



City of Barrie

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

Minutes - Final City Council

Monday, October 4, 2021

7:00 PM

Virtual Meeting

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 6:25 p.m. The following were in attendance for the meeting:

- Present:** 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann
- Absent:** 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Deputy Fire Chief, Manager of Communications and FPPE, C. Clarke
Director of Corporate Facilities, R. Pews
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Infrastructure, B. Araniyasundaran
Director of Internal Audit, S. MacGregor
Director of Operations, D. Friary
Director of Recreation and Culture Services, R. Bell
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller

Legal Counsel, P. Krysiak
Legal Counsel, C. Packham
Manager of Corporate Asset Management, K. Oakley
Senior Manager, Corporate Finance Investments, C. Gillespie
Service Desk Technician, K. Kovacs
Supervisor of Development Charges, M. Villeneuve.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, J. Lehman read the Land Acknowledgement.

Mayor, J. Lehman acknowledged the retirements of Cheryl Swan, Deputy City Clerk retired from the City in September 2021 and Andrea Miller, General Manager of Infrastructure and Growth Management retiring from the City in October 2021. He provided a brief background on their career successes and thanked Ms. Swan and Ms. Miller for their years of service, commitment and contributions to the City of Barrie. Mayor Lehman congratulated them on moving to the next exciting chapter in life.

CONFIRMATION OF THE MINUTES

21-A-100 The Minutes from the City Council meeting held on September 20, 2021 were adopted as printed and circulated.

Pursuant to Procedural By-law 2019-100, as amended, Section 4, Subsection 10, the order of business was altered such that the Presentation by Watson and Associates concerning the City of Barrie's Long Range Financial Plan was considered after the Confirmation of the Minutes.

PRESENTATIONS

21-A-101 **PRESENTATION BY WATSON AND ASSOCIATES ECONOMISTS LTD. CONCERNING THE CITY OF BARRIE'S LONG RANGE FINANCIAL PLAN**

Gary Scanlan of Watson and Associates Economists Ltd provided a presentation concerning the City of Barrie's Long Range Financial Plan.

Mr. Scanlan discussed slides concerning the following topics:

- The purpose of the Long Range Financial Plan Study;
- The financial sustainability for municipal infrastructure;

- The financial risks to consider associated to the City's growth, asset management and debt financing;
- Charts illustrating the following:
 - Capital forecast and financing between 2021 to 2041;
 - Assessment growth between 2021 to 2041;
 - Forecasted tax-supported budget and tax rate increases between 2021 to 2041;
 - Forecasted rate supported budget between 2022 to 2041;
 - Water and wastewater rate forecast between 2022 to 2041;
 - Outstanding debt (principal) between 2022 to 2041; and
 - Debt capacity analysis between 2021 to 2041.
- A summary of the plan and key suggestions for improving financial sustainability;
- The financial policy recommendations; and
- The next steps for the plan.

Members of Council asked a number of questions to Mr. Scanlan and City staff and received responses.

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4 (16) of Procedural By-law 2019-100, City Council considered Emergency Deputation Requests by Jennifer van Gennip, Meaghan Kennedy and Denise Schulze, Rachel Holden and Taylor McAleer concerning motion 21-P-023, Proposed City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing. Upon a vote of City Council being taken, Jennifer van Gennip, Meaghan Kennedy and Denise Schulze, Rachel Holden and Taylor McAleer were permitted to address City Council.

21-A-102 DEPUTATIONS REGARDING MOTION 21-P-023, PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING BY THE FOLLOWING INDIVIDUALS

The following individuals provided Deputations concerning motion 21-P-023, Proposed City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing:

1. Michael Lato advised he was speaking in response to the proposed changes to Zoning By-law 2019-144 for detached accessory dwelling units, and specifically the reference to side and rear setbacks.

Mr. Lato requested that Council consider two changes to the amendment, the first to implement a six-month grace period for changes to the by-law to come into effect, to allow active development projects time to apply for zoning and permits under the current setbacks without causing undue additional expenses and hardship. He provided examples of other municipalities allowing a grace period for changes. Mr. Lato asked secondly, that Council consider reducing the rear year setback from 7 metres to 3 metres due to provisions limiting detached dwelling units to a ten percent lot coverage noting the impacts to the size of units that can be built. Mr. Lato expressed his concern with the 7 metres rear setback, as he felt

it would automatically ban detached accessory dwellings from many lots and therefore defeating the purpose of the Zoning By-law Amendment to provide more affordable housing.

Mr. Lato requested that if failing to approve a 3 metres setback, Council consider more areas, as this would be more suitable to promote construction of new rental units.

2. Brady McDonald on behalf of BK Real Estate Investing advised of the number of detached accessory dwellings units, number of new rental units existing and under construction that his company is responsible for. He commented that the dwellings play a significant role in the community. Mr. McDonald acknowledged the current Zoning By-law requires additional restrictions but that he felt the proposed amendments are extreme and going against City staff, the professional planning experts' recommendations. He asked that Council go back to the City staff recommendations in order to satisfy the residents and give developers the ability to implement detached accessory dwelling.

Mr. McDonald discussed his concerns with the maps contained within City staff's memorandum illustrating lots eligible for detached accessory dwellings.

3. Colby Marshall discussed the memorandum and maps provided by City staff concerning the proposed Zoning By-law Amendment for affordable housing. He advised of his concerns associated with the mapping being misleading and unrealistic of eligible lots for accessory dwelling units given the proposed 7 metre rear yard setback, the allowable size for a detached accessory unit, the minimum square footage not allowing for a full kitchen, bathroom, living space and bedroom and the costs associated to building a detached unit would exceed the ability for affordable housing. Mr. Marshall discussed what the CMHC deems as affordable housing, an average family income, the current rental costs for second suites and garden suites and the lack of supply and demand in the City driving rental costs up. He commented that approving the 7 metre rear yard setback could hinder the creation of both detached suites and second suites, drive rent prices even higher and by adding extra steps in the process it would impact acquisitions for detached suites becoming more costly and timely.

Mr. Marshall requested that Council explore other criteria for different zones and possible relief based the property it backs onto. He asked that Council remove the red tape and reduce the 7 metre yard setback to 3 metres.

4. Arlene McCann advised that she was speaking in support of the proposed Zoning By-law Amendments for Affordable Housing. She commented that in her opinion the City's best interest is to retain what farmland and green space that is left. Ms. McCann encouraged

members of Council to read her letter submitted to the Legislative and Court Services Department for more detailed information.

Ms. McCann discussed her concerns with affordable housing, developers wanting to increase their profit margins rather than increasing affordable housing units, and the impacts that these developments have on the community and the environment. She noted that the proposed changes are a good start to learn from past errors and to implement stronger provisions through the Zoning By-law.

Ms. McCann advised that she felt that tree protection is gaining strength with mandating site plan reviews for detached accessory dwellings and City staff's investigation for an Individual Tree By-law. Ms. McCann expressed her concern with communication lapses, and the number of trees already lost. She asked members of Council to consider saving all preservable trees and reject the one-to-one replacement of a mature tree for a sapling.

In conclusion, Ms. McCann advised that she felt that the proposed amendments need to be approved in order to preserve existing communities, buildings, and trees and not to be faced with past mistakes of the 42 detached accessory dwellings permitted in 2020 and 2021 and only a small percentage meeting the definition of affordable housing.

5. Chris Franco advised that in his opinion, more regulations on affordable housing would negatively impact the housing supply in the City, would limit where the dwelling units could be located, and lead to identification of accessory dwelling units in certain neighborhoods. He noted that the dwelling units inject a new life into the existing neighborhoods and provide the ability to offer affordable housing options for people to have their own spaces to live.

Mr. Franco explained the rationale for Provincial Bill #108, *More Homes, More Choice Act, 2019* giving homeowners the ability to have a second suite or additional residential suites ancillary on their property. He advised that he felt the City's proposed regulations would limit and disallow residents to put an additional suite on their property. Mr. Franco questioned whether the City obtained a legal opinion associated to the proposed amendments for affordable housing in order to be allowed due to the provincial legislation put in place is to increase supply of affordable housing and not diminish it.

Mr. Franco commented on his concern of Canadian borders opening, Georgian College will see an influx of students needing affordable housing, and that the proposed by-law regulations would restrict units being built and impact the City's housing supply and demand.

Mr. Franco discussed an email by the City's Chief Administrative Officer discussing affordable housing.

Councillor, R. Thomson asked a question of clarification to Mr. Franco.

6. Cathy Colebatch advised that she will be reading a deputation written by Su Murdoch. She Ms. Murdoch's biography and academic credentials and co-author of book "Beautiful Barrie".

Ms. Colebatch read from Ms. Mudoch's deputation outlining the following:

- Council's commitment to address the affordable housing crisis;
- Built a second suite in 2016 on her designated heritage property with minimal impact to her property or neighbourhood;
- Supports proposed Zoning By-law Amendments for affordable housing;
- Healthy trees are essential to battle against climate change;
- Heritage conservation and adaptive reuse of historic buildings;
- Historic properties as perfect candidates for second suites and detached accessory dwelling units;
- Vulnerability of historic properties; and
- The character and long-term viability of the City's historic neighborhoods and properties at risk.

7. Arnie Ivsins acknowledged the passing of Alan McNair, a dedicated community member to the City of Barrie and environmentalist.

