



City of Barrie

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

Final City Council

Monday, February 14, 2022

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 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
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, M. Williams
Director of Corporate Facilities, R. Pews
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
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
Financial Systems and Process Analyst, E. Chan

General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Planner, T. Wierzba
Senior Asset Management Planning Coordinator, T. Reeve
Service Desk Generalist, K. Kovacs
Supervisor of Growth Management, A. Sajecki
Supervisor of Technical, Stormwater, and Rail Operations, J. Reid.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, J. Lehman read the Land Acknowledgement.

TRIBUTE TO FORMER ALDERMAN AND MPP, BRUCE OWEN

Mayor Lehman acknowledged the passing of Bruce Owen on February 7, 2022 at the age of 90. He highlighted Bruce's career in practicing law in the City of Barrie for 63 years, and serving as a Small Claims Court Judge, former City of Barrie Alderman, and a Member of Provincial Parliament. Mayor Lehman highlighted Bruce's participation in community organizations and leadership. Bruce was the recipient of the Governor General's Caring Canadian Award and the Province of Ontario's June Callwood Leadership Award.

On behalf of Barrie City Council and its residents, Mayor Lehman expressed condolences to Bruce's family and friends, and he noted that he will be missed by all and remembered for his passion and commitment to serving the community.

CONFIRMATION OF THE MINUTES

22-A-015 The Minutes of the City Council meeting held on January 31, 2022, were adopted as printed and circulated.

AWARDS AND RECOGNITIONS

22-A-016 **RECOGNITION OF THE RECIPIENTS OF THE 2021 HERITAGE BARRIE AWARDS**

Councillor, C. Riepma, Chair of the Heritage Barrie Committee advised that in recognition of the province-wide Heritage Week from February 21 - 27, 2022, the Heritage Barrie Committee recognized three heritage properties and two groups of people that had demonstrated the value of Barrie's historical neighbourhoods and community.

Councillor Riepma, Councillor, J. Harris and Councillor Aylwin announced and described the historical significance of the following six recipients of the 2021 Heritage Barrie Awards:

- Residential Category: 47 Rodney Street, accepted by Su Murdoch;
- Commercial Category: Queens Hotel, 94 Dunlop Street East, accepted by Chris Gerrard, owner of the Queens Hotel;
- Commercial Category: 178 Bayfield Street, accepted by Margaret Lindsay;
- Group Category: Barrie Today, accepted by Raymond Bowe, Editor of Barrie Today;
- Group Category: Sir Robert Barrie Project (SRBP) Committee, accepted by William Sergeant on behalf of SRBP Committee; and
- Group Category: Grey and Simcoe Foresters Regimental Museum, accepted by Peter Lister, Head Curator.

In closing, Councillor Riepma and Mayor Lehman thanked and congratulated each of the award recipients for their contributions in preserving Barrie's heritage for the community and future generations.

22-A-017

SPECIAL RECOGNITION OF SHELTER WORKERS AND THE EMERGENCY SHELTER AND HOMELESSNESS SERVICES RECOGNITION WEEK HELD JANUARY 25 TO JANUARY 31, 2022

Mayor Lehman advised that in recognition of the Emergency Shelter and Homelessness Services Recognition Week held on January 25 - 31, 2022, the City is providing a special recognition to the organizations and its workers and volunteers who have worked tirelessly, prior to, and throughout the pandemic under extremely difficult circumstances to support the less fortunate.

Mayor Lehman had each of the Executive Directors speak about their organization. He then acknowledged and named the workers and volunteers of the following organizations:

- David Busby Centre;
- The Salvation Army Barrie Bayside Mission Centre;
- Gilbert Centre;
- Youth Haven;
- Elizabeth Fry Society of Simcoe Muskoka; and
- John Howard Society of Simcoe and Muskoka.

Mayor Lehman thanked the organizations and volunteers for their ongoing efforts, including the support they provide to the City's least fortunate and community, and recognized the inspiring leadership of these organizations.

Councillor, N. Harris thanked the organizations, and acknowledged the Ryan's Hope organization for its services, efforts, and hard work it also provides to the community.

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4 (16) of Procedural By-law 2019-100, City Council considered a request by Cathy Colebatch to provide a Deputation concerning motions 22-P-006 and 22-P-007 of the Planning Committee Report dated February 8, 2022 concerning the proposed City of Barrie Official Plan and Municipal Comprehensive Review. Upon a vote of City Council being taken, Cathy Colebatch was permitted to address City Council.

22-A-018 DEPUTATIONS CONCERNING MOTIONS 22-P-006 AND 22-P-007, PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW

Councillor, S. Morales declared real and direct pecuniary interest on the foregoing matter as he and members of his family could be financially impacted in the future. He did not participate or vote on the foregoing matter. He left the virtual Council meeting.

The following Deputations were provided concerning motions 22-P-006 and 22-P-007:

1. Jennifer van Gennip, advised that she was speaking on behalf of the SCATEH Barrie Chapter. Ms. Van Gennip thanked City staff for encouraging SCATEH's engagement throughout the process of developing the proposed Official Plan. She thanked Council for its interest in affordable housing and expressed support for the proposed changes to the affordable housing target and the proposed Official Plan as amended.

Ms. van Gennip provided an overview of the Housing Assessment Resource Tool (HART) developed by the University of British Columbia which aims to establish standardized methods to measure housing needs and enables affordable housing targets to be established based on household income. She stated that this tool is currently being piloted in several Ontario municipalities. Ms. van Gennip commented that she feels that this is a much more useful way than what is currently being used to set affordable housing targets.

Ms. van Gennip stated that good planning includes housing options for the full spectrum of people who call the City of Barrie home and that the proposed Official Plan provides City staff with more robust tools to address housing needs. She indicated that she felt the proposed Official Plan will result in more reliable access to infrastructure with public washrooms and areas that can be used as warming and cooling centres for vulnerable and marginalized populations.

2. Cathy Colebatch commented on Council's discussions that have taken place concerning the proposed Official Plan and the questions and amendments that had been brought forward. She acknowledged the effort it has taken to review the proposed Official Plan and its policies throughout the various updates and legislative changes. She thanked City staff, Michelle Banfield, Director of Development Services, and her team on the work undertaken on the proposed Official Plan.

Ms. Colebatch suggested that the use of storey and metre be clarified as it results in confusion between the Official Plan and Zoning By-law documents. She also requested that a cap on high density developments be established so that this matter is not decided by City staff or Council. Ms. Colebatch expressed her concerns with the two-year moratorium on changes to the Official Plan once it is approved by the province. She felt that this moratorium prevents residents from bringing forward proposed changes.

