



City of Barrie

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

Final City Council

Monday, January 31, 2022

7:00 PM

Virtual Meeting

CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE

The meeting was called to order by the City Clerk at 7:01 p.m. The following were in attendance for the meeting:

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

STAFF:

Acting Director of Infrastructure, S. Diemert
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, M. Williams
Director of Corporate Facilities, R. Pews
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of 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
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Growth and Development, T. Thompson

Manager of Customer Service, M. Kovacs
Planner, L. Juffermans
Service Desk Generalist, K. Kovacs.

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

22-A-008 The Minutes of the City Council meeting held on January 17, 2022 were adopted as printed and circulated.

DEPUTATION(S) ON COMMITTEE REPORTS

Pursuant to Section 4(16) of Procedural By-law 2019-100, as amended, Council considered a request by Dave Robinson and Raffi Ehtemam concerning motion 22-P-002, Zoning By-law Amendment Application - 407, 411, 413, 417 and 419 Mapleview Drive West to make deputations to City Council. Upon a vote of Council being taken, Dave Robinson and Raffi Ehtemam were permitted to address City Council.

22-A-009 **DEPUTATION CONCERNING MOTION 22-P-002, ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)**

The following Deputations were provided concerning motion 22-P-002, Zoning By-law Amendment Application - 407, 411, 413, 417 and 419 Mapleview Drive West:

1. Janet Foster advised that she is a professional planner who has been retained by the residents of the Redfern Avenue and Mapleview Drive neighborhood to speak on their behalf. She indicated that the residents are concerned that the proponent's application for a medium density RM2 Zoning with Special Provisions as it will result in a high density development in an area not identified in the Official Plan or its supporting policies as an intensification corridor. Ms. Foster explained that the neighborhood residents do not object to a medium density townhouse development, and therefore support the proposed amendments discussed at the January 18, 2022 Planning Committee meeting.

Ms. Foster discussed the City's Official Plan policies which require residential intensification developments outside an intensification area to be considered under its own merits to ensure that the scale

and physical character of the development is compatible with the surrounding neighborhood. She cited the developments at 30 Hanmer Street and 105-111 Edgehill Drive which were approved for increased height and density outside a designated Intensification Area. She noted that these projects were evaluated based on their own individual merits making it difficult to establish precedent in these instances.

Ms. Foster expressed concerns regarding the proposed development with respect to the high density, the development being the first of its kind in this neighborhood, the lack of appropriate transition to intensification, and the rooftop patios impact on the character of the neighborhood. She stated that the City's Official Plan policies support compatibility between dwelling types, graduated density, and buffering protection to minimize the impact on adjacent low density lots and to assist with integration between residential land uses. Ms. Foster noted that the amendments discussed at the January 18th Planning Committee meeting address these needs.

In closing, Ms. Foster commented that she felt that the proposed amendments can be supported by the City's Development Services staff and would enable intensification outside an intensification node or corridor. Ms. Foster shared her opinion that the amendments consider the public interest and are considered to be good planning.

2. Anna Del Col summarized her concerns associated with the proposed development throughout its various iterations with respect to the preservation of trees, height of the building, and the lack of visitor parking. She expressed her opinion that the proposed development does not fit the character of the neighborhood and noted that the density of the development is still the remaining concern. She advised that keeping the density in line would assist with managing the other concerns regarding the proposed development.

Ms. Del Col stated that Mapleview Drive is not an intensification corridor under the City's current Official Plan and will not be when the new Official Plan is adopted. She expressed her concern that approving the proposed development would set a dangerous precedent and urged Council to protect the sense of security in the neighborhood and to follow the City's Official Plan.

Ms. Del Col commented that Councillor Harvey's proposed amendments would still result in an increased density for the development. She expressed her concern that constructing a 72 units per hectare development in the neighborhood is motivated by the profit for the developer in question and that the residents of the neighborhood will have to live with what remains.

3. Andrew Zvanitajs requested that the proposed development application not be approved at its proposed density and height. Mr. Zvanitajs shared his concerns regarding the proposed development being twice the allowable density permitted and if approved, is concerned that the development will fundamentally change the character of the neighborhood. He also expressed concerns regarding traffic and parking and that there are no comparable buildings abutting these properties in the neighborhood.

Mr. Zvanitajs requested that Council follow the City's Official Plan. He commented on the location of the site not being an intensification. Mr. Zvanitajs expressed his opinion that a modest two or three-storey townhouse complex would be more appropriate for the site and would compliment the existing neighborhood. He requested that Council take the opportunity to show residents how seriously it takes development and to consider the amendments discussed at the January 18, 2022 Planning Committee meeting.