Mr. Ivsins discussed the City's 2012 Urban Design Guidelines, specifically that designs blends into the existing fabric of the neighbourhood. He advised that he felt some of the new homes being built do not blend into the existing neighbourhoods. Mr. Ivsins had photographs displayed illustrating the new buildings built into existing neighbourhoods. He provided his opinion on the *Places to Grow Act* as being mismanaged and misconstrued that every square inch of land can now be development. Mr. Ivsins commented that accessory buildings built behind homes in existing neighbourhoods are unsightly, unreasonable, out of character, and puts a strain on existing services by allowing small living spaces with insufficient parking and not affordable.

Mr. Ivsins discussed the current real estate market trends and impacts on families having to leave the City due Barrie being unaffordable place to live. He provided a suggestion for the former fire hall property on Innisfil Street to be an ideal location to build affordable housing.

In conclusion, Mr. Ivsins commented that the focus should be on sustainable, affordable housing and the community and not the needs of developers and investors.

5. Terry Forrester advised that he is in support of the proposed Zoning By-law amendments to create more affordable housing with less contentious issues and impacts on existing neighbourhoods. He commented on the amendments being a good start, however a minimum separation between locations or wards and the numbers of occupants should be implemented as per the Ontario Building Code. Mr. Forrester provided examples of detached accessory buildings, that were built in his opinion without consideration to the existing neighbourhood on Granville Street, William Street, Burton Avenue, Cumberland Street, Rosslyn Street, Peel Street, and Wellington Street.

Mr. Forrester discussed the demolition of existing homes to build new primary homes with detached accessory units. He commented that the demolition of these homes are impacting the City's landfill, tree canopy and displacing residents from homes that are not sustainable, environmentally, or affordable. Mr. Forrester provided his opinion that Barrie has an opportunity to implement strong building planning demolition guidelines, inspections, and oversee from start to finish.

Mr. Forrester addressed his concerns with safety related to an accessory dwelling unit being built in his neighbourhood. He suggested that to combat the affordable housing crisis, more buildings with rentals units should be built instead of disrupting current residential communities, and especially not in historic neighbourhoods.

Mr. Forrester provided comments on Council's Strategic Plan in relation to affordable housing. He encouraged the City to continue to support community partners such as Redwood Park, Habitat for Humanity and the County of Simcoe for public health and fostering safe, healthy communities and creating safer streets.

6. Mayor Lehman called upon Brenda and Christopher McCauley to provide deputation. The McCauley's were not present to provide the deputation.
7. Kam Holland (Naisbitt) advised that she is a resident of Barrie and community member of the Allandale neighbourhood. She discussed her support for the proposed Zoning By-law Amendments for affordable housing.

Ms. Holland noted that she felt that Council has a responsibility to residents to create, maintain and preserve existing neighbourhoods and communities. She advised that the Allandale neighbourhood consists of beautiful historic homes with property owners that take pride in maintaining and preserving their homes. Ms. Holland discussed her concerns with the buildings on William Street potentially changing the composition of the neighbourhood, the new second dwellings not fitting into the neighbourhood, concerns with

absentee landlords, increases in rental pricing, parking issues and the loss of privacy for current homeowners.

Ms. Holland advised that she felt that the City was taken advantage of with the existing Zoning By-law by investors and developers purchasing the historic homes with large lots. She encouraged Council to consider the changes to by-law and the impacts to the historic neighbourhoods.

8. Barbara Mackie advised she is in support of the proposed amendments for affordable housing and that without the amendments, there will be greater impacts in the elimination of the tree canopy and green spaces in residential neighborhoods. She discussed her concerns related to environment impacts, privacy issues, and property damage as a result in the removal of 100-year-old trees. Ms. Mackie advised that she felt that if regulation by-laws for building accessory dwelling homes are not in place, there will be significant negative impacts on well-established neighbourhoods and effect the quality of life enjoyed by generations of families.

Ms. Mackie expressed her concerns with current real estate market trends, rental supply, rental pricing and illegal second dwellings in the City that could negatively impact affordable housing efforts.

In conclusion, Ms. Mackie advised that she has an affordable second suite within her property, and that building houses in backyards is not creating affordable housing and results negatively to the character of our neighborhoods, environment, and the quality of life.

9. Clint Taylor advised he was speaking on behalf of Ward 1 Residents Association to discuss their concerns with the increase in rental units in Ward 1 and the negative impacts to those neighbourhoods. He noted that most residents were not in favour of accessory dwelling in backyards.

Mr. Taylor noted the concerns from Ward 1 residents including an institution that recruits large numbers of international students to attend college in Barrie with inadequate housing available when they arrive. He advised that they support the institution's goal of providing job training for our community, but not for students without appropriate housing as it impacts the number of rental units available and increases rental prices.

Mr. Taylor discussed the impacts to Ward 1 due to boarding house and rental properties, the City not proactively enforcing by-laws, absentee landlords/investors that remain unaware of issues unless the neighbour complains when the situation becomes intolerable. He discussed the potential of a Residential Rental Licensing (Absentee Pilot) Project and that he felt that the pilot project would be beneficial.

