



City of Barrie

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

Minutes - Final City Council

Monday, January 11, 2021

6:30 PM

Virtual Meeting

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 6:42 p.m. The following were in attendance for the meeting:

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

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Deputy City Clerk, C. Swan
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Recreation and Culture Services, R. Bell
Director of Operations, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Fire Chief, C. Mainprize

General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Business Planning and Budget, J. Kuehl
Manager of Corporate Asset Management, K. Oakley
Senior Manager of Corporate Finance and Investment, J. Cowles.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, J. Lehman read the Land Acknowledgement.

CONFIRMATION OF THE MINUTES

- 21-A-001** The Minutes of the City Council meeting held on December 14, 2020 were adopted as printed and circulated.
- 21-A-002** The Minutes of the City Council meeting held on December 15, 2020 were adopted as printed and circulated.
- 21-A-003** The Minutes of the City Council Meeting held on December 21, 2020 were adopted as printed and circulated.

DEPUTATION(S) ON COMMITTEE REPORTS

21-A-004 **DEPUTATIONS CONCERNING MOTION 20-P-049 - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY AMENDMENT FOR 51-75 BRADFORD STREET AN 20 CHECKLEY STREET**

The following Deputations were provided concerning motion 20-P-049, Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street:

1. Doug McLaren discussed his concerns with the Smart Centre proposal for Bradford and Checkley Streets. He advised that he does not believe that the environmental area on this property should be impacted in anyway by this development. Mr. McLaren commented on his issues with this proposal being raised from the very first Public Meeting that this project is over-intensification and will have impacts on traffic, people, parklands, and personal space for the existing Barrie residents. He noted that he felt there was little public notification and public engagement from the City and the Developer with the affected residents. Mr. McLaren advised of issues with the height overshadowing and overcrowding that will not go away unless the proposed development is similar in size to the existing buildings. He discussed the matter of the hotel, and he noted in his opinion that putting a hotel near the waterfront would be a mistake and that you do not build a hotel between two well-established residential

buildings. Mr. McLaren suggested that if Council wants a hotel in the downtown area, it should be built in the downtown business area and that the buildings need to come down in size with a reduction in the number of units in the range of 30 storeys or less, so that the vertical and not the horizontal area is impacted. He provided an example of a similar development to be built on Dunlop Street and he also noted that the development discussed tonight would be twice the height of the existing buildings. Mr. McLaren advised that he felt that development is good for a City but only if it is in the best interest of the existing residents.

Mr. McLaren concluded by acknowledging that Council has a tough decision of balancing the development with the City's best interests, and that in the end he hopes that Council will take residents' concerns into consideration in their decision.

A member of Council asked a question of clarification to Mr. McLaren and received a response.

2. Cathy Colebatch advised that she believes there are hundreds, possibly thousands of residents are not happy with this proposal. She commented that residents do not want intensification, and that the height of these buildings is a major concern especially near the waterfront and around the bay. Ms. Colebatch advised that she is in opposition to the Zoning By-law Amendment and Official Plan Amendment for 51-75 Bradford Street and 20 Checkley Street. She thanked Council for returning the Staff Report back to staff at a previous meeting to discuss a height reduction with the Developer. Ms. Colebatch noted the Developer's quick response to Council's request; however, the response was not what residents were hoping for. She questioned why, when Barrie residents that care about our City, attend workshops, neighbourhood meetings, public meetings, provide written submissions and fill out surveys, if these efforts fallen on deaf ears. Ms. Colebatch advised that she wants to see the visual skyline around our bay remain and that it continue to be protected. She suggested that the City can intensify without destroying our waterfront and believes that the existing zoning on this property gives ample opportunity for intensification without excessive height. Ms. Colebatch asked for Council to go back to the Developer and come up with an alternate solution that does not impact the visual skyline around the bay, and possibly asking developers to provide more than one option, and that there should be a compromise for the residents.

Members of Council asked questions of clarification to Ms. Colebatch and received responses.

