



City of Barrie

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

Meeting Agenda City Council

Monday, January 17, 2022

7:00 PM

Virtual Meeting

Notice -

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act*, 2001 which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*. Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE**

2. **PLAYING OF THE NATIONAL ANTHEM**

3. **READING OF LAND ACKNOWLEDGMENT**

4. **STUDENT MAYOR(S)**

Nil.

5. **CONFIRMATION OF THE MINUTES**

CC 211213 Adoption of the Minutes of the City Council meeting dated December 13, 2021.

Attachments: [City Council Minutes 211213](#)

6. **AWARDS AND RECOGNITIONS**

Nil.

7. **REPORTS FROM OFFICERS**

Nil.

8. DEPUTATION(S) ON COMMITTEE REPORTS

DEP 8.1

Deputation by Nicola Mitchinson of Mitchinson Planning and Development and Gerry Pilon of Salter Pilon Architects on behalf of the owners 2012292 Ontario Limited (PBM Realty Holdings Inc.) concerning motion 21-P-033, Zoning By-law Amendment Application - 217 Dunlop Street (PBM Realty Holdings Inc.) (Ward 2).

Attachments: [Deputation Request - 21-P-033 217 Dunlop Street](#)
[ADDITIONS - Presentation 217 Dunlop E,](#)
[3D Masses and Zoning Walkthrough](#)

DEP 8.2

Deputation by Jennifer van Gennip on behalf of the SCATEH Barrie Chapter concerning motion 22-G-007, Housing Affordability Task Force.

Attachments: [Deputation Request -22-G-007 Housing Affordability Task Force](#)

DEP 8.3

Emergency Deputation Request by Cathy Colebatch concerning motion 22-G-006, Holly Community Centre Naming Rights - **Note: 2/3 Majority vote required**

Attachments: [ADDITIONS Deputation - 22-G-006 Holly Community Centre Naming Rights](#)

9. TAX APPLICATIONS

Nil.

10. COMMUNICATIONS

Nil.

11. COMMITTEE REPORTS

11.1 PL 211207 Planning Committee Report dated December 7, 2021, Sections A, B, C and D.

Attachments: [Planning Committee Report 211207](#)

SECTION "A" - TO BE ADOPTED

21-P-030

ZONING BY-LAW AMENDMENT APPLICATION - 112 AND 136 BAYFIELD STREET, 14 SOPHIA STREET WEST, 113 AND 115 MAPLE AVENUE (ROCKAP HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Rockap Holdings Inc. to rezone lands known municipally as 112 and 136 Bayfield Street, 14 Sophia Street West, and 113 and 115 Maple Avenue from 'Transition Centre Commercial - 1' (C2-1) to 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and

'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY), be approved.

2. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and be referenced in the implementing zoning by-law:
 - a) Permit a minimum front yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - b) Permit a minimum exterior (east) side yard setback of 1.5 metres, whereas a minimum setback of 3 metres is required;
 - c) Permit a minimum rear yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - d) Permit canopies/balconies/stairs to project a distance of not more than 1.5 metres into a required yard along the south (Sophia Street) and east (Bayfield Street) frontages;
 - e) Permit a landscaped buffer area with a minimum width of 2 metres along the rear lot line, whereas a minimum of 3 metres is required;
 - f) Permit a landscaped buffer of 0m along the exterior (east) side lot line, whereas a minimum of 3 metres is required;
 - g) Permit a maximum lot coverage of 70 percent, whereas a maximum lot coverage of 35 percent is permitted;
 - h) The maximum gross floor area provisions in section 5.3.1 shall not apply, whereas a maximum gross floor area of 200 percent of the lot area is permitted;
 - i) A minimum of 0.8 parking spaces per residential unit shall be provided, whereas a minimum of 1 parking space per unit is required;
 - j) A blended parking rate of a minimum of 1 parking space per 254 square metres of gross floor area shall be permitted for multiple commercial uses, whereas a minimum of 1 parking space per 24 square metres of gross floor area of commercial space is required for multiple commercial uses located on the same site;
 - k) Notwithstanding the maximum building height permissions identified in Section 5.3.2 (b), maximum building heights shall be provided in accordance with the following:
 - i. A maximum building height of 12 metres within 10 metres of the lot line adjacent to Maple Avenue;

