



City of Barrie

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

Minutes - Final City Council

Monday, December 7, 2020

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 7:03 p.m. The following were in attendance for the meeting:

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

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Recreation and Culture Services, R. Bell
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 Administrative Services (CCS), C. Swan.

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

20-A-122 The Minutes of the City Council meeting dated November 23, 2020 were adopted as printed and circulated.

20-A-123 The Minutes of the City Council meeting dated November 30, 2020 were adopted as printed and circulated.

AWARDS AND RECOGNITIONS

20-A-124 **RECOGNITION OF THE WINNER OF THE 2020 MAYOR'S CHRISTMAS CARD CONTEST**

Mayor Lehman recognized Lorraine Maher as the winner of the 2020 Mayor's Christmas Card Contest for her submission entitled "Santa at the Square". Mayor Lehman thanked Ms. Maher for her submission that will be enjoyed by the City for the holiday season.

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4.16 of Procedural By-law 2019-100, City Council considered an Emergency Deputation Request by Arnie Ivsins regarding motion 20-P-046, Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street. Upon a vote of City Council taken, Arnie Ivsins was permitted to address City Council.

20-A-125 **DEPUTATIONS CONCERNING MOTION 20-P-046, APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET**

The following Deputations were provided concerning motion 20-P-046, Application for an Official Plan Amendment and a Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street:

- 1) Paula Bustard on behalf of Smart Centres commented that they had made application in December of 2019 and have been working

diligently with City staff and the Conservation Authority on the application. She noted that a lot of changes have taken place since the first submission of the application. Ms. Bustard discussed the proposal of four towers, the amount of open space, pedestrian trails and circulation for the site. She commented that they had working closely with the Conservation Authority in creating the EP zone. Ms. Bustard noted that the height of the buildings has been changed by reducing the height in two towers, and two increased modestly on the direction of City staff in order to stagger the tower placement for better view corridors. She also noted that there has been a reduction in the tower floor plate by ten percent that creates slender towers and better visual views. Ms. Bustard noted Smart Centres is pleased with the application as it is now and requested that Council supports the application.

Members of Council asked questions of clarification to Ms. Bustard and received responses.

- 2) Rod Burns discussed his concerns associated with the proposed development including the height, density and traffic volumes. He provided an overview of the planning process wherein the community expressed their concerns repeatedly about the height and density of the development and he noted that he felt the comments were being ignored. Mr. Burns provided his opinion to a number of paragraphs within the Staff Report associated to the height and density and the concerns he has with them.

Mr. Burns advised of his concerns associated with the pedestal facing 2 and 6 Toronto Street being two stories and the pedestal of the Smart Centre project covering 50% of the total property coverage of 2 and 6 Toronto Street and creating a forty-foot wall, and noting that he felt that the pedestals will destroy the landscape vistas. He discussed his issue with less green space on the waterfront, the effects of the wind velocity will have on paddle boarders, kayakers, sailors and boaters. In conclusion, Mr. Burns asked members to look at the massive increase in height and density and that he believes that it does not fit within the context of neighborhood.

- 3) Cathy Colebatch discussed her opposition to the application and her concerns with an excessively tall building and noted that in her opinion this would not enhance but detract from the City's cohesive waterfront. She noted her opposition with paragraphs 1, 2, 3 a) and 5 c) of the Staff Report and she questioned how high is too high and what is in keeping in character with neighbourhood. Ms. Colebatch commented that this development is by far the biggest in the history of the City and that this proposal has its merits with conference rooms, hotel rooms, rental units, small amount of commercial and the cash-in-lieu of parkland, increased tax revenues and jobs. She suggested that with the waterfront being unique, developers need to develop responsibly with the vision to protect the waterfront.

Ms. Colebatch discussed the numerous public comments of concern provided throughout the planning process suggesting that the time is taken to get this right and people are not happy with the proposal because of the height. She asked that Council listen to the public and reduce the height or defer the item to another meeting for further discussions with Smart Centres.

Members of Council asked questions of clarification to Ms. Colebatch and received responses.

