



City of Barrie

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

Minutes - Final City Council

Monday, June 28, 2021

7:00 PM

Virtual Meeting

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

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

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

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Deputy City Clerk, C. Swan
Director of Corporate Facilities, R. Pews
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Infrastructure, B. Araniyasundaran
Director of 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
Fire Chief, C. Mainprize

General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Corporate Asset Management, K. Oakley.

ALSO PRESENT:

S. Craig, Integrity Commissioner.

PLAYING OF THE NATIONAL ANTHEM

The National Anthem was played.

READING OF LAND ACKNOWLEDGMENT

Mayor, J. Lehman read the Land Acknowledgement.

CONFIRMATION OF THE MINUTES

21-A-079 The Minutes of the City Council meeting held on June 10, 2021 were adopted as printed and circulated.

21-A-080 The Minutes of the City Council meeting held on June 14, 2021 were adopted as printed and circulated.

REPORTS FROM OFFICERS

21-A-081 INTEGRITY COMMISSIONER ANNUAL REPORT FOR THE PERIOD OF 2019 TO 2020

Members of Council asked a number of questions to S. Craig, Integrity Commissioner and received responses.

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That the Integrity Commissioner Annual Report for the Period of 2019 to 2020, be received.

CARRIED

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4(16) of Procedural By-law 2019-100, City Council considered deputation requests by Kapil Uppal, Steve Fontaine, and Greg Hotham concerning the Direct Motion, Relocation of Vaccination Clinics - Reopening of Ice Pads at Community Centres. Upon a vote of City Council being taken, Kapil Uppal, Steve Fontaine, and Greg Hotham were permitted to address City Council.

21-A-082**DEPUTATION REQUESTS CONCERNING DIRECT MOTION -
RELOCATION OF VACCINATION CLINICS - REOPENING OF ICE PADS
AT COMMUNITY CENTRES**

The following individuals provided Deputations concerning the Direct Motion regarding the Relocation of Vaccination Clinics - Reopening of Ice Pads at Community Centres:

1. Kapil Uppal, Director of Risk Management of the Barrie Minor Hockey Association (BMHA) provided an overview on his background with BMHA that included his elected position of Director of Risk Management, as a hockey coach and as a parent of his kids that play hockey. He discussed the membership of BMHA with close to 2000 kids ranging from under five to under 18 years of age and delivering hockey and special needs programs that rely on Barrie facilities.

Mr. Uppal advised that they are not asking Council to choose between continuing vaccinations or supporting programs who rely on usage of the ice pads. He commented that they are simply asking to relocate the locations for vaccinations from the ice pads. Mr. Uppal explained the impacts in continuing programming at the BMHA by losing one or two ice surfaces and not having a commitment of all the surfaces by October 1 that included not being able to operate at full capacity, unable to move forward with registration and kids being sidelined and not able to take part of a program that is good for their physical and mental health.

Mr. Uppal urged members of Council to work together to find a solution that is fair and equitable to let kids play.

2. Steve Fontaine, General Manager of Barrie Minor Hockey Association (BMHA) thanked members of Council for the opportunity to speak to the Direct Motion and to ask as an organization that Council come to a solution that would benefit everyone. He discussed the impact of COVID-19 and the challenges faced in returning life back to normal. Mr. Fontaine explained the organization's goal of returning to the activities and programming prior to the pandemic and ultimately help residents mental and physical well-being.

Mr. Fontaine discussed the current usage of two ice pads, one used as a vaccination clinic and the other for vaccine supply storage. He advised of the possibility of one becoming available in September leaving BMHA with seven ice pads, however there is limited access to the Sadlon Arena as the Barrie Colts have priority. Mr. Fontaine provided an example of ice time used at Holly Community Centre over a month being approximately 160 hours that equate to 160 games or 160 practices that they would lose with the loss of the ice surface.

Mr. Fontaine asked that a solution be considered to meet the needs of all parties in order to continue the vaccination process and resume the programs that require the usage of the ice pads. He acknowledged the importance of the vaccine rollout and the need to do so responsibly and efficiently. Mr. Fontaine asked that consideration be given to relocate the vaccination clinic for the month of October to effectively use these facilities and safely return to a form of normalcy.

Members of Council asked a number of questions to Mr. Fontaine and received responses.

3. Greg Hotham, Chairman for the Barrie Colts AAA Zone Association reviewed the impact of the pandemic associated to the players of the AAA Teams and the importance for them to play hockey for the physical activity and their mental health. He noted the mental well-being that hockey also provides to minor hockey, women's hockey, recreational hockey, the parents, and the spectators of the sport.

Mr. Hotham asked Council to make the decision that is going to help kids stay active, play hockey, help with their mental health and return to the normalcy prior to the pandemic. He commented that the Association does not want to leave any kid behind due to limited spots because of ice availability. Mr. Hotham acknowledged other organizations that are going through the same obstacles and the need to plan their schedules, and to complete registrations by August.

Members of Council asked a number of questions to Mr. Hotham and received responses.

Pursuant to Section 4(16) of Procedural By-law 2019-100, City Council considered a deputation request by Liz White concerning motion 21-G-187, Donations - Heart Barrie Signage. Upon a vote of City Council being taken, Liz White was permitted to address City Council.

21-A-083

DEPUTATION BY LIZ WHITE CONCERNING MOTION 21-G-187, DONATIONS - HEART BARRIE SIGNAGE

Liz White from Animal Alliance of Canada provided a deputation in support of motion 21-G-187, Donations - Heart Barrie Signage. She discussed the possibility of the City implementing a program that would deal with human-beaver conflicts that include issues with engineering and flooding problems in a non-lethal manner. Ms. White advised that her organization produced a beaver mitigation manual on stormwater management ponds and a variety of other situations where a beaver has caused flooding and structural damage.

Ms. White discussed the non-lethal management of beavers, her understanding of many municipalities processes associated to beaver issues, the Ministry of Natural Resources response, and the significant costs

to municipalities from trapping and removal of the animal, damages and repairs, and solutions to deal and prevent having future beaver issues. Ms. White noted that the City of London has adopted a similar approach after controversy over the dealing with beavers at a stormwater management pond.

A member of Council asked questions to Ms. White and received responses.

COMMITTEE REPORTS

21-A-084 Planning Committee Report dated June 2, 2021. (APPENDIX "A")

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

That the Planning Committee Report dated June 2, 2021, now circulated, be received.

21-P-016 PUBLIC MEETING - DRAFT NEW OFFICIAL PLAN FOR THE CITY OF BARRIE

CARRIED

21-A-085 Planning Committee Report dated June 15, 2021, Sections A and B. (APPENDIX "B")

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 June 15, 2021, now circulated, be adopted.

21-P-017 ZONING BY-LAW AMENDMENT APPLICATION - 821 BIG BAY POINT ROAD (WARD 10)

21-P-018 SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR PHASE 1 OF 51 - 75 BRADFORD STREET AND 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS INC.) (WARD 2)

CARRIED

SECTION "B" - TO BE RECEIVED

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

That Section "B" of the Planning Committee Report dated June 15, 2021, now circulated, be received.

21-P-019 PUBLIC MEETING FOR PROPOSED CITY-WIDE AMENDMENT TO
COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE
HOUSING

CARRIED

21-A-086 General Committee Report dated June 21, 2021, Sections A, B, C, D, E, F,
G and H. (APPENDIX "C")

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 June 21, 2021, now circulated, be received.

21-G-172 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED JUNE 8, 2021

CARRIED

SECTION "B" - TO BE ADOPTED

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

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

21-G-173 AMENDMENT TO BUSINESS LICENSING BY-LAW REGARDING SALE OF
ANIMALS

21-G-174 2020 AUDITED CONSOLIDATED FINANCIAL STATEMENTS

21-G-175 MEMORANDUM FROM B. KEENE, ACTING SUPERVISOR OF
ENFORCEMENT SERVICES DATED JUNE 8, 2021 CONCERNING A
RESPONSE TO MOTION 20-G-202 CONCERNING NOISE BY-LAW
ENFORCEMENT

- [21-G-176](#) ZERO EMISSION INFRASTRUCTURE PROJECT (ZEVIP) AGREEMENT
- [21-G-177](#) HOLLY LIBRARY BRANCH - LEASE OF COMMERCIAL SPACE
- [21-G-178](#) SALE OF CITY OWNED LAND - 223 BAYFIELD STREET (WARD 2)
- [21-G-179](#) HARVIE ROAD SOUND BARRIER
- [21-G-180](#) INSTALLATION OF A STOP SIGN - GOLDEN MEADOW ROAD AND RIVER RIDGE ROAD (WARD 10)
- [21-G-181](#) WATER BOTTLE FILL-UP STATIONS - MUNICIPAL PARKS

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 June 21, 2021, now circulated, be received.

- [21-G-182](#) CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO COMMITTEE OF ADJUSTMENT

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 June 21, 2021, now circulated, be adopted.

- [21-G-183](#) APPOINTMENT TO COMMITTEE OF ADJUSTMENT

CARRIED

SECTION "E" - TO BE ADOPTED

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

That Section "E" of the General Committee Report dated June 21, 2021, now circulated, be adopted.

