



City of Barrie

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

Meeting Agenda General Committee

Tuesday, December 10, 2019

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE AND 341 VETERAN'S LANE (WARD 6) (FILE: D14-1686 AND D12-449)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Innovative Planning Solutions, on behalf of Sean Mason Homes (Veteran's Lane) Inc. for lands known municipally as for lands located at 339 Veteran's Drive and 341 Veteran's Lane and located within the Holly Planning Area.

The lands are designated Residential Area in the City of Barrie Official Plan and are currently zoned Residential Hold (RH) and Residential Single Detached Dwelling First Density (R1) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Mixed Use Corridor with Special Provisions (MU2)(SP), to permit the development of a 57-unit residential block/cluster townhouse (33 units) and 4-storey walk-up apartment (24 units) development. The Special Provisions (SP) relate to a reduction to the minimum required front, side and rear yard setbacks, an increase to the maximum permitted side yard setback, a reduction to the minimum required street level floor height, a reduction to the minimum required landscape buffer areas, a reduction to the minimum required size of a parking space, and reductions to the minimum required exterior side and front yard setbacks associated with accessory structures, and specialty decks for the proposed units.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Carlissa McLaren, Senior Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 191210 Notice 339 Veteran's Dr. and 341 Veteran's Ln.pdf](#)
[PM 191210 Memo 339 Veteran's Dr. and 341 Veteran's Ln.pdf](#)
[PM 191210 Presentation 339 Veteran's Dr and 341 Veteran's Ln.pdf](#)
[PM 191210 Correspondence 339 Veteran's Dr. and 341 Veteran's Ln.pdf](#)
[ADDITIONS - PM 191210 Correspondence 339 Veteran's Dr. and 341 Veteran's Ln.pdf](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)

AUTHORIZATION TO SIGN INCENTIVE, GRANT, CONSERVATION AND UTILITY AGREEMENTS

1. That the Director of Corporate Facilities be delegated authority to execute agreements for the purpose of:
 - a) Applying for and receiving financial grants, funding and incentives associated with energy, conservation, sustainability and greenhouse gas emission reduction activities;
 - b) Modifying and/or changing utility billing classifications that provide an anticipated benefit for the City; and
 - c) Participating in utility-based demand response or similar programs.
2. That as part of an annual Energy Management Branch update to General Committee, staff summarize any funding, incentives or grants received through such agreements. (FCT004-19) (File: E11)

Attachments: [FCT004-191210.pdf](#)

ENERGY MANAGEMENT PLAN

That the Energy Management Plan/Conservation and Demand Management Plan 2020 -2024 dated June 1, 2019 attached as Appendix "A" to Staff Report FCT005-19, be endorsed in principle with implementation subject to upcoming business plan approvals. (FCT005-19) (File: E11)

Attachments: [FCT005-191210.pdf](#)
[Appendix A - FCT005-19.pdf](#)

LEASE OF CITY OWNED PROPERTY - 24 MAPLE AVENUE (WARD 2)

1. That the Mayor and City Clerk be authorized to execute as landlord a commercial lease agreement for the existing convenience store space located at 24 Maple Street in a form satisfactory to the Director of Legal Services and the Director of Corporate Facilities.
2. That, given Council's endorsement in principle of a Year-Round Downtown Public Market at this location, the lease include a termination clause in favour of the City which, with sufficient notice, may be exercised to allow the construction of the Public Market space should the future market vision not include a convenience store.
3. That, should the lease termination clause be exercised by the City, the lessee be given the Right of First Refusal to a new convenience store lease at the proposed Allandale Transit Hub, should commercial space be constructed at the Hub, at commercially competitive terms. (FCT007-19) (File: L18)

Attachments: [FCT007-191210.pdf](#)

SECOND SUITES REGISTRATION BY-LAW UPDATE

That By-law 2004-025 to establish a Registration By-law for Two-Unit Houses be repealed and replaced with a By-law generally in accordance with the attached draft included as Appendix "A" to Staff Report PLN017-19. (PLN017-19) (File: D00)

Attachments: [PLN017-191210](#)

APPROVAL OF A NEW COMMUNITY IMPROVEMENT PLAN

1. That the proposed new Community Improvement Plan (CIP) identified in Appendix "A" to Staff Report PLN038-19 be approved.
2. That the CIP Reserve Fund be used entirely in support of funding the following three programs within the CIP:
 - a) Redevelopment Grant Program 40% of annual contribution;
 - b) Preservation of Built Heritage 5% of annual contribution; and

- c) Affordable Housing Program 55% of annual contribution. (PLN038-19) (File: D21-CIP-2019)

Attachments: [PLN038-191210.pdf](#)

