



City of Barrie

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

Minutes - Final Planning Committee

Wednesday, June 2, 2021

6:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on June 28, 2021.**

The meeting was called to order by Mayor, J. 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, B. Thompson
Committee Support Clerk, T. Maynard
Committee Support Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
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
Planner, T. Wierzba.

The Planning Committee met for the purpose of a Public Meeting at 6:02 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that was the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the applications were advised to contact the Legislative and Court Services Department at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

21-P-016**PUBLIC MEETING - DRAFT NEW OFFICIAL PLAN FOR THE CITY OF BARRIE**

Michelle Banfield, Director of Development Services advised that the purpose of the Public Meeting is for City staff to present the draft new Official Plan (OP) and give the public an opportunity to make comments regarding the draft new Official Plan.

Ms. Banfield discussed slides concerning the following topics:

- A video illustrating the draft new OP structure titled “One City, One Vision, One Plan”;
- Completed projects in developing the City’s new OP;
- Estimated timelines for Barrie’s population and job growth from 2016 - 2051;
- The journey and guiding principles of the new OP from 2019 to 2021;
- A summary of the community engagement;
- Key community-oriented themes that emerged through public consultation;
- Comments received during the 90-day review period on draft one of the new OP;
- Changes between draft one and two;
- Early feedback from draft two Open House held on May 19th;
- Elements of the OP associated to policies guiding land use designations and community structure;
- The Built Boundary and Designated Greenfield Area to be 50% of the City’s growth;
- Accommodations across the City due to populations and employment increases;
- A summary of housing types and densities; and
- The goals and next steps in implementing the new Official Plan.

VERBAL COMMENTS:

1. Jennifer van Gennip, 29 Twist Drive advised that she is speaking on behalf of the Barrie Chapter of the Simcoe County Alliance to End Homelessness (SCATEH). She expressed her appreciation of City staff for their continued and open engagement on the new Official Plan (OP) throughout the consultation process.

Ms. van Gennip discussed the SCATEH's alliance to end homelessness with primary interest in the OP associated to policies protecting existing affordable housing stock and incentivize or require additional affordable housing. She commented on the sections that staff took into consideration for easy reference, stronger wording around affordable housing targets, protection of affordable housing stock in condominium conversions, and the addition of a section on protecting vulnerable populations.

Ms. van Gennip provided further recommendations to the second draft that included 24/7, 365 days a year public washrooms and drinking water, provision of warming and cooling centres, a sub-definition of deeply affordable housing to apply to incentive programs, and a return to the affordable housing targets laid out in draft one, and a target of 10% affordable housing City-wide and 35% requirement in the urban growth centers.

In conclusion, Ms. van Gennip commented that the new OP should reflect what is in the best interest of Barrie residents, piece ambitious targets to encourage social resilience and complete communities, provide everyone with access to trails parks and transit, ensure an adequate supply of housing that people across the income spectrum can afford which is the bedrock of any plan for a resilient community.

2. **Kory Chisholm, MHBC Planning** provided comments associated to the second draft of the new Official Plan (OP) on behalf of several of his clients and specifically two being PBN Realty Holdings Inc. and Skydive Real Estate Development.

Mr. Chisholm provided his opinions related to five primary areas of concern with the second draft of the new OP. He discussed the first being the comment period was too short for a document of this importance and magnitude; the second being the importance and weight of the new Official Plan especially as there is no appeal right and the moratorium on amendments; third being the lack of transition regulations and that the second draft currently contains no transition regulations as an implementation tool; the fourth relating to the urban design focus of the second draft being very much an urban design based and focused document but the document does not contain the revised urban design guidelines; and the fifth being the prescriptive nature of the Official Plan as it is written in an absolute and prescriptive manner with no flexibility. Mr. Chisholm provided examples from the second draft of the OP where he felt needs to be flexible, clearly identifying or carrying forward the existing OP and Zoning By-law permissions that currently exist on lands, and a more efficient plan that is meant to provide broad long term policy direction and room for flexible interpretation of policies and goals.

Mr. Chisholm advised that he provided detailed written comments to City staff associated to the second draft of the OP for seven different properties owned within the City of Barrie, that identified the primary concerns related to permitted uses, and the prescribed amount of affordable housing units mandated for each development.

3. **Wesley Crown, MHBC Planning** provided comments on behalf of his clients and owners of the property to 220 Maplevue Drive, John Mark Holdings Inc. He discussed the City's obligations to have a fair, open, transparent, replicable, and traceable process in preparing a new Official Plan has always been clear. Mr. Crown noted the recent changes to the *Planning Act* in regards to the adoption, approval, no appeals, and no amendments to new Official Plans that the City's obligations have been heightened and critical that City staff and Council take the time to get it right at the local stage prior to adoption.

Mr. Crown advised of written comments submitted to the City, on behalf of his client on December 16, 2020, for the first draft of the OP and May 27, 2021, for the second draft requesting a change of land use designation for his client's property that they believe is not only in their client's interest, but it also makes good planning sense to be incorporated in the plan prior to adoption.

4. **John McDermott, McDermott and Associates** provided comments on behalf of 1287363 Ontario Ltd. the owner of the Dunlop village Plaza, 3 and 4 Dunlop Street West.

Mr. McDermott advised of providing a detailed written submission on May 31, 2021 concerning the policies and designation set out in the draft Official Plan that would apply to the use and development of his client's landholdings. He provided highlights from his written submission and summarized their concerns related to primary and secondary significance. With respect to maps 1, 2, 3 and 4, Mr. McDermott summarized concerns after the review of policies for strategic growth areas, strategic economic and employment districts, and the policies applicable to adjacent freight-supportive quarters. He advised that his submission requests further refinement of the proposed policies to avoid uncertainty and ambiguity that the Official Plan should mandate, and the preparation of a secondary plan for Dunlop Street West strategic growth area as opposed to making this a discretionary requirement. Mr. McDermott expressed his concern with proposed designations not aligning with the current function of those lands or the intended function of those lands which is to continue their retail operations and be permitted for possible expansions or improvements in the future.

Mr. McDermott noted looking forward to future discussions with City staff on the matters contained in his written submission.

5. **Rob MacFarlane, Zelinka Priamo Ltd.** provided comments on behalf of several landowners in the City of Barrie. He advised of submitting written comments on the first and second drafts of the Official Plan and the encouraging dialog with City staff who have been receptive with their comments. Mr. MacFarlane expressed his concerns with the Canadian Tire land located at 75 Mapleview Drive West, as it is also occupied by various retailers, including a beer store and gas bar. He commented that the second draft of the OP proposes the transition of these commercial lands into an employment area designation, and specifically non-commercial employment land designation which does not align with the current function and designation. Mr. MacFarlane advised he felt that the change would limit the possibility for expansions and improvements as well as limit and restrict the uses of these lands and what they are currently built for.

Mr. MacFarlane advised that after a background review of the City's lands needs assessment, he did not consider these lands as employment lands for the purposes of calculating the land budget and noted no recommendation or analysis to justify why the transitioning of commercial lands to employment lands to satisfy the needs of the City. He asked that Council consider the context of these lands and provide direction and consideration to re-evaluate what designation would be appropriate for the Canadian Tire site, including revisiting what was identified in the first draft of the Official Plan as commercial district.

6. **Ray Duhamel, The Jones Consulting Group Inc.** provided comments on behalf of the Hewitt's Landowners Group and advised that he would be providing written submission to City staff. Mr. Duhamel thanked the City staff for their work, noting they have demonstrated a willingness to have ongoing dialogue. He asked that consideration be given to host a third statutory Public Meeting due to the importance of getting this right, and provide the opportunity to receive and analyze the comments received from the second statutory Public Meeting and would go a long way in helping address some of the concerns mentioned at tonight's Public Meeting.

Mr. Duhamel commented on the Hewitt's and Salem Secondary Plans being removed from the second draft of the OP and that it is a major point of concern for the Hewitt's Landowners Group. He advised of the hundreds of millions of dollars invested in the land, infrastructure, and master planning for this area and to move forward and abandon that policy framework entirely would not be in his clients' best interests. Mr. Duhamel noted being in favour of the new planning of the new OP. He asked that the City considers a fair and agreeable update to the existing Secondary Plan policies and not abandon the Hewitt's and Salem Secondary Plans as a whole.

Mr. Duhamel advised of his concerns related to density and built form. He asked that Planning Committee and City staff consider what the built form would be like if implemented with the prescribed densities, and that the prescriptive policies be provided with more flexibility in the policy framework to be more aspirational.

