work underway to determine the development limits on the site. He commented that he had reviewed the public meeting presentation, and that the site plan has been revised to address their concern related to the access from his client's lands to Huronia Road. Mr. Vella acknowledged that Mr. Theodore has provided an accurate presentation of their discussions to date and that they look forward to continue dialogue with the applicant and the City on trying to arrive at a responsible development for the area.

10. **Howard Bernick, 40 Burton Road, Toronto** commented on his late father being a the developer in Barrie since the 1950s and that he had developed very responsibly in Barrie and had given back a great deal to the community with regard to schools, parks, recreation centres, the entrepreneur centre at Georgian College and the land for a House of Worship on Huronia Road near Lockhart Road. Mr. Bernick acknowledged his understanding for the concerns of existing residents.
11. **Angela Wiggins, 50 Gadwell Avenue**, noted that she echoes the comments provided by her neighbours. She advised that her main concerns are related to parking and traffic issues on Loon Avenue and the surrounding streets, including access onto Mapleview Drive and the timing of the traffic lights that results in traffic back-ups and with the potential of increased traffic flows coming from the proposed development she felt that traffic would be impacted further. She commented on the existing parking challenges throughout the spring, summer and fall as well as the school and park parking lots that are regularly full with cars even when no sporting event is taking place, and she questioned what the parking plan is for this area. Ms. Wiggins concluded by questioning if the developer has thought about the walkability for the new development and the existing community as currently Huronia Road is not very connected and that there are no sidewalks to walk over to the Huronia Urgent Care Clinic.

WRITTEN COMMENTS:

1. Correspondence from Loni dated July 8, 2020.
2. Correspondence from Bob Cole dated July 8, 2020.
3. Correspondence from Kristina Pemberton dated July 10, 2020.
4. Correspondence from Simcoe County School Board dated July 22, 2020.
5. Correspondence from Roy Carretta, September 9, 2020.
6. Correspondence from Thomas Jackman dated September 13, 2020.
7. Correspondence from Michel Baillargeon dated September 15, 2020.

8. Correspondence from Lyn Baillargeon dated September 15, 2020.
9. Correspondence from Innovative Planning Solutions dated September 15, 2020.
10. Correspondence from Innovative Planning Solutions dated September 15, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

The Planning Committee met and reports as follows:

SECTION "C"

20-P-039

PRESENTATION CONCERNING THE 2019 GROWTH REPORT

Michelle Banfield, Director of Development Services provided a presentation concerning the 2019 Growth Report.

Ms. Banfield discussed slides concerning the following topics:

- Land Use Planning for the Future; Development Approvals associated to Units/Infrastructure Approved for Development; Construction - Shovels in the Ground; and Complete Communities related to new residents, houses and services; and
- Highlights of development that occurred in 2019.

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

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

20-P-040

PRESENTATION CONCERNING THE STATUS UPDATE ON THE NEW OFFICIAL PLAN PROJECT

Michelle Banfield, Director of Development Services provided a presentation concerning the status on the new Official Plan (OP).

Ms. Banfield discussed slides concerning the following topics:

- The Official Plan project history;
- A summary on policy directions and documents that guide the development of the new Official Plan;
- The benefits of clear policy direction;

- That draft Official Plan documents will be released the week of September 21, 2020;
- The community/stakeholder engagement and approval timelines; and
- A video illustrating the vision for the City's New Official Plan.

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

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

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

SECTION "D"

20-P-041

ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc., on behalf of Mario Lampert Holding Ltd., to rezone lands known municipally as 79 Gowan Street from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density - Special Provision No. XXX' (RM2) (SP-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 minimum front yard setback of 1 metre, whereas a minimum front yard setback of 7 metres is required;
 - b) Permit a maximum front yard setback of 19.5 metres, whereas a minimum front yard setback of 7 metres is permitted;
 - c) Permit a 20 metre setback from the Metrolinx Rail Line Right-of-Way, whereas a minimum setback of 30 metres is required;
 - d) Permit a maximum density of 76 units per hectare, whereas a maximum density of 53 units per hectare is permitted;
 - e) Permit a gross floor area of 105%, whereas a maximum gross floor area of 60% is permitted;
 - f) Permit a maximum lot coverage of 60% for front yard parking areas, whereas a maximum of 50% lot coverage is permitted;

- g) Permit a minimum landscape buffer strip with a width of 1.8 metres along the west side lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required; and
 - h) Require a landscape buffer strip with a minimum width of 4 metres along the front lot line for parking areas located in the front yard.
- 3. 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 Bonusing to the satisfaction of the Director of Development Services.
 - 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 DEV024-20.
 - 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. (DEV024-20) (File: D14-1691)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2020-09-21.

ENQUIRIES

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

The meeting adjourned at 10:19 p.m.

CHAIRMAN