



City of Barrie

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

Final City Council

Wednesday, December 14, 2022

7:00 PM

Council Chamber/Virtual

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 7:00 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Operations, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Business Performance and Environmental Sustainability, S. Brunet
Service Desk Generalist, K. Kovacs.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor A. Nuttall read the Land Acknowledgement.

CONFIRMATION OF THE MINUTES

[22-A-112](#) The Minutes of the City Council meeting held on November 30, 2022 were adopted as printed and circulated.

AWARDS AND RECOGNITIONS

[22-A-113](#) **RECOGNITION OF THE WINNER OF THE 2022 MAYOR'S CHRISTMAS CARD CONTEST.**

Mayor, A. Nuttall recognized Enrique Bravo as the winner of the 2022 Mayor's Christmas Card Contest for his submission entitled "Midnight Together". Mayor Nuttall acknowledged Mr. Bravo as a Barrie Artist and advised that his artwork can be purchased throughout the City including the Artisan Boutique in downtown Barrie. Mayor Nuttall thanked Mr. Bravo for his submission that will be enjoyed by the City for the holiday season.

[22-A-114](#) **RECOGNITION OF THE BARRIE SOCCER CLUB, GIRLS U16 DISTRICT SOCCER TEAM ON WINNING THE PROVINCIAL CHAMPIONSHIP AT THE 2022 ONTARIO CUP FOR THE GIRLS U16 DISTRICT DIVISION.**

Mayor, A. Nuttall congratulated the Barrie Soccer Club, Girls U16 District Soccer Team on a successful season. Mayor, A. Nuttall and Coach Joe Pileggi presented certificates to the team in recognition of the team winning the 2022 Ontario Cup for the Girls U16 District Division.

DEPUTATION(S) ON COMMITTEE REPORTS

[22-A-115](#) **EMERGENCY DEPUTATION REQUEST BY CHRISTY INGLIS CONCERNING MOTION 22-P-053, ZONING BY-LAW AMENDMENT APPLICATION FOR 129 COLLIER STREET (WARD 2)**

Christy Inglis provided an emergency deputation concerning motion 22-P-053 regarding a Zoning By-law Amendment Application for 129 Collier Street. Ms. Inglis described the location of her property as directly adjacent to the proposed development at 129 Collier Street. She provided a background of the property and business.

Ms. Inglis advised that she is in favour of the proposed development, but that

she is opposed to Zoning By-law Amendment that would reduce the amount of parking spaces.

She discussed her concerns related to the elimination free on-street parking on streets over the past eight years in the vicinity of her property which has impacted her and her tenant's businesses. She noted the changes that have been made to business operations in order to accommodate the changes to the parking.

Ms. Inglis indicated that if a large apartment building is to be constructed next to her property with a reduction in parking that she felt it could severely impact her and her tenant's ability to operate their businesses.

TAX APPLICATIONS

22-A-116 Moved by: Deputy Mayor R. Thomson
Seconded by: Councillor, J. Harris

That the Application for Cancellation Reduction or Addition to Taxes to Council dated December 14, 2022 in the amount of \$35,987.66, be approved.

CARRIED

COMMITTEE REPORTS

22-A-117 Planning Committee Report dated November 29, 2022, Sections A, B, C and D (APPENDIX "A").

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "A" of the Planning Committee Report dated November 29, 2022, be adopted.

22-P-044 ZONING BY-LAW AMENDMENT APPLICATION - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (HIP BARRIE CENTRAL INC.) (WARD 2)

22-P-045 SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST (WARD 2)

CARRIED

SECTION "B" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "B" of the Planning Committee Report dated November 29, 2022, be received.

22-P-046 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 70 AND 76 EDGEHILL DRIVE (WARD 4) (FILE: D30-023-2022)

Councillor, S. Morales declared a potential pecuniary interest concerning the foregoing matter as one of the owners is a business partner. He did not participate or vote on the matter. He rolled his chair away from the Council table but remained in the Council Chambers.

CARRIED

SECTION "C" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "C" of the Planning Committee Report dated November 29, 2022, be received.

22-P-047 APPLICATION FOR A TEMPORARY USE BY-LAW - 164 INNISFIL STREET (WARD 2) (FILE: D30-024-2022)

CARRIED

SECTION "D" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "D" of the Planning Committee Report dated November 29, 2022, be received.

22-P-048 PRESENTATION CONCERNING THE NEW COMPREHENSIVE ZONING BY-LAW

CARRIED

22-A-118 General Committee Report dated December 3, 2022, Sections A, B, C and D (SECTION "B").

SECTION "A" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "A" of the General Committee Report dated December 3, 2022, be received.

22-G-170 DEVELOPMENT OF STRATEGIC PRIORITIES FOR THE 2022-2026 TERM OF COUNCIL

CARRIED

SECTION "B" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "B" of the General Committee Report dated December 3, 2022, be received.

22-G-171 DISCUSSION OF A CONFIDENTIAL EDUCATION OR TRAINING SESSION - ESTABLISHING CONDITIONS FOR SUCCESS

CARRIED

SECTION "C" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "C" of the General Committee Report dated December 3, 2022, be received.

22-G-172 COUNCIL STRATEGIC PRIORITIES SESSION 2022-2026

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "D" of the General Committee Report dated December 3, 2022, be adopted.

22-G-173 2022-2026 COUNCIL STRATEGIC PRIORITIES

The recorded vote was taken as follows:

- Yes: 11 -** Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

No: 0

CARRIED

22-A-119 Planning Committee Report dated December 7, 2022, Sections A, B, C and D (APPENDIX "C").

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "A" of the Planning Committee Report dated December 7, 2022, be adopted.

22-P-049 TEMPORARY USE BY-LAW FOR 164 INNISFIL STREET (1911940 ONTARIO INC. - LIQUIDATION NATION) (WARD 2)

22-P-050 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT 320 BAYFIELD STREET (WARD 4)

CARRIED

SECTION "B" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "B" of the Planning Committee Report dated December 7, 2022, be adopted.

22-P-051 ZONING BY-LAW AMENDMENT - 969, 979 AND 989 MAPLEVIEW DRIVE EAST (SANDY CREEK ESTATES INC.) (WARD 10)

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "C" of the Planning Committee Report dated December 7, 2022, be adopted.