4) Gary Bell discussed the following slides concerning his concerns with the application:

- The proposed Official Plan amendment;
- The conformity of the development with the Official Plan related to tall buildings and height control and shadowing;
- The building design should complement and contribute to the character of the neighbourhood;
- Protection of the view to the lake, City skyline and landmarks;
- Provisions in the Urban Design Manual to ensure compatibility of the development with adjacent area development and visual character; and
- Suggestions for Council to consider for the site.

In conclusion Mr. Bell noted that good planning and decisions should be flexible and fundamentally respect the Official Plan and the character of the neighbourhood.

5) Bonnie Gill discussed her concerns regarding the scope and scale of the proposed development. She commented on the numerous concerns from residents received during the planning process surrounding the height of towers; that tower 1 and the parking podium is too close to 2 Toronto Street; the density is too intense and a need to preserve Barrie's waterfront and public parkland that is enjoyed by citizens of Barrie. She asked why with the public outcry on the concerns of the height on the towers and that consideration should be given to decreasing the tower in height to be more inline with neighbouring buildings. She discussed her concerns associated with the lack of recreation space and the provision of cash-in-lieu of parkland. Ms. Gill noted that with the site being so close to the waterfront and to the existing lakeshore area is insufficient to sustain current and future residents in the neighbourhood and citizens that attend and enjoy the waterfront. Ms. Gill advised that she is in favour of revitalizing the downtown as long as it is done responsibly and in character for the area. She advised commented that her and husband have lived in Barrie for 50 years and that she enjoys the downtown area. She concluded by noting its Council's power and the responsibility to get it right.

- 6) Charlie Talbot advised that he believes that Barrie's waterfront is the jewel of Barrie and is a testimony to the wisdom and the foresight of the previous City officials, and planners who limited the development to preserve the City. He commented that he is in support of the development for residential, commercial, and retail purposes but that he has some serious reservations about the scale and the design of the project. Mr. Talbot expressed his concerns that the development is too large and will overwhelm the capacity of the waterfront amenities and reduce the availability to all Barrie residents. He commented on his concerns associated with the shadowing from the buildings, the excessive density and that the buildings are too high. He also noted his concerns associated with parking, the access to Lakeshore Boulevard and traffic volume increases.

In conclusion, Mr. Talbot asked that Council maintain the parking ratios to the maximum possibility to avoid impacts to the waterfront parking, require the proponent to reduce the height between the buildings one and two Toronto Street to mirror the neighbouring buildings, the proponent to have a parking plan and for Council to remember that the City is the people and that he believes the people are speaking.

- 7) Leslie Hart withdrew her request for a Deputation.
- 8) Paul Armstrong was unavailable at the time of the Deputation.
- 9) Arnie Ivsins discussed his love for Barrie since moving to the Allandale area in 1986. He advised with these developments he is questioning whether they want to remain in Barrie. He advised that he felt allowing a development of this will change the landscape forever. Mr. Ivsins noted that he felt that the buildings do not fit the character of the neighbourhood and that something needs to be done with the space. He acknowledged that intensification is happening but that over the years a lot of buildings are now gone, including Barrie Central. Mr. Ivsins discussed his concerns associated with traffic around the lakeshore. He indicated that concerns around the lakeshore. In closing he noted that intensify in other areas then the waterfront and he suggested to leave it the way it is.

COMMITTEE REPORTS

20-A-126 General Committee Report dated November 23, 2020, Section A.
(APPENDIX "A")

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 November 23, 2020, now circulated, be received.

20-G-199 CONFIDENTIAL PERSONAL INFORMATION AND SOLICITOR-CLIENT
PRIVILEGE MATTER - WORKPLACE INVESTIGATION

CARRIED

20-A-127 Planning Committee Report dated November 30, 2020 (APPENDIX "B").