4. Kapil Uppal advised that residents are requesting that the City's Official Plan be upheld. He expressed concerns regarding the proposal being a high-density development in an area that is not designated as an intensification corridor. He commented that although the developer has reduced the number of units, the development is still to high of a density under the City's Official Plan.

Mr. Uppal expressed his concern that the proposed development is not consistent or compatible with the adjacent low density residential neighborhood and that it would represent an overdevelopment of the site. He shared his opinion that the site is best suited to a medium density development. Mr. Uppal also expressed concern with the practice of allowing developments to significantly exceed the 20-unit density target in order to compensate for other developments that do not meet this target.

In closing, Mr. Uppal stated that Council has a responsibility to the residents of Barrie and that allowing the proposed development to go forward could be precedent setting for the community. He stated that every proposal should be evaluated at on its own merits. Mr. Uppal expressed his opinion that the amendments discussed at the January 18, 2022 Planning Committee meeting represent a good compromise.

5. Doug Rolling commented that he agrees with the comments made by other residents and Janet Foster. Mr. Rolling expressed concerns with the proposed height of the development and reiterated concerns regarding parking congestion on the street as a result of the proposed development.
6. Sarah Davis advised that Janet Foster was hired to speak on behalf of the neighborhood and that she supports the comments made by Ms. Foster. She stated that the residents have concerns with respect

to the density of the proposed development. Ms. Davis commented that while she felt that the amendments discussed at the January 18, 2022 Planning Committee meeting are not perfect, they are a relative compromise between the two parties.

7. Darren Vella from Innovative Planning Solutions spoke on behalf of the applicant, Encore Group. Mr. Vella shared his opinion that the proposed development is a good fit for the property and that he agrees with some of the amendments proposed by Councillor Harvey as they relate to the rear yard townhouse units backing onto Redfern Avenue. He expressed concerns with the proposed amendments that relate to the height and density of the units facing Mapleview Drive.

Mr. Vella discussed slides demonstrating the relationship between the subject lands along Mapleview Drive and the intensification corridor. He stated that the height and density of developments will be reduced the further away they are located from the intensification corridor. Mr. Vella commented that the development proposes a three and a half storey building with rooftop balconies and that only eight units out of the developments total 46 units have balconies that exceed 10 metres in height.

Mr. Vella discussed slides illustrating the distance of the balconies to the neighboring properties. He commented that there is a substantial four lane road that separates the rooftop balconies from the dwellings on the other side of the road and noted that there is substantial vegetation that exists that provides a further buffer. Mr. Vella expressed his opinion that he felt that the concerns with respect to rooftop balconies overlooking the pools of the neighborhood are unfounded.

Mr. Vella expressed his concern with the images shown by Councillor Harvey and stated that they are inaccurate. He discussed the seniors building located in the neighborhood and noted that it has been used to establish the character of the neighborhood. Mr. Vella shared his opinion that he felt that there are more similarities than differences between the two sites and that the proposed development is located three times closer to the Essa Road intensification corridor.

Mr. Vella discussed the changes that have been made to address resident concerns, including the reduction in units, greater setbacks, two parking spaces per unit, and that the trees in the rear yards are being maintained. He also commented that the size of the public walkway is being increased. Mr. Vella cited examples of recent developments that exceed the proposed development's height that have been approved outside of designated intensification areas and are located adjacent to single family homes.

In closing, Mr. Vella stated that Encore Group has no intention of submitting a revised proposal. He expressed his opinion that he felt that the proposed development is a fair size compromise and balances the concerns of residents against growth in the City of

Barrie. Mr. Vella commented that Encore Group is a reputable developer and that he felt that voting with Councillor Harvey is a vote against developing more attainable units in this part of the City.

8. Andrew Barnett expressed his concerns with the proposed development with respect to the height of the building, its incompatibility with the existing character of the neighborhood, its location outside an intensification corridor, the impact on existing single-family dwellings, and the privacy issues for the homes on Redfern Avenue presents.

Mr. Barnett commented that the proposed development does not conform to the City's Official Plan and that Council has an opportunity to reject the proposal and consider how development will occur in the City. Mr. Barnett expressed his support for the amendments proposed by Councillor Harvey.

9. Raffi Ehtemam expressed concerns regarding the proposed development with respect to its incompatibility with the existing character of the neighbourhood, its location outside an intensification corridor, the lack of parking, and the increased traffic on Redfern Avenue. He requested that Council consider that the proposed development must be in accordance with the existing character of the neighborhood and reconsider approving the application. Mr. Ehtemam expressed his opinion that the proposed development is not the right fit for neighbourhood.
10. Dave Robinson expressed concerns with the proposed development with respect to privacy for residents located on Redfern Avenue and that he felt that the proposed development will devalue his property. He commented that he purchased his property on the basis of its location in a low-density area and an expectation of privacy in his backyard. Mr. Robinson shared his opinion that there has been no solution offered from the developer to address these concerns.