7. **Keith MacKinnon, KLM Planning Partners Inc.** provided comments on behalf of the Salem Landowners Group. He advised that he echoes the comments provided earlier by Mr. Duhamel and that he wanted to reiterate that the Salem Secondary Plan is finally getting things in the ground, and that millions of dollars of infrastructure work is being spent by the City and the landowners to get the areas moving. Mr. MacKinnon expressed his concern with removing the Salem and Hewitt's Secondary Plan areas out of the second draft of the Official Plan and that from the Salem Landowners perspective they wish to continue with the Salem Secondary Plan and update the Plan to reflect current policy and vision and keep with the effective development plans already approved.

Mr. MacKinnon advised that he also echoes Mr. Duhamel's comments associated to the neighborhood density and that he would be happy to continue working with City staff and in conjunction with the Hewitt's Landowners Group to work through the issues and would be in agreement with another public meeting. He noted that they will be providing a written submission to the City.

8. **Sandie Fischer, 13 Wildflower Court** discussed some of her issues associated to communities backing onto wider roads, which could be subject to an impact from a zoning amendment, impact on older neighbourhoods, higher traffic areas, environmental concerns, cultural heritage and archaeological sites, water conservation and the provincial policy statement being very broad.

Ms. Fischer commented on the Lake Simcoe Protection Plan, the Lake Simcoe Regional Conservation Authority, the Nottawasaga Valley Conservation Authority and the Stormwater Management Master Plan basically in line with each other and in protecting these areas.

Ms. Fischer expressed her main concern is compliance and whether there are qualified people making decisions for these developments and the cultural areas.

9. **Amanda Santo, Dorsey Development Corporation** provided comments on behalf of a landowner in the eastern portion of the

Hewitt's Secondary Plan area. She thanked staff for the unquestionably tremendous amount of work that has gone into the second draft of the Official Plan and looking forward to continuing to work with staff to get it right. Ms. Santo noted the significant number of changes that have been made thus far that have addressed many comments and concerns that they and other stakeholders have previously outlined. She advised of her opinion that several policies in the second draft of the Official Plan threaten to hinder or slow the development and growth of the City, both in the short and long term.

Ms. Santo discussed her concerns with the removal of the Hewitt Secondary Plan from the second draft of the OP, the setting of unachievable minimum density units per hectare targets, abandoning the collective work and many years of planning, wasted tax dollars, duplication of previous work completed, further servicing requirements and transportation needs to accommodate extra residents and the existing infrastructure currently under construction would need to be resized, noting she felt that this would be an unrealistic endeavor given the phase one lands are currently being constructed.

10. **Matthew Cory, Malone Given Parsons (MGP)** advised that he echoes the comments made earlier by Mr. Duhamel, Mr. MacKinnon, and Ms. Santo, and is aligned in terms of their thinking and thoughts. He thanked City staff for the tremendous work on the drafts of the Official Plan, the numerous comments and community engagements and acknowledged the constructive and excellent changes to make the new Official Plan document more usable and implementable, noting he felt that there are significant ones that remain.

Mr. Cory advised of his concerns associated to the overly prescriptive Official Plan policies which does not consist of language being permissive and giving guidance. He requested that Hewitt's Secondary Plan be maintained and be updated to the new vision and possibly an opportunity to have an area or site-specific policy that is appropriate for their site and in the context of the City's larger density targets to move forward. Mr. Cory discussed the logical and flexible phasing policies, and the intent of a phasing policy is to expedite growth and ensure that growth does not occur prior to the proper infrastructure. He requested that the phasing policies be made more flexible and ideally not require an official plan amendment to move from one phase to the next, or to alter them, if Council is satisfied the requirements are met.

Mr. Cory advised that he has submitted a written submission with more detailed comments to City staff and that he is happy to meet with staff to discuss other detail policies.

11. **Cathy Colebatch, 97 Cumberland Street** provided comments associated to the historical areas of the City. She questioned how

the City will improve, protect and preserve the historic areas throughout the City with the proposed land designations noted in the Land Use Designation Map. Ms. Colebatch expressed her concerns around the historic neighborhoods being designated as medium density and particularly those that back onto historical lands, the size of the accessory buildings being built in behind the homes and the impact on those existing homes and residents. She displayed photographs with examples of existing structures and accessory buildings.