20-P-046 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING
BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20
CHECKLEY STREET (WARD 2)

AMENDMENT #1

Moved by: Councillor, K. Aylwin

Seconded by: Councillor, C. Riepma

That motion 20-P-046 of the Planning Committee Report dated November 30, 2020 concerning an Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street (Ward 2) be amended by adding the following paragraphs:

1. That staff in Development Services give consideration to the following provisions for the Tower 1 portion of the subject property prior to the final by-law being passed;
 - a) A side yard of 0.5 metres along the 2 and 6 Toronto property line;
 - b) A maximum building height of 10 metres within 15 metres of the 2 and 6 Toronto Property line
 - c) A maximum building height of 30 metres at 15 metres of the 2 and 6 Toronto property line;
 - d) A maximum building height of 10 metres within 5 metres of the front lot line;
 - e) A maximum building height of 30 metres within 15 metres of

- the front lot line;
 - f) The building step back as shown on the architectural drawings; and
 - g) An increase the setback to the EP lands as much as possible.
- 2. That staff in the Development Services Department make any applicable alterations to the final Zoning By-law and advise City Council on these matters and any changes to the final zoning by-law.

AMENDMENT TO AMENDMENT #1

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

That Amendment #1 to motion 20-P-046 be amended by adding the words "Maximum height of 35 stories along Bradford Street".

WITHDRAWN**AMENDMENT #3**

Moved by: Councillor, K. Aylwin
Seconded by: Councillor, C. Riepma

That motion 20-P-046 of the Planning Committee Report dated November 30, 2020 concerning the Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street be referred back to staff to look at a reduced height for the proposal.

CARRIED

Upon the question of the original motion moved by Deputy Mayor, B. Ward and seconded by Councillor, Thompson, the motion was **CARRIED AS AMENDED BY AMENDMENT #3**.

20-A-128

General Committee Report dated November 30, 2020, Sections A, B, C, D, E and F (APPENDIX "C").

SECTION "A" - TO BE RECEIVED

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

That Section "A" of General Committee Report dated November 30, 2020, now circulated, be received..

20-G-201

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED NOVEMBER 17, 2020

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "B" of General Committee Report dated November 30, 2020, now circulated, be adopted.

- 20-G-202** REFERRED BY GENERAL COMMITTEE DATED MARCH 9, 2020 -
RESPONSE TO MOTIONS 19-G-218 AND 19-G- 255 - NOISE BY-LAW
ENFORCEMENT
- 20-G-203** CITY OF BARRIE'S INFRASTRUCTURE STANDARDS - SIDEWALK
JOINTS
- 20-G-204** AMENDMENT TO THE CITY OF BARRIE STREET ADDRESSING POLICY
- 20-G-205** MUNICIPAL NAMES REGISTRY - ADDITIONAL NAMES FOR FUTURE
STREET NAMES
- 20-G-206** CITY OF BARRIE 2021 CULTURAL GRANTS PROGRAM
- 20-G-207** CAPITAL PROJECT STATUS REPORT
- 20-G-208** CONFIDENTIAL LABOUR RELATIONS / EMPLOYEE NEGOTIATIONS -
2021 CUPE NEGOTIATIONS
- 20-G-209** DELEGATION OF OWNER REPRESENTATIVE FOR WATER
OPERATIONS QUALITY MANAGEMENT SYSTEM AND *SAFE DRINKING*
WATER ACT REQUIREMENTS
- 20-G-210** EXPROPRIATION OF CITY OWNED LAND BY MINISTRY OF
TRANSPORTATION (MTO)
- 20-G-211** INVESTIGATION PARKING RESTRICTION SAUNDERS ROAD (WARD 8)
- 20-G-212** INVESTIGATION REGARDING ADDITIONAL PARKING RESTRICTIONS
ALONG J.C. MASSIE WAY (WARD 3)
- 20-G-213** AUTOMATED SPEED CAMERAS IN SCHOOLS AND COMMUNITY
SAFETY ZONES
- 20-G-214** INVESTIGATION - INSTALLATION OF A CROSSWALK ON ELMBROOK
DRIVE - TRILLIUM WOODS ELEMENTARY SCHOOL (WARD 7)

CARRIED

SECTION "C" - TO BE ADOPTED

Moved by: Councillor, R. Thomson
Seconded by: Councillor, K. Aylwin

That Section "C" of General Committee Report dated November 30, 2020, now circulated, be adopted.