Mr. Taylor advised of the Ward 1 Residence Association support with the amendments to the Zoning By-law associated to the proposed setbacks providing neighbours and tenants some living space, preventing basements in accessory dwelling assures that the environmental impact will be lessened in the neighbouring areas.

10. Jennifer van Gennip on behalf of SCATEH Barrie discussed the *More Homes, More Choices Act* that falls under provincial legislation and not the municipalities and was created to increase the supply of affordable housing to help every person in Ontario. She commented on the negative impacts experienced by residents from rentals properties and investors taking advantage of the new legislation to maximize profit that is outside the intention of the Act.

Ms. van Gennip asked Council to focus on how the proposed zoning by-law amendments will create affordable housing in the City. She discussed affordable housing options such as small footprint housing on existing lots, and established neighbourhoods adding backyard tiny homes and garden suites, converting basement and attics into apartments, limit accessory dwellings to one storey. Ms. van Gennip suggested adjusting the minimum square footage to align with the Ontario Building Code to encourage smaller accessory dwellings and that property owners who wish to have a different size setback could apply for a variance in order for decisions to be made on an individual basis. She noted that if setbacks are too large it may limit the number of eligible properties for accessory dwellings.

Ms. van Gennip discussed one of the priorities of Alliance to End the Homelessness is to advocate for adequate rental options for low income households. She commented on the County of Simcoe's review of second suites that were not subsidized by grants and expected for 2021 noting that the review will indicate a decrease in the percentage of qualifying affordable units for the County.

In conclusion, Ms. Van Gennip asked the City to use all available tools to bring rental unit prices down as Barrie has one of the highest rental prices in Ontario. She noted that good City planning provides affordable housing options across the income spectrum for the people who live here.

11. Meaghan Kennedy and Denise Schulze advised they were speaking in support of the proposed Zoning By-law Amendments. They discussed the provincial initiatives for affordable housing and issues surrounding affordable housing.

Ms. Kennedy advised of a second suite built in her neighbourhood and shoehorned into the backyard, and very close to neighbouring properties. She expressed her concerns that although it fell within the parameters of the City's current by-laws, she felt that it should not be the vision for the City of Barrie and not for the community they purchased their home in.

Ms. Kennedy provided concerns with the impacts on property values, strain on infrastructure such as additional garbage, hydro, water, parking, vehicular and pedestrian traffic, lack of privacy and fire safety of neighbouring properties.

In conclusion, Ms. Kennedy commented that Canada has so much land and that residents should not have to live in a postage stamp area. She noted her support for proposed amendments to add limitations on second suites or accessory dwellings.

12. Rachel Holden on behalf of Uplift Ventures provided an overview of her professional background and her social impact mandate to provide a percentage of rent she receives to local community charities such as Redwood Communities.

Ms. Holden commented the projected growth for the City of Barrie by 2051 being 300,000 and questioned whether the projected growth will be reflected in the new Official Plan. She discussed urban intensification and urban sprawl and the impacts on housing when the population is expected to increase.

Ms. Holden provided her professional opinion on research she conducted on costs to construct housing versus costs to rent and concluded that the costs to build a 600 square foot unit be approximately \$250,000. She advised that by having a level ability of institutional land, there will be affordability for institutions to have access to more financial incentives and not have to create a business case for the community.

Ms. Holden discussed her concern with setbacks for privacy reasons between neighbours, sightlines into neighbourhoods, the size of rental units being unliveable and unrealistic with 180 square foot units, parking issues, and loss of tree canopy. She suggested that construction of garages and swimming pools have an equal number of environmental factors that can also destroy trees and should be taken into consideration during the site plan application process.

Members of Council asked a number of questions to Ms. Holden and received responses.

13. Taylor McAleer advised he is in support of the proposed changes regarding the detached accessory suites and that further restrictions could provide a reduction in the carbon footprint and the consumption of much needed green space in the City.

Mr. McAleer suggested that the focus should be on home ownership opportunities and not so much on rental availability. He discussed his opinion on the current housing price crisis being fueled by developers purchasing properties within the means of first-time home buyers, decreasing the supply of lower priced homes, or purchasing modest homes sizeable backyards to develop detached suites. He

expressed his concern for families looking for starter homes being deprived of affordable home ownership due to competition with investors looking to purchase and develop the lands for maximum profits. Mr. McAleer commented on the adjacent properties to these lands should a say in what is being built in the neighbourhoods they invested in.

Mr. McAleer advised that he would not have made a life investment in a heritage neighbourhood, set on preservation, if he had known that detached accessory suites would be allowed and be impacted with increasing property taxes and high market values.

In conclusion, Mr. McAleer commented that significant guidelines are needed to prevent neighbourhoods from being commercialized. He provided a recommendation to target affordability programs and focus on underdeveloped areas rather than battling for greater density in existing single-family areas. Mr. McAleer suggested that valid design considerations are needed, particularly in heritage areas, limiting the amount of detached accessory suites allowed per Ward and street, and rent control measures to ensure affordable housing.