- ii. A maximum building height of 25 metres within 40 metres of the lot line adjacent to Maple Avenue;
 - iii. A maximum building height of 44 metres (12 storeys) is permitted beyond 40 metres of Maple Avenue; and
 - iv. A maximum building height of 44 metres (12 storeys) shall be permitted within 24 metres of Bayfield Street.
- l) That the secondary means of egress provisions in section 5.3.3.2(d) shall not apply, whereas a secondary means of egress consisting of landscaped open space with a depth of 7 metres is required for a secondary means of egress in a multi-residential building;
 - m) A minimum consolidated outdoor rooftop amenity area of 185 square metres shall be provided on the 4th storey;
 - n) Notwithstanding the permitted uses identified in section 5.2.1, live/work units shall be permitted on the ground floor of an apartment building;
 - o) Notwithstanding the Definitions in Section 3.0, a live/work unit shall be defined as a residential unit that shall utilize a minimum of 25 percent of the total gross floor area of the street level floor area of the unit for office, commercial and/or accessory retail uses;
 - p) That permitted uses in live/work units shall be in accordance with the uses defined in section 5.2.10 Home Occupations. Accessory retail uses shall be permitted in association with the Home Occupation uses identified in section 5.2.10;
 - q) Notwithstanding the permitted uses identified in Sections 5.2.1 and 5.2.6, commercial uses permitted in the 'Transition Centre Commercial' (C2) Zone, as identified in Table 6.2 of the Zoning By-law, shall be permitted on the ground floor of an apartment building;
 - r) Notwithstanding Section 5.2.6, commercial uses within an apartment building shall occupy a minimum of 25 percent of the gross floor area of the ground floor;
3. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY) and be referenced in the implementing zoning by-law:
- a) Permit a maximum building height of 12 metres, whereas a maximum building height of 30 metres is permitted;

- b) Notwithstanding the uses identified in Table 5.2 and Section 5.2.6, lands zoned RA2-1 (SP-YYY) shall be restricted to an apartment dwelling; and
 - c) Notwithstanding the above, all other standards of the RA2-1(SP-XXX) zone shall apply.
4. That for the purposes of the by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the by-law shall not apply.
 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 application as amended, including matters raised in those submissions and identified within Staff Report DEV023-21.
 6. That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
 7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-21) (File: D14-1702)

Attachments: [DEV023-211207](#)

SECTION "B" - TO BE RECEIVED

21-P-031

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MAPLEVIEW DRIVE SOUTH (INNISFIL) LTD - 953 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-015-2021)

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Mapleview Drive South (Innisfil) Ltd. for lands known municipally at 953 Mapleview Drive East and located within the Hewitt's Secondary Plan Area.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phase of the City's Hewitt Secondary Plan and Hewitt's Master Plan;
- The Conformity Review Plan;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The Pedestrian Circulation Plan; and

- The proposed Zoning By-law Amendment.

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:

No verbal comments were received.

WRITTEN COMMENTS:

1. Correspondence from Hydro One dated November 23, 2021.
2. Correspondence from the Simcoe Muskoka District School Board dated November 19, 2021.
3. Correspondence from the Lake Simcoe Region Conservation Authority dated November 30, 2021.
4. Correspondence from Bell Canada dated November 8, 2021.
5. Correspondence from the Ministry of Transportation dated November 10, 2021 and November 15, 2021.
6. Correspondence from Nottawasaga Valley Conservation Authority dated November 10, 2021.
7. Correspondence from Alectra Utilities dated November 2, 2021.
8. Correspondence from Canada Post dated November 2, 2021.