21-G-184 PROPERTY ACQUISITION TO FACILITATE MCKAY ROAD ROW EXPANSION - REID DRIVE TO WEST OF HIGHWAY 400 (PROJECT EN1257) AND VETERAN'S DRIVE NEW TRUNK WATERMAIN (PROJECT EN1258) (WARD 7)

21-G-185 GYPSY MOTH PREVENTION

CARRIED

SECTION "F" - TO BE RECEIVED

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

That Section "F" of the General Committee Report dated June 21, 2021, now circulated, be received.

21-G-186 PLATINUM LEVEL SPONSORSHIP - HEART BARRIE SIGNAGE

CARRIED

SECTION "G" - TO BE ADOPTED

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

That Section "G" of the General Committee Report dated June 21, 2021, now circulated, be adopted.

21-G-187 DONATIONS - HEART BARRIE SIGNAGE

CARRIED

SECTION "H" - TO BE ADOPTED

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

That Section "H" of the General Committee Report dated June 21, 2021, now circulated, be adopted.

21-G-188 INTERIM CONSTRUCTION FINANCING - REDWOOD PARK COMMUNITIES

AMENDMENT #1

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

That motion 21-G-188 Section "H" of the General Committee Report June 21, 2021 concerning Interim Construction Financing - Redwood Parks Communities be amended by adding the following as paragraph 4:

- "4. That the loan be fully repaid to the City by June 30, 2023, and the Director of Legal Services and Director of Finance/City Treasurer be delegated authority to enter into a loan agreement with Redwood Park Communities."

CARRIED**AMENDMENT #2**

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

That motion 21-G-188 Section "H" of the General Committee Report June 21, 2021 concerning Interim Construction Financing - Redwood Parks Communities be amended by adding the following:

- "5. That Redwood communities be charged a 2% interest rate for the money lent, interest accruing 6 months after the draws are extended to Redwood.
6. That Redwood be refunded/credited to redwood upon then meeting their targets."

LOST

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

Yes: 7 - Mayor, J. Lehman
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Deputy Mayor, B. Ward
Councillor, R. Thomson
Councillor, J. Harris.

No: 2 - Councillor, G. Harvey
Councillor, S. Morales
Councillor, M. McCann.

Absent: 1 - Councillor, N. Harris.

City Council recessed from 9:49 p.m. to 9:59 p.m.

21-A-087 General Committee Report dated June 28, 2021, Sections A, B, C, D and E.
(APPENDIX "D")

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 June 28, 2021, now circulated, be received.

21-G-189 REPORT OF THE CITY BUILDING COMMITTEE DATED JUNE 15, 2021

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "B" of the General Committee Report dated June 28, 2021, now circulated, be adopted.

21-G-190 MUNICIPAL HERITAGE REGISTER - COLLIER STREET UNITED
CHURCH - 112 COLLIER STREET

21-G-191 ALTERNATIVE FUEL STUDY - CORPORATE FLEET

21-G-192 BARRIE TRANSIT ALTERNATIVE FUEL STUDY

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 June 28, 2021, now circulated, be received.

21-G-193 CONFIDENTIAL POTENTIAL DISPOSITION OF LAND MATTER - DUNLOP STREET WEST

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 June 21, 2021, now circulated, be adopted.

21-G-194 DISPOSITION OF LAND MATTER - 50 WORSLEY STREET

CARRIED

SECTION "E" - TO BE ADOPTED

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

That Section "E" of the General Committee Report dated June 28, 2021, now circulated, be adopted.

21-G-195 RESPONSE TO MOTION 20-G-202 - NOISE BY-LAW ENFORCEMENT

21-G-196 SUGGESTION TO CANCEL CANADA DAY

CARRIED

DIRECT MOTIONS**21-A-088****RELOCATION OF VACCINATION CLINICS - REOPENING OF ICE PADS AT COMMUNITY CENTRES**

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

That in order to promote and maintain the winter sporting communities mental health and well-being, that staff in Recreation and Culture Services advise the Simcoe Muskoka District Health Unit that no later than September 20, 2021, they will be required to vacate the ice pad area at the East Bayfield Community Centre and the Holly Community Centre in order to facilitate the opening of the hockey, ringette and skating seasons and that staff provide space in other areas of the two aforementioned complexes that will suit the needs of the health units vaccination clinics.

AMENDMENT #1

Moved by: Councillor, C. Riepma
Seconded by: Deputy Mayor, B. Ward

That the wording for the Direct Motion concerning relocation of vaccination clinics/reopening of ice pads at community centres be deleted and replaced with the following:

“That in order to promote and maintain the winter sporting community’s mental health and wellbeing, that staff in Recreation and Culture Services Department be requested to work with the Simcoe Muskoka District Health Unit to relocate the storage facility at East Bayfield Arena to another suitable facility before September 20 if possible, and that the ice be installed in Eastview Arena so that it is available for October 1 subject to COVID-19 pandemic regulations.”

Amendment #1 was **WITHDRAWN** by the mover of the amendment.

AMENDMENT #2

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

That the wording for the Direct Motion concerning relocation of vaccination clinics/reopening of ice pads at community centres be deleted and replaced with the following:

“That staff in the Recreation and Culture Department ensure the same amount of ice time is available for user groups in October 2021, as in previous years.”

CARRIED

Upon the question of the original Direct Motion, moved by Deputy Mayor, B. Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENT #2.**

ENQUIRIES

Members of Council addressed enquires to City staff and received responses.

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

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

BY-LAW 2021-061

Bill #061

A By-law of The Corporation of the City of Barrie to exempt the developer under Subsection 9(7) of the Condominium Act, 1998 as it relates to the development of Firstly: Block 87 on Plan 51M-835, in the City of Barrie, County of Simcoe being all of PIN: 58731-0294 (LT); Secondly: Block 88 on Plan 51M-835, in the City of Barrie, County of Simcoe being all of PIN: 58731-0295 (LT), from those provisions of Sections 51 and 51.1 of the *Planning Act* that would normally apply to the development and registration of a plan of condominium. (By-law 99-312) (Condominium Exemption: Michler Holdings Inc - 440 Veterans Drive and 104 White Crescent) (File: D11-008-2020)

BY-LAW 2021-062

Bill #062

A By-law of The Corporation of the City of Barrie to amend the Fireworks section of the Regulatory By-law 2010-036, a by-law to regulate and govern general activities within the municipality such as Firearms, Fireworks, Lawn watering, Snow Vehicles etc. (21-G-159) (Change to Number of Days Fireworks or any kind or description can be discharged or set off as currently permitted in the 2010-036 Consolidated Regulatory By-law) (Item for Discussion 8.2, June 7, 2021)

BY-LAW
2021-063**Bill #063**

A By-law of The Corporation of the City of Barrie to amend Business Licensing By-law 2006-266 (General Licensing) regarding the setting off or discharging of fireworks. (21-G-159) (Change to Number of Days Fireworks or any kind or description can be discharged or set off as currently permitted in the 2010-036 Consolidated Regulatory By-law) (Item for Discussion 8.2, June 7, 2021)

BY-LAW
2021-064**Bill #064**

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. (21-G-155) (2021 Cycling Network Expansion - Hanmer Street East and Bayview Drive) (Ward 3 and 8) (DEV013-21) (File: T00)

BY-LAW
2021-065**Bill #065**

A By-law of The Corporation of the City of Barrie to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$41,640,000.00 (5 year instalment debentures in the principal amount of \$3,809,000.00 and 10 year instalment debentures in the aggregate principal amount of \$37,831,000) towards the cost of certain capital works of The Corporation of the City of Barrie.

BY-LAW
2021-066**Bill #066**

A By-law of The Corporation of the City of Barrie to accept the "as-constructed" municipal services within and complementary to the Greenwich Village subdivision Registered as Plan 51M-1089 and to assume the Stormwater Management Pond Block and Environmental Protection Block within this plan of subdivision. (11-G-276) (Greenwich Village Subdivision - Blocks 45 and 46, Plan 51M-1089) (File: D12-400)

BY-LAW
2021-067**Bill #067**

A By-law of The Corporation of the City of Barrie to appoint Paul Andrew Evans as a Deputy Chief Building Official as authorized under the *Building Code Act*. (05-G-475) (Paul Andrew Evans, Deputy Chief Building Official) (CLK108-05) (File: C06)

CARRIED UNANIMOUSLY

CONFIRMATION BY-LAW

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

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

BY-LAW
2021-068

Bill #068

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 28th day of June, 2021.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, J. Harris

Seconded by: Councillor, A.M. Kungl

That the meeting be adjourned at 10:47 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk

APPENDIX “A”

**Planning Committee Report
dated June 2, 2021**



City of Barrie

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

Minutes - Final Planning Committee

Wednesday, June 2, 2021

6:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on June 28, 2021.**

The meeting was called to order by Mayor, J. Lehman at 6:02 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
Committee Support Clerk, T. McArthur
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
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Planner, T. Wierzba.

The Planning Committee met for the purpose of a Public Meeting at 6:02 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that was 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 report regarding the applications were advised to contact the Legislative and Court Services Department at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

21-P-016**PUBLIC MEETING - DRAFT NEW OFFICIAL PLAN FOR THE CITY OF BARRIE**

Michelle Banfield, Director of Development Services advised that the purpose of the Public Meeting is for City staff to present the draft new Official Plan (OP) and give the public an opportunity to make comments regarding the draft new Official Plan.