22-P-052 IMPLEMENTATION OF BILL 109, *MORE HOMES FOR EVERYONE ACT, 2022*

AMENDMENT #1

Moved by: Councillor, C. Nixon
Seconded by: Councillor, J. Harris

That motion 22-P-052 of Section "C" of the Planning Committee Report dated December 7, 2022, as circulated, be amended to add the following paragraph:

"X" That staff in Development Services report back to the Affordability Committee at the time those regulations associated with Bills 23 and 109 are passed to advise if our process is in alignment with them or requires adjusting.

CARRIED

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

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "D" of the Planning Committee Report dated December 7, 2022, be adopted.

22-P-053 ZONING BY-LAW AMENDMENT APPLICATION - 129 COLLIER STREET
(WARD 2)

CARRIED

22-A-120 General Committee Report dated December 7, 2022, Sections A, B, C, D
and E (APPENDIX "D").

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

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

22-G-174 COUNTRY LANE NO PARKING ANYTIME (WARD 9)

22-G-175 SURPLUSSING OF CITY OWNED PROPERTY - 145 LOON AVENUE
(WARD 9)

22-G-176 2022 COMMUNITY DONATION - HONEYFIELD COMMUNITIES INC.

22-G-177 PENDING LIST UPDATE

22-G-178 DOWNTOWN BARRIE BUSINESS ASSOCIATION (BIA) BOARD OF
DIRECTORS APPOINTMENTS

CARRIED

SECTION "B" - TO BE RECEIVED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "B" of the General Committee Report dated December 7, 2022, be received.

22-G-179 PRESENTATION CONCERNING THE 101 ON CORPORATE ASSET
MANAGEMENT

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "C" of the General Committee Report dated December 7, 2022, be adopted.

22-G-180 EXPROPRIATION - YONGE STREET ROW EXPANSION - MAPLEVIEW
TO LOCKHART (WARD 9)

CARRIED

SECTION "D" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

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

22-G-181 PROCEDURAL BY-LAW CHANGES

CARRIED

SECTION "E" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "E" of the General Committee Report dated December 7, 2022, be adopted.

22-G-182 CORRESPONDENCE FROM CIRCULATION LIST DATED DECEMBER 7, 2022 REGARDING BILL 23

CARRIED

22-A-121 General Committee Report dated December 14, 2022, Sections A and B (APPENDIX "E").

SECTION "A" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "A" of the General Committee Report dated December 14, 2022, be adopted.

22-G-183 CITY OF BARRIE LOBBYIST REGISTRY

CARRIED

SECTION "B" - TO BE ADOPTED

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

That Section "B" of the General Committee Report dated December 14, 2022, be adopted.

22-G-184 STRUCTURE OF COMMITTEES OF COUNCIL AND PROCEDURAL BY-LAW UPDATES

CARRIED

DIRECT MOTIONS**22-A-122 MOTION WITHOUT NOTICE - CONGRATULATIONS TO THE WARDEN AND DEPUTY WARDEN FOR THE COUNTY OF SIMCOE**

Moved by: Deputy Mayor, R. Thomson
Seconded by: Mayor, A. Nuttall

That pursuant to Section 7.1 of the Procedural By-law 2019-100, permission be granted to introduce a motion without notice concerning the congratulations to the Warden and Deputy Warden for the County of Simcoe.

CARRIED BY TWO-THIRDS VOTE**22-A-123 CONGRATULATIONS TO THE WARDEN AND DEPUTY WARDEN FOR THE COUNTY OF SIMCOE**

Moved by: Deputy Mayor, R. Thomson
Seconded by: Mayor, A. Nuttall

That the City of Barrie extends congratulations to Mayor Basil Clarke of the Town of Ramara on being elected as the new County of Simcoe Warden and to Mayor Jennifer Coughlin of Springwater Township on being elected as the Simcoe County Deputy Warden.

CARRIED**PRESENTATIONS****22-A-124 PRESENTATION FROM THE COUNTY OF SIMCOE CONCERNING THE PROPERTY OF 20 ROSE STREET**

Greg Bishop, General Manager, Social and Community Services and Wendy Hembruff, Director of Community Programs from the County of Simcoe provided a presentation concerning the property of 20 Rose Street.

Mr. Bishop and Ms. Hembruff discuss slides concerning the following topics:

- The responsibilities of the County of Simcoe as Service System Manager;
- The County's funded homelessness prevention and support programs;
- A summary of the COVID-19 Temporary Motel Shelter Model between March 2020 to July 2022;
- The County's approach to creating additional shelter spaces at regular and temporary facilities and the shelter capacity in Barrie;
- The intended purpose of the property at 20 Rose Street and the

- interim model of a Temporary Shelter Facility;
- The Temporary Shelter Facility building, capacity, onsite security and the Busby Centre as operators of the facility;
 - The Drop-in Day Services available in Barrie to connect individuals with appropriate supports and services;
 - Examples of the partnerships, organizations and agencies that support the County of Simcoe as service provider;
 - The Winter Warming Programming and locations of Barrie's Warming Centres;
 - The intended future use of the property of 20 Rose Street; and
 - The next steps related to Homelessness Prevention Services and creating affordable and supportive housing.

Members of Council asked a number of questions of Mr. Bishop, Ms. Hembruff and City staff and received responses.