Attachments: [PM1 Notice - 953 Maplevue Dr East](#)
[PM1 Presentation - 953 Maplevue Drive East](#)
[PM1 Memo - 953 Maplevue Drive East](#)
[PM1 Correspondence 953 Maplevue Dr East](#)
[ADDITIONS PM1 Correspondence 953 Maplevue Drive East](#)

21-P-032

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 108, 116 AND 122 HARVIE ROAD (WARD 6) (FILE: D30-018-2021)

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by ASA Development Inc. for lands known municipally at 108, 116 and 122 Harvie Road.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location;
- Photographs illustrating the surrounding land uses;
- An aerial context of the site location;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The existing Official Plan land use for the subject lands;
- The current Zoning By-law designation for the subject land;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The concept plan for the site location;
- The proposed Zoning By-law Amendment; and
- Samples of the types of housing proposed in the development.

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. **Stephanie Douglas** questioned whether the buildings in the proposed development would include rental units or would they be owned.

Mr. Duhamel and City staff provided a response to Ms. Douglas.

WRITTEN COMMENTS:

1. Correspondence from Rachel Lahn dated November 19, 2021.
2. Correspondence from the Simcoe County District School Board dated November 24, 2021.
3. Correspondence from Stephanie Douglas dated December 6, 2021.

Attachments: [PM2 Notice - 108 116 and 122 Harvie Road](#)
[PM2 Presentation - 108, 116 and 122 Harview Rd](#)
[PM2 Memo - 108, 116, 122 Harvie Road](#)
[PM2 Correspondence - 108 116 and 122 Harvie Road](#)
[ADDITIONS PM2 Correspondence 108, 116 and 122 Harvie Road](#)

SECTION "C" - TO BE ADOPTED

21-P-033

ZONING BY-LAW AMENDMENT APPLICATION - 217 DUNLOP STREET (PBM REALTY HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by Mitchinson Planning and Development Consultants on behalf of 2012292 Ontario Limited (PBM Realty Holdings Inc.) to rezone the lands known municipally as 217 Dunlop Street from 'Transition Centre Commercial' (C2-1) Zone and 'Central Area Commercial' (C1-1) Zone to 'Transition Centre Commercial - Special Provisions No. XXX' (C2-1) (SP-XXX), be approved.
2. That the following Special Provisions for the Transition Centre Commercial with Special Provisions No. XXX (C2-1)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit a side yard adjoining a Residential zone, along the east lot line, of 6.0 metres, whereas a setback of 15.63 metres is required based on the requirement of 6.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
 - b) Permit a side yard adjoining a Commercial Zone, along the west lot line, of 6.0 metres whereas a setback of 12.625 metres is required based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metre;
 - c) Permit a minimum coverage for a commercial use of 0% whereas a minimum of 50% is required;
 - d) Permit a maximum Gross Floor Area of 595% whereas up to 400% is permitted;
 - e) Permit a maximum building height of 49.5 metre, whereas a maximum building height of 10 metre within 5 metre of the front lot line and the lot flankage, and a maximum building height of 30 metre beyond 5 metre of the front lot line are permitted;
 - f) Permit a continuous landscape buffer width along side and rear lot lines of 0 metre, whereas a minimum of 3.0 metres is required;
 - g) Permit a continuous landscape buffer width adjacent to a residential zone that is variable, and 0 metres in some instances, whereas a minimum of 3.0 metres is required; and
 - h) Permit residential tandem parking spaces, whereas tandem parking is not permitted.
3. That the written and oral submissions received relating to the application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and as identified within Staff Report DEV025-21.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.

5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law.

6. That staff in Development Services Department request the Developer to provide alternative massing that substantially conforms to requirements of the C2-1 zone in advance of the January 17, 2022 City Council Meeting. (DEV025-21) (File: D30-002-2021)

Attachments: [DEV025-211207](#)

[A2 220117 Memorandum - 217 Dunlop Street East](#)

SECTION "D" - TO BE ADOPTED

21-P-034

ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)

That Staff Report DEV026-21 concerning the Zoning By-law Amendment Application - 407, 411, 413, 417 and 419 Mapleview Drive West (407-419 Mapleview Inc. and Encore Group) be deferred to the January 18, 2022 Planning Committee meeting for further consideration. (DEV026-21) (File: D30-003-2020)

Attachments: [DEV026-211207](#)

[C4 220117 Correspondence - Site Plan Revisions - Mapleview Dr W](#)

11.2 PL 211214

Planning Committee Report dated December 14, 2021.

Attachments: [Planning Committee Report 211214](#)

21-P-035

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES (405 ESSA) INC. - 405 ESSA ROAD (WARD 6) (FILE: D30-011-2021)

Vanessa Simpson of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Sean Mason Homes (405 Essa) Inc. for lands known municipally as 405 Essa Road.

Ms. Simpson discussed slides concerning the following topics:

- An aerial photograph of the subject lands and surrounding areas;
- An overview on the approved developments located at 390 and 440 Essa Road;
- The existing area Official Plan designations and Zoning;
- The proposed site plan for the development;
- Conceptual renderings of the proposed development;
- An architectural rendering illustrating the angular plane;
- The proposed Zoning By-law Amendment;

- An overview of the comments and concerns received at the Neighbourhood Meeting;
- The revisions to the development proposal in response to the community consultation; 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. **Melissa Calliste, 42 Cityview Circle** advised she submitted a petition to the Legislative Services Department signed by a number of residents in opposition to the proposed development application for 405 Essa Road. She discussed her relocating to the City of Barrie, the neighbourhood she currently resides and the location of her property being near the proposed development. Ms. Calliste recognized the need for the property to be developed for growth development however should be in keeping with the surrounding neighbourhoods. She addressed her concerns related to the size, lack of parking and traffic safety associated to the road access from Essa Road and Cityview Circle.

Ms. Calliste advised that she feels this proposed development does not meet the City's Better Building Communities Plan and that the application is out of context for the site. She recommended that the Planning Committee oppose the development application.

2. **Ann Lemarquand, 21 Cityview Circle** advised that she is not opposed to additional housing and density, however she is opposed to the application. She discussed her concerns with the size and location, the close proximity to her property, the lack of privacy and mental health of her family, the entrance into the development causing traffic and pedestrian safety issues, increase traffic volumes, lack of parking, increased noise, and the potential vermin and garbage in the stormwater retention pond. She also addressed her concerns with the construction phase related to the constant noise and vibrations and the potential impacts to her property such as the home's foundation and the financial burden this could cause.

Ms. Lemarquand asked that the Planning Committee consider the devastating impacts the application would have on her family and the neighbourhood and deny the application.

3. **Wayne Doucette 75 Cityview Circle** discussed his concerns related to increases in noise pollution and volumes impacting residents, increased population density and traffic volumes and the removal of mature trees to buffer the noise pollution. He advised that noise pollution can impact people in many ways including physical issues, psychological issues, stress including sleep disorders and that the trees help combat noise pollution. He commented that any new purchasers would have options during the construction phase related to noise control but that the neighbours and those in Phase 2 of Sean Mason Homes Development would not have any recourse. Mr. Doucette addressed his concern with the location of the development being extremely close to Ms. Lemarquand property, and the potential impacts this could cause.

4. **David MacKenzie, 58 Cityview Circle** discussed comments from the Local Planning Appeal Tribunal (LPAT) decision related to the previous application for 405 Essa Road in comparison to the new application for the proposed development. He discussed concerns related to the appropriateness, the gradual transition, the buffering to the adjoining neighbourhood land uses and intensification corridors, the streetscape and design issues, the scale and height of buildings in relation to compatible built form, and the impact to the residents on Cityview Circle. Mr. Mackenzie quoted the late Al McNair a former Planner “this is a grotesque attempt to densify”.

Mr. Mackenzie advised of his concern with Phase 1 of the Sean Mason Homes Development still having unresolved issues and the proposed development being out of context and should have an appropriate density inline with the existing neighbourhood.

5. **Danielle Hachborn, 211 Wellington Street East** discussed the City’s website promoting an age friendly community, recreation, green spaces, inclusive city, and active transportation goals. She advised that in her opinion the health and well-being of the residents should be considered for urban intensification developments meeting the intensification targets and planning goals.

Ms. Hachborn addressed concerns with the development related to active transportation, additional traffic contributing to congestion reducing air quality, sidewalks, traffic and pedestrian safety for Essa Road and Cityview Circle and the removal of mature greenspaces and trees. She commented that the plans submitted for the application do not suggest the development would promote streetscape improvements and that she felt the proposal has the potential to not promote an inviting atmosphere or sense of community limiting the ability to create a community cohesion between the new residents and the established neighbourhoods.

Ms. Hachborn asked that Planning Committee ensure high quality aesthetically and inviting developments that support and encourage safe active transportation to enhance the health of the residents and the

appeal of the City.

6. **Frances Hachborn, 44 Cityview Circle** discussed concerns related to the age of the Cityview Circle storm management pond in relation to the *Ontario Water Resources Act*, the minimal greenspace and climate change, the flow and volume of stormwater run off and the potential for flooding from the pond to neighbouring properties and the property setbacks. She questioned whether any low impact development mitigation measures have been considered related to bioswales, rain gardens and infiltration galleries.

Ms. Hachborn addressed further concerns related to tree removal, preserving species, habitats and greenspaces and the privacy of the neighbours. She questioned whether an Environmental Impact Assessment had been completed as it takes decades for mature trees to grow. Ms. Hachborn advised that she felt the property should be designed with nature in mind to reduce climate change impacts and ecological footprint for better sustainability.

7. **Margaret Ellis, 47 Cityview Circle** advised that she was speaking on behalf of several concerned citizens in Barrie. She acknowledged her awareness of the City's need for future growth and development. Ms. Ellis discussed her concerns with the entranceway of the development being directly across the street from a plaza, and traffic safety concerns for vehicles and pedestrians due to increases in traffic volumes, especially on Ferndale Drive, Stroud Place and the surrounding streets.

Ms. Ellis discussed the traffic study submitted by the applicant and that she felt the traffic projections are inadequate and do not reflect the increase in traffic from the Harvey Road overpass and the four new developments within Essa Road and Ferndale Drive. She advised of the number of accidents taken place during the last 24 months due to increases in traffic.

Ms. Ellis advised that in her opinion the proposed development does not address the citizen concerns received from the previous proposal or discussed during the Neighbourhood Meeting, the development is too large to fit on the subject lands. She asked that the application not be approved and to consider a development right for the location for the safety and well-being of the community.

8. **Aaron McClure, 87 Cityview Circle** advised of his concerns with the servicing reports submitted by the applicant in relation to fire safety, the access into the development, the height of the buildings and fire hydrants meeting the needs of an 8-storey building.
9. **Ian Hunter, 73 Cityview Circle** provided his background and relevant experience in the construction industry. He discussed the reports submitted in support of the 2017 application and the 2021 proposal. Mr.

Hunter advised that he felt the proposed development contains a complex structure, should require engineering input, and have experienced construction professionals undertaking a building of this magnitude to ensure it meets the Ontario Building Code regulations. He discussed concerns related to mature trees and retaining walls, access for emergency vehicles, infrastructure such stormwater and sanitary sewers, snow storage, geotechnical subservice water collection, the impacts to the Lake Simcoe Watershed due to sediment from construction, and the shadowing of buildings and architectural renderings that are skewed.

Mr. Hunter advised he felt that the projections in the 2019 Traffic Report do not adequately reflect the increase in traffic, especially since the completion of the Harvey Road overpass. He noted that the word "accident" does not appear in the Report, and that a Construction Impact Report should be completed highlighting the impacts to operations in the area.

10. **Graeme Montgomery 53 Cityview Circle** advised that he is advocating for the residents in Phase 1 and Phase 2 of the Sean Mason Home Developments. He described the old farmhouse located on the property at 405 Essa Road that was demolished. He questioned whether a historical impact assessment had been completed, was the Heritage Barrie Committee notified and any archeological studies conducted on the site due to the historic reference of the site to the Huron Wendat Village and Harvey Veteran's Woods. He discussed the issues residents experienced with Phase 1 and Phase 2 such as delays in planting of trees, snow storage and removal, and inadequate parking.