Ms. Banfield discussed slides concerning the following topics:

- A video illustrating the draft new OP structure titled “One City, One Vision, One Plan”;
- Completed projects in developing the City’s new OP;
- Estimated timelines for Barrie’s population and job growth from 2016 - 2051;
- The journey and guiding principles of the new OP from 2019 to 2021;
- A summary of the community engagement;
- Key community-oriented themes that emerged through public consultation;
- Comments received during the 90-day review period on draft one of the new OP;
- Changes between draft one and two;
- Early feedback from draft two Open House held on May 19th;
- Elements of the OP associated to policies guiding land use designations and community structure;
- The Built Boundary and Designated Greenfield Area to be 50% of the City’s growth;
- Accommodations across the City due to populations and employment increases;
- A summary of housing types and densities; and
- The goals and next steps in implementing the new Official Plan.

VERBAL COMMENTS:

1. Jennifer van Gennip, 29 Twist Drive advised that she is speaking on behalf of the Barrie Chapter of the Simcoe County Alliance to End Homelessness (SCATEH). She expressed her appreciation of City staff for their continued and open engagement on the new Official Plan (OP) throughout the consultation process.

Ms. van Gennip discussed the SCATEH's alliance to end homelessness with primary interest in the OP associated to policies protecting existing affordable housing stock and incentivize or require additional affordable housing. She commented on the sections that staff took into consideration for easy reference, stronger wording around affordable housing targets, protection of affordable housing stock in condominium conversions, and the addition of a section on protecting vulnerable populations.

Ms. van Gennip provided further recommendations to the second draft that included 24/7, 365 days a year public washrooms and drinking water, provision of warming and cooling centres, a sub-definition of deeply affordable housing to apply to incentive programs, and a return to the affordable housing targets laid out in draft one, and a target of 10% affordable housing City-wide and 35% requirement in the urban growth centers.

In conclusion, Ms. van Gennip commented that the new OP should reflect what is in the best interest of Barrie residents, piece ambitious targets to encourage social resilience and complete communities, provide everyone with access to trails parks and transit, ensure an adequate supply of housing that people across the income spectrum can afford which is the bedrock of any plan for a resilient community.

2. **Kory Chisholm, MHBC Planning** provided comments associated to the second draft of the new Official Plan (OP) on behalf of several of his clients and specifically two being PBN Realty Holdings Inc. and Skydive Real Estate Development.

Mr. Chisholm provided his opinions related to five primary areas of concern with the second draft of the new OP. He discussed the first being the comment period was too short for a document of this importance and magnitude; the second being the importance and weight of the new Official Plan especially as there is no appeal right and the moratorium on amendments; third being the lack of transition regulations and that the second draft currently contains no transition regulations as an implementation tool; the fourth relating to the urban design focus of the second draft being very much an urban design based and focused document but the document does not contain the revised urban design guidelines; and the fifth being the prescriptive nature of the Official Plan as it is written in an absolute and prescriptive manner with no flexibility. Mr. Chisholm provided examples from the second draft of the OP where he felt needs to be flexible, clearly identifying or carrying forward the existing OP and Zoning By-law permissions that currently exist on lands, and a more efficient plan that is meant to provide broad long term policy direction and room for flexible interpretation of policies and goals.

Mr. Chisholm advised that he provided detailed written comments to City staff associated to the second draft of the OP for seven different properties owned within the City of Barrie, that identified the primary concerns related to permitted uses, and the prescribed amount of affordable housing units mandated for each development.

3. **Wesley Crown, MHBC Planning** provided comments on behalf of his clients and owners of the property to 220 Maplevue Drive, John Mark Holdings Inc. He discussed the City's obligations to have a fair, open, transparent, replicable, and traceable process in preparing a new Official Plan has always been clear. Mr. Crown noted the recent changes to the *Planning Act* in regards to the adoption, approval, no appeals, and no amendments to new Official Plans that the City's obligations have been heightened and critical that City staff and Council take the time to get it right at the local stage prior to adoption.

Mr. Crown advised of written comments submitted to the City, on behalf of his client on December 16, 2020, for the first draft of the OP and May 27, 2021, for the second draft requesting a change of land use designation for his client's property that they believe is not only in their client's interest, but it also makes good planning sense to be incorporated in the plan prior to adoption.

4. **John McDermott, McDermott and Associates** provided comments on behalf of 1287363 Ontario Ltd. the owner of the Dunlop village Plaza, 3 and 4 Dunlop Street West.

Mr. McDermott advised of providing a detailed written submission on May 31, 2021 concerning the policies and designation set out in the draft Official Plan that would apply to the use and development of his client's landholdings. He provided highlights from his written submission and summarized their concerns related to primary and secondary significance. With respect to maps 1, 2, 3 and 4, Mr. McDermott summarized concerns after the review of policies for strategic growth areas, strategic economic and employment districts, and the policies applicable to adjacent freight-supportive quarters. He advised that his submission requests further refinement of the proposed policies to avoid uncertainty and ambiguity that the Official Plan should mandate, and the preparation of a secondary plan for Dunlop Street West strategic growth area as opposed to making this a discretionary requirement. Mr. McDermott expressed his concern with proposed designations not aligning with the current function of those lands or the intended function of those lands which is to continue their retail operations and be permitted for possible expansions or improvements in the future.

Mr. McDermott noted looking forward to future discussions with City staff on the matters contained in his written submission.

5. **Rob MacFarlane, Zelinka Priamo Ltd.** provided comments on behalf of several landowners in the City of Barrie. He advised of submitting written comments on the first and second drafts of the Official Plan and the encouraging dialog with City staff who have been receptive with their comments. Mr. MacFarlane expressed his concerns with the Canadian Tire land located at 75 Mapleview Drive West, as it is also occupied by various retailers, including a beer store and gas bar. He commented that the second draft of the OP proposes the transition of these commercial lands into an employment area designation, and specifically non-commercial employment land designation which does not align with the current function and designation. Mr. MacFarlane advised he felt that the change would limit the possibility for expansions and improvements as well as limit and restrict the uses of these lands and what they are currently built for.

Mr. MacFarlane advised that after a background review of the City's lands needs assessment, he did not consider these lands as employment lands for the purposes of calculating the land budget and noted no recommendation or analysis to justify why the transitioning of commercial lands to employment lands to satisfy the needs of the City. He asked that Council consider the context of these lands and provide direction and consideration to re-evaluate what designation would be appropriate for the Canadian Tire site, including revisiting what was identified in the first draft of the Official Plan as commercial district.

6. **Ray Duhamel, The Jones Consulting Group Inc.** provided comments on behalf of the Hewitt's Landowners Group and advised that he would be providing written submission to City staff. Mr. Duhamel thanked the City staff for their work, noting they have demonstrated a willingness to have ongoing dialogue. He asked that consideration be given to host a third statutory Public Meeting due to the importance of getting this right, and provide the opportunity to receive and analyze the comments received from the second statutory Public Meeting and would go a long way in helping address some of the concerns mentioned at tonight's Public Meeting.

Mr. Duhamel commented on the Hewitt's and Salem Secondary Plans being removed from the second draft of the OP and that it is a major point of concern for the Hewitt's Landowners Group. He advised of the hundreds of millions of dollars invested in the land, infrastructure, and master planning for this area and to move forward and abandon that policy framework entirely would not be in his clients' best interests. Mr. Duhamel noted being in favour of the new planning of the new OP. He asked that the City considers a fair and agreeable update to the existing Secondary Plan policies and not abandon the Hewitt's and Salem Secondary Plans as a whole.

Mr. Duhamel advised of his concerns related to density and built form. He asked that Planning Committee and City staff consider what the built form would be like if implemented with the prescribed densities, and that the prescriptive policies be provided with more flexibility in the policy framework to be more aspirational.

7. **Keith MacKinnon, KLM Planning Partners Inc.** provided comments on behalf of the Salem Landowners Group. He advised that he echoes the comments provided earlier by Mr. Duhamel and that he wanted to reiterate that the Salem Secondary Plan is finally getting things in the ground, and that millions of dollars of infrastructure work is being spent by the City and the landowners to get the areas moving. Mr. MacKinnon expressed his concern with removing the Salem and Hewitt's Secondary Plan areas out of the second draft of the Official Plan and that from the Salem Landowners perspective they wish to continue with the Salem Secondary Plan and update the Plan to reflect current policy and vision and keep with the effective development plans already approved.

Mr. MacKinnon advised that he also echoes Mr. Duhamel's comments associated to the neighborhood density and that he would be happy to continue working with City staff and in conjunction with the Hewitt's Landowners Group to work through the issues and would be in agreement with another public meeting. He noted that they will be providing a written submission to the City.

8. **Sandie Fischer, 13 Wildflower Court** discussed some of her issues associated to communities backing onto wider roads, which could be subject to an impact from a zoning amendment, impact on older neighbourhoods, higher traffic areas, environmental concerns, cultural heritage and archaeological sites, water conservation and the provincial policy statement being very broad.

Ms. Fischer commented on the Lake Simcoe Protection Plan, the Lake Simcoe Regional Conservation Authority, the Nottawasaga Valley Conservation Authority and the Stormwater Management Master Plan basically in line with each other and in protecting these areas.

Ms. Fischer expressed her main concern is compliance and whether there are qualified people making decisions for these developments and the cultural areas.

9. **Amanda Santo, Dorsey Development Corporation** provided comments on behalf of a landowner in the eastern portion of the

Hewitt's Secondary Plan area. She thanked staff for the unquestionably tremendous amount of work that has gone into the second draft of the Official Plan and looking forward to continuing to work with staff to get it right. Ms. Santo noted the significant number of changes that have been made thus far that have addressed many comments and concerns that they and other stakeholders have previously outlined. She advised of her opinion that several policies in the second draft of the Official Plan threaten to hinder or slow the development and growth of the City, both in the short and long term.

Ms. Santo discussed her concerns with the removal of the Hewitt Secondary Plan from the second draft of the OP, the setting of unachievable minimum density units per hectare targets, abandoning the collective work and many years of planning, wasted tax dollars, duplication of previous work completed, further servicing requirements and transportation needs to accommodate extra residents and the existing infrastructure currently under construction would need to be resized, noting she felt that this would be an unrealistic endeavor given the phase one lands are currently being constructed.

10. **Matthew Cory, Malone Given Parsons (MGP)** advised that he echoes the comments made earlier by Mr. Duhamel, Mr. MacKinnon, and Ms. Santo, and is aligned in terms of their thinking and thoughts. He thanked City staff for the tremendous work on the drafts of the Official Plan, the numerous comments and community engagements and acknowledged the constructive and excellent changes to make the new Official Plan document more usable and implementable, noting he felt that there are significant ones that remain.

Mr. Cory advised of his concerns associated to the overly prescriptive Official Plan policies which does not consist of language being permissive and giving guidance. He requested that Hewitt's Secondary Plan be maintained and be updated to the new vision and possibly an opportunity to have an area or site-specific policy that is appropriate for their site and in the context of the City's larger density targets to move forward. Mr. Cory discussed the logical and flexible phasing policies, and the intent of a phasing policy is to expedite growth and ensure that growth does not occur prior to the proper infrastructure. He requested that the phasing policies be made more flexible and ideally not require an official plan amendment to move from one phase to the next, or to alter them, if Council is satisfied the requirements are met.

Mr. Cory advised that he has submitted a written submission with more detailed comments to City staff and that he is happy to meet with staff to discuss other detail policies.

11. **Cathy Colebatch, 97 Cumberland Street** provided comments associated to the historical areas of the City. She questioned how

the City will improve, protect and preserve the historic areas throughout the City with the proposed land designations noted in the Land Use Designation Map. Ms. Colebatch expressed her concerns around the historic neighborhoods being designated as medium density and particularly those that back onto historical lands, the size of the accessory buildings being built in behind the homes and the impact on those existing homes and residents. She displayed photographs with examples of existing structures and accessory buildings.

Ms. Colebatch discussed issues with the timelines provided for public comments on the second draft of the OP and not having enough time for people to understand the document and what it means. She commented that another Public Meeting would be appropriate under these circumstances. Ms. Colebatch questioned whether there are sunset clauses mandating how long a build can take and to see if anything can be done to ensure timelines are met or penalties may apply.

- 12. Paul Thornton, 17 Chalmers Drive** discussed his concerns related to the Lovers Creek Development near Loon Avenue. He provided a brief background on himself as a teacher and often uses Lovers Creek for virtual tours with his students. Mr. Thornton noted his concern with the massive development that will impact the environment, the biodiversity of Lovers Creek and to the neighbourhood.

Mayor Lehman advised Mr. Thornton that tonight's Public Meeting is to discuss the new Official Plan that will come into effect from now and into the future and does not have any impact on the development that he was referring to. Mr. Thornton thanked Mayor Lehman and advised he will wait for the Public Meeting on the application to be held.

- 13. Greg Stephenson, 5 Tomlin Court** provided a brief background about himself and the reasons behind choosing to live in Barrie as opposed to urbanized Toronto. He advised that he has submitted written comments to the City and that he wanted to highlight the points of how to keep the City the way the citizens of Barrie love about living here. He asked if the City has to follow the "2051" numbers, and enquired where the numbers come from and if it is something that is imposed or does the City have a choice. Mr. Stevenson advised of his concerns with rapid growth over the past couple of decades putting stress on the City's infrastructure, parking, roads, and schools. He provided an example from an article in Barrie Today regarding an approved plan on Roslyn Road of an additional house being built on the single block of land within a mature residential neighborhood. He noted that the neighbourhood being in opposition to that development.

Mr. Stevenson provided several suggestions that are outlined in his written correspondence related to lower targets of population growth, targets for jobs in addition to the population growth, and a robust plan to track jobs.

Mr. Stevenson discussed the impacts of population growth on existing issues with spillover parking onto City streets, and the traffic and pedestrian safety concerns in the City. He suggested further consideration into strategies for the spillover parking areas to address parking issues in the City and that a policy needs to be very clear and transparent for parking supply on the residential areas and especially in high intensity new residential developments.

14. **Darren Vella, Innovative Planning Solutions** acknowledged the efforts and work done on the new Official Plan and the need for further discussions to finalize the new OP and make sure that Plan is done properly. He advised that he is in support of a second Public Meeting. Mr. Vella commented on the high volume of applications that Council has discussed amendments to the current Official Plan and they are not cheap, they take a lot of time, and some of applications are very controversial and should be carried forward into the new Official Plan.

Mr. Vella provided concerns regarding residential density categories, not designating corridor lands in the neighborhood area category and direction where the anticipated growth will take place, and clear policies when there is a lot of public involvement surrounding a project. He also advised of his concerns with the affordable housing section of the OP, recognizing the need for affordable housing in the City and the difficulty in implementing the affordable housing strategy currently in place. Mr. Vella noted there is a higher percentage of affordable housing units in more densely populated areas due to availability of services, but they are also being placed in areas where the cost of construction is the highest in the city, so the type of construction occurring is typically high-rise with expensive costs, and there should be contributions to affordable housing from all developments.

Mr. Vella asked that the Urban Design Guidelines be provided in advance of a decision being rendered on the new Official Plan for public comments and consideration.

15. **Al McNair, 33 St. Vincent Street**, advised that he submitted comments on the first draft of the OP and recently submitted a letter outlining issues that he had raised with City staff.

Mr. McNair discussed his concerns with the second draft OP such as street designations and intensification policies and noted that intensification should only be directed to those major streets which

will be designated as intensification corridors and natural heritage areas not just roads. He stated that definitions and terminology for low, mid and high-rise built forms should be included, and mid and high rise buildings should not be permitted in the designated neighborhood areas.

Mr. McNair provided comments on the historic neighborhood areas including that the draft OP has good ideas but noted he felt that development greater than three stories should not be allowed, in order to maintain compatibility with the budding existing dwellings and their surrounding neighborhoods. He advised that he submitted suggested boundary changes for the east-end neighbourhood.

Mr. McNair provided additional suggestions concerning redevelopment of existing institutional and commercial sites in neighborhood areas should require an official plan amendment, and when buildings are more than 20% of the property or when there are landscaping provisions or protection of natural heritage features or functions they should be subject to site plan control. He commented on some key issues with the City's natural heritage mapping and the overlays of the maps. Mr. McNair suggested that the mapping needs to be thoroughly re-examined to ensure that the small but important parcels of natural heritage lands in the older parts of the City are protected.

Mr. McNair addressed concerns with the intensification corridor on Anne Street, as he did not have a clear understanding why that is a great place for additional development when it has existing traffic issues.

In conclusion, Mr. McNair commented that with the present existential challenges of both climate change and the COVID-19 pandemic, and our urban residential areas may need to be rethought with residents working from home and telecommuting in the longer term and to be reacquainted with the idea of a work life balance and ensuring protection of our residential neighborhoods.

16. **Karen Buck, 15 Weymouth Road** discussed the extraordinary times with climate change, COVID, and the problems that need solving for future generations. She commented on the draft community emissions chart wherein Barrie is responsible for 1 million tons of carbon dioxide released into the atmosphere, and that the draft community emissions chart should be combined with the new Official Plan. Ms. Buck suggested getting the building heights right for the climate. Ms. Buck advised of a study conducted by a UK architectural firm that high rise buildings use too much energy, they described nine different building types and decided that forester courtyard had the lowest overhead emissions after 30 years.

Ms. Buck expressed her concern with the growth plans in the draft OP to 2051 and noted that she felt that the City might need to

consider further actions such as renewable and solar electricity when it comes to climate change. She suggested that the Official Plan be strong on land conservation and protection of natural functioning areas of the environment.

Ms. Buck provided comments on the affordable housing section of the draft OP and the need for new housing types in order for people and families to afford housing in Barrie. She also discussed the networks of active transportation in the City of Barrie that are safe for cyclists and separate from cars.

In conclusion, Ms. Buck noted that the OP should be put into the context of climate change and how the City is going to reduce emissions.

17. **Arnie Ivsins, 43 Alfred Street** provided a brief background of himself noted he was past member of the Heritage Barrie Committee and assisted in the draft and implementation the Historic Neighborhoods Strategy Plan. Mr. Ivsins noted that Cathy Colebatch and Al McNair who spoke earlier, covered a lot of his issues and concerns associated to the draft OP, specifically regarding second suites and accessory dwellings. He expressed his concern with residential zoning for certain builds in residential neighborhoods that are already happening in older neighbourhoods with deeper lots such as fourplexes, and duplexes.

Mr. Ivsins commented that the Official Plan should be where we protect our neighborhoods and especially our older ones. He noted that he is opposed to the 40-storey building near the City's waterfront and felt it should be located in other parts of the City.

18. **Dr. Mark Blair, 265 St. Vincent Street East** advised that he submitted written correspondence to the City. He advised that his property is still designated as a neighborhood area and that he verbally wanted to request that consideration that his property designation be changed to medium density. Dr. Blair discussed his reasoning for the change, described the area and that his property would support the change due to the relatively large land parcels and is close to amenities, services, Georgian College, RVH, the downtown area and easy highway access and bus routes.

19. **Ashley Polischuik** provided comments associated to the changes to the affordable housing requirements in residential areas and the City has done a great job and addressing an area that is struggling. She noted her struggle of understanding the non-industrial employment lands, the difference between the zoning by-law and official plan, and light industrial zones. Ms. Polischuik advised that in her opinion having the light industrial zone overrule the entire industrial aspect is going to become a problem and will end up with no industrial space, and full of retail office industrial areas that do not bring the same jobs.

Members of Planning Committee asked a number of questions to City staff and received responses.

WRITTEN COMMENTS:

1. Correspondence from 3241586 Canada Inc. dated December 21, 2020.
2. Correspondence from 2144176 Ontario Ltd. dated December 21, 2020.
3. Correspondence from MHBC Planning Urban Design and Landscape Architecture dated May 27, 2021.
4. Correspondence from Devry Smith Frank LLP dated May 31, 2021.
5. Correspondence from 2144176 Ontario Ltd. dated June 1, 2021.
6. Correspondence from Cecilia Lee dated June 1, 2021.
7. Correspondence from 3241586 Canada Inc. dated June 2, 2021.
8. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
9. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
10. Correspondence from Michelle Lackey dated June 2, 2021.
11. Correspondence from Janet Foster dated June 2, 2021.
12. Correspondence from Karen Buck dated June 2, 2021.
13. Correspondence from Zelinka Priamo Ltd. dated June 2, 2021.
14. Correspondence from BILD dated June 2, 2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

CHAIRMAN

APPENDIX “B”

**Planning Committee Report
dated June 15, 2021**



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, June 15, 2021

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 28, 2021

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

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

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Committee Support Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
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, A. Miller
Planner, S. White.

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

SECTION "A"

21-P-017 ZONING BY-LAW AMENDMENT APPLICATION - 821 BIG BAY POINT ROAD (WARD 10)

1. That the Zoning By-law Amendment application submitted by Baldwin Planning and Development Consultants, on behalf of Robert Gilroy, to rezone lands municipally known as 821 Big Bay Point Road, from 'Residential Single Detached Dwelling Third Density' (R3), 'Residential Multiple Dwelling Second Density Townhouse' (RM2-TH) and 'Agriculture' (A), to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) in the City of Barrie Zoning By-law 2009-141, be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) Permit a minimum front yard setback from Big Bay Point Road to 3.0 metres, whereas 7.0 metres is required;
 - b) Permit a rear yard setback to the townhouse units to 6.49 metres, whereas 7.0 metres is required;
 - c) Permit a reduced depth of open space for secondary means of access to 6.49 metres, whereas 7.0 metres is required; and
 - d) Permit a minimum front yard setback to a porch of 1.5 metres, whereas 3.0 metres is required.
3. 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, including matters raised in those submissions and identified within Staff Report DEV015-21.
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. (DEV015-21) (File: D30-001-2021)

This matter was recommended (Section "A") to Planning Committee for consideration of adoption at its meeting to be held on 6/28/2021.

21-P-018**SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR PHASE 1 OF 51 - 75 BRADFORD STREET AND 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS INC.) (WARD 2)**

1. That the Site Plan Control Application submitted by SmartCentres, on behalf of Barrie Lakeshore Developments Inc. (2714708 Ontario Inc. and Greenwin Barrie Inc.) for Phase 1 of the development on lands known municipally as 51-75 Bradford Street and 20 Checkley Street, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV016-21.
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 including, but not limited to, a Final Plan package for Phase 1. (DEV016-21) (File: D11-020-2020)

This matter was recommended (Section "A") to Planning Committee for consideration of adoption at its meeting to be held on 6/28/2021.

The Planning Committee met for the purpose of a Public Meeting at 7:04 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of a Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"**21-P-019****PUBLIC MEETING FOR PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING**

Shelby White, Planner advised that the purpose of the Public Meeting is to review an application to consider a City-wide, municipally initiated amendment to Zoning By-law 2009-141 to facilitate more affordable housing options, and to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141.

Ms. White discussed the following slides concerning the proposed Zoning By-law Amendment for affordable housing:

- The deletion of minimum dwelling unit size requirements;
- Definition updates, revisions and new additions;

- Changes to the non-conforming uses provisions;
- Update to the standards for second suites;
- New standards for detached accessory dwelling units;
- The permit residential uses in the Institutional (I) Zone; and
- The next steps for the proposed Zoning By-law Amendment.

VERBAL COMMENTS:

1. **Brady McDonald, 21 and 28 Grove Street East**, provided a background on himself and his business, BK Real Estate Investing that build second suites and detached accessory units throughout the City, noting that he is creating supply and has an understanding of the local market.

Mr. McDonald discussed the City's consideration of amending the by-law to facilitate more affordable and better housing options. He advised that as an expert in the field, he felt that the proposed changes and wording related to accessory dwelling units will contribute to the affordability problem, will not contribute to making more affordable units, and restrict the creation of new units, decreasing the supply, and result in affordability issues across the board.

Mr. McDonald discussed his recommendations and resolutions that he felt address the concerns of homeowners building the accessory dwellings and their neighbours such as building units to satisfy all demographics in the rental pool, creating bachelor one- bedroom units to comfortable two-bedroom units, and offering diverse age ranges from 20 to 30 years old professionals to 50 to 60 years old looking to downsize. Mr. McDonald advised that the largest demand are young couples aging from 25 to 35 years old.

Mr. McDonald provided his experiences of rental properties, tenant relationships and issues. He provided possible solutions such as changing the restricted creation of detached accessory dwellings to a minimum lot size for a single storey, control and restrict the minimum size of units to create more affordable units, create the right types of housing that take-up the proper square footage for the property and the amount of people that could occupy them, and use terminology "between" instead of "minimums and maximums".

Mr. McDonald advised that he agrees with the accessory unit setbacks, and basement restrictions, however he advised that he recommends that basements be allowed that do not exceed the maximum square footage of livable space. He noted financially second suites that worked in the past do not work now given properties are so expensive.

In conclusion, Mr. McDonald provided his opinion that the solutions are to look at the demographics that need these properties, look at what is reasonable as far as size and what helps with affordability. He noted being available to meet with City staff to discuss solutions and recommendations for affordable housing and the next steps.

2. **Chris Franco, 72 Innisfil Street** commented that he agrees with the comments made by Brady McDonald. He advised of his concerns associated with accessory dwelling units, second suites and the restrictions being proposed. He advised that he is a rental housing provider in the City, owning and operating about 20 properties. Mr. Franco commented on the high demand for the second suite program and accessory dwelling units in the City.

Mr. Franco discussed his concerns with the proposed amendment of lowering the square footage of accessory dwelling units, and he noted that he felt it would not be feasible for a number of properties to add accessory dwelling unit located in Ward 2. He indicated that he felt that this would prevent him from adding another unit onto the marketplace to help with people looking for a place to rent with the 10 percent lot coverage.

Mr. Franco advised of his concerns with disallowing basements as it impacts no one and creates additional living space for unusable space, that the 45 percent size allowance from the principal residence on the older homes does not give much livable space and by making these changes people will shy away from building dwelling units and thus creating more of a crisis for housing.

In conclusion, Mr. Franco asked that further community engagement be provided to ensure that this is done right.

3. **Colby Marshall, 304 Little Avenue** advised that he is a local realtor that specializes in buying properties, intensifying second suites, multifamily properties, triplexes, six plexes and now accessory dwellings.

Mr. Marshall discussed his concerns with the proposed amendments associated to basement and two storey accessory dwellings. He acknowledged residents having privacy concerns with two storey garden suite and can see how problematic this could be in residential properties with small lot sizes. Mr. Marshall commented on the east-end neighbourhoods being able to support garden suites given the large lot sizes and thousand square foot bungalows.

Mr. Marshall advised that he would support basements over two storey dwellings, as he felt basements have more usable square footage, gives tenants comfort having forced air, natural gas furnace and essential air conditioning system.

Mr. Marshall advised that he would also be willing to volunteer his time to provide his expertise and work with City staff to move things forward.

4. **Jennifer van Gennip, 29 Twiss Drive** advised she was speaking on behalf of the Barrie Chapter of the Simcoe County Alliance to End Homelessness (SCATEH) to show their support for City's initiated application for proposed amendments to the Zoning By-laws related to affordable housing. She provided comments on reviewing the by-law, the recommendations from the Affordable Housing Monitoring Report and the proposed changes to both remove barriers and provide clarity of additional units in existing dwellings.

Ms. van Gennip discussed converting basements and attics into apartments and backyard tiny homes are creative ways of adding additional housing on existing lots in our neighborhoods and are great ways to create affordable housing options in for the City. She noted that the amendments seem to address some of the size and height requirements as well as a set of requirements for green space that needs to remain.

Ms. van Gennip discussed a campaign taking place this week entitled "Yes In My Back Yard" (YIMBY) with the purpose to remind us all that everyone deserves a safe affordable place to call home and noted that she is in alignment with the benefits that the proposed by-law amendments will add to affordable housing in Barrie.

Ms. van Gennip discussed her concerns with the housing marketing in Barrie, rental costs are high for basement and accessory dwellings. She asked that the City continue to consider all tools to control rent prices, such as caps or incentives in exchange for new units, similar to the second suite grants offered through the County.

In conclusion, Ms. van Gennip noted that refusing to put policies in place to protect the right to housing is not a neutral move, it directly benefits those with wealth to invest and forces those without that wealth into precarious housing, food insecurity or even homelessness.

5. **Franca Marinelli, 40 Rosenfeld Court and Clint Tyler, 44 Rosenfeld Court**, advised that they are members of the Ward 1 Residents Association and were speaking about their concerns related to the proposed amendments for affordable housing.

Ms. Marinelli and Mr. Tyler provided their thoughts associated to affordable housing such as being it being on its own separate land, that extra people should not be crammed into a given space, additional people per square foot will bring congestion and more cars on City streets, extra power usage, and more garbage collections. They advised that they like to see guidelines that allow for healthy

neighborhoods and not places like Ward 1 rental units that have up to eight people living in each also causing on-street parking issues.

Ms. Marinelli and Mr. Tyler asked if it is mandatory for the City of Barrie follow the provinces guidelines, or if the City has the right to limit how many units and where they are located. They discussed their concerns and issues within their neighbourhood from rental properties, overcrowding, safety concerns, noting that they feel alienated as they feel that city that is not listening to them.

Ms. Marinelli and Mr. Tyler asked for the possibility of creating a task force or a working group that includes residents that are experts in this area, who live in these neighbourhoods and want a good and healthy community.

6. **Jon MacNeil, 110 Daphne Court** advised that he is speaking on behalf of the residents that live beside second suites and accessory units. He noted that he feels the City is doing a great job, but also noted that more needs to be done in enforcement and more due diligence to ensure that standards are upheld on all properties and that those being converted into multi-residences are built for the benefit of the surrounding area.

7. **Cathy Colebatch, 97 Cumberland Street,** advised that she submitted written comments to City staff associated to the proposed by-law amendments. She provided a brief background about herself living in the Allandale area, Co-Chair of the Allandale Neighbourhood Association and sits on the Heritage Barrie Committee. Ms. Colebatch advised she is representing many homeowners and in preserving the heritage character of neighbourhoods across the City.

Ms. Colebatch advised that she supports a lot of the changes being proposed and that she has concerns associated to basement and duplexes currently being built in older neighbourhoods. She detailed her concerns associated with new builds being larger in size then the primary buildings, and she is observing this happening in neighbourhoods across the City. Ms. Colebatch commented on the location of new affordable housing, pre-existing to current second suites, registered second suites and the many that are not. She noted that many of the owners or developer do not live in the buildings or in the accessory buildings.

Ms. Colebatch advised that if a committee is struck, she would be interested in taking part as neighborhood associations and residents can be part of the solution. She noted that she believes the City has come up with very good solutions to have affordable housing in the City.

8. **Scott Joyce, 121 Livingston Street West** thanked Planning staff for their clear and concise presentation provided earlier by staff. He provided comments related to detached accessory dwelling units and basements. Mr. Joyce asked that reconsideration be given to permit basements.

Mr. Joyce discussed possibly building detached accessory dwelling units within the next year to provide an affordable housing unit within the City and offset mortgage and housing expenses. He commented on the proposal of detached accessory dwelling units being limited to 45 percent of the principal dwelling unit and that this would leave a fairly small dwelling depending on the size of the primary building. Mr. Joyce expressed his concerns that without permitting a basement or without permitting a walkout basement it may not be financially feasible or viable from his perspective for some residents. He suggested that any issues associated with illegal second units built within detached accessory dwelling units be dealt through by-law enforcement using the existing laws already in place.

In conclusion, Mr. Joyce asked that basements be permitted, and a habitable living space be permitted in the basement, particularly those with a walk-up basement, as they provide a safe access.

9. **Pastor Jay Davis, 300 Mapleview Drive West** advised he is speaking in support of affordable housing projects and that he believes these building structures will be an asset to the City. He discussed participating and giving back to the community with a unique opportunity for his 18 acres property to be available for low income housing. Pastor Davis advised this project is not for profit as they are receiving funding resources for this project that is making the land more available at a low cost. He noted they are excited to get the project going, as it provides additional opportunity to provide affordable housing.

Pastor Davis advised that he is in favor of affordable housing and applauds the City's efforts and energies in making available affordable housing.

10. **Angela Baldwin of Baldwin Planning and Development Consultants** advised that she has a keen interest in affordable housing and was involved with the development of Lucy's Place and a proposed affordable housing project that will include 12 affordable housing units for the community.

Ms. Baldwin advised of her support with the proposed amendments to the by-law and the creative way to allow additional lands to be used for affordable housing by allowing residential uses in the institutional zone. She discussed an affordable housing project in the form of an apartment in the Holly area at 300 Mapleview Drive West with the Mapleview Community Church. Ms. Baldwin noted

that she is providing planning consulting services on a volunteer basis with other professional consultants in the community. She commented on the status of the project. Ms. Baldwin noted that they are looking for volunteers keenly interested in helping in the community and excited to keep moving forward with this project.

11. **Sergey Somov, 2253 Grand Haven, Oakville** advised that he does not currently live in Barrie but looking to buy property. He provided comments associated to the proposed minimum second suite size and provided examples of building an additional suite in a basement in Burlington. Mr. Somov advised they have requirements as well and was able to create a two bedroom. He expressed his concern with the proposed size ratio limits having a proper and comfortable suite for people to live in.

In conclusion, Mr. Somov advised that in his opinion creating a minimum restriction for the unit size will result in anything above the proposed minimum, will be hard to find and will come at a premium.

12. **Shannon Murred, 152 Bakersfield Street,** advised that after listening to staff's presentation and the public comments during the meeting has changed her position of being opposed to the proposed amendments to now supporting the changes to institutional section. She asked that reconsideration be given to the size ratio and additions to parking with already challenging times in a very car dependent City.

Ms. Murred commented on the security and comfort of transitional housing/detached standalones can offer to women and children fleeing abuse and/or fallen down on hard times.

Ms. Murred asked that prior to a decision being made, that Planning Committee and City staff take the offers of previous speakers and perhaps offer an invitation to others for additional consultation to make affordable housing a win, win.

13. **Peter Rutkauskas, 94 Oren Boulevard** advised of his concerns of not hearing from the neighbours who are affected by these suites and but instead the number of investors with a real interest in seeing the dwellings being built. He discussed the City receiving numerous concerns from residents, that have not been talked about. He discussed the a recent ongoing experience his own backyard of a second dwelling being built behind his house. Mr. Rutkauskas advised that himself and his neighbours have concerns with the motivations of builders and investors looking to generate return. He also addressed his concerns associated with lack of privacy due to the proposed setbacks, the height allowance resulting in single storey units overlooking directly in a neighbor's backyard or bedroom window, no green space, and access to the dwellings.

Mr. Rutkauskas commented on issues with construction on residential streets with construction vehicles blocking the streets and causing safety concerns, and absentee landlords who have no interest in the health of the neighborhood.

In conclusion, Mr. Rutkauskas encouraged Council to include affected residents for specific input from the community going forward with any planning and that he would be happy to make himself available.

14. **Scott Boyer, 120 Bell Farm Road, Unit B06**, advised of his concern associated to the lack of representation of residents directly affected by the presence of second suites, detached accessory buildings and rentals units. He acknowledged the high housing prices in Barrie and that second suites provides a solution but that it is not the only solution.

Mr. Boyer commented on his experiences and conversations with local residents with the vast majority not wanting second suites or accessory dwellings next to them, due to their own bad experiences with rental properties, and absentee landlords. He advised that residents are concerned about in their neighborhoods and want a concept to a resilient, healthy, and vital neighborhood.

15. **Adam Mobbs** advised that everything was covered he wanted to address from all the fabulous public comments and the diversity of different opinions heard during the meeting.

VERBAL COMMENTS

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

WRITTEN CORRESPONDENCE:

1. Correspondence from the Ministry of Transportation, dated May 20, 2021
2. Correspondence from M. Allison, dated June 9, 2021
3. Correspondence from R. Holden dated June 9, 2021
4. Correspondence from A. Heisz, dated June 9, 2021
5. Correspondence from J. Kerr, dated June 9, 2021
6. Correspondence from M. Plunkett, dated June 9, 2021
7. Correspondence from D. Courture, dated June 10, 2021
8. Correspondence from G. Hill, dated June 10, 2021

9. Correspondence from S. Sathiyananthan, dated June 10, 2021
10. Correspondence from C. Asselstine, dated June 10, 2021
11. Correspondence from A. Pal, dated June 10, 2021
12. Correspondence from B. Keller, dated June 10, 2021
13. Correspondence from K Bekendam, dated June 10, 2021
14. Correspondence from J. Alton, dated June 10, 2021
15. Correspondence from L. Cardinal, dated June 10, 2021
16. Correspondence from L. Warwick, dated June 10, 2021
17. Correspondence from C. Franco, dated June 11, 2021
18. Correspondence from K Ng, dated June 11, 2021
19. Correspondence from B. McDonald, dated June 14, 2021
20. Correspondence from SLC Property Management, dated June 11, 2021
21. Correspondence from M. and. R. Lin-Allen, dated June 11, 2021
22. Correspondence from A. Marion, dated June 13, 2021
23. Correspondence from L. and C. Hutchison, dated June 14, 2021
24. Correspondence from V. Maevskly, dated June 14, 2021
25. Correspondence from C. Dimitriadis, dated June 11, 2021
26. Correspondence from J. MacNeil, dated June 14, 2021
27. Correspondence from F. Marinelli, dated June 11, 2021
28. Correspondence from C. Colebatch, dated May 27, 2021
29. Correspondence from M. Christensen, dated June 2, 2021

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 9:15 p.m.

CHAIRMAN

APPENDIX “C”

**General Committee Report
dated June 21, 2021**



City of Barrie

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

Minutes - Final General Committee

Monday, June 21, 2021

6:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 28, 2021.

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

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

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
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 Infrastructure, B. Araniyasundaran
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, A. Miller
Manager of Legal Services, A. Mills.

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

SECTION "A"

21-G-172 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED JUNE 8, 2021

The Report of the Finance and Corporate Services Committee dated June 8, 2021 was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

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

SECTION "B"

21-G-173 AMENDMENT TO BUSINESS LICENSING BY-LAW REGARDING SALE OF ANIMALS

That the following be received for information purposes and no further action be taken

"That staff in the Legislative and Court Services Department investigate the feasibility of amending Business Licensing By-law 2006-266 as amended, to implement restrictions to only permit dogs sold through a Pet Shop if acquired through reputable sources including, but not limited to, an animal shelter, registered humane society and licenced breeder. (Item for Discussion 8.4, February 22, 2021)"

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-174 2020 AUDITED CONSOLIDATED FINANCIAL STATEMENTS

That the 2020 Audited Consolidated Financial Statements attached as Appendix "A" to the Report to the Finance and Corporate Services Committee dated June 8, 2021, be received. (P5/21) (File: F29)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-175**MEMORANDUM FROM B. KEENE, ACTING SUPERVISOR OF ENFORCEMENT SERVICES DATED JUNE 8, 2021 CONCERNING A RESPONSE TO MOTION 20-G-202 CONCERNING NOISE BY-LAW ENFORCEMENT**

That staff in the Legislative and Court Services Department investigate the methods of by-law enforcement of noisy vehicles used by the Town of Caledon and Town of Oakville and report back via memorandum to the Finance and Corporate Services Committee. (P50/20) (File: P00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-176**ZERO EMISSION INFRASTRUCTURE PROJECT (ZEVIP) AGREEMENT**

That the Director of Corporate Facilities be authorized to execute a 10-year agreement with Alectra Energy Services Inc., with terms acceptable to the Director of Legal Services and the Director of Recreation and Culture Services, for the installation and operation of Electric Vehicle Supply Equipment at City facilities as outlined in Staff Report FAC003-21. (FAC003-21)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-177**HOLLY LIBRARY BRANCH - LEASE OF COMMERCIAL SPACE**

1. That staff be directed to take the actions identified in confidential Staff Report FAC004-21 concerning the negotiations of a lease of commercial space for a Holly Library Branch at 555 Essa Road.
2. That the Mayor and City Clerk be authorized to execute a lease and any documents ancillary to it, with the agreement to be generally in accordance with the parameters identified in Appendix "D" to confidential Staff Report FAC004-21 and in a form acceptable to the Director of Corporate Facilities, Director of Legal Services and Barrie Public Library.
3. That the approved 2021 capital fund transfer to the Barrie Public Library for the Holly Library Branch of \$1,179,345 be reduced by an amount equal to the value of City-funded facility capital upgrades performed at the leased facility, currently estimated to be approximately \$350,000.
4. That upon execution of a lease, the Director of Finance be authorized to release funds related to the Holly Library Branch.
5. That the Director of Finance or delegate be authorized to adjust project funding sources and library budget allocations as appropriate to facilitate the leasehold improvements within the terms of the lease agreement, and that these changes be communicated to the Barrie Public Library.

6. That upon lease signing the leased space be declared a City facility, and that staff in the City's Finance Department prepare the necessary documentation and motion as soon as feasible to declare the facility exempt from taxes. (FAC004-21) (File: L00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-178

SALE OF CITY OWNED LAND - 223 BAYFIELD STREET (WARD 2)

1. That the property known municipally as 223 Bayfield Street, Barrie, to be legally described by reference plan and deposited in the Simcoe County Land Registry Office (the "Subject Property") as represented in Appendix "A" of Staff Report LGL008-21, be sold to Hillcorp Investment and Development Inc. (the "Purchaser") in accordance with the terms and conditions set out in the Agreement of Purchase and Sale (the "APS") attached as Appendix "B" of Staff Report LGL008-21.
2. That The Corporation of the City of Barrie (the "City") remove its condition on Council approval contained within the APS and proceed to complete the sale process.
3. That the City Clerk be authorized to execute all associated and required documents necessary to remove the condition of sale or amend any term contained in the APS on the recommendation of and in a form approved by the Director of Legal Services.
4. That the proceeds from the sale be transferred to the Tax Capital Reserve. (LGL008-21) (File: L17-14)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-179

HARVIE ROAD SOUND BARRIER

1. That staff in the Infrastructure Department investigate options of providing light through the Harvie Road sound barrier wall and work with the effected residents at Thrushwood Drive to determine an agreed upon solution.
2. That \$60,000 be added to project EN1287 (Harvie Road and Big Bay Point Road Crossing) to be funded from the Tax Capital Reserve and in the event that contingency funds become available, that be used in lieu of the additional budget. (Item for Discussion 8.2, June 21, 2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-180**INSTALLATION OF A STOP SIGN - GOLDEN MEADOW ROAD AND RIVER RIDGE ROAD (WARD 10)**

That staff in the Development Services Department investigate the feasibility of installing a stop sign at the intersection of Golden Meadow Road and River Ridge Road, including any cost associated with line painting of white lines indicating the stop sign and report back to General Committee. (Item for Discussion 8.5, June 21, 2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-181**WATER BOTTLE FILL-UP STATIONS - MUNICIPAL PARKS**

That staff in the Operations and Corporate Facilities Departments in consultation with the appropriate operating departments and report back to General Committee prior to consideration of the 2022 Business Plan concerning the establishment of water bottle fill-up stations at all municipal parks with fresh delicious Barrie water, addressing the following:

- a) Methods to track costs to promote how many plastic bottles that have been saved;
- b) Marketing board with sponsorship opportunities to promote anti-plastic water bottles;
- c) The elimination of plastic bottles at City and City sanctioned events, such as Kempenfest by 2023; and
- d) The feasibility of having the stations available year-round versus April to October. (Item for Discussion 8.6, June 21, 2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

The General Committee reports that upon adoption of the required procedural motion it met in closed session electronically at 6:02 p.m. to discuss the contents of a confidential Staff Report concerning a confidential personal information matter - Appointment to Committee of Adjustment.

Members of General Committee (with the exception of Councillor, N. Harris), the Chief Administrative Officer, General Manager of Infrastructure and Growth Management, General Manager of Community and Corporate Services, Executive Director of Access Barrie, City Clerk/Director of Legislative and Court Services, Director of Finance/Treasurer and the Director of Information Technology were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

The General Committee met and reports as follows:

SECTION "C"

21-G-182 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO COMMITTEE OF ADJUSTMENT

That motion 21-G-182 of the General Committee Report dated June 21, 2021 being the confidential notes concerning the discussion of Staff Report LCS007-21 regarding a confidential personal information matter - Appointment to Committee of Adjustment, be received. (LCS007-21) (File: C06)

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

Upon adoption of the required procedural motion, General Committee moved into Open Session at 6:23 p.m.

Mayor Lehman provided a brief overview of the nature of the closed session noting that General Committee discussed a confidential personal information matter – Appointment to Committee of Adjustment. Mayor Lehman stated that with the exception of the procedural matter to move into public /open session, votes were not taken during the portion of the meeting closed to the public.

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

SECTION "D"

21-G-183 APPOINTMENT TO COMMITTEE OF ADJUSTMENT

1. That, Andrew Thompson be appointed as a citizen member to the Committee of Adjustment for a term of office to expire on November 14, 2022, unless otherwise noted.
2. That the appointments to the Council Compensation Review Committee be deferred to the August 9, 2021 General Committee meeting.