21-A-005**DEPUTATIONS CONCERNING TEMPORARY SANITARY PUMP STATION AND FORCEMAIN PROJECT AGREEMENT - WATERSANDS CONSTRUCTION LTD.**

The following Deputations were provided concerning the Temporary Sanitary Pump Station and Forcemain Project Agreement - Watersands Construction Ltd.:

1. Signe Leisk, Cassels Brock and Blackwell LLP on behalf of H&H Capital Group discussed her client's supportive goal of advancing an interim solution to the Phase 1 lands and that they are fully committed to paying its portion of those costs as well as contributing to the ultimate solution. She advised that her client is pleased to see that the agreement will result in the modeling data being shared and has been waiting on it for some time. Ms. Leisk commented on H&H Capital Group's commitment to moving forward with this development as soon as possible. There is interest in interfering with the two landowners and looks forward to meeting them in Phase 1 area and coming together with a swift resolution. Ms. Leisk advised of her client's concerns as development in this area was intended to be organized within a Landowners Group and this matter came forward with only one landowner, and H&H has not been invited to the table to discuss this interim solution, despite requests, nor has this matter been brought to the entire Landowners Group as a whole. As the modeling data has not been shared, H&H has not been able to confirm that the interim solution will result in sufficient capacity for all Phase 1 lands and were unable to provide alternative solutions as staff required the use of the data, and that H&H did request a pump station for an interim solution and were denied by City staff. She advised that H&H is in good standing with the Landowners Group and wants nothing more than to be treated equally with the other landowners and simply wants assurance its lands can also be serviced by the interim solution and that it will service the landowners recognizing there will be cost sharing. Ms. Leisk noted that time is of the essence and that they are committed to devoting the resources necessary to address this swiftly.
2. Darren Steedman, DG Group on behalf of Watersands Construction Ltd. provided a background of his client's years of good work that began in 2016 when they commissioned a monitoring analysis over a series of years and is the data set the other landowners required to have a better understanding of sewer flows in the Salem areas. He advised that Watersands paid for this directly without support from any adjacent landowners. Mr. Steedman noted in 2018/2019 Watersands offered to provide funding to expedite and assist Barrie with the delivery of the ultimate sanitary sewer to close \$2 million dollars. He advised that it was never concluded due to the shortfall to make-up that gap. Mr. Steedman acknowledged that there was no financial support or otherwise from the other landowners and that Watersands commissioned the data they collected and secured the

agreement as the others sat quietly on the sidelines. He discussed the Staff Report specifically states that they are not excluding the neighbouring landowners from this pumping station in the agreement, and that the report clearly states the steps that the landowners can implement to join Watersands in the pumping station. Mr. Steedman commented that if Council approves the execution of the agreement as written, they will release the monitoring data to any landowners interested in joining them, and that with the data in hand they will be able to commission a study from their engineers that will illustrate the capacity above the 1500 units. He further advised that once the landowners submit that study to the City and once that is approved and the assurances have been met to the pro rata payment the temporary pumping station will be adjusted for their flows. Mr. Steedman noted that they did not receive preferential treatment, it is fair to all sides, that there are no costs to the City, and that the layout of the framework will have Development Charges flowing sooner and assist the City with the ultimate sewer. He concluded by advising that Watersands is not supportive of the referral back to staff as they have been working on it for several years.

3. Darren Vella, Innovative Planning Solutions on behalf of 2528286 Ontario Inc and 2431805 Ontario Inc. provided an overview of the Salem Secondary Plan and a proposed unit allocation between all three landowners groups that he believes is fair to all parties. He advised that his client is ready to participate and pay their apportioned share for the proposed interim solution. Mr. Vella noted that they have not been met with any willingness from any other parties in the Salem Landowners Group. He commented on his client's good standing as a member in the Salem Landowners Group and that he doesn't agree with Mr. Steedman's account in 2016 that the matter was brought forward for deliberation by the Landowners Group and that the Group did pay for the SIS Sub-Watershed Impact Study. Mr. Vella advised that this alternative solution should have been discussed with all landowners and the ability to benefit from the interim solution. Mr. Vella expressed his disappointment with having to make the deputation to intervene in this matter to promote fairness, and an equitable solution for this Phase 1 land. He suggested moving forward as a real group and meeting more than twice a year as done in 2020 which resulted in information not being fairly shared with the Group, and provided an example of the interim solution that was only provided accidentally in June, 2020 and was not disclosed publicly to anyone. Mr. Vella advised of his concerns with potential impacts and solutions as being discussed today suggesting the area framework is for 10 years and is missing the context building of the community, extending the sewer pipe, and a school. In conclusion Mr. Vella discussed the importance of the Landowners group to be fair with all the developers and for cost sharing.