Mr. Montgomery addressed concerns with inadequate parking, traffic, proposed amenity spaces, lack of greenspace, parking for Commercial units, safety concerns and overflow and overnight parking on Cityview Circle. He advised that residents in Phase 1 and Phase 2 purchased their units with the understanding there would be townhouses not and an 8-storey building.

In conclusion, Mr. Montgomery advised that residents are looking forward to being part of the solution, working on the application collaboratively and being part of the intensification for the City while ensuring the land is developed in a safe and constructive manner.

11. **Stephen Twiss 38 Cityview Circle** advised that he is speaking on behalf of his family and neighbours and that they are not opposed to development at 405 Essa Road however a low-density development would be more appropriate for the neighbourhood.

Mr. Twiss discussed the Planning Justification Reports submitted with the previous 2017 application for 405 Essa Road and compared the lots sizes of Phase 1, Phase 2 and the new application submitted by Sean Mason Homes. He discussed concerns related to sensitive intensification, transition and integration with existing neighbourhoods, character and context of the site including height and size, privacy and buffering with

existing neighbourhoods for their front-yard and backyards, preservation of mature trees, placement of windows, access to Cityview Circle and increased traffic.

In conclusion, Mr. Twiss advised that in his opinion the new proposal is aggressive and out of context for this site.

12. Mayor Lehman called upon Shirman Calliste to provide comments and Mr. Calliste was not present.
13. Mayor Lehman called upon Carl Buchheit to provide comments and Mr. Buchheit was not present.
14. **Marissa Handley, Skelton Brumwell and Associates, 93 Bellfarm Road, Suite 107** advised that Skelton Brumwell and Associates have been retained by a group of City of Barrie residents in opposition to the proposed development submitted by Sean Mason Homes at 405 Essa Road.

Ms. Handley explained that the objective of the retainer is to do a peer review of the supporting studies and author reports associated to the application for the Zoning By-law Amendment at 405 Essa Road.

Ms. Handley advised that her clients have articulated several concerns with the proposed development and that Skelton Brumwell and Associates will be providing a report to City staff with those comments and concerns. She noted that the consultant and applicant have been notified of their intentions.

15. **Stephen Trotter, 12 Primrose Crescent** provided a brief overview of his experience with the first development application for the subject property. He advised that in his opinion he felt that a lot of good work had been completed by staff in Development Services related to the 2017 application and approved by the Local Planning Appeal Tribunal (LPAT). Mr. Trotter commented that the new proposal for 405 Essa Road is all wrong and does not align with the existing neighbourhood. He discussed his concerns related to the scale, scope and massing of the proposal being out of context for the site. Mr. Trotter quoted the words in relation to intensification "just because you can does not mean you should".

Mr. Trotter encouraged members of Council to not support the application for a development of this magnitude and reinforce support for the approved 2017 development application.

Ward 6 Councillor, N. Harris asked questions of clarification to Ms. Simpson and City staff and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from Alectra Utilities dated October 26, 2021.
2. Correspondence from Lake Simcoe Region Conservation Authority dated November 24, 2021.
3. Correspondence from the Simcoe County District School Board dated November 24, 2021.
4. Correspondence from the Simcoe Muskoka Catholic District School Board dated November 22, 2021.
5. Petition received December 7, 2021.

Attachments: [PM Notice 405 Essa Road](#)
[PM Presentation 405 Essa Road](#)
[PM Memo 405 Essa Road](#)
[PM Correspondence 405 Essa Road](#)

11.3 GC 220110 General Committee Report dated January 10, 2022, Sections A, B, C and D.

Attachments: [General Committee Report 220110](#)

SECTION "A" - TO BE ADOPTED

22-G-001 ICE ALLOCATION POLICY - 5 YEAR REVIEW

That the revised Ice Allocation Policy attached as Appendix "A" to Staff Report REC001-22, governing the equitable assignment and management of indoor ice within City of Barrie owned facilities, be approved and implemented for the 2022/2023 ice allocation season commencing on September 1, 2022. (REC001-22) (File: R06)

Attachments: [REC001-220110](#)