20-G-215**NORTH SHORE TRAIL VEGETATION MANAGEMENT PLAN**

Deputy Mayor Ward assumed the Chair at 9:32 p.m.

Mayor, J. Lehman declared a potential pecuniary interest on the foregoing matter as a member of his family owns property in close proximity to the subject lands. He did not participate in the discussion or vote on the matter. He remained in the virtual City Council meeting.

Mayor Lehman resumed the Chair at 9:33 p.m.

CARRIED

SECTION "D" - TO BE RECEIVED

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

That Section "D" of General Committee Report dated November 30, 2020, now circulated, be received..

20-G-216**PRESENTATION FROM THE ENFORCEMENT SERVICES BRANCH REGARDING THE ENFORCEMENT SERVICES STAFFING AND GROWTH REVIEW 2020 TO 2041**

CARRIED

SECTION "E" - TO BE ADOPTED

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

That Section "E" of General Committee Report dated November 30, 2020, now circulated, be adopted.

20-G-217 ENFORCEMENT SERVICES - STAFFING AND GROWTH REVIEW 2020 TO 2041

CARRIED

SECTION "F" - TO BE ADOPTED

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

That Section "F" of General Committee Report dated November 30, 2020, now circulated, be adopted.

20-G-218 BILL 229, *PROTECT, SUPPORT AND RECOVER FROM COVID-19 ACT* - SCHEDULE 6 - *CONSERVATION AUTHORITIES ACT*

AMENDMENT #1

Moved by: Councillor N. Harris
Seconded by: Councillor, G. Harvey

That motion 20-G-219 of Section "F" of the General Committee Report dated November 30, 2020 be separated and reintroduced as Section "G".

CARRIED

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

SECTION "G" - TO BE ADOPTED

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

That Section "C" of General Committee Report dated November 30, 2020, now circulated, be adopted.

20-G-219 ADDITIONAL SOUND BARRIERS ALONG HIGHWAY 400 - BARRIE

CARRIED

DIRECT MOTIONS

20-A-129 **SUPPORT FOR THE COUNTY OF SIMCOE'S APPLICATION TO THE CANADA MORTGAGE AND HOUSING CORPORATION - RAPID FUNDING INITIATIVE**

Moved by: Deputy Mayor, B. Ward
Seconded by: Councillor, A. Kungl

That correspondence be prepared and provided to the County of Simcoe in support of their application to the Canada Mortgage and Housing Corporation - Rapid Funding initiative that addresses urgent housing needs of vulnerable Canadians.

CARRIED

ENQUIRIES

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

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

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

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

BY-LAW
2020-113**Bill #114**

A By-law of The Corporation of the City of Barrie to exempt Block 263, Plan 51M-1160, City of Barrie, County of Simcoe, being all of PIN 58729-1516 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (Part Lot Control - H. Hansen Development, Block 263, Brown Bear Street) (File: D23-BRO)

BY-LAW
2020-114**Bill #115**

A By-law of The Corporation of the City of Barrie to exempt Block 267, Plan 51M-1160, City of Barrie, County of Simcoe, being all of PIN 58729-1520 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (Part Lot Control - H. Hansen Development Inc., Block 267, Brown Bear Street) (File: D23-BRO)

BY-LAW
2020-115**Bill #116**

A By-law of The Corporation of the City of Barrie to appoint Cheryl Joanne Swan as Deputy City Clerk for the City of Barrie. (File: C05)

BY-LAW
2020-116**Bill #117**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (20-P-045) (Application for Zoning By-law Amendment - 428 Little Avenue) (428 Little Inc.) (Ward 8) (DEV013-20) (File: D14-1690)

BY-LAW
2020-117**Bill #118**

A By-law of The Corporation of the City of Barrie to appoint Carrie Ellen Clark as a Deputy Fire Chief for the City of Barrie. (05-G-475) (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
2020-118**Bill # 119**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 7th day of December, 2020.

CARRIED UNANIMOUSLY**ADJOURNMENT**

Moved by: Councillor, J. Harris

Seconded by: Councillor, G. Harvey

That the meeting be adjourned at 9:56 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk