



# City of Barrie

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

## Minutes - Final General Committee

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Wednesday, June 26, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on August 12, 2019.

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

**Present:** 9 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, R. Thomson  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**Absent:** 2 - Councillor, D. Shipley  
Councillor, N. Harris

### STAFF:

Acting Deputy City Clerk, T. McArthur  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Finance, C. Millar  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller  
Manager of Growth and Development, M. Banfield  
Planner, A. Gamiero  
Planner, C. McLaren  
Senior Urban Design Planner, J. Lambie  
Service Deck Specialist, T Versteeg.

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

### **SECTION "A"**

#### **19-G-217      INVESTIGATION - MINIMUM SEPARATION DISTANCE FOR SOCIAL SERVICES**

That staff in the Planning and Building Services Department investigate options and impacts of a minimum separation distance for "social services" in the City Centre and report back to General Committee. (Item for Discussion 8.4, June 26, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-08-12.

#### **19-G-218      NOISE BY-LAW**

That staff be directed to work with the Barrie Police Service to explore options for enforcing the City's Noise By-law in connection with motor vehicles and motorcycles and report back to General Committee before Spring, 2020. (Item for Discussion 8.5, June 26, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-08-12.

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

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

**SECTION "B"****19-G-219****APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING ON BEHALF OF TMD ATRIA CORPORATION - 290, 294, 298 AND 302 GEORGIAN DRIVE (WARD 1) (FILES: D09-OPA74-19 AND D14-1673)**

Jamie Robinson of MHBC Planning advised that the purpose of the Public Meeting was to review applications for an Official Plan Amendment and a Zoning By-law Amendment for lands known municipally as 290, 294, 298 and 302 Georgian Drive.

Mr. Robinson discussed slides concerning the following topics:

- An aerial map illustrating the site location and surrounding areas;
- A summary of the proposed amendments associated to the applications;
- The proposed Official Plan Amendment;
- The requested amendments and special provisions to the Zoning By-law;
- The accompanying studies provided in support of the application;
- A map illustrating the location of the site and surrounding land uses;
- A summary of the existing City Infrastructure, servicing and stormwater management plan;
- A rendering illustrating the proposed site plan;
- Architectural renderings of the elevations for the proposed development; and
- A summary the applications for the subject lands.

Andrew Gameiro, Planner, Planning and Building Services provided information concerning the status of the application. He reviewed the public comments received during the Neighbourhood Meeting held on June 20, 2019. Mr. Gameiro advised that the planning and land use matters for the applications are currently undergoing a detailed technical review by City staff and the anticipated timeline for the Staff Report.

**VERBAL COMMENTS:**

1. **Barb Kennedy, 330 Georgian Drive** advised that she will be submit correspondence to members of Council at a later date addressing the concerns and comments from herself and neighbours in the surrounding area of the proposed development.
2. **Cathy Colebatch, 97 Cumberland Street** addressed her concerns associated with fire safety and the height of the proposed development. She asked that Barrie Fire and Emergency Services taken into consideration the height of the buildings, and ensure that the proper equipment and resources are available should they be needed.

3. **Sebastian Vatsoff, 2 Kozlov Street** commented that he sees many students trying to find affordable housing and that he is interested in seeing how this building will work out.
4. **Robb Meier, 110 Napier Street**, asked that consideration be given to the impacts the development will have on environment issues, and the increase of population on the active transportation infrastructure for this area. Mr. Meier questioned whether affordable housing has been considered, and is the development being proposed as a rental building or condominiums.

#### **NO WRITTEN COMMENTS RECEIVED**

This matter was recommended (Section "B") to City Council for receipt at its meeting to be held on 2019-08-12.

#### **19-G-220**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY WESTON CONSULTING ON BEHALF OF BARRIE WATERFRONT DEVELOPMENTS - 39 - 67 DUNLOP STREET WEST AND 35 - 37 MARY STREET (WARD 2) (FILE: D14-1676)**

Kevin Bechard of Weston Consulting advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment for the lands known municipally as 39-67 Dunlop Street West and 35-37 Mary Street, Barrie.