22-G-002 INVITATION TO PRESENT - COUNTY OF SIMCOE

That the County of Simcoe be invited to provide a presentation to the Finance and Corporate Services Committee concerning an overview of the services provided by the County, the role of other levels of government, any legislative context for the services, how the services are funded by the Province and the Agreement parties, and a discussion of future related to these services and funding. (Item for Discussion 8.1, January 10, 2022)

22-G-003 REVIEW OPTIONS FOR DELIVERY OF LONG TERM CARE FACILITIES

That staff to review options available for the delivery of Long Term Care facilities for Barrie and report back to General Committee. (Item for Discussion 8.2, January 10, 2022)

22-G-004 REINSTATING PROGRAM FOR RESIDENTS SUPPORTING LOCAL RESTAURANTS - PARKING TICKETS

That the Program for Residents Supporting local restaurants approved in Council motion 21-A-045 be reinstated for persons receiving a ticket in paid parking areas for any period that restaurants are closed for in-person dining and restricted to take-out only due to COVID-19 mandates in 2022. (Item for Discussion 8.4, January 10, 2022)

SECTION "B" - TO BE RECEIVED

22-G-005

PRESENTATION CONCERNING A HOUSING AFFORDABILITY TASK FORCE UPDATE

Mayor, J. Lehman, Chair, Ray Duhamel and Andy Thomson, members of the Housing Affordability Task Force provided presentation concerning the Task Force Work Plan and recommendations moving forward towards housing affordability in the City.

Mayor Lehman, Mr. Duhamel and Mr. Thomson discussed slides concerning the following topics:

- An overview of affordable housing versus housing affordability;
- The problem statement and members of the Task Force;
- The scale of the problem for housing affordability by simple math;
- Breaking down the problems, the need for investment in supportive housing, new policies/programs for affordable rental markets, and high cost of home ownership;
- The focus on two key issues; land availability and funding for supportive and subsidized housing;
- Recommendations for housing on institutionally and commercially zoned sites;
- A map and aerial photograph illustrating commercially zoned and sample sites;
- The Task Force recommendations:
 - To reduce parking requirements;
 - Dedicated City resources;
 - Develop innovative building practices and establish monitoring review team;
 - Tiny homes and innovative design;
 - Parcels for community partnership;
 - Community benefits charges and housing in-lieu;
 - Supportive housing;
 - Immediately fund supportive housing and develop targets and agreement with the County of Simcoe for new social/supportive units;
 - Organize a philanthropy summit for supportive housing and social service projects; and
 - Explore innovative housing partners models i.e., Community Land Trust.
- Ideas and future work housing affordability.

In conclusion, Mayor Lehman thanked Council, City staff, members of the Task

Force, and volunteers for their efforts, collaborations, and support to making affordable housing a priority for the City of Barrie.

Members of General Committee asked a number of questions to Mayor Lehman, Mr. Duhamel and Mr. Thomson and received responses.

Attachments: [ADDITIONS Housing Affordability Task Force](#)

SECTION "C" - TO BE ADOPTED

22-G-006

HOLLY COMMUNITY CENTRE NAMING RIGHTS

1. That the Executive Director of Access Barrie be authorized to execute an 8-year Naming Rights Agreement with The Peggy Hill Team, in a form acceptable to the Director of Legal Services for the Holly Community Centre located at 171 Mapleton Avenue for an amount not less than \$640,000 to be paid in yearly instalments of \$80,000 over 8 years of the agreement commencing March 1, 2022 and ending February 28, 2030.
2. That the Mayor and Clerk be authorized to adjust the start or end dates of the Naming Rights Agreement with The Peggy Hill Team to reflect a time period associated with an extended closure, three months or greater, of the entire facility in a form acceptable to the Executive Director of Access Barrie.
3. That the new name of the Holly Community Centre be the "Peggy Hill Team Community Centre" and be included in the 8-year Naming Rights Agreement.
4. That the first year's instalment is to be paid upon acceptance of this agreement of the naming rights and be used towards the fabrication and installation of the new signage and Naming Right Benefits.
5. That the Heritage Barrie Committee be consulted on the development of an installation at the Community Centre to showcase the history of the Holly Community. (ACC001-22)

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

Attachments: [ACC001-220110](#)

SECTION "D" - TO BE ADOPTED

22-G-007**HOUSING AFFORDABILITY TASK FORCE**

1. That the recommendations of the Housing Affordability Task Force Report dated January 10, 2022 be supported in principle.
2. That staff in the Development Services and Building Departments, and Mayor's Office report back to General Committee by February 14, 2022 via memo with intended timelines and resource requests associated with implementing the Housing Affordability Task Force recommendations, if any.
3. That staff in the Development Services Department be authorized to apply to the Federal Housing Accelerator Fund or any other funding opportunities for a grant to resource and support the recommendations within the Housing Affordability Task Force Report dated January 10, 2022, as soon as possible.
4. That the Housing Affordability Task Force recommendation to hire a dedicated position in the Development Services Department to expand and oversee all housing affordability initiatives be actioned immediately, with funding for the position to be provided from the Reinvestment Reserve if grant funding is not received.
5. That the Housing Affordability Task Force recommendation to allocate funding from the Reinvestment Reserve to a new Supportive Housing Fund in 2022 and potential supportive housing projects be subject to an in-camera Council discussion concerning potential supportive housing projects, to be scheduled on or before January 31, 2022, and conditional as well on support from the County of Simcoe.
6. That, in the interest of creating more subsidized housing in the City of Barrie, the County of Simcoe be requested to examine the potential for increased density for the proposed Simcoe County Housing Corporation (SCHC) project at the former OPP Station site at Rose Street/Highway 400.
7. That a one-time grant of \$20,000 funded from the Reinvestment Reserve be provided to the County of Simcoe through the John Howard Society of Simcoe Muskoka to fund additional overnight warming capacity in the City of Barrie, and that the County of Simcoe be requested to match this funding.
8. That the City open a warming only facility, when an extreme cold weather alert is issued by Environment Canada or the temperature or wind chill is expected to reach -20°C for at least two (2) hours. (Item for Discussion 8.3, January 10, 2022)

Attachments: [C3 220110 Housing Affordability Task Force Report - Final Report](#)

12. DEFERRED BUSINESS

Nil.

13. DIRECT MOTIONS

Nil.

14. PRESENTATIONS

Nil.

15. ENQUIRIES**16. ANNOUNCEMENTS****17. BY-LAWS****[Bill #001](#)**

A By-law of The Corporation of the City of Barrie to provide for an interim tax levy on all property classes in the City of Barrie. (13-G-316) (2022 Interim Property Tax By-law) (File: F22)

Attachments: [Bill #001](#)

[A1 211213 Memorandum - 2022 Interim Tax Billing](#)

[Bill #002](#)

A By-law of The Corporation of the City of Barrie to accept the “as-constructed” municipal services within and complementary to the Gilroy Innishore Residential Development (Gilroy Innishore Subdivision) Registered as Plan 51M-1114 as shown in the attached map, and to assume the streets within this plan of subdivision for public use (11-G-276) (Gilroy Innishore Subdivision - Prince George Crescent) (File: D12-411)

Attachments: [Bill #002](#)

[Bill #003](#)

A By-law of The Corporation of the City of Barrie to accept the “as-constructed” municipal services within and complementary to the Harvey Island Estates Subdivision Registered as Plan 51M-862 as shown in the attached map, and to assume the street within this plan of subdivision for public use. (11-G-276) (Harvey Island Estates Subdivision - Megan Crescent) (File: D12-324)

Attachments: [Bill #003](#)

[Bill #004](#)

A By-law of The Corporation of the City of Barrie to appoint Megan Lee Williams as Deputy City Clerk for the City of Barrie. (Appointment - Deputy City Clerk, Megan Lee Williams) (File: H00)

Attachments: [Bill #004](#)

[Bill #005](#)

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 17th day of January, 2022.

Attachments: [Bill #005](#)

18. ADJOURNMENT

HEARING DEVICES AND AMERICAN SIGN LANGUAGE (ASL) INTERPRETERS

Assistive listening devices for use in the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