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, R. Thomson

Seconded by: Councillor, J. Harris

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

BY-LAW 2022-118

Bill #118

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) (2023 Interim Tax Billing)

BY-LAW 2022-119

Bill #119

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-049) (Temporary Use By-law - 1911940 Ontario Inc. - Liquidation Nation, 164 Innisfil Street) (DEV036-22) (Ward 2) (File: D30-024-2022) (Note: Motion 22-P-049 listed on the Planning Committee Report dated December 7, 2022)

BY-LAW
2022-120**Bill #120**

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-044) (Zoning By-law Amendment Application - 34, 36, 38, 40, 44 and 50 Bradford Street, HIP Barrie Central Inc.) (Ward 2) (File D30-006-2022) (Note: Motion 22-P-044 listed on Planning Committee Report dated November 30, 2022)

BY-LAW
2022-121**Bill #121**

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (OPA No. 84) (22-P-050) (Official Plan Amendment and Zoning By-law Amendment 320 Bayfield Street) (Ward 4) (DEV037-22) (File: D30-007-2022) (Note: Motion 22-P-050 listed on Planning Committee Report dated December 7, 2022)

BY-LAW
2022-122**Bill #122**

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-050) (Official Plan Amendment and Zoning By-law Amendment - 320 Bayfield Street) (Ward 4) (DEV037-22) (File: D30-007-2022) (Note: Motion 22-P-050 listed on Planning Committee Report dated December 7, 2022)

BY-LAW
2022-123**Bill #123**

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, 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 formerly in the Town of Innisfil, now in the City of Barrie. (22-P-051) (Zoning By-law Amendment - 969, 979 and 989 Mapleview Drive East) (Sandy Creek Estates Inc.) (Ward 10) (DEV034-22) (File: D30-001-2022) (Note: Motion 22-P-051 listed on Planning Committee Report dated December 7, 2022)

BY-LAW
2022-124**Bill #124**

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-053) (Zoning By-law Amendment Application - 129 Collier Street) (Ward 2) (DEV038-22) (File: D30-005-2022) (Note: Motion 22-P-053 listed on Planning Committee Report dated December 7, 2022)

BY-LAW
2022-125

Bill #125

A By-law of The Corporation of the City of Barrie to further amend By-law 2020-107, as amended, being a By-law to regulate traffic on highways. (22-G-174) (Country Lane No Parking Anytime) (Ward 6) (DEV029-22) (Note: Motion 22-G-174 listed on the General Committee Report dated December 7, 2022)

BY-LAW
2022-126

Bill #126

A By-law of The Corporation of the City of Barrie to permanently close the soil and freehold described as Part James Street Registered Plan 31 designated as Part 1 Plan 51R-32355 (Being Part of PIN 58817-0423 (LT)) (the "Lands"). (16-G-037) (Surplus of Downtown Parking Lots - James Street) (Ward 2) (BDD002-16) (File: L17-93

CARRIED UNANIMOUSLY

CONFIRMATION BY-LAW

Moved by: Deputy Mayor, R. Thomson
Seconded by: Councillor, J. Harris

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
2022-127

Bill #127

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 December, 2022.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, A.M. Kungl
Seconded by: Councillor, A. Courser

That the meeting be adjourned at 9:21 p.m.

CARRIED

Mayor, A. Nuttall

Wendy Cooke, City Clerk

APPENDIX “A”

**Planning Committee Report
dated November 29, 2022**



City of Barrie

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

Final Planning Committee

Tuesday, November 29, 2022

7:30 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT

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

The meeting was called to order by Mayor, A. Nuttall at 7:32 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
Committee Support Clerk, B. Thompson
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, L. Juffermans
Service Desk Generalist, K. Kovacs
Senior Planner, C. Kitsemety.

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

SECTION "A"

22-P-044 ZONING BY-LAW AMENDMENT APPLICATION - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (HIP BARRIE CENTRAL INC.) (WARD 2)

1. That the Zoning By-law Amendment Application submitted by MHBC Planning Inc., on behalf of HIP Barrie Central Inc., to rezone lands known municipally as 34, 36, 38, 40, 44 and 50 Bradford Street from 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-589)(H-147) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-XXX) and 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-XXX)(H-XXX), and as identified in Appendix "A" to Staff Report DEV022-22, be approved.
2. That the following site-specific standards be referenced in the implementing zoning by-law for subject lands:
 - a) Permit a parking standard of 0.80 parking spaces per residential unit, whereas 1.0 parking space per unit is the standard in the C1-2 zone;
 - b) A minimum building height of 4.5 metres and a maximum building height of 22 metres (5-6 storeys) within 5 metres of the Bradford Street lot line; beyond 5 metres of the lot frontage and lot flankage, a maximum building height of 75 metres (25 storeys) in addition to Phase 1 tower heights at 86 metres (26 storeys) and 101 metres (30 storeys) is permitted, whereas a maximum of 10 metres (3-4 storeys) within 5 metres of the front lot line and the lot flankage is permitted and a maximum of 45 metres (12-15 storeys) beyond 5 metres of the front lot line and the lot flankage is the C1-2 standard;
 - c) No landscape buffer requirement, whereas 3 metres of continuous landscape is required for an apartment building in the C1-2 zone;
 - d) Require a minimum of 338 square metres of ground floor commercial uses, representing approximately 30% more of the building street frontage, is required, whereas 50% of the lot area is the C1-2 standard; and
 - e) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.

3. That the Hold (H-XXX) be removed from the Phase 2 lands when the following has been submitted to the satisfaction of the Director of Development Services:
 - a) A Master Site Plan demonstrating the integration of the Phase 2 lands with the proposed and/or approved Phase 1 concept and proposed and/or approved development on adjacent lands owned by the City of Barrie, including, but not limited to:
 - i. Vehicular access, traffic circulation, and alignment of private and/or municipal road connections to successfully facilitate development of the entire site; and
 - ii. A site design that provides multi-modal, pedestrian and accessible access to public streets/sidewalks, transit stops and open spaces.
 - b) A Traffic Impact Study and Parking Strategy to support the Master Site Plan requirements noted in 3. a) above, demonstrates that the proposed reduction in parking standard for Phase 1 met the needs of residents, and provides justification for the City to accept the proposed reduction in parking standards for the development of Phase 2.
 - c) A detailed Urban Design submission, consistent with the City's Urban Design policies and guidelines, including, but not limited to:
 - i. Design attributes that demonstrate justification for any increase in height of buildings from 45 metres (12-15 storeys);
 - ii. Buildings of various built forms and height with good placement, orientation, massing, and design to enhance transition to adjacent lower scale neighbourhood areas;
 - iii. Buildings located and oriented to frame and activate public/private streets and open spaces;
 - iv. Mitigation of wind and shadow impacts on adjacent streets and open spaces; and
 - v. Conditional approval of a Site Plan Control application.
4. 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 DEV022-22.