Mr. Bechard discussed slides concerning the following topics:

- A rendering illustrating the Barrie Waterfront Developments Inc. proposal;
- The policy framework review of the designated land uses and zoning for the subject lands and surrounding areas;
- An aerial photograph illustrating the site plan and surrounding uses;
- An aerial photograph and renderings illustrating the proposed floor space of the subject block and existing floor space on the east block;
- A summary of the proposed developments' site plan and related statistics;
- The ground floor plan of the development;
- Examples of future conversion possibilities for the parking levels; and
- Architectural renderings illustrating the pedestrian realm and a farmers market view.

Mr. Bechard concluded that the development has been designed to balance and enhance the existing Downtown area and that he felt this project could be an important landmark to the City of Barrie.

Jordan Lambie, Senior Urban Planner, Planning and Building Services provided information updating the status of the application. He advised that the primary planning and land use matters for the application are currently undergoing a detailed technical review by City staff and the consultants. Mr.

Lambie reviewed the public comments received during the Neighbourhood Meeting held on April 23, 2019 and noted the anticipated timeline for the Staff Report.

**VERBAL COMMENTS:**

1. **Wendy Cook, 85 Maple Avenue** advised of her excitement for the proposed development to the Westside of the downtown area. She commented on the differences between the Westside and Eastside of Dunlop Street, noting that the Westside is rundown. Ms. Cook noted the positive impacts that the development will have on pedestrians and cyclists' freedom and safety in the downtown area. She commented that she felt that the Developer is and that they are turning a blighted neighbourhood into something very beautiful.
2. **Sebastian Vatsoff, 2 Kozlov Street** advised of his concerns associated with the current safety situations in the downtown and that he believed that this project could have positive impacts to change the area. He advised that he is in support of the proposed visual and intense architectural of the project. He noted his concerns associated with the area losing its historical value due to the proposed demolition of the Uptown Theatre. Mr. Vatsoff suggested that consideration be given to preserve some of the architectural value from the existing Theatre or even integrate into a small relic of the Uptown Theatre in the development.
3. **Paul Basset, 6 Toronto Street** commented on the positives and negatives of the proposed development, including no parking for visitors, and noted that he felt that less than one parking space per unit is comprising the integrity of the plan and is inconsistent with other developments in the area. Mr. Basset questioned the sizes of the units, the minimum and maximum square footage of the units, and the number of units that will be two or three bedrooms.
4. **Claudine Benoit, 35 Ottaway Avenue** advised that the Uptown Theatre has been the home to the Barrie Film Festival (BFF) for over 24 years, curated a diverse range of regional and international story tellers to entertain and broaden the perspectives of the world. Ms. Benoit discussed the positive impacts the BFF provides to the community including programs and education to youths and students from local schools, emerging talents. She commented that the festivals and events are economic drivers and bringing business to the City. She advised that the Uptown Theatre will continue to host the BFF programs and events and that the timing closure of the Theatre is yet to be determined. Ms. Benoit concluded that the BFF will continue to work with the City and the Developer for an interim solution and a location for the BFF to continue to provide the world of cinema for many years to come.

5. **Cathy Colebatch, 97 Cumberland Street** addressed that she is excited about the development, but noted that she felt it was in the wrong location. Ms. Colebatch provided a map illustrating the Neighbourhood Vision for Future Development from the Historic Neighbourhood Strategy (HSS) approved by Council in 2010. She advised that the residents' historical vision for the Downtown area, according the HSS is consistent with that vision and the proposed development. Ms. Colebatch questioned the building height being too tall and not transitional to the buildings in the area. She suggested a ten storey building as opposed to the proposed thirty storey building. Ms. Colebatch asked that consideration be given to include a way to keep the theatre and that it be restored to its original glory, ensure that the infrastructure in that area is sufficient for the development, the possibility for more parking, a fire plan. She commented that she has concerns with demolishing old buildings for new buildings.
6. **Adam Le Boeuff, 1747 Wilkinson Street**, commented that he felt that this Development is an opportunity for Barrie to shine. Mr. Le Boeuff advised that to his knowledge the theatre site was once a garage before a theatre and that the site has had several changes. He noted that the theatre it is an old building, and whether or not it is historical is up for debate. He commented on the tax potential of a 500 unit development. Mr. Le Boeuff added that he felt this is an amazing opportunity and that this development has the potential to compliment Barrie's waterfront, and be the jewel that will crown it.
7. **Ada Kallio, 105 Rose Street**, advised that she is excited to see this type of development in the downtown area. Ms. Kallio provided positive feedback on the design and pedestrian section of the building. She commented on her support for the Barrie Film Festival and to finding a suitable place for the festival in the future. She indicated the importance of looking at all the new developments and the amount of people moving into the City and noted that all these people will be amalgamating in the downtown to visit the waterfront, local restaurants etc. She suggested that more amenities and that recreation be expanded in the downtown to accommodate the future increase in population.
8. **Victoria Butler, Dunlop Street East**, advised that the building itself is beautiful, but that she has concerns with the demolition of more historical buildings in the City. Ms. Butler addressed her concern for the future of the Barrie Film Festival without the Theatre, and she questioned what the residents from these new developments are going to do. She commented that she felt that there will not be enough amenities and recreation to accommodate everyone. Ms. Butler mentioned the historical Hamilton Theatre that was revitalized in Hamilton's Downtown and she suggested that a theatre in the lower level of the Development be considered. She noted that it would be heart breaking to destroy the Theatre with its historic value and that she felt that we need to keep things local for residents.

9. **Robb Meier, 110 Napier Street** noted his opinion that this is the most exciting residential development proposal and opportunity that Barrie has seen. Mr. Meier asked questions concerning the amount of affordable units, a universal design for the build, diversity of unit sizes, incentives for rent geared to income units, LEED gold standards environmental standards, active transportation in the downtown; number of parking spaces per unit and location of the parking levels, massing to be more mid-block and a give back to the community with a possible new and improved Uptown Theatre.

#### **NO WRITTEN COMMENTS RECEIVED**

This matter was recommended (Section "B") to City Council for receipt at its meeting to be held on 2019-08-12.

#### **19-G-221**

#### **APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATION PLANNING SOLUTION ON BEHALF PARK CITY INC. - 152 AND 156 MILLER DRIVE (WARD 5) (FILE: D12-446 AND D14-1650)**

Darren Vella of Innovation Planning Solutions advised that the purpose of the Public Meeting is to discuss applications for a Zoning By-law Amendment and Draft Plan for lands known municipally as 152 and 156 Miller Drive.

Mr. Vella discussed slides concerning the following topics:

- Aerial photographs illustrating the applications' context of the site and surrounding areas;
- A map illustrating the Official Plan Land Use Designation;
- The existing zoning for the subject land and surrounding areas;
- The previous proposed Site Plan associated to the applications;
- The feedback received from the Neighbourhood meeting;
- The revised Site Plan associated to the applications;
- The Draft Plan of Subdivision for the subject lands;
- The current and proposed policies and zoning for the proposed development;
- The studies prepared and submitted in support of the application;
- The Tree Preservation Plan; and
- A summary of the application.

Carlissa McLaren, Planner, Planning and Building Services provided information updating the status of the application. She reviewed the public comments received during the Neighbourhood meeting held on May 15, 2018 and the primary planning and land use matters being reviewed by the Technical Review Team. Ms. McLaren discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **John Clarke, 166 Miller Drive**, provided comments on the existing zoning for the subject lands and the Zoning By-law Amendments proposed for the application. Mr. Clark addressed his concerns on the impacts to the neighbourhood and further developments should the proposed Zoning By-law Amendments be approved. He noted that this development simply too large and does not fit with the existing neighbourhood.
2. **Jeremy Meiers, 134 Miller Drive**, advised that he submitted a report to City staff and asked that the report be thoroughly reviewed by the City staff and members of Council. He highlighted on some of the issues that need to be addressed on Edgehill Drive, Miller Drive and Pringle Drive subdivisions including the site soil and geotechnical information, the water supply and distribution, and the sanitary sewer collection. Mr. Meiers noted that he is not opposed to development, he is opposed to the nature of this development, as the proposal gives no consideration to the nature of the neighbourhood or the existing uses area and that he believes for those reasons the applications should not be approved.
3. **Serge Rochon, 141 Miller Drive** advised he is not opposed to development but he is with this development. He addressed his concerns that the dwelling will tower over the existing neighbourhood, the current water supply is low and needs to be addressed and issues with the parking. Mr. Rochon noted that this doesn't not fit in with the current neighbourhood.
4. **Rafael Nabialek, 138 Miller Drive**, advised that he has concerns about the retaining wall and the land around it, resulting in the water being pushed into the existing neighbourhood, and the current issue with the areas water pressure.
5. **Rocchina Tramontozzi, 420 Edgehill Drive**, noted that there are a lot of changes that are good and bad in the neighbourhood however she does sees problems with the emergency exits for the existing neighbourhood and especially adding 43 units, and a concern for the construction with no sidewalks in the area.
6. **Matt Wideman, 160 Miller Drive**, commented on his concerns with the proposed development including slightly overbearing dwellings, the housing setbacks, the height, the sanitary system to the north, and the precedent this sets for future developments.
7. **Mary Febbraro, 149 Miller Drive**, advised that she is not opposed development, however has concerns with overcrowded schools, and the School Board no longer proposing to build a school, safety concerns with the lack of sidewalks and the amount of garbage left in the nature areas that is not being cleaned up.



8. **Gordon Waugh, 161 Miller Drive**, advised of his concerns with safety associated to the partying, and dirt biking taking place in the forest area, and the sewer system and pumping station locations.
9. **Robb Meier, 110 Napier Street**, advised that in his opinion the development does not make much sense. He commented on the revised proposals had a reduction in density and an increase parking. Mr. Meier questioned how the reduction in density aids to increase public transit services, is there a possibility of urbanization to Miller Drive and Edgehill Drive, and the concern for accessibility for the aging community.

**WRITTEN COMMENTS:**

1. Correspondence from John Jamieson dated April 28, 2018.
2. Correspondence from Kelly Clarke dated May 4, 2018.
3. Correspondence from James Henstra dated May 28, 2018.
4. Correspondence from Kim and Larry Stumpf dated June 6, 2018.
5. Correspondence from Marie-Aimee Rochon dated June 11, 2019.
6. Correspondence from Hydro One Networks Inc. dated June 12, 2019.
7. Correspondence from Paulette Moore dated June 16, 2019.
8. Correspondence from Matthew and Stephanie Wideman dated June 17, 2019.
9. Correspondence from Jeremy Meiers dated June 17, 2019.
10. Correspondence from Klaudia Nabialek dated June 17, 2019.
11. Correspondence from David Perryman dated June 17, 2019.
12. Correspondence from HGR Graham Partners LLP dated June 21, 2019.
13. Correspondence from MHBC Planning dated June 21, 2019.
14. Correspondence from Nottawasaga Valley Conservation Authority dated June 24, 2019.
15. Petition from the Miller Drive and Edgehill Drive Residents dated June 27, 2019.
16. Correspondence from Gino and Mary Febbraro.

This matter was recommended (Section "B") to City Council for receipt at its meeting to be held on 2019-08-12.

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

### **SECTION "C"**

#### **19-G-222      EVENT PAGE ON BARRIE FACEBOOK**

That staff in Access Barrie investigate the feasibility of posting an "Event Page" on the City of Barrie Facebook Page for all statutory and neighbourhood meetings and report back to General Committee. (Item for Discussion 8.1, June 26, 2019)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2019-08-12.

#### **19-G-223      INVESTIGATION - PROVIDE GREATER CLARITY OF MATTERS BEFORE COUNCIL AND COMMITTEES**

That staff in the Legislative and Court Services Department explore opportunities to provide greater clarity of matters being considered by City Council and Committees for members of the public, including having the text of the motion being displayed on the screens in the Council Chamber and report back to General Committee. (Item for Discussion 8.2, June 26, 2019)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2019-08-12.

### **SECTION "D"**

#### **19-G-224      INVESTIGATION - COMMUNITY TO COMMUNICATE AND ENGAGE WITH CITY COUNCIL**

That staff in the Legislative and Court Services Department and Access Barrie investigate the municipal best practices for the community to communicate and engage with City Council and report back to General Committee. (Item for Discussion 8.3, June 26, 2019)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-08-12.

The meeting adjourned at 10:42 p.m.

CHAIRMAN