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

SECTION "E"**21-G-184****PROPERTY ACQUISITION TO FACILITATE MCKAY ROAD ROW EXPANSION - REID DRIVE TO WEST OF HIGHWAY 400 (PROJECT EN1257) AND VETERAN'S DRIVE NEW TRUNK WATERMAIN (PROJECT EN1258) (WARD 7)**

1. That the Director of Legal Services be authorized to commence negotiation and expropriation proceedings to acquire the properties necessary to facilitate the construction of the McKay Road West Trunk Sanitary Sewer and Roadway Improvements and the Veteran's Drive Trunk Watermain projects including the properties identified on Appendix "A" to Staff Report INF006-21, municipally known as 922 Veteran's Drive and 918 Veteran's Drive (the "Property Requirements").
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Property Requirements 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 the Chief Inquiry Officer be requested to report to Council with respect to any such request.
4. That staff, if necessary, be authorized to negotiate an agreement with members of the Salem Landowners Group and the Salem Trustee to secure funding from the Salem Landowners Group to acquire the Property Requirements in exchange for Development Charge Credits from the City in form satisfactory to the Director of Infrastructure and the Director of Legal Services. Alternatively, staff would negotiate and include these terms as part of the McKay/Veteran's Project and Development Charge Credit Agreement authorized by Council motion 21-G-026.
5. That the Director of Legal Services be delegated authority to settle the expropriation or any negotiated agreements, necessary to acquire the Property Requirements.
6. That the Mayor and City Clerk be authorized to execute all associated and required documents necessary to achieving the recommended motion in a form approved by the Director of Legal Services. (INF006-21) (File: T05-MCK)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-185**GYPSY MOTH PREVENTION**

That staff in the Operations Department investigate the feasibility of aerial spraying or the use of pheromone traps for the prevention of gypsy moths, including regional border greenspaces, the costs and report back as part of the 2022 Business Plan and Budget Process. (Item for Discussion 8.1, June 21, 2021)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

The General Committee met and reports as follows:

SECTION "F"**21-G-186****PLATINUM LEVEL SPONSORSHIP - HEART BARRIE SIGNAGE**

That a platinum level sponsorship for the Heart Barrie Signage be established, with the contributors of \$25,000 or more being able to request involvement on the Heart Barrie Signage Working Group. (Item for Discussion 8.3, June 21, 2021)

LOST

This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

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

SECTION "G"**21-G-187****DONATIONS - HEART BARRIE SIGNAGE**

That any funds raised on top of the \$200,000 for the Heart Barrie Signage where no donation receipts have been issued be donated to the Save the beaver and Save the turtle programs in the City. (Item for Discussion 8.4, June 21, 2021)

A point of order was raised by Councillor, S. Morales.

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

SECTION "H"**21-G-188 INTERIM CONSTRUCTION FINANCING - REDWOOD PARK COMMUNITIES**

1. That the City of Barrie provide an interest-free loan of up to \$3 million, with \$1 million to be released in the interim, and the release of any further funds being revisited by General Committee at their meeting scheduled to be held August 9 2020 for the purpose of construction financing to Redwood Park Communities over a period of two years for supportive housing projects in the City of Barrie and that the loan be subject to funding approval for the projects from the Canadian Mortgage and Housing Corporation.
2. That on a best effort basis the City's Treasurer will release money in increments toward supportive housing projects approved by the Canadian Mortgage and Housing Corporation and that all draws of the money be for construction costs and no operation costs of Redwood Park Community salaries all draws must be supported with construction invoicing.
3. That Redwood Park Communities provide a monthly report to the City outlining the construction scheduling, costs and documentation to support all draws being made for construction expenditures associated to the supportive housing projects. (Item for Discussion 8.7, June 21, 2021)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

ENQUIRIES

Members of General Committee addressed enquires to City staff and received responses.

ANNOUNCEMENTS

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

ADJOURNMENT

The meeting adjourned at 10:04 p.m.

CHAIRMAN

APPENDIX “D”

**General Committee Report
dated June 28, 2021**



City of Barrie

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

Minutes - Final General Committee

Monday, June 28, 2021

5:00 PM

Virtual Meeting

GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 28, 2021.

The meeting was called to order by Mayor, J. Lehman at 5:09 p.m. The following were in attendance for the meeting:

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

Absent: 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Deputy City Clerk, C. Swan
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Corporate Asset Management, K. Oakley
Manager of Legal Services, A. Mills.

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

SECTION "A"

21-G-189 **REPORT OF THE CITY BUILDING COMMITTEE DATED JUNE 15, 2021**

The Report of the City Building Committee dated June 15, 2021, was received. (File: C05)

This matter was recommended (Section "A") to General Committee for consideration of receipt at its meeting to be held on 6/28/2021.

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

SECTION "B"

21-G-190 **MUNICIPAL HERITAGE REGISTER - COLLIER STREET UNITED CHURCH - 112 COLLIER STREET**

That the property known municipality as Collier Street United Church located at 112 Collier Street be added to the Municipal Heritage Register as a listed property.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-191 **ALTERNATIVE FUEL STUDY - CORPORATE FLEET**

1. That the conversion of the City's corporate fleet to battery electric and compressed natural gas fuelled vehicles be endorsed in principle.
2. That a full time equivalent position be approved and funded beginning in November 2021, for the purpose of developing and executing an implementation plan for fleet conversion, at an estimated total cost of \$150,000 per year for salary and associated burden.
3. That staff report back in the third quarter of 2023 with an implementation plan for fleet conversion and that implementation related budget requests be included in future business plans.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-192**BARRIE TRANSIT ALTERNATIVE FUEL STUDY**

1. That the conversion of the City's Transit fleet to battery electric buses (BEB), be endorsed in principle.
2. That a full-time equivalent position be approved and funded beginning in November 2021, for the purpose of developing and executing both the pilot program and implementation plan for transit's fleet conversion, at an estimated total cost of \$150,000 per year for salary and associated costs.
3. That an additional Capital Project in 2021 for the purchase of 1 conventional BEB and accompanying charging infrastructure for a total project cost of \$1.7M, which will be funded from Federal Gas Tax Reserve, be approved, with staff making every effort to leverage funding from upper levels of government when those programs become available to reduce the commitment from the Federal Gas Tax Reserve.
4. That the City of Barrie join Canadian Urban Transit Research and Innovation Consortium (CUTRIC) and that the membership fees be funded through the Transit and Parking Strategy Departmental Operating Budget.
5. That staff be authorized to submit applications for grants that would reduce capital expenditures or enhance capital projects associated with BEB's and a report or memo be presented, as appropriate, prior to the execution of any agreement associated with the acceptance of such grant.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

The General Committee reports that upon adoption of the required procedural motion it met in closed session electronically at 5:11 p.m. to discuss the contents of a confidential Staff Report concerning a confidential potential disposition of land matter - Dunlop Street West.

Members of General Committee with the exception of Councillor, N. Harris, the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Finance/Treasurer, Director of Legal Services, Executive Director of Access Barrie, General Manager of General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management and the Manager of Legal Services and Director of Information Technology were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

The General Committee met and reports as follows:

SECTION "C"

21-G-193 CONFIDENTIAL POTENTIAL DISPOSITION OF LAND MATTER - DUNLOP STREET WEST

That motion 21-G-193 contained within the confidential notes to the General Committee Report dated June 28, 2021 concerning the discussion of a confidential potential disposition of land matter - Dunlop Street West was received.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 6/28/2021.

Upon adoption of the required procedural motion, General Committee moved into Open Session at 6:27 p.m.

Mayor Lehman provided a brief overview of the nature of the closed session noting that General Committee met and discussed a Staff Report concerning a confidential potential disposition of land matter on Dunlop Street. Mayor Lehman stated that there were two votes taken during the portion of the meeting closed to the public. One being the confidential direction to staff and the second one being procedural matter to move into public/open session.

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

SECTION "D"

21-G-194 DISPOSITION OF LAND MATTER - 50 WORSLEY STREET

That the Director of Legal Services be authorized to negotiate an Agreement of Purchase and Sale for the property known municipally as 50 Worsley Street with the YMCA subject to the direction provided within the confidential notes of the General Committee Report dated June 28, 2021, with the Mayor and City Clerk be authorized to execute the said agreement. (DEV018-21) (File: L00)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

SECTION "E"**21-G-195 RESPONSE TO MOTION 20-G-202 - NOISE BY-LAW ENFORCEMENT**

That the following matter be referred to the Finance and Corporate Services Committee for consideration:

"Memorandum from B. Keene, Acting Supervisor of Enforcement Services dated June 28, 2021 regarding a response to motion 20-G-202 - Noise By-law Enforcement."

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

21-G-196 SUGGESTION TO CANCEL CANADA DAY

That the following matter be referred to the August 9, 2021 General Committee meeting for consideration:

"Memorandum from R. James-Reid, Executive Director of Access Barrie and S Lee-Young, Manager of Recreation and Culture Programs, Recreation and Culture Department dated June 28, 2021 concerning a Suggestion to Cancel Canada Day. (File: M02 B- Canada Day)"

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/28/2021.

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 6:32 p.m.

CHAIRMAN