22-A-010

DEPUTATION BY MEAGHAN CHAMBERS, EXECUTIVE DIRECTOR FOR THE ELIZABETH FRY SOCIETY OF SIMCOE MUSKOKA CONCERNING MOTION 22-G-013, REQUEST TO PROVINCE FOR COMMUNITY REINTEGRATION OFFICERS FOR CENTRAL NORTH CORRECTIONAL CENTRE

The following Deputation was provided concerning motion 22-G-013, Request to Province for Community Reintegration Officers for Central North Correctional Centre:

Meghan Chambers, Executive Director for the Elizabeth Fry Society of Simcoe Muskoka, noted that she has been advised by the Central North Correctional Centre (CNCC) that the institution would be allocated Community Reintegration Officers and that the Ministry is rolling out the positions in phases. Ms. Chambers advised that at this time, the CNCC has not been given a start date for these positions.

Ms. Chambers discussed the need and urgency for reintegration and discharge support for vulnerable populations as the City is experiencing a housing crisis, exacerbated by increasing rental rates and local shelters nearing capacity. She advised that deficiencies in discharging processes at the CNCC have been recognized for many years by local organizations and that the pandemic has highlighted further deficiencies.

Ms. Chambers discussed the collaboration between the Elizabeth Fry Society and the David Busby Centre which aims to address discharge needs for those with no fixed address. She provided an overview of the Post Incarceration Transition Program facilitated by the Elizabeth Fry Society which aims to increase homeless diversion by identifying housing resources outside the shelter system and provide community-based support and system coordination. She noted that while this collaboration has been successful there are still shortfalls within the system.

In closing, Ms. Chambers stated that members of the vulnerable population are overpoliced and underprotected due to systemic cause and that system failures are faced by the most vulnerable citizens. She explained that the true way to reduce recidivism rates is to ensure the needs of incarcerated people are met and to ensure adequate support with individualized planning. Ms. Chambers expressed support of the motion communicating a sense of urgency for supported transition between imprisonment and home communities and that decreasing reincarceration of vulnerable people is of the utmost importance.

COMMITTEE REPORTS

[22-A-011](#) Planning Committee Report dated January 18, 2022, Sections A and B. (APPENDIX "A")

SECTION "A" - TO BE RECEIVED

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

That Section "A" of the Planning Committee Report dated January 18, 2022, now circulated, be received.

[22-P-001](#) PRESENTATION CONCERNING BARRIE'S NEW OFFICIAL PLAN UPDATE - "ONE CITY, ONE VISION, ONE PLAN"

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "B" of the Planning Committee Report dated January 18, 2022, now circulated, be adopted.

22-P-002 ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)

AMENDMENT #1

Moved by: Councillor, G. Harvey
Seconded by: Deputy Mayor, B. Ward

"That motion 22-P-002 of Section "B" of the Planning Committee Report dated January 18, 2022 be deleted and replaced with:

1. That, further to the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 407-419 Mapleview Inc. and Encore Group, to rezone lands known municipally as 407, 409, 413, 417 and 419 Mapleview Drive East, Residential Multiple Dwelling Second Density (RM2) zoning be approved without any special provisions, and that the applicant be requested to submit a revised Site Plan that meets the RM2 zoning requested.
2. That a holding provision be put on the Zoning By-law for 407, 409, 413, 417 and 419 Mapleview Drive East, Residential Multiple Dwelling Second Density (RM2) until the applicant receives Site Plan approval.
3. That Site Plan approval be bumped up to Council for their approval.
4. 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 DEV026-21.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law."

The recorded vote was taken as follows:

Yes: 8 - Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, A. Kungl
Councillor, R. Thomson

Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, M. McCann

No: 3 - Mayor, J. Lehman
Councillor, K. Aylwin
Councillor, S. Morales

CARRIED

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.**

22-A-012 First General Committee Report dated January 24, 2022, Sections A, B, C and D. (APPENDIX "B")

SECTION "A" - TO BE RECEIVED

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

That Section "A" of the First General Committee Report dated January 24, 2022, now circulated, be received.

22-G-008 CONFIDENTIAL POTENTIAL ACQUISITION OF PROPERTY MATTER - HOUSING AFFORDABILITY TASK FORCE

22-G-009 CONFIDENTIAL POTENTIAL DISPOSITION OF PROPERTY MATTER - LITTLE LAKE

22-G-010 CONFIDENTIAL POTENTIAL DISPOSITION OF PROPERTY MATTER - WORSLEY STREET

CARRIED

SECTION "B" - TO BE ADOPTED

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

That Section "B" of the First General Committee Report dated January 24, 2022, now circulated, be adopted.