5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV022-22) (File: D30-006-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-P-045 SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST (WARD 2)

1. That the Site Plan Control Application submitted by MHBC Planning, on behalf of Grove Street Developments Inc. for development on lands known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV033-22.
2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project. (DEV033-22) (File: D11-021-2021)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

The Planning Committee met for the purpose of the two Public Meetings at 7:35 p.m.

Mayor Nuttall 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 notification of the staff reports regarding the applications were advised to contact the Legislative and Court Services Department at cityclerks@barrie.ca.

Mayor Nuttall confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

The Planning Committee met and reports as follows:

SECTION "B"

22-P-046 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 70 AND 76 EDGEHILL DRIVE (WARD 4) (FILE: D30-023-2022)

Councillor, S. Morales declared a potential pecuniary interest concerning the foregoing matter as one of the owners is a business partner. He did not participate or vote on the matter. He stayed in the Council Chambers.

Kyle Galvin of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of AuroEdge Ltd. for lands known municipally as 70 and 76 Edgehill Drive, Barrie.

Mr. Galvin discussed slides concerning the following topics:

- The site location of the proposed development;
- An aerial view of the subject site context;
- The current Zoning and Official Plan designation for the subject lands;
- The proposed Zoning and Official Plan Amendments for the site location;
- The site plan for the proposed development;
- The emergency site access for the proposed development;
- Architectural Renderings of the proposed development;
- The studies completed for the applications; and
- The applications' next steps.

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.

Ward 4 Councillor, A. Courser asked questions of Mr. Galvin and City staff and received responses

VERBAL COMMENTS

1. **Todd Armstrong, 11 Vine Crescent** provided comments on behalf of his Vine Crescent neighbours. He described the location of the proposed development as abutting onto Vine Crescent properties. He discussed the previous development application for the property that approved a twelve storey apartment building.

Mr. Armstrong advised that his neighbours on Vine Crescent recognize that this beautiful land which abuts their properties would eventually be developed, but felt that a twelve or sixteen storey apartment building is too high. He discussed concerns related to the height of the building, the skyline onto Vine Crescent, being built next to single family dwellings, impacts on neighbouring properties, and the elevation difference between Vine Crescent and Edgehill Drive.

Mr. Armstrong expressed his concerns related to intensification, the amount of traffic and the impacts this would have on Anne Street and Edgehill Drive. He indicated that he understands the City's need

for more development and intensification however should be in the context of the surrounding neighbourhoods.

Mr. Armstrong questioned whether the Traffic Study had taken into consideration the impacts of increased traffic volumes from the proposed development of 396 units, the townhouse development at the south west corner of Edgehill Drive and the Midhurst Development with approximately 2500 new homes located only four kilometres away would have on Anne Street.

Mr. Armstrong commented that he felt the 2019 planning application which proposed a townhouse development for this same property would be considered a good alternative.

In closing, Mr. Armstrong advised that the neighbours on Vine Crescent were concerned with how the developer intends to tackle the elevation differences, the steep slope on the property and the maintenance as no information has been provided concerning these matters.

WRITTEN COMMENTS

1. Correspondence from Irene Spalvieri dated November 21, 2022.
2. Correspondence from Erica La of Realstar Management dated November 29, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

SECTION "C"

22-P-047

APPLICATION FOR A TEMPORARY USE BY-LAW - 164 INNISFIL STREET (WARD 2) (FILE: D30-024-2022)

James Newland of MHBC Planning Inc. advised that the purpose of the Public Meeting is to review an application for a Temporary Use Zoning By-law submitted by MHBC Planning Inc. on behalf of 1911940 Ontario Inc. (c/o Jamie Salter). The property is municipally known as 164 Innisfil Street, Barrie.

Mr. Newland discussed slides concerning the following topics:

- An overview of the site location and land use;
- The existing site layout;
- A summary of the on-going site plan application;
- The existing and new Official Plan land use designations for subject lands;
- The current Zoning By-law designation for the subject property and surrounding area;

- The provisions of the *Planning Act* related to Temporary Land Use;
- The City's Official Plan policies and criteria related to a Temporary Land Use; and
- A summary of the rationale for the application.

Logan Juffermans, Planner, Development Services Department provided an update concerning the status of the application. He reviewed the public comments received during the neighbourhood meeting. He advised that the primary land use matters are currently being reviewed by the Technical Review Team. Mr. Juffermans discussed the anticipated timelines for the staff report regarding the proposed location.

Ward 2 Councillor, C. Nixon asked questions of Mr. Newland and City staff and received a response.

VERBAL COMMENTS:

1. **Mario Titus, 47 Toronto Street** asked the question whether Liquidation Nation had been located on Bayfield Street.

WRITTEN COMMENTS:

1. Correspondence from Lynn MacKinley dated November 9, 2022.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

SECTION "D"

22-P-048

PRESENTATION CONCERNING THE NEW COMPREHENSIVE ZONING BY-LAW

Michelle Banfield, Director of Development Services provided a presentation concerning the New Comprehensive Zoning By-law.

Ms. Banfield discussed slides concerning the following topics:

- The background of the new Comprehensive Zoning By-law;
- The rationale for having an Official Plan and Zoning By-law;
- The strategic direction and vision for the City's Official Plan and new Zoning By-law;
- The six themes of the new Comprehensive Zoning By-law:
 - Neighbourhoods
 - Community Hubs
 - Employment Areas
 - Parking
 - Urban Growth Centres, Waterfront Allandale GO Major Transit Station Area; and
 - Form-Based Zoning and Urban Design.

- A sample of form based zoning from Buffalo New York depicting building height, transparency and pedestrian access; and
- The next steps in the project.

Members of Planning Committee asked a number of questions of Ms. Banfield and received responses.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:41 p.m.

CHAIRMAN

APPENDIX “B”

**General Committee Report
dated December 3, 2022**



City of Barrie

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

Final General Committee

Saturday, December 3, 2022

9:00 AM

Sir Robert Barrie Room

GENERAL COMMITTEE REPORT

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

The meeting was called to order by Mayor, A. Nuttall at 9:00 a.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Associate Director, Communications and Customer Service, C. Harris
Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. McArthur
Director of Legal Services, I. Peters
Executive Director, Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran.