Council recessed from 9:26 p.m. to 9:38 p.m.

COMMITTEE REPORTS

21-A-103 Planning Committee Report dated September 21, 2021, Sections A, B and C. (APPENDIX "A")

SECTION "A" - TO BE RECEIVED

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

That Section "A" of the Planning Committee Report dated September 21, 2021, now circulated, be received.

21-P-020 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING LIMITED ON BEHALF OF ARTEN DEVELOPMENT GROUP - 284 AND 286 DUNLOP STREET WEST AND 119 AND 121 HENRY STREET (FILE: D30-009-2021) (WARD 2)

21-P-021 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "B" of the Planning Committee Report dated September 21, 2021, now circulated, be adopted.

21-P-022 COMMUNITY IMPROVEMENT PLAN GRANT APPROVALS SUMMARY -
FEBRUARY TO MAY 2021

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 September 21, 2021, now circulated, be adopted.

21-P-023 PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING
BY-LAW 2009-141 FOR AFFORDABLE HOUSING

AMENDMENT #1

Moved by: Councillor, G. Harvey
Seconded by" Councillor, J. Harris

That motion 21-P-023 of Section "C" of the Planning Committee Report dated September 21, 2021 concerning the Proposed City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing be amended by adding the following paragraphs:

"That staff in the Development Services and Legislative and Court Services Departments investigate proactive enforcement of second suites and detached accessory dwelling units for a period of 18 months with allocation for one additional zoning officer and one additional municipal law enforcement officer for this same period and report back to General Committee on compliance success.

That the additional cost for staff for a period of 18 months be presented for consideration as part of the 2022 annual operating budget."

CARRIED

AMENDMENT #2

Moved by: Councillor, S. Morales
Seconded by: Councillor, M. McCann

That motion 21-P-023 of Section "C" of the Planning Committee Report dated September 21, 2021 concerning the Proposed City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing be amended in paragraph 1a) as follows:

By deleting "7.0 metres" and replacing with "5.0 metres".

LOST

Upon the question of the original motion moved by Deputy Mayor B, Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENT #1.**

21-A-104 General Committee Report dated October 4, 2021, Sections A, B and C. (APPENDIX "B")

SECTION "A" - TO BE RECEIVED

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

That Section "A" of the General Committee Report dated October 4, 2021, now circulated, be received.

21-G-222 REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE DATED SEPTEMBER 2, 2021

21-G-223 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED SEPTEMBER 14, 2021

21-G-224 REPORT OF THE CITY BUILDING COMMITTEE DATED SEPTEMBER 21, 2021

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 October 4, 2021, now circulated, be adopted.

- 21-G-225** SUPPORT FOR WATER FIRST ORGANIZATION
- 21-G-226** 2021 YEAR TO DATE INTERNAL AUDIT STATUS REPORT
- 21-G-227** HERITAGE CONSERVATION DISTRICTS
- 21-G-228** REVIEW OF CIP PLANNING ACTIVE TRANSPORTATION WEBINAR
- 21-G-229** SINGLE TREE BY-LAW UPDATE
- 21-G-230** SUNNIDALE ROAD OVERPASS
- 21-G-231** MUNICIPAL HERITAGE REGISTER - 84 CUMBERLAND STREET AND 125 TORONTO STREET
- 21-G-232** ALL-WAY STOP AT THE INTERSECTION OF INNISFIL STREET AND BROCK STREET (WARD 2)
- 21-G-233** INVITATION FOR PRESENTATION - SIMCOE COUNTY FOOD COUNCIL
- 21-G-234** WATERSHED WALKWAY BEHIND EAST BAYFIELD COMMUNITY CENTRE

CARRIED

SECTION "C" - TO BE ADOPTED

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

That Section "C" of the General Committee Report dated October 4, 2021, now circulated, be adopted.

- 21-G-235** CITY OF BARRIE PUBLIC WASHROOMS

CARRIED

ENQUIRIES

Members of Council did not address any enquires to City staff.

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

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

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

BY-LAW
2021-083**Bill #083**

A By-law of The Corporation of the City of Barrie to deem certain Plans of Subdivision or parts thereof not to be a Registered Plan of Subdivision. (12-G-247) (Deeming By-law - Lovers Harbour Inc and 2292324 Ontario Inc, 271 Codrington Street) (PLN040-12) (File: D26-COD)

BY-LAW
2021-084**Bill #084**

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Pt Broken Lot 25 Con 5 Vespra Pt 1 51R16500; Barrie, City of Barrie, County of Simcoe and being all of PIN 58795-0145(LT). (20-G-086) (93 Bradford Street) (INF002-20) (File: L07-1168)