Members of Council asked a number of questions to the Deputants and City staff and received responses.

COMMITTEE REPORTS

21-A-006 Planning Committee Report dated December 15, 2020, Sections A, B and C. (APPENDIX "A")

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 December 15, 2020, now circulated, be adopted.

20-P-047 COMMUNITY IMPROVEMENT PLAN SUMMARY REPORT - 2020

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 December 15, 2020, now circulated, be received.

20-P-048 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMITTED BY SVN ARCHITECTS + PLANNERS ON BEHALF OF BLAKE LARSEN - 320 AND 364 MAPLEVIEW DRIVE WEST AND 664, 674 AND 692 ESSA ROAD (FILE: D30-002-2020) (WARD 7)

CARRIED

SECTION "C" - TO BE ADOPTED

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

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

20-P-049 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2)

The recorded vote was taken as follows:

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

No: 1 - Councillor, C. Riepma

CARRIED

21-A-007 General Committee Report dated January 11, 2021, Sections A and B. (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 January 11, 2021, now circulated, be adopted.

21-G-001 WAIVER OF THE CITY'S RIGHTS TO REPURCHASE - RAWSON AVENUE (WARD 8)

21-G-002 MUNICIPAL TRANSIT ENHANCED CLEANING (MTEC) TRANSFER PAYMENT AGREEMENT

21-G-003 PRE-AUTHORIZED PAYMENTS - NON-SUFFICIENT FUNDS (NSF) FEES**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 January 11, 2021, now circulated, be adopted.

21-G-004 TEMPORARY SANITARY PUMP STATION AND FORCEMAIN PROJECT AGREEMENT - WATERSANDS CONSTRUCTION LTD.**CARRIED****PRESENTATIONS****21-A-008** PRESENTATION REGARDING THE BARRIE POLICE SERVICE 2021 BUDGET REQUEST

Greg Ferguson, Chair of the Barrie Police Services Board advised that members of the Barrie Police Services Board, the Senior Leadership Team and members of the Barrie Police Service (BPS) were in attendance of the virtual Council meeting. He commented that the BPS 2021 budget process included community consultations and feedback, public deputations, and community safety surveys making it the most open and transparent budget process in its history. Mr. Ferguson advised that the BPS Board approved the budget request of a 2.65% increase over 2020 Budget and that it represents a balance between the effective service delivery to the community and fiscal concerns.

Police Chief, Kimberly Greenwood discussed the slides concerning the following topics:

- A summary of BPS policing today associated to greater engagement, public expectations and increasing financial pressures;
- The types and number of calls and/or occurrences dealt by the BPS;
- The BPS's 2020 - 2022 Strategic Plan priorities and objectives;
- The BPS's Operating Budget associated to salaries, benefits and overtime, operating expenditures, facilities, and grants, secondments and revenue;
- The BPS Capital Budget and technical upgrades;
- The Legislative impacts to the 2021 BPS Budget;
- The costs associated to sworn and civilian staff complement; and
- A summary of the BPS Operating Budget, Capital Budget requests and Legislative Impacts.

In closing, Chief Greenwood commented that the Barrie Police Service will continue to support and be an efficient police service to the community. She requested approval of the municipal funding portion of the Barrie Police Service 2021 Budget request.

Members of Council asked a number of questions of Chief Greenwood and received responses.

Councillor, G. Harvey declared that to remain in compliance with his statutory obligations under Section 17(3) of the *Police Services Act* he was unable to participate in the discussions or vote on the foregoing matter. He left the virtual Council meeting at 9:09 p.m. and returned at 9:56 p.m.