ALSO PRESENT:

Certified Executive Coach and Leadership Facilitator, D'velup Inc., K. Fox
MP John Brassard, Barrie Innisfil
MP Doug Shipley, Barrie Springwater Oro-Medonte
MPP Doug Downey Barrie Springwater Oro-Medonte
MPP Andrea Khanjin, Barrie Innisfil.

The General Committee met and reports as follows:

SECTION "A"

22-G-170

DEVELOPMENT OF STRATEGIC PRIORITIES FOR THE 2022-2026 TERM OF COUNCIL

Michael Prowse, Chief Administrative Officer provided a presentation regarding the development of the strategic priorities for the 2022-2026 term of Council.

Mr. Prowse discussed slides concerning the following topics:

- An overview of the 2018-2022 Barrie City Council Strategic Plan;
- The key accomplishments from the 2018-2022 term of Council:
 - Growing our economy;
 - Fostering a safe and healthy city;
 - Building strong neighbourhoods;
 - Improving the ability to get around;
 - Supporting a vibrant and safe downtown; and
 - Offering innovative and citizen-driven services.

In closing, Mr. Prowse highlighted the importance of Council's strategic priorities to establish the vision for the next four years and to deliver upon Council's vision.

Mayor, A. Nuttall provided remarks related to the strategic planning session for the new term of Council. He spoke about the importance of strategic planning and the establishment of the priorities for the new term of Council.

Members of General Committee asked questions to City staff and received responses.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 9:20 a.m. to discuss a confidential education and training session concerning the establishing conditions for success.

Members of General Committee, the Chief Administrative Officer, the Executive Director, Access Barrie, the General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management, the Chief Financial Officer, Director of Legal Services, the City Clerk/Director of Legislative and Court Services, the Associate Director, Communications and Customer Service, the Deputy City Clerk and K. Fox, Certified Executive Coach and Leadership Facilitator from D'VeUp Inc. were in attendance for the portion of the meeting closed to the public. Members of the media and public were not present for this portion of the meeting.

The General Committee met and reports as follows:

SECTION "B"

22-G-171 DISCUSSION OF A CONFIDENTIAL EDUCATION OR TRAINING SESSION - ESTABLISHING CONDITIONS FOR SUCCESS

That motion 22-G-171 contained with the confidential notes to the General Committee Report dated December 3, 2022 concerning the discussion of a confidential education or training session concerning the establishing conditions for success, be received. (File: C08)

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 9:50 a.m.

Mayor Nuttall provided a brief overview on the nature of the in-camera/closed portion of the meeting. He advised that the Committee discussed a confidential education and training session concerning the establishing conditions for success. Mayor Nuttall stated that votes were not taken during the portion of the meeting closed to the public, except for the procedural matter to move into open session.

SECTION "C"**22-G-172 COUNCIL STRATEGIC PRIORITIES SESSION 2022-2026**

Kirk Fox, Certified Executive Coach, and Leadership Facilitator from D'velup Inc. provided a presentation and workshop to discuss and assist in establishing Council's Strategic Priorities for the 2022-2026 term of Council.

Mr. Fox provided highlights of the most suggested priorities and areas of focus from his one-on-one meetings with each Council member. He advised that he divided the priorities into the following five categories:

- Affordable place to live;
- Better and safer roads;
- Community safety;
- Good governance; and
- Thriving community.

Members of General Committee, City staff, and Mr. Fox discussed the five categories highlighted by Mr. Fox asking questions, providing feedback, and addressing their concerns on the wording and importance of each item.

Members of General Committee agreed upon the proposed 2022-2026 Strategic Priorities. They discussed the next steps in the process.

General Committee recessed at 12:30 p.m. and reconvened at 1:00 p.m.

MP John Brassard, Barrie Innisfil, MP Doug Shipley, Barrie Springwater Oro-Medonte, MPP Doug Downey Barrie Springwater Oro-Medonte and MPP Andrea Khanjin, Barrie Innisfil attended the strategic planning session.

Mr. Fox presented the Barrie City Council 2022-2026 strategic priorities to the MPs and MPPs. MP Brassard, MP Shipley, MPP Downey and MPP Khanjin provided feedback on the proposed strategic priorities.

MP Brassard spoke to affordability and addressed the critical need for nutrition, food, health services, and housing affordability. He offered advice to reach out to the other levels of government, MPs, and MPPs to open doors, help benefit everyone, and offer support such as employment opportunities, economic development and critical needs for infrastructure.

MP Shipley congratulated members of Council on being elected for the new term of Council. He commented on Canada and the World heading into a difficult time in 2023 for the economy. He encouraged communicating with the MPs and MPPs for resources.

MPP Downey encouraged members of Council to communicate with the MPs and MPPS to share knowledge and to help them advocate for Barrie through them. He noted that communication is key, and making sure all levels of government are on the same page such as transit, and funding of ongoing projects.

MPP Khanjin commented on the high percentage of Barrie residents do commute, that manufacturing is key, and to remember companies here in Barrie for expansion and opportunities as well as opportunities for outside companies to move to Barrie.

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

Mayor Nuttall thanked the MPs and MPPs for attending the session, and for their input and continued support for the City of Barrie.

Mayor Nuttall thanked Mr. Fox for facilitating the session and for all the pre-work that took place in advance of the session.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

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

SECTION "D"

22-G-173

2022-2026 COUNCIL STRATEGIC PRIORITIES

That the following Council Strategic Priorities be approved for the 2022-2026 term of Council:

Affordable Place to Live

- Encourage a range of housing options to make housing attainable
- Open for business environment to help encourage job creation
- Develop and attract talent to support our employers

Community Safety

- Support neighborhood safety and crime prevention
- Address speeding and aggressive driving to ensure street and pedestrian safety
- Work with our partners to implement the Community Safety and Well-Being Plan
- Support community-based policing initiatives

Thriving Community

- Champion equity, diversity, and inclusion
- Create and foster programs and opportunities to support community wellness
- Foster growth in arts and culture
- Expand and maximize access to parks and recreation opportunities
- Continue to support a vibrant downtown

Infrastructure Investments

- Make it easier to move around the city
- Fix roads that need attention
- Update and improve infrastructure
- Support active transportation and pedestrian connections
- Implement climate action plans

Responsible Governance

- Support the services our community needs while keeping tax increases low
- Maintain focus on city core services
- Financial stewardship which includes finding efficiencies and innovation
- Advocating to other levels of government for support
- Ensure accountability and transparency

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

ADJOURNMENT

The meeting adjourned at 2:24 p.m.

CHAIRMAN

APPENDIX “C”

**Planning Committee Report
dated December 7, 2022**



City of Barrie

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

Final Planning Committee

Wednesday, December 7, 2022

6:00 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT

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

The meeting was called to order by Mayor, A. Nuttall at 6:01 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Growth and Development, T. Thompson
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

22-P-049 TEMPORARY USE BY-LAW FOR 164 INNISFIL STREET (1911940 ONTARIO INC. - LIQUIDATION NATION) (WARD 2)

1. That the Temporary Use By-law application submitted by MHBC Planning on behalf of 1911940 Ontario Inc. for lands municipally known as 164 Innisfil Street, to permit a retail store on the subject lands be approved for three (3) years until December 14, 2025.
2. That the written and oral submissions received as part of the technical review, relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application for the Temporary Use By-law.
3. That in accordance with Section 34(17) of the *Planning Act*, no further public notification is required. (DEV036-22) (File: D30-024-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-P-050 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT 320 BAYFIELD STREET (WARD 4)

1. That the Official Plan Amendment application submitted by Corbett Land Strategies Inc. on behalf of Sky Development Group for lands known municipally as 320 Bayfield Street, attached as Appendix "A" to Staff Report DEV037-22, be approved as follows:
 - a) Amend Schedule "C" - Defined Policy Areas of the Official Plan for a portion of the lands known municipally 320 Bayfield Street to identify Defined Policy Area (XX) for 'self storage' use, as illustrated by Schedule "A" to Amendment No. XX.
 - b) Add text to Section 4.8 - Defined Policy Area of the Official Plan as follows:

Section 4.8.XX - Defined Policy Area (XX)

Lands shown on Schedule "C" located on the west side of Bayfield Street between Coulter Street and Glenwood Drive and limited to 15% of the south and central western extent of

the existing commercial shopping centre (Bayfield Mall) may include self storage as a permitted use within the Community Centre Commercial designation in conjunction with all other commercial uses currently permitted. Should the shopping centre (Bayfield Mall) form and function cease to exist in the future, the interim permissions granted by the subject Amendment for the proposed self storage use will cease.

2. That the Zoning By-law Amendment application submitted by Corbett Land Strategies Inc. on behalf of Sky Development Group to re-zone the lands known municipally as 320 Bayfield Street from the 'Shopping Centre Commercial' (C3) zone to 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX), attached as Appendix "B" to Staff Report DEV037-022, be approved.
3. That the following Special Provisions for the 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX) zone be referenced in the site specific zoning by-law:
 - a) Self storage is a permitted use for a portion of the lands;
 - b) That the self storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
 - c) That the self storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
4. That the written and oral submissions received relating to these applications, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the applications as amended, including matters raised in those submissions and identified within Staff Report DEV037-22.
5. That pursuant to Section 17(15) and 34(12) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV037-22) (File: D30-007-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

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

SECTION "B"

22-P-051

ZONING BY-LAW AMENDMENT - 969, 979 AND 989 MAPLEVIEW DRIVE EAST (SANDY CREEK ESTATES INC.) (WARD 10)

1. That the Zoning By-law Amendment application submitted by MHBC Planning Inc., on behalf of Sandy Creek Estates Inc., to rezone lands legally described as Part Lot 19, Concession 11 former Innisfil, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), attached as Appendix "A" to Staff Report DEV034-22 be approved.
2. That the following Special Provisions for the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-XXX) zone be referenced in the site specific zoning by-law:
 - a) Private roads and a storm pond are permitted uses in the NMU (SP-XXX) zone;
 - b) Where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road;
 - c) The provision (Section 5.4.3.2) that requires front yards to be fully paved and seamlessly connected with an abutting sidewalk shall not apply to lands zoned as NMU (SP-XXX) with the exception of the units fronting on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk;
 - d) The provision (Table 14.6.2) that permits a minimum front yard setback of 0 metres, and a maximum of 50% of the frontage to have buildings within 5 metres of the front lot line except on corner lots where the cumulative lot front and exterior lot line, shall not apply to lands zoned as NMU (SP-XXX), with the exception of provisions as modified for those units on Mapleview Drive East, which shall be 2 metres and the maximum setback shall be 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies.

- e) Balconies are permitted to be setback a minimum of 1 metre from any private road, whereas 1.5 metres is the minimum permitted in the NMU zone; and
 - f) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.
3. No written and oral submissions were received from the public relating to this application. Comments from technical staff and our partner agencies have been taken into consideration as part of the deliberations and final recommendations related to the approval of the application as amended and identified within Staff Report DEV034-22.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (DEV034-22) (File: D30-001-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

SECTION "C"

22-P-052

IMPLEMENTATION OF BILL 109, *MORE HOMES FOR EVERYONE ACT, 2022*

1. That Staff Report DEV035-22 concerning the impacts and potential implementation measures required as a result of Bill 109, *More Homes for Everyone Act, 2022*, be received for information purposes.
2. That staff in the Development Services Department be directed to:
 - a) Repeal and replace Site Plan Control By-law 99-312, as amended by By-law 2017-045, and any related Council policies to reflect changes in legislation through Bill 109 and Bill 23, if approved, and that staff bring the proposed Site Plan Control By-law to Council for consideration;
 - b) Amend the Pre-Consultation By-law 2018-108 to reflect the required changes to the City's pre-consultation, pre-submission, and complete application review process as a result of Bill 109;
 - c) Amend Schedule "K" of the Fees By-law 2022-013 outlined in Schedule "D" as an interim step to protect Planning fee revenue until a full fee review can be completed, and for these process and fee changes to be effective on January 1, 2023;

- d) Undertake a comprehensive fee review for Planning and Development application approvals in 2023 with the intent of supporting full cost recovery under the Development Services operating budget; and
 - e) Undertake any necessary amendments to the City's new Official Plan, including any required public planning meetings, as a result of Bill 109 or Bill 23 following approval by the Ministry of Municipal Affairs and Housing.
- 3. That staff in the Development Services Department work with the City Clerk to ensure the frequency of Committee and City Council meetings throughout 2023 will facilitate the consideration of planning applications on a regular and "as-needed" basis.
 - 4. That the Chief Administrative Officer be authorized to retain a strategic advisory firm at an estimated cost of \$90,000, through a non-standard procurement, to assist the City of Barrie in its communications with the Province of Ontario, as the City addresses the challenges and opportunities presented by Bills 23 and 109, as well as potential additional Provincial legislation with significant impacts to municipalities, with the cost to be funded from the Reinvestment Reserve.
 - 5. That the Chief Administrative Officer report back to General Committee on the success of this initiative in August 2023 and provide a Request for Proposal at that time to proceed with a standard procurement process if the services are still required. (DEV035-22)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

SECTION "D"

22-P-053

ZONING BY-LAW AMENDMENT APPLICATION - 129 COLLIER STREET (WARD 2)

- 1. That the Zoning By-law Amendment Application submitted by Pinemount Developments on behalf of 129 Collier GP Inc. to rezone the lands known municipally as 129 Collier Street from 'Transition Centre Commercial-1' (C2-1) Zone to 'Transition Centre Commercial-1 with Special Provisions' (C2-1) (SP-XXX), be approved.
- 2. That the following site-specific provisions shall apply to lands zoned 'Transition Centre Commercial-1 with Special Provisions' (C2-1) (SP-XXX) and be referenced in the implementing zoning by-law:

- a) Permit maximum building heights of 47 metres for the south tower, and 45 metres for the north tower, with a minimum 2 metre step-back taken above the third storey from street level on the front and rear lot lines, whereas 10 metres within 5 metres of the front lot line and the lot flankage, 30 metres beyond 5 metres of the front lot line and the lot flankage is the C2-1 standard;
 - b) For the north tower, permit a side yard adjoining a Commercial Zone of 9.5 metres from the west property line and 7.5 metres from the east property line, whereas a setback of 11.5 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 metres;
 - c) For the south tower, permit a side yard adjoining a Commercial Zone, 1.5 metres from the west property line and 6 metres from the east property line, whereas a setback of 12 metres is based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
 - d) Permit a minimum coverage for commercial uses of 1.9% of the lot area, whereas a minimum of 50% of the lot area is required in the C2-1 zone;
 - e) Permit a variable landscape buffer width, with a minimum of 1.5 metres, whereas a minimum continuous buffer of 3.0 metres is required in the C2-1 zone;
 - f) Permit a parking ratio of 0.85 parking spaces per dwelling unit, whereas 1 space per unit is required;
 - g) Permit a parking rate of 0 spaces per 24 square metres for commercial ground floor area, whereas 1 space per 24 square metres is required;
 - h) Permit a minimum parking space width of 2.6 metres, whereas 2.7 metres is required; and
 - i) Permit a minimum drive aisle width of 6.0 metres for a drive aisle with parking at a 90-degree angle, whereas 6.4 metres is required.
3. That all levels of the buildings fronting on Collier Street and Dunlop Street West shall be required to comprise of residential and/or commercial uses to activate the street frontages.

4. That, for the purposes of the by-law, the 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 this 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 DEV038-22.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV038-22) (File: D30-005-2022)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 6:47 p.m.

CHAIRMAN

APPENDIX “D”

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



City of Barrie

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

Final General Committee

Wednesday, December 7, 2022

7:00 PM

Council Chamber/Virtual

GENERAL COMMITTEE REPORT

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

The meeting was called to order by Mayor, A. Nuttall at 7:01 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Associate Director of Corporate Asset Management, K. Oakley
Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Information Technology, R. Nolan
Director of Infrastructure, S. Diemart
Director of Legal Services, I. Peters
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 Business Performance and Environmental Sustainability, S. Brunet
Manager of Growth and Development, T. Thompson
Manager of Legal Services, A. Mills

Manager of Recreation and Culture Business Services, D. Bell
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

22-G-174 COUNTRY LANE NO PARKING ANYTIME (WARD 9)

That Traffic By-law 2020-107, Schedule '1', "No Parking Anytime" be amended by adding the following:

"Country Lane North side from Yonge Street to a point 40 metres west thereof."

"Country Lane South side from Yonge Street to a point 62 metres west thereof." (DEV029-22)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-G-175 SURPLUSSING OF CITY OWNED PROPERTY - 145 LOON AVENUE (WARD 9)

1. That the property known municipally as 145 Loon Avenue, legally described as Block 83 on Plan 51M-586 and being all of PIN 587370210, as shown on Appendix "A" to Staff Report LGL005-22) (the "Subject Property") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the Subject Property be offered for sale to Loon Avenue Lands BT Inc., or an affiliated company, (the "Purchaser") to facilitate development of the adjacent lands identified on Appendix "A" to Staff Report LGL005-22 at fair market value as determined by an appraisal taking into consideration its highest and best use.
3. That the Purchaser be permitted to include the Subject Property in a Pre-Consultation, Site Plan Control application and/or Zoning By-law Amendment application if/as required to facilitate future development.
4. That the City Clerk be authorized to execute an Agreement of Purchase and Sale ("APS") conditional upon future Council approval and in a form approved by the Director of Legal Services. (LGL005-22) (File: L17-123)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-G-176**2022 COMMUNITY DONATION - HONEYFIELD COMMUNITIES INC.**

That the \$5,000 Ward 9 Community Donation from Honeyfield Communities be allocated to the Downtown Barrie BIA for the costs associated with their programming letters. (Item for Discussion 8.1, December 7, 2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-G-177**PENDING LIST UPDATE**

WHEREAS the number of outstanding items on the Pending List is approximately 167 dating back to the 2010-2014 term of Council; and

WHEREAS the number of items on the Pending List has continued to grow significantly due to:

- a) Items being addressed either in whole or in part through other reporting mechanisms or broader reports such as the Business Planning process;
- b) A number of items for discussion generated by members of the Council requiring reports;
- c) Limited resources and competing workload priorities to address the items; and
- d) Significant staff changes resulting in a loss of organizational knowledge related to a particular matter and the absence of systems designed to transfer knowledge when staff turnover occurs.

WHEREAS to address outstanding matters on the Pending List would be a significant cost to The Corporation of upwards of \$500,000 not included in any business plan or budget;

THEREFORE BE IT RESOLVED that the outstanding items from the previous terms of Council on the Pending List be deleted. (Item for Discussion 8.2, December 7, 2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

22-G-178 DOWNTOWN BARRIE BUSINESS ASSOCIATION (BIA) BOARD OF DIRECTORS APPOINTMENTS

That the individuals identified in the Downtown Barrie BIA 2022 Board of Management - Motion Record dated November 1, 2022, be appointed to the Downtown Barrie BIA Board of Directors for a term ending November 14, 2026. (Item for Discussion 8.3, December 7, 2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

The General Committee met and reports as follows:

SECTION "B"**22-G-179 PRESENTATION CONCERNING THE 101 ON CORPORATE ASSET MANAGEMENT**

Kelly Oakley, Associate Director of Corporate Asset Management provided a presentation concerning a 101 on Corporate Asset Management.

Ms. Oakley discussed slides concerning the following topics:

- The structure of the department;
- The City's proactive approach and rationale for asset management;
- The concepts of Corporate Asset Management:
 - Infrastructure Investment Gap; and
 - Infrastructure Renewal Planning.
- The City's asset management tools and technology;
- The City's approach to pavement management;
- The plans and studies used to manage the City's growth and infrastructure needs;
- An overview of municipality's Fleet Strategy; and
- A summary of Asset Management.

Members of General Committee asked a number of questions to Ms. Oakley and received responses.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

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

SECTION "C"

22-G-180

EXPROPRIATION - YONGE STREET ROW EXPANSION - MAPLEVIEW TO LOCKHART (WARD 9)

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire the property requirements necessary to facilitate the construction of Yonge Street between Mapleview Dr E and Lockhart Rd being Parts 1 to 27 on Reference Plan 51R-43676 as identified in Appendix "A" to Staff Report INF006-22 (the "Subject Properties").
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Subject Properties, and that the City Clerk be authorized to execute the necessary forms of application.
3. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and that the Chief Inquiry Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements relating to the Subject Properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (INF006-22) (File: T05 YHM EN1261)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

SECTION "D"

22-G-181

PROCEDURAL BY-LAW CHANGES

That the City Clerk be authorized to make the following amendments to the City's Procedural By-law 2019-100, as amended.

- a) To formalize matters related to Items for Discussion, including the timelines for submission of items by members of Council, consideration of the items at Reference Committees and addressing items that may be urgent in nature; and

- b) That during in camera sessions, members of Council shall not message, email, or communicate by electronic means or use any device that records audio and/or video with anyone unless explicitly permitted by the Mayor and/or Clerk at the time.
- c) That all Item for Discussions that are ratified by City Council be listed on the City's website. (LCS006-22)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

SECTION "E"

22-G-182 CORRESPONDENCE FROM CIRCULATION LIST DATED DECEMBER 7, 2022 REGARDING BILL 23

That the correspondence from Cathy Colebatch and Barbara Mackie, Co-chairs of the Allandale Neighbourhood Association regarding the Allandale Neighbourhood Association comments concerning Bill 23 from the December 7, 2022 Circulation List, be referred to the Affordability Committee or the appropriate reference Committee once established for consideration and discussion. (C3 listed on Circulation List dated December 7, 2022)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

ENQUIRIES

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

ANNOUNCEMENTS

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

ADJOURNMENT

The meeting adjourned at 8:13 p.m.

CHAIRMAN

APPENDIX “E”

**General Committee Report
dated December 14, 2022**



City of Barrie

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

Final General Committee

Wednesday, December 14, 2022

6:00 PM

Council Chamber/Virtual

GENERAL COMMITTEE REPORT

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

The meeting was called to order by Mayor, A. Nuttall at 6:01 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Legal Services, I. Peters
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 Business Performance and Environmental Sustainability, S. Brunet
Manager of Corporate Asset Management, K. Oakley
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

22-G-183 CITY OF BARRIE LOBBYIST REGISTRY

That staff in the Legislative and Court Services Department investigate the feasibility of the creation of a Lobbyist Registry for the City of Barrie to ensure the public disclosure of lobbying activities and to oversee the regulation of lobbyists' conduct and report back to General Committee. (Item for Discussion 8.1, December 14, 2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

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

SECTION 'B'

22-G-184 STRUCTURE OF COMMITTEES OF COUNCIL AND PROCEDURAL BY-LAW UPDATES

1. That in accordance with Mayor, A. Nuttall's recommendations,
 - a) The Reference Committee and Advisory Committee structure attached as Appendix "A" to Staff Report LCS007-22, be approved;
 - b) The Chairs and memberships to the Committees attached as Appendix "B" to Staff Report LCS007-22, be approved;
 - c) Planning Act Public Meetings be held at the Affordability Committee;
 - d) Consideration of Planning Act applications matters related to development applications be considered by General Committee; and
 - e) The Planning Committee be dissolved to allow for the increased flexibility of scheduling additional meetings as required to address Planning and other Corporate matters.
2. That the City Clerk be authorized to make amendments to Procedural By-law 2019-100 to address the new committee structure and changes.

3. That a Mayor's Priority and Planning Task Force be established as identified in the memorandum from Mayor Nuttall attached as Appendix "C" to Staff Report LCS007-22.
4. That the Legislative and Court Services Department be authorized to advertise for external candidates for appointment to those committees for which advertisements have not previously been circulated as identified in Appendix "D" to Staff Report LCS007-22.
5. That the proposed compositions listed in Appendix "D" to Staff Report LCS007-22 be amended as follows:
 - a) Active Transportation and Sustainability Committee:
 - Seven (7) citizen members;
 - 1 representative from Nature Barrie; and
 - 1 representative from Living Green.
 - b) Town and Gown Committee:
 - Delete the Barrie East End Homeowners Association representative as this organization no longer exists. (LCS007-22)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

ENQUIRIES

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

ANNOUNCEMENTS

Members of General Committee did not provide any announcements.

ADJOURNMENT

The meeting adjourned at 6:10 p.m.

CHAIRMAN