Ms. Colebatch noted her concerns with the City of Barrie's tree canopy and stated that she felt the City of Barrie is losing a significant portion of its tree canopy and that the proposed Official Plan does not contain enough focus on this issue. She discussed further concerns with parking, and townhouses that do not fit in the neighbourhood being developed in existing neighborhoods with bungalows or two storey homes. She noted that setback requirements result in parking being located at the front of the development which eliminates greenspace. Ms. Colebatch stated that demolition control should be implemented to maintain existing built form stock that is in good condition.

TAX APPLICATIONS

22-A-019

TAX APPLICATIONS - FEBRUARY 14, 2022

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That the list of applications for the cancellation, reduction or addition to taxes dated February 14, 2022 in the amount of \$15,521.88, be approved.

CARRIED

COMMITTEE REPORTS

22-A-020 Planning Committee Report dated February 1, 2022. (APPENDIX "A")

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

That the Planning Committee Report dated February 1, 2022, now circulated, be received.

22-P-003 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 571 HURONIA ROAD (WARD 9) (FILE: D30-023-2021)

22-P-004 APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 460 LOCKHART ROAD (WARD 9) (FILE: D30-022-2021)

22-P-005 APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 560 LOCKHART ROAD (WARD 9) (FILE: D30-021-2021)

CARRIED

22-A-021 General Committee Report dated February 7, 2022, Sections A, B, C and D. (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 February 7, 2022, now circulated, be received.

22-G-017 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED JANUARY 24, 2022

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "A" of the General Committee Report dated February 7, 2022, now circulated be adopted.

22-G-018 STORMWATER CLIMATE ACTION FUND

22-G-019 TRANSIT SERVICE GUIDELINES

22-G-020 2021 4TH QUARTER INTERNAL AUDIT STATUS REPORT, 2021 FRAUD AND WRONGDOING PROGRAM ACTIVITY, 2021 SUMMARY OF INTERNAL AUDIT ACTIVITY AND 2022 INTERNAL AUDIT WORK PLAN

22-G-021 CONFIDENTIAL FINANCIAL INFORMATION SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY, WHICH IF DISCLOSED COULD REASONABLY BE EXPECTED TO INTERFERE SIGNIFICANTLY WITH THE CONTRACTUAL OR OTHER NEGOTIATIONS OF THE ORGANIZATION MATTER - AFFORDABLE HOUSING

22-G-022 RECREATION AND SPORT COMMUNITY GRANT PROGRAM - GUIDELINES APPROVAL

22-G-023 INVITATION TO PRESENT - BARRIE FAMILIES UNITE

22-G-024 TOWN CRIER - EXTENSION OF APPOINTMENT

CARRIED

SECTION "C" - TO BE RECEIVED

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

That Section "C" of the General Committee Report dated February 7, 2022, now circulated, be received.

22-G-025 PRESENTATION CONCERNING THE MARKET PRECINCT TASK FORCE UPDATE

CARRIED

SECTION "D" - TO BE ADOPTED

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

That Section "D" of the General Committee Report dated February 7, 2022, now circulated, be adopted.

22-G-026**MARKET PRECINCT TASK FORCE****AMENDMENT #1**

Moved by: Deputy Mayor, B. Ward
Seconded by: Mayor, J. Lehman

That motion 22-G-026 of Section "D" of the General Committee Report dated February 7, 2022, be amended as follows:

1. By adding the following words to the end of paragraph 1 "with a goal of opening to the public in 2024."
2. By deleting the first sentence of paragraph 3 and replacing it with:

"That the City hire either a contract position or a consultant with a budget of \$100,000 in 2022 funded from the Reinvestment Reserve", and that consideration of additional funding be presented to Council in subsequent budgets, to:

3. By adding the following words in paragraph 3 a) after Prepare a plan "and recommend the prioritization and timelines associated with the items b) to j)" with the remaining paragraph the same.
4. By adding the following paragraph:

"That staff in the Recreation and Culture Services Department, in consultation with other City Departments work with the Barrie Farmers' Market on opportunities to hold pop-up market days at City recreation and community centres, libraries and park locations with funding of up to \$25,000 to be allocated from the Reinvestment Reserve to fund any City related costs and to assist the Barrie Farmers' Market in marketing the pop-ups if they proceed."

CARRIED

Upon the question of adoption 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.**

22-A-022 Planning Committee Report dated February 8, 2022, Sections A, B and C. (APPENDIX "C")

SECTION "A" - TO BE ADOPTED

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

That Section "A" of the Planning Committee Report dated February 8, 2022, now circulated, be adopted.

22-P-006 PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW - AFFORDABLE HOUSING

Councillor, S. Morales declared a real and direct pecuniary interest on the foregoing matter as he and members of his family could be financially impacted in the future. He did not participate or vote on the foregoing matter. He left the virtual City Council meeting.

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 February 8, 2022, now circulated, be adopted.

22-P-007 PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW

AMENDMENT #1

Moved by: Councillor, C. Riepma
Seconded by: Councillor, A.M. Kungl

That motion 22-P-007 of Section "B" of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

_) That Section 2.6.1.3 Development Policies paragraph g) to delete the following words:

"on streets classified on Map 4b as collector or arterial streets, or fronting"

Councillor, S. Morales declared a real and direct pecuniary interest on the foregoing matter as he and members of his family could be financially impacted in the future. He did not participate or vote on the foregoing matter. He left the virtual City Council meeting.

LOST

AMENDMENT #2

Moved by: Councillor, M. McCann

Seconded by: Councillor, G. Harvey

That motion 22-P-007 of Section "B" of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

- _) That, on Appendix 2 of the Official Plan, the area of Phase 3 East be absorbed into the existing Phase 2 East, and that the area of Phase 4 East be renamed Phase 3 East.

CARRIED

AMENDMENT #3

Moved by: Councillor, G. Harvey

Seconded by: Councillor, A.M. Kungl

That motion 22-P-007 of Section "B" of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

- _) That Section 2.6.1.3 Development Policies paragraph a) to delete and replace with the following:

"Unless otherwise specified in this Plan, development on lands designated Neighbourhood Area, shall be kept to three storeys or less unless otherwise specified in the Zoning By-law and in which case shall be no more than four storeys."

AMENDMENT TO AMENDMENT #3

Moved by: Councillor, R. Thomson

Seconded by: Councillor, A.M. Kungl

- a) That Section 2.6.1.3 be amended to add "or arterial" after the words "onto a local", with the remainder of the paragraph staying the same; and

- b) In paragraph ii) the word “arterial” be removed and the following words added to the end of the paragraph:

“with the exception of section of Mapleview Road from Townline to Essa or unless otherwise specified in the Zoning By-law and in which case shall be no more than four storeys.”