Councillor N. Harris stated that she was in consultation with the Integrity Commissioner regarding her Code obligations, including those that arise under the *Municipal Conflict of Interest Act*. Although, Councillor, N. Harris did not have a pecuniary interest in the matter that required her to abstain from voting on this matter, in accordance with her obligations under the Council and Committee Code of Conduct and upon advice of the Integrity Commissioner, she did not participate or vote on the foregoing matter.

21-A-009

PRESENTATION REGARDING THE BARRIE PUBLIC LIBRARY'S PROPOSED 2021 BUDGET REQUEST

Lauren Jessop, CEO of the Barrie Public Library, introduced Austin Mitchell, Chair of the Barrie Public Library Board. Mr. Mitchell provided a presentation concerning the Barrie Public Library 2021 Budget request.

Ms. Jessop and Mr. Mitchell discussed slides concerning the following topics:

- A summary on the innovative and adaptation of services of Barrie Public Library (BPL) during the Covid-19 Pandemic;
- The expansion of the BPL digital library services and eResource usages;
- The social supports, services and programs available to the community in partnership with community partners, volunteers and social agencies;
- A review of the number of services provided to the community in 2020;
- A summary of the BPL's 2021 Budget request; and
- The proposed Holly Community Library's Capital and Operating Budgets

Members of City Council asked a number of questions of Ms. Jessop and Mr. Mitchell and received responses.

21-A-010**PRESENTATION REGARDING THE COUNTY OF SIMCOE'S 2021 BUDGET REQUEST**

Trevor Wilcox, General Manager of Corporate Performance from the County of Simcoe advised that Jane Sinclair, General Manager of Health and Emergency Services, Greg Bishop, General Manager of Social and Community Services, and Lealand Sibbick, Treasurer of the County of Simcoe were in attendance of the meeting concerning the 2020 County of Simcoe Budget request.

Mr. Wilcox discussed slides concerning the following topics:

- The County of Simcoe's Operating and Capital Budgets from 2018 to 2021 for services provided by the County of Simcoe to the City of Barrie;
- The 2021 Capital Budget associated to Municipal and Non-Municipal Funding Capital Projects;
- A summary of the Municipal Services Agreement associated to services and cost sharing;
- The Social and Community Services 2021 Budget impacts;
- The Health and Emergency Services 2021 Budget impacts;
- A summary of the overall 2020 Budget impacts;
- The Safe Restart Funding allocated to the City of Barrie, City of Orillia and the County of Simcoe.

Members of Council asked a number of questions to Mr. Wilcox, Ms. Sinclair, Mr. Bishop and received responses.

ENQUIRIES

Members of Council addressed an enquiry to City staff and received a response.

ANNOUNCEMENTS

Mayor Lehman 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
2021-001****Bill #001**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (Removal of Holding Provision - Barrie Waterfront Developments, 39-67 Dunlop Street West and 35-37 Mary Street) (File: D14-1676)

BY-LAW
2021-002**Bill #002**

A By-law of The Corporation of the City of Barrie to prohibit, regulate and control discharges into the sanitary and storm sewer systems of the City of Barrie and to repeal By-law 2012-172. (20-G-172) (Sewer Use By-law 2012-172) (BPE001-20)

BY-LAW
2021-003**Bill #003**

A By-law of the Corporation of the City of Barrie to regulate the collection and/or disposal of garbage, organics, recyclables, and other waste materials and for operating and maintaining integrated Waste Management Facilities in the City of Barrie and to repeal By-law 2016-108, as amended. (20-G-237) (Repeal and Replace of Waste Management By-law 2016-108) (BPE002-20)

BY-LAW
2021-004**Bill #004**

A By-law of The Corporation of the City of Barrie to designate the property known as 72 High Street, Barrie, Ontario as being of cultural heritage value or interest. (20-G-238) (Repeal and Replacement of Designating By-law 90-230 - 70 and 72 High Street) (DEV038-20) (Ward 2)

BY-LAW
2021-005**Bill #005**

A By-law of The Corporation of the City of Barrie to further amend By-law 2018-146, being a by-law to appoint members to various committees, boards and commissions. (20-G-244) (Barrie Municipal Non-Profit Housing Corporation - Council Appointment) (Item for Discussion 8.4, December 14, 2020)

BY-LAW
2021-006**Bill #006**

A By-law of The Corporation of the City of Barrie to further amend By-law 2020-107, as amended, being a By-law to regulate traffic on highways. (20-G-240 and 20-G-249) (Johnson Street and Little Avenue Bicycle Lane Implementation and Heavy Truck Traffic on Dunlop Street through Downtown Area) (DEV039-20 and OPR008-20) (P37/19) (File: T00)

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
2021-007**Bill #007**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 11th day of January, 2021.