Ms. Colebatch discussed issues with the timelines provided for public comments on the second draft of the OP and not having enough time for people to understand the document and what it means. She commented that another Public Meeting would be appropriate under these circumstances. Ms. Colebatch questioned whether there are sunset clauses mandating how long a build can take and to see if anything can be done to ensure timelines are met or penalties may apply.

- 12. Paul Thornton, 17 Chalmers Drive** discussed his concerns related to the Lovers Creek Development near Loon Avenue. He provided a brief background on himself as a teacher and often uses Lovers Creek for virtual tours with his students. Mr. Thornton noted his concern with the massive development that will impact the environment, the biodiversity of Lovers Creek and to the neighbourhood.

Mayor Lehman advised Mr. Thornton that tonight's Public Meeting is to discuss the new Official Plan that will come into effect from now and into the future and does not have any impact on the development that he was referring to. Mr. Thornton thanked Mayor Lehman and advised he will wait for the Public Meeting on the application to be held.

- 13. Greg Stephenson, 5 Tomlin Court** provided a brief background about himself and the reasons behind choosing to live in Barrie as opposed to urbanized Toronto. He advised that he has submitted written comments to the City and that he wanted to highlight the points of how to keep the City the way the citizens of Barrie love about living here. He asked if the City has to follow the "2051" numbers, and enquired where the numbers come from and if it is something that is imposed or does the City have a choice. Mr. Stevenson advised of his concerns with rapid growth over the past couple of decades putting stress on the City's infrastructure, parking, roads, and schools. He provided an example from an article in Barrie Today regarding an approved plan on Roslyn Road of an additional house being built on the single block of land within a mature residential neighborhood. He noted that the neighbourhood being in opposition to that development.

Mr. Stevenson provided several suggestions that are outlined in his written correspondence related to lower targets of population growth, targets for jobs in addition to the population growth, and a robust plan to track jobs.

Mr. Stevenson discussed the impacts of population growth on existing issues with spillover parking onto City streets, and the traffic and pedestrian safety concerns in the City. He suggested further consideration into strategies for the spillover parking areas to address parking issues in the City and that a policy needs to be very clear and transparent for parking supply on the residential areas and especially in high intensity new residential developments.

14. **Darren Vella, Innovative Planning Solutions** acknowledged the efforts and work done on the new Official Plan and the need for further discussions to finalize the new OP and make sure that Plan is done properly. He advised that he is in support of a second Public Meeting. Mr. Vella commented on the high volume of applications that Council has discussed amendments to the current Official Plan and they are not cheap, they take a lot of time, and some of applications are very controversial and should be carried forward into the new Official Plan.

Mr. Vella provided concerns regarding residential density categories, not designating corridor lands in the neighborhood area category and direction where the anticipated growth will take place, and clear policies when there is a lot of public involvement surrounding a project. He also advised of his concerns with the affordable housing section of the OP, recognizing the need for affordable housing in the City and the difficulty in implementing the affordable housing strategy currently in place. Mr. Vella noted there is a higher percentage of affordable housing units in more densely populated areas due to availability of services, but they are also being placed in areas where the cost of construction is the highest in the city, so the type of construction occurring is typically high-rise with expensive costs, and there should be contributions to affordable housing from all developments.

Mr. Vella asked that the Urban Design Guidelines be provided in advance of a decision being rendered on the new Official Plan for public comments and consideration.

15. **Al McNair, 33 St. Vincent Street**, advised that he submitted comments on the first draft of the OP and recently submitted a letter outlining issues that he had raised with City staff.

Mr. McNair discussed his concerns with the second draft OP such as street designations and intensification policies and noted that intensification should only be directed to those major streets which

will be designated as intensification corridors and natural heritage areas not just roads. He stated that definitions and terminology for low, mid and high-rise built forms should be included, and mid and high rise buildings should not be permitted in the designated neighborhood areas.

Mr. McNair provided comments on the historic neighborhood areas including that the draft OP has good ideas but noted he felt that development greater than three stories should not be allowed, in order to maintain compatibility with the budding existing dwellings and their surrounding neighborhoods. He advised that he submitted suggested boundary changes for the east-end neighbourhood.

Mr. McNair provided additional suggestions concerning redevelopment of existing institutional and commercial sites in neighborhood areas should require an official plan amendment, and when buildings are more than 20% of the property or when there are landscaping provisions or protection of natural heritage features or functions they should be subject to site plan control. He commented on some key issues with the City's natural heritage mapping and the overlays of the maps. Mr. McNair suggested that the mapping needs to be thoroughly re-examined to ensure that the small but important parcels of natural heritage lands in the older parts of the City are protected.