22-G-011 HOUSING AFFORDABILITY TASK FORCE RECOMMENDATIONS

The recorded vote was taken as follows:

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

CARRIED

SECTION "C" - TO BE ADOPTED

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

That Section "C" of the First General Committee Report dated January 24, 2022, now circulated, be adopted.

22-G-012 BARRIE AREA NATIVE ADVISORY COUNCIL'S (BANAC) - INDIGENOUS HEALTH CENTRE

CARRIED

SECTION "D" - TO BE ADOPTED

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

That Section "D" of the First General Committee Report dated January 24, 2022, now circulated, be adopted.

22-G-013 POTENTIAL DISPOSITION OF PROPERTY MATTER - YMCA OF SIMCOE/MUSKOKA

AMENDMENT #1

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

That motion 22-G-013 of Section "C" of the First General Committee Report dated January 24, 2022 be amended by adding the following paragraph:

"4. That the YMCA come back with a solid plan with the City of Barrie to connect the library and the YMCA to be safe, warm and enclosed."

CARRIED

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.**

[22-A-013](#) Second General Committee Report dated January 24, 2022, Sections A, B and C. (APPENDIX "C")

SECTION "A" - TO BE ADOPTED

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

That Section "A" of the Second General Committee Report dated January 24, 2022, now circulated, be adopted.

[22-G-014](#) REQUEST TO PROVINCE FOR COMMUNITY REINTEGRATION OFFICERS FOR CENTRAL NORTH CORRECTIONAL CENTRE

AMENDMENT #1

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

That motion 22-G-014 of Section A of the Second General Committee Report dated January 24, 2022 be amended in the last paragraph by deleting the last paragraph and replacing it with the following:

"That a letter be sent to the Solicitor General of Ontario expressing the urgency to prioritize allocating dedicated community reintegration officers for the Central North Correction Centre to improve an individual's transition from custody to neighbouring communities, facilitate linkages to support service and reduce pressures on the Barrie area sheltering and outreach system."

CARRIED

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**.

SECTION "B" - TO BE RECEIVED

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

That Section "B" of the Second General Committee Report dated January 24, 2022, now circulated, be received.

[22-G-015](#) PRESENTATION CONCERNING THE PERFORMING ARTS CENTRE TASK FORCE UPDATE

CARRIED

SECTION "C" - TO BE ADOPTED

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

That Section "C" of the Second General Committee Report dated January 24, 2022, now circulated, be adopted.

22-G-016 PERFORMING ARTS CENTRE TASK FORCE

The recorded vote was taken as follows:

Yes: 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

CARRIED**PRESENTATIONS****22-A-014** **PRESENTATION BY THE BARRIE POLICE SERVICE CONCERNING COMMUNITY SAFETY WELL-BEING AND HARM FOCUSED POLICING**

Chief Kimberley Greenwood, Deputy Chief Rich Johnston and Deputy Chief Wyllie Allan provided a presentation concerning the Community Safety and Well-Being Plan and Harm Focused Policing. They discussed slides concerning the following topics:

- An overview of the legislative requirements of Community Safety and Well-Being Plans;
- The City of Barrie's Community Safety and Well-Being Plan community partners;
- An overview of the Barrie Police Service's Community Safety and Well-Being Unit;
- An introduction to the Barrie Police Service's Community Safety and Well-Being Officers;
- Barrie Police Service Community Safety and Well-Being Plan successes, such as the Bright Spot and Graffiti Enforcement Projects;

- An overview of Harm-Focused Policing principles and strategies; and
- Barrie Police Service statistical reporting available in its 2020-2022 Strategic Plan and 2020 Annual Report.

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

ENQUIRIES

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

ANNOUNCEMENTS

Members of Council provided announcements concerning a number of matters.

BY-LAWS

Moved by: Deputy Mayor, 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 **2022-006**

Bill #006

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. (21-P-030) (Rockap Holdings Inc. - 112 and 136 Bayfield Street, 14 Sophia Street West, 113 and 115 Maple Avenue) (File: D14-1702)

BY-LAW **2022-007**

Bill #007

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. (21-P-033) (2012292 Ontario Limited (PBM Realty Holdings Inc.) - 217 Dunlop Street East) (File: D30-002-2021)

CARRIED BY A TWO-THIRDS VOTE

CONFIRMATION BY-LAW

Moved by: Deputy Mayor, B. Ward

Seconded by: Councillor, R. Thomson

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

BY-LAW
2022-008

Bill #008

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 31st day of January, 2022.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by: Councillor, J. Harris
Seconded by: Councillor, A.M. Kungl

That the meeting be adjourned at 10:05 p.m.

CARRIED

Mayor, J. Lehman

Wendy Cooke, City Clerk