CARRIED UNANIMOUSLY**ADJOURNMENT**

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

That the meeting be adjourned at 10:52 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

APPENDIX “A”

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



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, December 15, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on January 11, 2021.

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

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

STAFF:

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

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

SECTION "A"

20-P-047 COMMUNITY IMPROVEMENT PLAN SUMMARY REPORT - 2020

That staff in the Development Services Department schedule a statutory public meeting in accordance with the *Planning Act*, in the first quarter of 2021 to initiate the process for the following amendments to the City's Community Improvement Plan (CIP):

- a) Adjusting the timing of payment for redevelopment grants so that development charge grants are paid at the time of the issuance of a building permit application; and
- b) Reducing the number of application in-take periods from three to two cycles per year. (DEV041-20) (File: D18-CIP-2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

The Planning Committee met for the purpose of a Public Meeting at 7:05 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of a Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the application were advised to contact the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

20-P-048 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMITTED BY SVN ARCHITECTS + PLANNERS ON BEHALF OF BLAKE LARSEN - 320 AND 364 MAPLEVIEW DRIVE WEST AND 664, 674 AND 692 ESSA ROAD (FILE: D30-002-2020) (WARD 7)

Drew Sinclair of SvN Architects + Planners advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment for lands known municipally as 320 and 364 Mapleview Drive West and 664, 674 and 692 Essa Road.

Mr. Sinclair discussed slides concerning the following topics:

- The site and surrounding context;
- The key tasks and engagement process for the development;
- A summary of the engagement dates with City staff, the Nottawasaga Valley Conservation Authority and the community;
- The communities comments and feedback associated to the proposed development;
- The reduction of 500 units to address traffic concerns from residents and the Transportation Impact Study in support of the application;
- The proposed vision and vision statement;
- The Development Concept Plan;
- An axonometric projection illustrating the development plan; and
- The Phasing Strategy Plan.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. 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. **Kapil Uppal, 43 Redfern Avenue** advised that there are two developments in Ward 7 that are causing consternation in the community being tonight's application and 407 and 449 Mapleview Drive West. He commented that these developments are game changers for the community. Mr. Uppal discussed his concerns with the height, density, traffic, and the addition of approximately 2000 families is almost half of the population existing in the Holly neighbourhood. He acknowledged his agreement with Mr. Sinclair's comments that there is an opportunity to build a very iconic development to meet the communities needs on this property, but that he felt the proposed development is not it. Mr. Uppal provided his opinion that the intensification area urban design guidelines established in 2012 are outdated and no longer meet the needs of the City and that this project does not meet the principles of intensification. He suggested Council take this opportunity to learn from the existing developments along Essa Road, and learn from those mistakes, and represent the people and not support plans that do not meet the needs of the community. Mr. Uppal provided his personal experiences with the current traffic volumes along Essa Road and Mapleview Drive. In conclusion, Mr. Uppal questioned why a project of this magnitude is being considered with this property not being an intensification zone or node.

2. **Andrew Zvanitajs, 37 Redfern Avenue** commented on the property being a unique opportunity and prime for development. He advised that he echoes Mr. Uppal comments made earlier in the meeting. Mr. Zvanitajs provided an example of developments in the Jane and Highway 7 area that he felt is a result of building up and out, too far, too fast. He commented on the proposal introducing 2500 units that will bring at least 5000 people to the City resulting in a massive increase of cars to City roads and to an area where traffic volumes are already an issue. Mr. Zvanitajs suggested a road widening with dedicated turning lanes to assist with the additional traffic on Essa Road, north of Maplevue Drive as the roadway will be difficult for people trying to turn into this project or phase, as it becomes developed with no turning lane. He acknowledged the design of the development is a beautiful concept, however he believes it is too high. Mr. Zvanitajs advised of his concern with the development of such a high-rise in the City associated to fire and emergency service. He noted they would need additional skills and multiple fire apparatus to provide sufficient emergency services in times of emergencies. In conclusion, Mr. Zvanitajs asked Council to use caution on the density of the development.

3. **Pastor Jay Davis, Maplevue Community Church** discussed his 23 years of living and being a Pastor in the Maplevue Drive area, and of their first church being one of the first buildings on Maplevue Drive. He commented on challenges and trials in the early days of when the Maplevue Drive area was first being developed and that the comments from tonight's meeting echos the comments heard in the early years. Pastor Davis advised that he is in favour of the development, that it is a great opportunity for the Church, the City, and the community. He acknowledged that something must be built on this parcel of land, and that a plan like this project is suitable. Pastor Davis noted that traffic is already a problem, but it is part of the daily grind. In conclusion, he asked why not do something bold, brave, and visionary and be known for something spectacular in the South end of Barrie.

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated November 20, 2020.

2. Correspondence from InnPower Corporation dated November 23, 2020.

3. Correspondence from D.G. Pratt Construction Limited (933901 Ontario Inc.) dated December 15, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 1/11/2021.

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

SECTION "C"

20-P-049

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2)

1. That the Official Plan Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to refine the limits of the 'City Centre' and 'Environmental Protection' designations on Schedule 'A' - Land Use and delete 'Defined Policy Area - T' from Schedule 'C' - Defined Policy Areas along with the related text in section 4.8.11 for the subject lands, known municipally as 51 - 75 Bradford Street and 20 Checkley Street, attached as Appendix "A" to Staff Report DEV034-20, be approved.
2. That the Zoning By-law Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to rezone the lands known municipally as 51 - 75 Bradford Street and 20 Checkley Street from 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-436)(H-114), (C2-2)(SP-437)(H-114), (C2-2)(SP-438)(H-114) and 'Environmental Protection' (EP) to 'Central Area Commercial with Special Provisions, Hold' (C1-2)(SP-XXX)(H-ZZZ), (C1-2)(SP-YYY)(H-ZZZ) and 'Environmental Protection' (EP) attached as Appendix "B" to Staff Report DEV034-20 be approved as amended by Planning Committee on December 15, 2020.
3. That the following Special Provisions for the 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) A maximum of 2 loading spaces are required to service this building, which includes the hotel, whereas a calculation of Gross Floor Area (GFA) is used to determine the number of spaces for the site;
 - b) Maximum Total GFA of 750% across the entire project site, whereas the permitted standard is 600%;
 - c) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;

- d) Maximum building height of 26 metres within 10 metres of the front lot line (Lakeshore Drive), and the maximum building height thereafter shall be 88 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum building height thereafter shall be 45 metres;
 - e) Maximum building height of 26 metres within 10 metres of the north side lot line (2 and 6 Toronto Street), and the maximum building height thereafter shall be 88 metres, whereas no standard is required; and
 - f) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141.
4. That the Hold (H-ZZZ) be removed from the 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX) Zone when the following is completed to the satisfaction of the City:
- a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - b) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - c) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
5. That the following Special Provisions for the 'Central Area Commercial with Special Provisions' (C1-2)(SP-YYY)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
- a) Maximum Total GFA of 750% across the entire project site, whereas the permitted standard is 600%;
 - b) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - c) Maximum building height of 30 metres within 5 metres of the front lot line (Bradford Street) and the maximum building height thereafter shall be 132 metres whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum height thereafter is 45 metres;

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- d) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141; and
 - e) Notwithstanding H-ZZZ, a parking lot is permitted to provide surface parking as an interim use in accordance with Site Plan Control guidelines, requirements to the satisfaction of the Director of Development Services and additional transitional uses include, but are not limited to, passive recreation.
6. That the Hold (H-ZZZ) be removed from 'Central Area Commercial with Special Provisions' (C1-2)(SP-YYY) Zone when the following is completed to the satisfaction of the City:
- a) Submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie if a reduction to the parking ratio is being considered for those lands zoned as 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX) and (C1-2)(SP-YYY);
 - b) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - c) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - d) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. That the required Site Plan application, following its submission and review by City staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.
8. That the Site Plan review shall include but not be limited to:
- a) Appropriate setbacks to the environmental protection area; and
 - b) Building design and step backs in accordance with the concept plan illustrated and attached to the proposed zoning by-law.
9. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV034-20 and subsequent Memorandums from staff dated December 7, 2020 and December 15, 2020.

10. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV034-20) (D09-OPA078, D14-1692)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:48 p.m.

CHAIRMAN

APPENDIX “B”

**General Committee Report
dated January 11, 2021**



City of Barrie

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

Minutes - Final General Committee

Monday, January 11, 2021

6:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on January 11, 2021.

The meeting was called to order by Mayor Lehman at 6:02 p.m. The following were in attendance for the meeting:

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

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Deputy City Clerk, C. Swan
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Recreation and Culture Services, R. Bell
Director of Operations, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid

Fire Chief, C. Mainprize
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Business Planning and Budget, J. Kuehl
Manager of Corporate Asset Management, K. Oakley
Senior Manager of Corporate Finance and Investment, J. Cowles.

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

SECTION "A"

21-G-001 WAIVER OF THE CITY'S RIGHTS TO REPURCHASE - RAWSON AVENUE (WARD 8)

1. That the City of Barrie waive its right to purchase back Lots 69, 70, 71 Plan 51M379 (the "Property") and discharge the Development Agreement registered on title and dated June 1, 2017 (the "Development Agreement").
2. That staff in the Economic and Creative Development Department be authorized to negotiate an agreement pertaining to the waiver and discharge of the Development Agreement for the Property, with 1634567 Ontario Inc. the current landowner, on the following terms and conditions:
 - a) The City's compensation for the waiver and discharge will be 50% of the net profit achieved by 1634567 Ontario Inc. upon the sale of the Property, as calculated per the costs set out in the Development Agreement between 1634567 Ontario Inc. and the City; and
 - b) Transfer of the funds to the City is to coincide with the closing of the sale of the lands from 1634567 Ontario Inc to a new Buyer, and concurrently upon the City lifting its encumbrances along with the Development Agreement currently on title.
3. That the City Clerk be authorized to execute the waiver, discharge and associated agreement and any required relevant documentation in a form satisfactory to the Director of Economic and Creative Development and the Director of Legal Services.
4. That the funds received by the City be allocated to the Industrial Land Reserve, with the intent of supporting municipal capital projects related to employment lands in the City of Barrie. (ECD001-21)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

21-G-002 MUNICIPAL TRANSIT ENHANCED CLEANING (MTEC) TRANSFER PAYMENT AGREEMENT

That the Mayor and City Clerk be authorized to execute the Transfer Payment Agreement with the Province of Ontario as represented by the Ministry of Transportation related to the Municipal Transit Enhanced Cleaning Agreement. (TPS001-20)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

21-G-003 PRE-AUTHORIZED PAYMENTS - NON-SUFFICIENT FUNDS (NSF) FEES

That staff in the Finance Department provide a credit where a City NSF fee has been charged associated with the pre-authorized payments dated December 31, 2020. (Item for Discussion 8.1, January 11, 2021) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

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

SECTION "B"

21-G-004 TEMPORARY SANITARY PUMP STATION AND FORCEMAIN PROJECT AGREEMENT - WATERSANDS CONSTRUCTION LTD.

That motion 21-G-004 of Section B of the General Committee Report dated January 11, 2021 concerning the Temporary Sanitary Pump Station and Forcemain Project Agreement - Watersands Construction Ltd. be referred back to the General Manager of Infrastructure and Growth Management, and staff in the Finance, and Legal Services Departments for further consideration and discussions with all three landowners in Phase 1 of the Salem Landowners Group for a possible shared temporary sanitary pump station solution and report back to General Committee by February 22, 2021. (LGL001-21) (File: D17-GRO)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

ENQUIRIES

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

ANNOUNCEMENTS

Members of General did not provide any announcements.

ADJOURNMENT

The meeting adjourned at 6:42 p.m.

CHAIRMAN