BY-LAW
2021-085**Bill #085**

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. (21-P-023) (City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing) (DEV021-21) (File: D30-007-2021) (Note: Motion 21-P-023 listed on the Planning Committee Report dated September 21, 2021 and Memorandum A2 listed on the Circulation list dated October 4, 2021)

BY-LAW
2021-086**Bill #086**

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. (21-P-023) (City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing) (DEV021-21) (File: D30-007-2021) (Note: Motion 21-P-023 listed on the Planning Committee Report dated September 21, 2021 and Memorandum A2 listed on the Circulation list dated October 4, 2021)

BY-LAW
2021-087**Bill #087**

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Registration By-law for Second Suites in the City of Barrie. (21-P-023) (Amendment to Second Suites Registration By-law) (DEV021-021) (File: D30-007-2021) (Note: Motion 21-P-023 listed on the Planning Committee Report dated September 21, 2021 and Memorandum A2 listed on the Circulation list dated October 4, 2021)

BY-LAW
2021-088**Bill #088**

A By-law of The Corporation of the City of Barrie to amend By-law 99-312, a site plan control by-law to designate site plan control areas in the City of Barrie. (21-P-023) (Amendment to Site Plan Control By-law 99-312 - Accessory Dwellings) (DEV021-21) (File: D30-007-2021) (Note: Motion 21-P-023 listed on the Planning Committee Report dated September 21, 2021 and Memorandum A2 listed on the Circulation list dated October 4, 2021)

BY-LAW
2021-089**Bill #089**

A By-law of The Corporation of the City of Barrie to further amend By-law 2021-020 with respect to the establishment and requirement of the payment of fees for information, services, activities and use of City property. (21-P-023) (City-Wide Amendment to Comprehensive Zoning By-law 2009-141 for Affordable Housing) (DEV021-21) (File: D30-007-2021) (Note: Motion 21-P-023 listed on the Planning Committee Report dated September 21, 2021 and Memorandum A2 listed on the Circulation list dated October 4, 2021)

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
2021-090

Bill #090

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 4th day of October, 2021.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, J. Harris
Seconded by: Councillor, A.M. Kungl

That the meeting be adjourned at 10:43 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

APPENDIX “A”

**Planning Committee Report
dated September 21, 2021**



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, September 21, 2021

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on October 4, 2021.

The meeting was called to order by Mayor, J. Lehman at 7:01 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. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, C. Swan
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
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
Supervisor of Growth and Development, A. Sjecki.

The Planning Committee met for the purpose of two Public Meetings at 7:05 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 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.

SECTION "A"

21-P-020

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING LIMITED ON BEHALF OF ARTEN DEVELOPMENT GROUP - 284 AND 286 DUNLOP STREET WEST AND 119 AND 121 HENRY STREET (FILE: D30-009-2021) (WARD 2)

Kory Chisholm from MHBC Planning Limited advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of Arten Development Group for lands known municipally as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, Barrie.

Mr. Chisholm discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- Architectural renderings illustrating the development proposal;
- The application's alignment with the Provincial and City policies;
- The current zoning of the subject properties;
- The proposed Zoning By-law Amendment and Special Provisions;
- Comments received from Service Partners, Ministry of Transportation, City Departments and outside organizations;
- An overview of the public comments received at the Neighbourhood Meeting;
- The studies completed in support of the application; and
- A summary of the application.

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

Matt Barton, 119B Henry Street, inquired about the timelines and rental fees for the proposed development. He expressed his concern with the lack of low-income housing in Barrie due to the amount of existing higher-end

apartment buildings and not enough low-income housing. Mr. Barton advised that he rents his current house at a reasonable rate, but he is concerned he may have to move due to the apartment being built in his neighbourhood.

Members of Council asked a number of questions to Mr. Chisholm, Ali Malek, Founder and Principal Architect - Urbanscape Architects and Sophia Kanavas Gonzalez, Planner and Urban Designer - M. Behar Planning and Design Limited and received responses.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

21-P-021

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)

James Hunter from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting to review an application for a Zoning By-law Amendment on behalf of Morriello Construction Ltd. for the lands known municipally as 520 and 526 Big Bay Point Road.

Mr. Hunter discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- A rendering illustrating the development proposal;
- A conceptual elevation of the proposed development;
- The Official Plan designations for the subject lands;
- The current zoning and proposed rezoning;
- The proposed site-specific special provisions;
- The studies completed in support of the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. 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. **Wendy Bertucca, 237 Warnica Road** described the existing neighbourhood and houses surrounding the proposed development that included 60 to 70-year-old homes, a school and lots of newer developments. She commented that the previous developments built did not negatively impact them the way that this proposal will. Ms. Bertucca discussed her concerns with future development proposals, an unsettled financial retirement due to lowering of property values and privacy issues with established houses backing onto an

apartment building. She acknowledged her understanding of Council's position to meet the needs of high density and affordable housing, however there are many options for affordable housing in other areas of the City.

Ms. Bertucca advised that she submitted a letter to Council outlining her opinion of the deficiencies in the City's planning. She provided an example as to why developers were not asked to put more or taller buildings at the South GO Station location given the abutting high school and rail lines that would have no negative impact on residents. Ms. Bertucca asked that her letter and comments be taken into consideration before changing the zoning, and not include high rise buildings on that stretch of road. She suggested that townhouses would be the preferable option rather than high rise buildings behind these established homes.

2. **Jane Varey, 235 Warnica Road** advised that she agreed with the comments made by her neighbour, Wendy Bertucca. She noted that this area is one of the oldest neighborhoods in Barrie and people want to live there as a wonderful neighbourhood. Ms. Varey questioned the planning approval process, and the steps leading up to approving the project.

WRITTEN COMMENTS:

1. Correspondence from Wendy Bertucca dated February 6, 2021.
2. Correspondence from Wayne and Susan Conant dated September 1, 2021.
3. Correspondence from Simcoe County District School Board dated September 15, 2021.
4. Correspondence from Wendy Bertucca dated September 19, 2021.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

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

SECTION "B"

21-P-022 COMMUNITY IMPROVEMENT PLAN GRANT APPROVALS SUMMARY - FEBRUARY TO MAY 2021

1. That Staff Report DEV019-21 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That 50 percent of the funds from the current balance associated with allocations for redevelopment and preservation of built heritage grant programs within the CIP Reserve be reallocated to the Affordable Housing Grant Program, to replenish the balance and continue funding development charges and per door grants for affordable housing projects in 2021. (DEV019-21) (File: F11-CIP)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

SECTION "C"

Planning Committee recessed from 9:12 p.m. to 9:22 p.m.

21-P-023 PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING

1. That the proposed City initiated amendment to Zoning By-law 2009-141 outlined in Appendix "A" to Staff Report DEV021-21 be approved with the following amendments:
 - a) Revise Table 5.2.9.2 in Section 5.2.9.2 a) to require a minimum rear yard setback of 7.0 metres to an accessory building or structure containing a detached accessory dwelling unit;
 - b) Add a new provision under Section 5.2.9.2 that states a detached accessory dwelling unit is not permitted to have a basement;
 - c) Add a new provision under Section 8.3.7.1 that states that notwithstanding the Institutional standards in Table 8.3 when residential uses are located in the same building as an

institutional use on a lot zoned Institutional, a maximum lot coverage of 50% shall be permitted; and

- d) Add a new provision under Section 8.3.7.2 that states that notwithstanding the Institutional standards in Table 8.3 when residential uses are located on the same lot as institutional uses on a lot zoned Institutional, a maximum lot coverage of 50% shall be permitted.
2. That the proposed amendment to Site Plan Control By-law 99-312 be approved as outlined in Appendix "B" to Staff Report DEV021-21.
3. That Fees By-law 2021-020 be updated to include a new application fee of \$307.77 under Schedule K, Section 11 for scoped site plan review of detached accessory dwelling units.
4. That the proposed amendment to the Second Suites Registration By-law 2020-010 be approved as outlined in Appendix "C" to Staff Report DEV021-21.
5. 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 Zoning By-law Amendment, as amended, including matters raised in the submissions and identified within Staff Report DEV021-21.
6. That, in accordance with Section 34(17) of the *Planning Act*, no further public meeting is required to finalize the proposed by-law.
7. That staff in the Development Services Department prepare a revised map indicating eligible properties for detached accessory dwelling units by the October 4, 2021 City Council meeting.
- 8) That staff in the Development Services and Legislative and Court Services Departments investigate proactive enforcement of second suites and detached accessory dwelling units for a period of 18 months with allocation for one additional zoning officer and one additional municipal law enforcement officer for this same period and report back to General Committee on compliance success.
- 9) That the additional cost for staff for a period of 18 months be presented for consideration as part of the 2022 annual operating budget. (DEV021-21) (File: D30-007-2021)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 10:23 p.m.

CHAIRMAN

APPENDIX “B”

**General Committee Report
dated October 4, 2021**



City of Barrie

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

Minutes - Final General Committee

Monday, October 4, 2021

6:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on October 4, 2021.

The meeting was called to order by Mayor Lehman at 6:01 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, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales

Absent: 2 - Councillor, N. Harris
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Director of Corporate Facilities, R. Pews
Director of Development Services, M. Banfield
Director of Information Technology, R. Nolan
Director of Infrastructure, B. Araniyasundaran
Director of Recreation and Culture Services, R. Bell
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Legal Counsel, C. Packham
Legal Counsel, P. Krysiak
Service Desk Generalist, K. Kovacs.

The General Committee reports that the following matter(s) were dealt with on the consent portion of the agenda:

SECTION "A"

**21-G-222 REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE
DATED SEPTEMBER 2, 2021**

The Report of the Council Compensation Review Committee dated September 2, 2021, was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

**21-G-223 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED SEPTEMBER 14, 2021**

The Report of the Finance and Corporate Services Committee dated September 14, 2021, was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

**21-G-224 REPORT OF THE CITY BUILDING COMMITTEE DATED SEPTEMBER 21,
2021**

The Report of the City Building Committee dated September 21, 2021, was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/4/2021.

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

SECTION "B"

21-G-225 SUPPORT FOR WATER FIRST ORGANIZATION

1. That the City of Barrie consult with Indigenous communities, including the Barrie Native Friendship Centre and the Barrie Area Native Advisory Circle, on the possibility of dedicating 0.2 per cent of its water and wastewater revenue forecast in the 2022 Business Plan toward Water First and that organization's efforts to improve water services in Indigenous communities.
2. That staff in the Finance Department investigate an option that would provide residents the opportunity to make a donation to the Water First organization on their water bill.
3. That representatives of the Indigenous communities, as noted above, be invited to attend a Finance and Corporate Services Committee meeting before December, 2021, to provide their feedback on the proposal.
4. That staff in Access Barrie be directed to enter into a 3-year partnership with Water First for the purpose of marketing their organization in future signage along the waterfront, on the Canada day website section, and in appropriate marketing resources as decided by the Executive Director of Access Barrie
5. That Water First be asked to consult with its First Nations Advisory Council and other partners on the proposal and report back to the City of Barrie before December, 2021.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-226 2021 YEAR TO DATE INTERNAL AUDIT STATUS REPORT

That the 2021 Year to Date Internal Audit Status Report be received as information. (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-227 HERITAGE CONSERVATION DISTRICTS

That staff in the Development Services Department investigate the feasibility and costs associated with conducting a study related to Section 40(1) of the *Ontario Heritage Act* regarding the establishment of Heritage Conservation Districts and report back to the Heritage Barrie Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-228 REVIEW OF CIP PLANNING ACTIVE TRANSPORTATION WEBINAR

That staff in the Development Services Department provide links to webinars from the Association of Pedestrian and Bicycle Professionals and, if necessary, purchase an annual advocate membership for the Association of Pedestrian and Bicycle Professionals for the Active Transportation and Sustainability Advisory Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-229 SINGLE TREE BY-LAW UPDATE

That further to Council motion 21-G-210, the Single Tree By-law investigation include: individual heritage trees, an evaluation of best practices from other municipalities, the potential for a more comprehensive approach to mature tree protection beyond excavation and construction, and a public and stakeholder consultation process.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-230 SUNNIDALE ROAD OVERPASS

That staff in the Development Services and Infrastructure Departments consult with the Ministry of Transportation (MTO) Sunnidale Road Project Team to determine the project and cost implications of upgrading the proposed active transportation infrastructure to include sidewalks on both sides, as well as separated cycling facilities, and report back to the General Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-231 MUNICIPAL HERITAGE REGISTER - 84 CUMBERLAND STREET AND 125 TORONTO STREET

That the properties known municipally as 84 Cumberland Street and 125 Toronto Street be added to the Municipal Heritage Register as listed properties.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-232 ALL-WAY STOP AT THE INTERSECTION OF INNISFIL STREET AND BROCK STREET (WARD 2)

That Traffic By-law 2020-107, Schedule "19" "Providing for the Erection of Stop Signs at Intersections" be amended by adding the following:

"Innisfil Street and Brock Street Northbound and Southbound on Innisfil Street and Eastbound and Westbound on Brock Street" (DEV020-21) (File: T08) (P12/21)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-233 INVITATION FOR PRESENTATION - SIMCOE COUNTY FOOD COUNCIL

That representative(s) of the Simcoe County Food Council be invited to provide a presentation to City Council concerning the Food Council and its work in implementing the Simcoe County Food Security Framework. (Item for Discussion 8.1, October 4, 2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

21-G-234 WATERSHED WALKWAY BEHIND EAST BAYFIELD COMMUNITY CENTRE

That staff in the Operations Department investigate ways to mitigate unwarranted access and address safety concerns related to the watershed walkway behind East Bayfield Community Centre in the area of Stanley Street and Arch Brown Court and report back to General Committee with costing. (Item for Discussion 8.2, October 4, 2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

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

SECTION "C"

21-G-235

CITY OF BARRIE PUBLIC WASHROOMS

1. That staff in the Corporate Facilities and Recreation and Culture Services Departments investigate the feasibility of an Accessibility Washroom Strategy for all City of Barrie Public Facilities.
2. That staff in the Corporate Facilities and Recreation and Culture Services Departments review the current conditions of the public washroom facilities as well as costs for future accessible renovations and report back to the Accessibility Advisory Committee.

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 10/4/2021.

ENQUIRIES

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

ANNOUNCEMENTS

Members of General Committee did not provide any announcements.

ADJOURNMENT

The meeting adjourned at 6:11 p.m.

CHAIRMAN