Mr. McNair addressed concerns with the intensification corridor on Anne Street, as he did not have a clear understanding why that is a great place for additional development when it has existing traffic issues.

In conclusion, Mr. McNair commented that with the present existential challenges of both climate change and the COVID-19 pandemic, and our urban residential areas may need to be rethought with residents working from home and telecommuting in the longer term and to be reacquainted with the idea of a work life balance and ensuring protection of our residential neighborhoods.

- 16. Karen Buck, 15 Weymouth Road** discussed the extraordinary times with climate change, COVID, and the problems that need solving for future generations. She commented on the draft community emissions chart wherein Barrie is responsible for 1 million tons of carbon dioxide released into the atmosphere, and that the draft community emissions chart should be combined with the new Official Plan. Ms. Buck suggested getting the building heights right for the climate. Ms. Buck advised of a study conducted by a UK architectural firm that high rise buildings use too much energy, they described nine different building types and decided that forester courtyard had the lowest overhead emissions after 30 years.

Ms. Buck expressed her concern with the growth plans in the draft OP to 2051 and noted that she felt that the City might need to

consider further actions such as renewable and solar electricity when it comes to climate change. She suggested that the Official Plan be strong on land conservation and protection of natural functioning areas of the environment.

Ms. Buck provided comments on the affordable housing section of the draft OP and the need for new housing types in order for people and families to afford housing in Barrie. She also discussed the networks of active transportation in the City of Barrie that are safe for cyclists and separate from cars.

In conclusion, Ms. Buck noted that the OP should be put into the context of climate change and how the City is going to reduce emissions.

17. **Arnie Ivsins, 43 Alfred Street** provided a brief background of himself noted he was past member of the Heritage Barrie Committee and assisted in the draft and implementation the Historic Neighborhoods Strategy Plan. Mr. Ivsins noted that Cathy Colebatch and Al McNair who spoke earlier, covered a lot of his issues and concerns associated to the draft OP, specifically regarding second suites and accessory dwellings. He expressed his concern with residential zoning for certain builds in residential neighborhoods that are already happening in older neighbourhoods with deeper lots such as fourplexes, and duplexes.

Mr. Ivsins commented that the Official Plan should be where we protect our neighborhoods and especially our older ones. He noted that he is opposed to the 40-storey building near the City's waterfront and felt it should be located in other parts of the City.

18. **Dr. Mark Blair, 265 St. Vincent Street East** advised that he submitted written correspondence to the City. He advised that his property is still designated as a neighborhood area and that he verbally wanted to request that consideration that his property designation be changed to medium density. Dr. Blair discussed his reasoning for the change, described the area and that his property would support the change due to the relatively large land parcels and is close to amenities, services, Georgian College, RVH, the downtown area and easy highway access and bus routes.

19. **Ashley Polischuik** provided comments associated to the changes to the affordable housing requirements in residential areas and the City has done a great job and addressing an area that is struggling. She noted her struggle of understanding the non-industrial employment lands, the difference between the zoning by-law and official plan, and light industrial zones. Ms. Polischuik advised that in her opinion having the light industrial zone overrule the entire industrial aspect is going to become a problem and will end up with no industrial space, and full of retail office industrial areas that do not bring the same jobs.

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

WRITTEN COMMENTS:

1. Correspondence from 3241586 Canada Inc. dated December 21, 2020.
2. Correspondence from 2144176 Ontario Ltd. dated December 21, 2020.
3. Correspondence from MHBC Planning Urban Design and Landscape Architecture dated May 27, 2021.
4. Correspondence from Devry Smith Frank LLP dated May 31, 2021.
5. Correspondence from 2144176 Ontario Ltd. dated June 1, 2021.
6. Correspondence from Cecilia Lee dated June 1, 2021.
7. Correspondence from 3241586 Canada Inc. dated June 2, 2021.
8. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
9. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
10. Correspondence from Michelle Lackey dated June 2, 2021.
11. Correspondence from Janet Foster dated June 2, 2021.
12. Correspondence from Karen Buck dated June 2, 2021.
13. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
14. Correspondence from BILD dated June 2, 2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

CHAIRMAN