Councillor, S. Morales declared a real and direct pecuniary interest on the forgoing matter as he and members of his family could be financially impacted in the future. He did not participate or vote on the foregoing matter. He left the virtual City Council meeting.

CARRIED

Upon the question of the adoption of Amendment #3 moved by Councillor, G. Harvey and seconded by Councillor, A.M. Kungl, it was **CARRIED AS AMENDED BY THE AMENDMENT TO AMENDMENT #3.**

AMENDMENT #4

Moved by: Councillor, G. Harvey

Seconded by: Councillor, A.M. Kungl

That motion 22-P-007 of Section “B” of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

- _) That the following paragraph be added to Section 2.6.1.3 Development Policies:

“e) New development in the Designated Greenfield Areas, as shown by the phasing plan on Appendix 2, may be permitted up to 12 storeys where:

- i. The lands are comprehensively planned through an Official Plan amendment, a draft plan of subdivision, a draft plan of condominium or a secondary plan to accommodate buildings of up to 12 storeys;
- ii. The lands front onto and are oriented towards an arterial or collector street, as identified on Map 4b, or are accessed by a private road that is connected to an arterial or collector street;
- iii. Appropriate transitions from lands planned for and occupied by ground-related built forms can be achieved, as per the Section 3 policies of this Plan; and
- iv. Servicing availability can be confirmed by the City.”

CARRIED

AMENDMENT #5

Moved by: Councillor, G. Harvey
Seconded by: Councillor, M. McCann

That motion 22-P-007 of Section "B" of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

- _) That map 2 be amended to extend the commercial district to the west side of Bryne Drive.

CARRIED**AMENDMENT #6**

Moved by: Councillor, S. Morales
Seconded by: Councillor, K. Aylwin

That motion 22-P-007 of Section "B" of the Planning Committee Report dated February 8, 2022, as circulated, be amended by adding the following to paragraph 1:

- _) That map 5 be amended to reduce the Bradford Street cross-section right-of-way protection of 22 metres.

AMENDMENT TO THE AMENDMENT #6

Moved by: Councillor, S. Morales
Seconded by: Councillor, K. Aylwin

That the right-of-way maximum width for Bradford Street on Map 5 of the Official Plan be referred to a future Planning Committee meeting to be considered alongside the Environmental Assessment (EA) for Bradford Street.

CARRIED

Upon the question of the adoption of Amendment #6 moved by Councillor, S. Morales and seconded by Councillor, K. Aylwin, it was **CARRIED AS AMENDED BY THE AMENDMENT TO AMENDMENT #6.**

Upon the question of the adoption of the original motion moved by Deputy Mayor, B. Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENTS #2, #3, #4, #5 AND #6.**

SECTION "C" - TO BE RECEIVED

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

That Section "C" of the Planning Committee Report dated February 8, 2022, now circulated, be received.

22-P-008 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 189, 191, 195, AND 197 DUCKWORTH STREET (WARD 1) (FILE: D30-019-2021)

Councillor, S. Morales declared a real and direct pecuniary interest on the foregoing matter as he owns property in the vicinity that was subject to the Public Meeting. He did not participate or vote on the matter. He left the virtual City Council meeting.

CARRIED

DIRECT MOTIONS

22-A-023 MOTION WITHOUT NOTICE - BOARD VACANCY - DOWNTOWN BIA BOARD OF MANAGEMENT

Moved by: Councillor, S. Morales
Seconded by: Councillor, J. Harris

That pursuant to Section 7.1 of the Procedural By-law 2019-100, permission be granted to introduce a motion without notice concerning Board Vacancy - Downtown Barrie Business Improvement Association (BIA) Board of Management.

CARRIED BY A TWO-THIRDS VOTE

22-A-024 BOARD VACANCY - DOWNTOWN BARRIE BUSINESS IMPROVEMENT ASSOCIATION (BIA) BOARD OF MANAGEMENT

Moved by: Councillor, S. Morales
Seconded by: Councillor, J. Harris

That Victoria Butler be appointed to the Downtown Barrie Business Improvement Association (BIA) Board of Management for the remainder of the term ending November 14, 2022.

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 Bill and this Bill be read a first, second and third time this day and finally passed:

BY-LAW
2022-009**Bill #009**

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. (22-P-002) (407- 419 Mapleview Inc. (Encore Group) - 407, 411, 413, 417 and 419 Mapleview Drive West) (File: D30-003-2020)

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
2022-010**Bill #010**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 14th day of February, 2022.

CARRIED UNANIMOUSLY**ADJOURNMENT**

Moved by: Councillor, M. McCann
Seconded by: Councillor, C. Riepma

That the meeting be adjourned at 10:41 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

APPENDIX “A”

**Planning Committee Report
dated February 1, 2022**



City of Barrie

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

Final Planning Committee

Tuesday, February 1, 2022

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on February 14, 2022.

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, M. Williams
Director of Development Services, M. Banfield
Director of Information Technology, R. Nolan
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of three Public Meetings at 7:03 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 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.

22-P-003**APPLICATION FOR A ZONING BY-LAW AMENDMENT - 571 HURONIA ROAD (WARD 9) (FILE: D30-023-2021)**

Kyle Galvin of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 571 Huronia Road, Barrie.

Mr. Galvin discussed slides concerning the following topics:

- An aerial photograph of the existing site conditions;
- Photographs of the existing street view of the subject property;
- The existing Official Plan land designation and zoning;
- The land uses surrounding the subject lands;
- An architectural rendering of the proposed development;
- The proposed Zoning By-law Amendment; 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:

No verbal comments were received.

WRITTEN COMMENTS:

1. Correspondence from Steve Pogue dated January 5, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

22-P-004**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 460 LOCKHART ROAD (WARD 9) (FILE: D30-022-2021)**

Ray Duhamel from The Jones Consulting Group Inc. advised that he will be providing a combined presentation for the two Public Meetings concerning the subject properties of 460 and 560 Lockhart Road. He commented that the purpose of the Public Meetings is to review the applications for Zoning By-law Amendments and Draft Plans of Subdivision for 460 and 560 Lockhart Road and are located within the Hewitt's Secondary Plan Area.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands and surrounding area;
- Photographs of the existing site conditions and area context;
- The applications alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phases within the Hewitt's Secondary Plan;
- The Conformity Review Plan;
- The studies and plans completed in support of the applications;
- The Draft Plan of Subdivision and Pedestrian Circulation Plan for 460 and 560 Lockhart Road;
- A summary of the applications; and
- The proposed Zoning By-law Amendments for 460 and 560 Lockhart Road.