ZONING BY-LAW AMENDMENT APPLICATION - PARK CITY INC. (152 AND 156 MILLER DRIVE) (WARD 5)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of Park City Inc. to rezone lands known municipally as 152 and 156 Miller Drive, from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Fourth Density - Special Provision, Hold (R4)(SP-XXX)(H-XXX) and Residential Multiple Dwelling Second Density - Special Provision, Hold (RM2)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Single Detached Dwelling Fourth Density (R4)(SP-XXX)(H-XXX) lots associated with the subject lands:
 - a) Permit a maximum building height of 10.5 metres, whereas 10 metres would be required;
 - b) Permit a minimum lot area of 240 metres squared, whereas 335 metres squared would be required; and
 - c) Permit a minimum rear yard setback of 5.3 metres, whereas 7 metres would be required.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density (RM2)(SP-XXX)(H-XXX) block associated with the subject lands:
 - a) Permit a maximum building height of 10.5 metres, whereas 10 metres would be required;
 - b) Permit a minimum lot frontage of 12.8 metres, whereas 21 metres would be required;
 - c) Permit a minimum rear yard setback of 6 metres associated with unit numbers 32, whereas 7 metres would be required;
 - d) Permit a minimum easterly interior side yard setback of 1.2 metres associated with unit numbers 35, whereas 1.8 metres would be required;
 - e) Remove the requirement for maximum Gross Floor Area, whereas a maximum Gross Floor Area of 60 percent would be permitted;
 - f) That single detached residential units be recognized as the only permitted use within the RM2 (SP-XXX)(H-XXX) zone, whereas

- single detached residential units are not permitted in an RM2 zone;
- g) Require a minimum northerly interior side yard setback of 5 metres associated with unit numbers 5 to 8, whereas 1.8 metres would be permitted;
 - h) Require a minimum easterly interior side yard setback of 4 metres associated with unit number 15, whereas 1.8 metres would be permitted;
 - i) Require a minimum northerly interior side yard setback of 6 metres associated with unit number 15 to 17, whereas 1.8 metres would be permitted;
 - j) Require a minimum southerly interior side yard setback of 9 metres associated with unit numbers 33 to 35, whereas 1.8 metres would be permitted;
 - k) Require a minimum easterly interior side yard setback of 10 metres associated with unit numbers 36 and 37, whereas 1.8 metres would be permitted;
 - l) Require a minimum southerly interior side yard setback of 7 metres associated with unit numbers 40 to 43, whereas 1.8 metres would be permitted;
 - m) Permit a maximum density of 31 units per hectare (or a maximum of 39 Units), within the RM2 (SP-XXX)(H-XXX) zone;
 - n) That a 2 metres high privacy fence (City of Barrie Standard BSD-1206/BSD-1207) be required along the shared lot lines of all existing R1 zoned lots; and
 - o) That a minimum consolidated outdoor amenity area of 12 metres squared per unit (468 metres squared) be provided within the RM2 (SP-XXX)(H-XXX) zone.
4. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 152 and 156 Miller Drive, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.
5. That Site Plan Control By-law 99-312 be amended to include the subject

lands as an additional area subject to Site Plan Control.

6. 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 PLN042-19: proposed increase in density and height, reduced lot frontage, proposed setbacks/proximity of the proposed development to Miller Drive and the existing single detached residential properties in the area resulting in a decrease in privacy, insufficient parking, existing tree preservation/removals and compensation plantings, increase in traffic, emergency vehicle access, architectural style, provision of single detached residential units in an RM2 zone, servicing capacity (including adequate fire protection), stormwater management, snow storage, refuse programming, proposed tenure, provision of second suites, local school capacity, construction nuisances, and adverse effects on property values.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN042-19) (File: D14-1650)

Attachments: [PLN042-191210.pdf](#)

JAGGES DRIVE PARKING INVESTIGATION (WARD 5)

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Jaggess Drive Both sides from Edgehill Drive to Bird Street". (RPF012-19) (File: T00) (P20/19)

Attachments: [RPF012-191010.pdf](#)

DUNLOP STREETScape PROJECT PARKING ACTION PLAN PHASES 1B AND 2

That two-hour free parking be provided in the Chase McEachern Way and Maple Avenue Central parking lots during Phase 1B (March 2020 to Summer 2020) and Phase 2 (Summer 2020 to Winter 2020) of the Dunlop Streetscape Project. (TPS009-19) (P43/19)

Attachments: [TPS009-191210.pdf](#)

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEM(S) FOR DISCUSSION**INVESTIGATION PARKING RESTRICTIONS - ALONG SAUNDERS ROAD**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of parking restrictions along Saunders Road and report back to General Committee. (Item for Discussion 8.1, December 10, 2019)

INVITATION TO THEATRE ON THE BAY

That Theatre by the Bay be invited to City Council to provide a presentation concerning their current programming and Five Year Plan. (Item for Discussion 8.2, December 10, 2019)

RESPONSE TO REQUEST BY BARRIE POLICE SERVICES BOARD CONCERNING BODY RUB PARLOURS

1. That a public meeting be scheduled to consider amendments to Zoning By-law 2009-141, as amended, to permit body rub parlours in the City of Barrie in accordance with the correspondence from the Barrie Police Services Board received on November 14, 2019.
2. That staff in Legislative and Court Services undertake a review other municipalities' licensing regimes and regulations related to this body rub parlours and report back to General Committee concerning a potential business licensing structure with specific operating criteria that could be implemented should the Zoning By-law be amended to permit this use. (Item for Discussion 8.3, December 10, 2019)

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