Michelle Banfield, Director of Development Services provided an update concerning the status of both applications for 460 and 560 Lockhart Road. She advised that no neighbourhood meetings were required for either application due to the limited number of properties within the 240 metre circulation radius. Ms. Banfield commented that the primary planning and land use matters are currently being reviewed by the Technical Review Team and the anticipated timelines for the staff reports regarding the applications.

VERBAL COMMENT(S):

No verbal comments were received for 460 and 560 Lockhart Road.

WRITTEN COMMENT(S):

No written comments were received for 460 and 560 Lockhart Road.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

22-P-005 APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 560 LOCKHART ROAD (WARD 9) (FILE: D30-021-2021)

Ray Duhamel from The Jones Consulting Group Inc. provided a combined presentation for the two Public Meetings concerning the subject properties of 460 and 560 Lockhart Road. Please see motion 22-P-004, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision - 460 Lockhart Road (Ward 9) (File: D30-021-2021) for the Public Meeting presentation, and City staff comments.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

ENQUIRIES

A member of Planning Committee addressed enquires to City staff and received responses.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

CHAIRMAN

APPENDIX “B”

**General Committee Report
dated February 7, 2022**



City of Barrie

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

Final General Committee

Monday, February 7, 2022

7:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on February 14, 2022.

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

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
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Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
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Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Financial Systems and Process Analyst, E. Chan

General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Corporate Asset Management, K. Oakley
Senior Asset Management Planning Coordinator, T. Reeve
Senior Manager of Accounting and Revenue, C. Smith
Senior Manager of Corporate Finance Investments, C. Gillespie
Service Desk Generalist, K. Kovacs
Supervisor of Technical, Stormwater, and Rail Operations, J. Reid.

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

SECTION "A"

22-G-017 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED JANUARY 24, 2022

The Report of the Finance and Corporate Services Committee dated January 24, 2022 was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

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

SECTION "B"

22-G-018 STORMWATER CLIMATE ACTION FUND

1. That a Stormwater Climate Action Fund (SWCAF) pay for the City's operating and capital stormwater infrastructure be implemented in 2023 with the rates being approved as part of the 2023 budget process at existing service level standards.
2. That the proposed Corporate Policies for:
 - a) Stormwater Climate Action Fund Program Policy; and
 - b) Stormwater Climate Action Fund Credit Policy.

as outlined in Appendix "A" and "B" of the Report to Finance and Corporate Services Committee dated January 25, 2022, entitled Stormwater Climate Action Fund, be adopted.

3. That staff continue in 2022 with the next phase of the implementation which includes updating the water and wastewater billing software with associated costs funded from the existing "Stormwater Climate Action Fund" capital project.
4. That two (2) additional positions be approved for the implementation and sustainment of the Stormwater Climate Action Fund to be funded with the existing Stormwater Climate Action Fund capital project for 2022 with start date of May 1, 2022, as follows:
 - a) One (1) Dedicated Program Coordinator full-time, permanent resource with an annual estimated cost of \$110,660; and
 - b) One (1) Dedicated Financial Billing Analyst full-time, permanent resource with an annual estimated cost of \$85,000. (File: F22) (P57/19)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-019

TRANSIT SERVICE GUIDELINES

That the Transit Service Guidelines attached as Appendix "A" to the Report to Finance and Corporate Services Committee dated January 25, 2022 entitled "Transit Service Guidelines" for conventional transit service delivery, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-020

2021 4TH QUARTER INTERNAL AUDIT STATUS REPORT, 2021 FRAUD AND WRONGDOING PROGRAM ACTIVITY, 2021 SUMMARY OF INTERNAL AUDIT ACTIVITY AND 2022 INTERNAL AUDIT WORK PLAN

1. That the 2021 4th Quarter Internal Audit Status Report be received as information.
2. That the 2021 Fraud and Wrongdoing Program Activity be received as information.
3. That the 2021 Summary of Internal Audit Activity attached as Appendix "C" to the Report to Finance and Corporate Services Committee dated January 25, 2022 be received as information.
4. That the 2022 Internal Audit Work Plan attached as Appendix "D" to the Report to Finance and Corporate Services Committee dated January 25, 2022, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-021 CONFIDENTIAL FINANCIAL INFORMATION SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY, WHICH IF DISCLOSED COULD REASONABLY BE EXPECTED TO INTERFERE SIGNIFICANTLY WITH THE CONTRACTUAL OR OTHER NEGOTIATIONS OF THE ORGANIZATION MATTER - AFFORDABLE HOUSING

That the Director of Legal Services and Director of Finance/City Treasurer be delegated authority to amend the Redwood Park Communities' Interim Construction Financing loan agreement (Promissory Note) related to motion 21-G-188 to reflect full repayment of the loan the earlier of the completion of Redwood's capital contribution campaign or December 31, 2025. (FIN001-22)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-022 RECREATION AND SPORT COMMUNITY GRANT PROGRAM - GUIDELINES APPROVAL

1. That the Recreation and Sport Community Grant Program be limited to \$300,000 annually to be funded from the Reinvestment Reserve.
2. That the guidelines for managing the Recreation and Sport Community Grant as outlined in Appendix "A" to Staff Report REC002-22 for the 2022 fiscal year be approved. (REC002-22) (File: R00) (P7/21)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-023 INVITATION TO PRESENT - BARRIE FAMILIES UNITE

That Barrie Families Unite be invited to provide a presentation to General Committee concerning an overview of the services provided by the organization, an update on collaboration initiatives with other agencies in Barrie and an outline of future plans. (Item for Discussion 8.1, February 7, 2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

22-G-024 TOWN CRIER - EXTENSION OF APPOINTMENT

That further to motion 18-G-225 concerning the Re-Appointment of Town Crier, Mr. Steve Travers appointment as the City of Barrie's Town Crier be extended from November 14, 2022 to December 31, 2022. (Item for Discussion 8.2, February 7, 2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

The General Committee met and reports as follows:

SECTION "C"

22-G-025 PRESENTATION CONCERNING THE MARKET PRECINCT TASK FORCE UPDATE

Deputy Mayor, B. Ward, Chair, Jon Grootveld, Sarah Jenson, and Craig Busch from the Market Precinct Task Force provided a presentation concerning the Task Force's findings, research and recommendations for a permanent market precinct to revitalize the west end of downtown Barrie.

Deputy Mayor Ward, Mr. Grootveld, Ms. Jenson, and Mr. Busch discussed slides concerning the following topics:

- The mission of the Market Precinct Task Force;
- The members of the Task Force;
- An aerial photograph illustrating the study area;
- Options to revitalize the west end of downtown Barrie;
- The results of a survey conducted for public feedback on a permanent market:
 - Barrie Transit Terminal location;
 - The goods and/or services likely to be purchase/use; and
 - Other attractions or facilities.
- Public comments associated with a permanent market;
- Architectural renderings of a permanent market in the Barrie Transit Terminal;
- The types and variety of vendor options;
- The need for easy access between indoor and outdoor markets;
- A central seating area;
- Ideas to activate the market area;
- An overview of the Barrie Farmers' Market associated to Barrie Farmers' market vision and objectives, current and proposed operations, and building requirements for a permanent location;
- The following Market Precinct Task Force recommendations:
 - Creating streetscapes, public spaces and public art;
 - The vision and art's role in revitalizing public spaces;
 - Simcoe Street connection and calm;
 - Green gateway to the Market District;
 - Maple and Simcoe Streets connection and canvas;
 - Spirit Catcher to engage, reclaim and activate;
 - Maple, Mary and Dunlop Streets for proper flow to be walkable and flexible;
 - Central Market Promenade; and
 - A significant public artwork.
- Parking, pedestrian and cycling infrastructure options;
- Formation of a not-for-profit organization to govern, plan, raise funds,

contract, sustain, and direct investment to support participation;

- An aerial photograph illustrating the Market District, the Market Activation Connection Corridors and the Market Annex;
- Options of buildings and districts such as the Artisan District, pop-up markets and x-buildings, a marina building, a butterfly pavilion, a fab café, Canada's smallest pub, a market extension/triangle building, a market alley, a market for all seasons, and a building with architectural style;
- Estimated capital and operating costs; and
- The next steps and timelines for a permanent market.

Members of General Committee asked a number of questions to the presenters and received responses.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

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

SECTION "D"

22-G-026

MARKET PRECINCT TASK FORCE

1. That Barrie City Council endorse in principle the concept of a Barrie Bayside Market Area centered around the conversion of the existing transit terminal on Maple Avenue to a year-round market and the construction of a new building of at least 10,000 square feet nearby to house the Barrie Farmers' Market.
2. That the design of the market district recommendations attached as Appendix "A" to the Market Precinct Task Force Report dated February 7, 2022, be taken into consideration.
3. That the City hire either a contract position or a consultant with a budget of \$100,000 funded from the Reinvestment Reserve, to:
 - a) Prepare a plan for the conversion of the transit terminal into a permanent market and the construction of a new building to house the Barrie Farmers' Market with a community commercial kitchen on site, taking into account the Task Force recommendations attached as Appendix "A" to the Market Precinct Task Force Report dated February 7, 2022, various consultants and staff reports over the past seven years, and the needs of the Barrie Farmers' Market on the design of the building they will use;
 - b) Apply grants and sponsorship opportunities to cover the capital costs;

- c) Prepare of a business case for the market;
 - d) Prepare a precinct plan including programming strategy, identifying and implementation of market operations, detailed designs for the permanent market and farmers market, signage, wayfinding signage;
 - e) Prepare a streetscape master plan, including possible recommendations for amendments to the Official Plan, Zoning Bylaw and the Community Improvement Plan;
 - f) Undertake a marketing and recruitment strategy;
 - g) Prepare a pop-up shop program;
 - h) Collaborate with local developers;
 - i) Secure letters of intent for vendors for the market; and
 - j) Create a public art policy subcommittee or working with the existing Barrie Public Art Committee.
- 4. That the capital costs of building the market be included in the City's capital budgets, beginning in 2023.
 - 5. That the City consider acquiring lands in the immediate area of the market district should it be determined that additional property be needed.
 - 6. That staff in the Development Services and Economic and Creative Development Departments report back to General Committee by way of a memorandum with the intended timelines and resource requests associated with the recommendation of the Task Force by the end of March 2022. (Item for Discussion 8.3, February 7, 2022)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

ENQUIRIES

A members of General Committee addressed an enquiry to City staff and a received response.

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

ADJOURNMENT

The meeting adjourned at 9:13 p.m.

CHAIRMAN

APPENDIX “C”

**Planning Committee Report
dated February 8, 2022**



City of Barrie

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

Final Planning Committee

Tuesday, February 8, 2022

6:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on February 14, 2022.

The meeting was called to order by Mayor, J. Lehman at 6:03 p.m. The following were in attendance for the meeting:

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

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, B. Thompson
Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, M. Williams
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Operations, D. Friary
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Corporate Asset Management, K. Oakley
Planner, A. Sajecki

Planner, T. Wierzba
Senior Manager, Corporate Finance Investments, C. Gillespie
Service Desk Generalist, K. Kovacs.

Pursuant to Procedural By-law 2019-100, as amended, Section 4, Subsection 10, the order of business was altered such that Staff Report DEV001-22 concerning the Proposed City of Barrie Official Plan and Municipal Comprehensive Review was considered ahead of the Public Meeting concerning an Application for a Zoning By-law Amendment - 189, 191, 195, and 197 Duckworth Street.

Planning Committee held Staff Report DEV001-21 for further discussion after the conclusion of the Public Meeting scheduled for 7:00 p.m.

Planning Committee recessed from 9:02 p.m. to 9:13 p.m.

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

SECTION "A"

22-P-006

PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW - AFFORDABLE HOUSING

Councillor, S. Morales declared a potential pecuniary interest on the foregoing matter as he and members of his family could be financially impacted in the future. He did not participate or vote on the foregoing matter. He left the virtual Planning Committee meeting.

That the proposed City of Barrie Official Plan 2051, provided as Appendix "A" to Staff Report DEV001-22, be amended by replacing the following sections:

6.4.2 Affordable Housing

- e) iv) All new residential development and *redevelopment* in Medium Density and High Density land use designations shall provide 15% of their housing units as *affordable*, in accordance with policy 2.5(l), unless a greater percentage is required as per the applicable policies in Section 2.3, across a range of unit sizes, including three-bedroom units or larger; and,

2.5 General Land Use Policies

- l) The City will require the provision of a minimum of 15% of all new housing units each year to be *affordable* housing, as per the policies in Section 6.4.2 of this Plan. The City will be guided by provincial direction and the City's Affordable Housing Strategy to implement this

affordable housing target.

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

SECTION "B"

22-P-007

PROPOSED CITY OF BARRIE OFFICIAL PLAN AND MUNICIPAL COMPREHENSIVE REVIEW

1. That the proposed City of Barrie Official Plan 2051, provided as Appendix "A" to Staff Report DEV001-22, be approved as the new Official Plan being presented to Council for adoption as per Section 17(22) of the *Planning Act*.
2. That the municipal comprehensive review that is comprised of the following, be accepted and endorsed:
 - a) A table demonstrating policy conformity with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "*Growth Plan*") provided as Appendix "C" to Staff Report DEV001-22;
 - b) The Barrie land needs assessments provided as Appendix "D" to Staff Report DEV001-22; and
 - c) The Municipal Comprehensive Review Report: Servicing Growth, provided as Appendix "E" to Staff Report DEV001-22.
3. That the written and oral submissions received relating to the application and provided as Appendix "B" to Staff Report DEV001-22, have been, on balance, taken into consideration as part of the deliberations and the final decision related to the adoption of the City of Barrie Official Plan 2051, and includes the consideration of the oral and written submissions leading up to and at the Public Meeting held on June 2, 2021.
4. That the requirements set out in Section 16 of the *Planning Act* have been met, meaning:
 - a) No further public meeting or open house is required;
 - b) Adequate information and material, including a copy of the City of Barrie Official Plan 2051, have been made public; and
 - c) The prescribed public bodies and the approval authority have been consulted on the preparation of the Plan and given an opportunity to review all supporting information and material.
5. That Council permits staff to prepare a City of Barrie Official Plan 2051 adoption package, which will be delivered to the Approval

Authority, being the Minister of Municipal Affairs and Housing.
(DEV001-22) (File: D08-2018-OP)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2/14/2022.

The Planning Committee met for the purpose of a Public Meeting at 7:01 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report 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 "C"

22-P-008

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 189, 191, 195, AND 197 DUCKWORTH STREET (WARD 1) (FILE: D30-019-2021)

Councillor, S. Morales declared a potential pecuniary interest on the foregoing matter as he owns property in the vicinity that was subject to the Public Meeting. He did not participate or vote on the matter. He left the virtual Planning Committee meeting.

James Hunter from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Cygnus Development for lands known municipally as 189, 191, 195, and 197 Duckworth Street, Barrie.

Mr. Hunter discussed slides concerning the 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 COMMENT(S):

1. **Catherine Mercer, 9 Mountbatten Road**, provided a brief background about herself and her reasons for choosing to live in the City of Barrie's East End Neighborhood. She discussed the character of the East End noting that it is made up of single storey homes and bungalows. She requested that Council ensure intensification doesn't destabilize the neighborhood as there are several proposals of intensification that are currently underway.

Ms. Mercer provided an overview of the Draft Preliminary Report prepared by the neighborhood's residents which outline concerns related to the proposed development. She requested that Council adopt an Interim Control By-law to allow time to explore future development of the site. Ms. Mercer discussed examples of other intensification developments that fit within the existing character of the neighborhood due to appropriate setbacks, tree buffering and building heights that are consistent with the surrounding residences.

Ms. Mercer expressed concerns regarding the potential uses permitted under the Mixed- Use Zoning, noting that the developer has only submitted a conceptual site plan to date. She requested that the developer be required to submit a detailed design before the zoning is approved and reiterated the request for an Interim Control By-law or the creation of a Secondary Plan for the area. Ms. Mercer questioned how the development fits within the City's Official Plan.

2. **David Russell, 6 Mountbatten Road**, expressed his concerns regarding the proposed amendment to change to mixed-use zoning. He noted that the proposed development is 100 percent residential and that there is no public benefit or commercial use associated with the site. He stated that if the zoning is approved, it could allow many other types of uses permitted under the designation. Mr. Russell also expressed concerns regarding the high density of the proposed development as it is located a significant distance away from services such as food or shopping centres. He noted that this distance will require residents to have cars to access these services resulting in potential traffic and parking issues in the neighborhood.

Mr. Russell questioned why the Duckworth Corridor is referenced as evolving with intensification, stating that he cannot find intensification of this nature in the area over the past 50 years. He commented that he supports the passing of an Interim Control By-law, as the area will soon have its intensification designation changed under the City's new Official Plan. Mr. Russell expressed further concerns with respect to the lack of consultation as his property abuts the site, as well as the proposed development's impact on the character of Mountbatten Road.

3. **Sarah Dawson, 5 Mountbatten Road**, stated that her home is located directly adjacent to the proposed development and that she is against the application for Zoning By-law amendment to change the site to a mixed-use designation. She expressed her concerns with respect to the density and fronting of the proposed development on Mountbatten Road and that she feels that it is out of scale and not compatible with the historic neighborhood.

Ms. Davison expressed further concerns regarding the elevated nature of the development and its impact on the neighborhood streetscape, sightlines, safety, and accessibility. She also noted her concerns with respect to the underground parking garage and its impact on traffic in the area. She shared her opinion that the development does not fit within the character of the neighborhood and that she feels that this is a good opportunity to set a precedent regarding infill developments to ensure compatibility with existing neighborhoods.

4. **Robert Simmonds, 9 Napier Street**, stated that he agrees with the comments made so far with respect to the proposed development. Mr. Simmonds noted that the neighborhood is located in a historic area surrounded by mature trees and that he does not believe the proposed development fits within the character of the neighborhood. He expressed his concerns regarding the height of the development and its impact on privacy, noting that he feels that having the building front on Duckworth Street would help alleviate this concern and improve the overall development. Mr. Simmonds inquired as to whether there is a plan to preserve the mature trees in the neighborhood, noting that he feels that preserving the trees is important in order to maintain privacy and provide a buffer to noise.

Mr. Simmonds indicated that he opposes the Zoning By-law Amendment to change the zoning of the site to permit mixed-use and that he feels that the density of the proposal is driven by the desire to maximize profits. He expressed his concern regarding the lack of site plan detail provided, noting that only a conceptual plan has been submitted and that the development could change substantially after the zoning has been approved. He requested that Council request an official site plan in order to make an informed decision on the Zoning By-law Amendment application.

5. **John Batstone, 3 Mountbatten Road**, stated that he shares the concerns already mentioned by other residents. He expressed further concerns with respect to the building fronting Duckworth Street and the impact of the parking garage on the properties located across the street. Mr. Batstone commented that he feels that the proposed development is too large for the site and that it does not fit in with the character of the neighborhood.

6. **Allison Moore, 7 Mountbatten Road**, advised that she has been a resident of East End Barrie for over 27 years and lives almost directly across the street from the entrance to the proposed development. Ms. Moore stated that she agrees with her neighbour's comments provided at the meeting and that she does not support the rezoning of the property to mixed use. She acknowledged that development is necessary to sustain and grow the City and that she has no objections to development provided it fits the neighbourhood.

Ms. Moore discussed her concerns related to the proposed development's impact on traffic, the single entrance and exit onto Mountbatten Road, pressures on municipal services such as snow removal, garbage collection and emergency vehicles, and safety issues for residents and children. She requested that a traffic impact study be completed to analyze the appropriateness of the traffic flow onto Mountbatten Road versus Duckworth Street. Ms. Moore also commented on the proposed tandem parking spots in the underground parking garage and suggested that tandem parking only be allowed in the driveways of the individual townhouses.

Ms. Moore expressed concerns with the loss of trees on the property and questioned the tree study included in the application which states that the remaining trees will likely not survive the development process. She commented that she feels that none of the setbacks would have sufficient space to provide appropriate buffers required to protect the existing trees and promote new tree growth. Ms. Moore provided her opinion that the proposed tree removal is not in keeping with the City's priorities to preserve and protect the existing tree canopy and is contrary to Section 9 of the City's Urban Design Manual. She advised that mature trees promote shade, soil stability, runoff retention, air quality, privacy and maintains the character of the neighbourhood.

In closing, Ms. Moore advised that the scope of the project, the proposed rezoning to mixed use, and the location of this project is not appropriate and should be focused north towards the growth areas and closer to the College. She noted that this property fronts onto a quiet street and will forever change the nature and charm of the East End neighborhood.

7. **Jeff Gardner, 10 Belcourt Avenue**, advised that he has been a resident of Ward 1 his entire life, has deep attachment to the East End neighborhood and residents, and is a member of the East End Neighbourhood Group. He stated that he is opposed to the rezoning of the application and that the proposed development does not fit into the quiet well-established neighbourhood. Mr. Gardner advised of an online petition in opposition to the application that has 586 signatures and is growing daily.

Mr. Gardner discussed his concerns that the proposed development

would drastically change the character of the neighborhood and that the rezoning of the lands to mixed use would allow up to 53 different permitted uses, and without a formal site plan the design could change several times. He provided an example of a similar upward townhouse design alongside an existing townhouse complex on Georgian Drive that is located on a four-lane high traffic road. He expressed his concern that the proposed development is located on a two-lane road and is only 280 metres to Codrington Street School.

Mr. Gardner commented on the original proposal presented at the neighbourhood meeting outlining townhouses geared to student rental and stated that he feels that the focus of the design should be on accessibility, ground floor main entrances, fewer stairs and wheelchair access.

In closing, Mr. Gardner asked that Council not approve this rezoning application, and that the developer work with City Planners and residents to develop a proposal that fits with the neighborhood.

8. **Sarah Moore, 15 Marwendy Drive**, advised that she has lived in the area for 20 years. Ms. Moore advised that she agrees with the issues raised by other residents at the meeting and that she is not in support of the application but would be supportive of a more appropriate development and intensification on the property. Ms. Moore suggested that the proposal needs to respect the height density and green space that defines the character of the existing neighbourhood.

Ms. Moore advised that she provided a copy of a preliminary report from the East End Neighbourhood to City staff. She summarized the key issues and requests contained within the report, including that any permitted uses be restricted to residential, that student housing only be permitted in detached homes, that the building height be restricted to two storeys, that building setbacks follow the established building setback on the street facing the development, and that tandem parking only be allowed in the driveways of individual townhomes in keeping with the character of the neighborhood. Ms. Moore noted that the report identifies a number of design issues with the proposed development and provides recommendations related to frontage, parking, trees, and road access.

In closing, Ms. Moore asked that Council not allow the East End Neighborhood to be irrevocably damaged by an inappropriate rezoning and a bad design. She noted that the group looks forward to working with the City and the developer to welcome new neighbours to attractive housing that will be suitable and accessible for the neighbourhood.

9. **Susan McKendry, 13 Mountbatten Road**, provided a description of Barrie's East End Neighbourhood in the vicinity of the proposed

development. She discussed concerns related to the loss of greenspace, lack of privacy and inadequate buffering, the mixed-use rezoning, and the size, concept and scope of the development. She reiterated that she is in complete agreement with the concerns mentioned by her neighbours and does not support the mixed-use rezoning for the property.

10. **Peggy Manos, 17 Mountbatten Road**, explained that she is a new property owner in the vicinity of the proposed development and advised that before purchasing the property she researched the area to determine if the location would be suitable. She mentioned that she had been unaware of the development proposal at the time of purchase. Ms. Manos discussed concerns related to the mixed-use rezoning, traffic volumes, loss of trees, lack of privacy, and the number of parking spaces. Ms. Manos advised that she agreed with the concerns stated by her neighbours related to the application and that she felt that the mixed-use rezoning for the property should not be approved.
11. **Marshall Green, 71 Highland Avenue**, explained that he is not directly affected by the proposed development but acknowledged the concerns of the residents in the neighbourhood. He provided an example of his own property being redeveloped to add more properties. Mr. Green provided a description of the East End Neighbourhood, including the types of housing, lot sizes, and noted that the properties are established and well-maintained. Mr. Marshall advised that there are storyboards describing the history of the East End of Barrie located in the vicinity of the North Shore Trail.

Mr. Green described the current Official Plan and the new proposed Official Plan as they relate to intensification within existing neighbourhoods. He quoted a recent decision by the Ontario Land Tribunal related to developments in the Cities of London and Burlington that highlight the need for intensification developments to be compatible with existing neighborhoods. He felt that the municipality should not be concerned about meeting its intensification targets given there are multiple high-rise projects underway, particularly in the downtown core.

Mr. Green discussed his concerns with respect to the proposed development relating to its incompatibility with the existing neighbourhood, the size and scope of the development, the preservation of trees and the importance of protecting the integrity of the neighbourhood.

12. **Scott Laurin, 17 Napier Street**, spoke on behalf of his family and reiterated the concerns already stated by residents. He commented that he feels that the proposed development will not alleviate the affordable housing crisis and he questioned the definition of affordable housing.

Mr. Laurin discussed concerns related to the proposed development with respect to intensification, its type and scope, its overall concept, and the potential for increased traffic on Duckworth Street and Mountbatten Drive. He explained his background as a professional educator and outlined safety concerns related to the location of the proposed development in the vicinity of Codrington Public School. Mr. Laurin advised that he felt the size and scope of the development proposal does not make sense for the neighbourhood.

13. **Karen Ulan-Melnick, Resident**, reiterated that she was in full support of comments made by previous speakers and does not support the rezoning of the property. She discussed concerns related to Barrie's affordable housing crisis for both rental and ownership, and its impact on young adults, seniors and single individuals, particularly women, who may be economically disadvantaged. Ms. Ulan-Melnick provided a description of the East End of Barrie and noted its strong sense of community with modest and well-maintained homes. She commented that she feels that the neighbourhood is unique and special and that it should be protected and celebrated.

Ms. Ulan-Melnick discussed further concerns with respect to the proposed development related to the affordable housing crisis and its impact on established neighbourhoods, accessibility, parking, and safety. She stated that she felt that the proposed development lacks transparency as only conceptual plans have been submitted. Ms. Ulan-Melnick urged members of Council to ensure that this property is responsibly developed in keeping with the character of the East End Neighbourhood. She requested that the Zoning By-law Amendment application be rejected as she felt that there should be a more thoughtful approach to the development of the property.

14. **Peter Koetsier, 51 Highland Avenue**, advised that he is against the proposed development. He discussed concerns with respect to the proposed development related to the intensification and density of the development, the size and height of the buildings, parking, accessibility, and its overall scope and concept. Mr. Koetsier also expressed concerns regarding the frontage of the buildings, the removal of historic trees, the increase in vehicular traffic, and safety concerns for students attending school in the vicinity of the development.

Mr. Koetsier questioned whether the proposed development application is compatible with the City's Official Plan as it relates to active transportation. He urged members of Council not to approve the rezoning application as he felt the proposal is not appropriate for this property and future plans. Mr. Koetsier suggested that the developer should return with a more reasonable plan that respects the future and the new Official Plan currently in development.

15. **Danielle Hachborn, 211 Wellington Street East**, explained that she purchased her first home in the East End of Barrie because of the age of the homes, mature trees and aesthetics of the neighbourhood. She advised that she felt that other neighborhoods in the area will also be impacted by the proposed development. Ms. Hachborn expressed concerns with the proposed development related to density, parking, traffic, active transportation, and its proximity to the elementary school. She expressed further concerns related to waste disposal, snow removal, the impact on the aesthetics of the neighbourhood, and the access to the development being located on Mountbatten Road.
- Ms. Hachborn also addressed concerns related to tree removal and the protection of the tree canopy. She commented that trees are important for the privacy of the abutting properties, noise buffering and air pollution, and the mitigation of flooding and water runoff and the associated impact on municipal infrastructure. Ms. Hachborn advised of her concern regarding the potential for the development to become student centric housing in a family-oriented neighbourhood and its impact on property value.
- Ms. Hachborn questioned whether the Simcoe County Historical Association or the Heritage Barrie Committee has been consulted in relation to the cultural heritage resources or any potential archaeological findings on the property. She reiterated and agreed with the comments made by the neighbours concerning the proposed development related to density, the need for a traffic impact study and a development that fits with the existing neighbourhood.
16. **Bryan Wood, 250 Codrington Street**, stated that he has been a resident of Barrie for 34 years and that he concurred with the comments already provided by other residents. Mr. Wood expressed concern with respect to the proposed development's proximity to the school within the area and the traffic flow from Mountbatten Road to a few areas nearby, such as the Blake Street Plaza. He explained that there is presently a high volume of vehicles parked on the side of the road within the area with vehicles dropping off and picking up children that attend the school in the area.
- Mr. Wood reiterated his concerns associated with the proposed development relating to increased traffic as there is already a proposed residential development located in close proximity to the area. He expressed further concerns for the safety of the children that attend the school in the area. He inquired as to whether the Simcoe Muskoka District School Board had been asked to provide their input on the development.
17. **Evan Boyce, 385 Osler Street, Toronto, Ontario**, stated that he is a former resident of the City of Barrie and expressed his support for the development, citing its proximity to the downtown area, Georgian College, the Royal Victoria Hospital, and City transit. Mr. Boyce

discussed the affordable housing crisis, the growing population, and the lack of available affordable housing in Ontario. He commented that housing prices in the City of Barrie are so high that home ownership is unaffordable for younger and low-income individuals and that he feels this demographic has not been well represented at meetings regarding the proposed development.

Mr. Boyce stated that a wider diversity of housing options is needed and that this requires that higher density development be built when possible. He stated that such developments would allow for more young people, new Canadians, and people raising families to live within the City. Mr. Boyce concluded that he feels that the proposed development would allow for more opportunities for attainable housing within the City and encouraged Council to consider a broader perspective than those provided by residents of the neighborhood.

18. **Lori Levere, 10 Mountbatten Road**, expressed her concerns with respect to traffic congestion in the area. Ms. Levere commented that she feels that there are safety issues as a result of cars parked on the street which obstructs site lines, reduces visibility and makes roads difficult to navigate. She expressed a fear of being hit by another car while pulling onto the street. Ms. Levere stated that she feels that the potentially increased amount of vehicular traffic resulting from the proposed development could create a risky and unsafe situation.

Ward 1 Councillor, C. Riepma asked a number of questions to Mr. Hunter and City staff and received responses.

WRITTEN COMMENT(S):

Correspondence from Angelia Simmonds dated February 3, 2021.

Correspondence from Simcoe County District School Board dated November 24, 2021.

Correspondence from Susan Cadogan dated December 2, 2021.

Correspondence from Lori Levere dated December 14, 2021.

Correspondence from Lori Levere dated December 16, 2021.

Correspondence from Catharine Mercer dated December 27, 2021.

Correspondence from Catharine Mercer dated December 30, 2021.

Correspondence from Enbridge dated January 6, 2022.

Correspondence from Franca and Phil Marinelli dated January 10, 2022.

Correspondence from Allison Moore dated January 11, 2022.

Correspondence from Heather Morgan dated January 14, 2022.

Correspondence from Ministry of Transportation dated January 14, 2022.

Correspondence from Karen Melnick dated January 16, 2022.

Correspondence from Kevin and Susan McKendry dated January 16, 2022.

Correspondence from Cheryl Lawson dated January 24, 2022.

Correspondence from Jerry Lediard dated January 24, 2022.

Correspondence from James and Patricia Borho dated January 24, 2022.

Correspondence from Susan Cadogan dated January 25, 2022.

Correspondence from John Batstone dated January 26, 2022.
Preliminary Report by the East End Neighbours dated January 26, 2022.
Correspondence from Carl Tomlins dated January 27, 2022.
Correspondence from Steve and Kathleen Marion dated January 29, 2022.
Correspondence from Peter Koetsier dated January 31, 2022.
Correspondence from Cheryle Russell dated January 31, 2022.
Correspondence from Andrew Telford dated February 4, 2022.
Correspondence from Stuart McMillan dated February 6, 2022.
Correspondence from Peggy Manos dated February 6, 2022.
Correspondence from Gary Patrick dated February 6, 2022.
Correspondence from Glenn Straughan dated February 7, 2022.
Correspondence from Craig Graham dated February 7, 2022.
Correspondence from Betty Mosher undated.
Correspondence from Cate Tilden undated.
Correspondence from Sarah Moore undated.
Correspondence from Paul Mosley undated.
Correspondence from Bertha Abbott undated.
Correspondence from Sharon Boyle undated.
Correspondence and presentation from Robert Simmons undated.
Petition signed by 480 individuals.
Presentation by Dave Russell undated.
Presentation by Jeff Garner undated.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2/14/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 10:43 p.m.

CHAIRMAN