



# City of Barrie

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

## Minutes - Final General Committee

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Tuesday, December 10, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on December 16, 2019.**

The meeting was called to order by Mayor Lehman at 7:00 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, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

### **STAFF:**

Acting Deputy City Clerk, T. McArthur  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Corporate Facilities, R. Pews  
Director of Finance/Treasurer, C. Millar  
Director of Planning and Building Services, M. Banfield  
Director of Transit and Parking Strategy, B. Forsyth  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller  
Manager of Energy Management, A. McMullin  
Transit Business Services Analyst, T. Williams.

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

## **SECTION "A"**

### **19-G-357      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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

### **19-G-358      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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

### **19-G-359      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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**19-G-360**      **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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**19-G-361**      **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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**19-G-362**      **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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**19-G-363**      **INVITATION TO THEATRE BY 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**19-G-364****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

The General Committee met for the purpose of a Public Meeting at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meeting 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 sign the notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

**SECTION "B"****19-G-365****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)**

Darren Vella of Innovative Planning Solutions advised that the purpose of this Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 339 Veteran's Drive and 341 Veteran's Lane.

Mr. Vella discussed slides concerning the following topics:

- The application context of the subject lands and surrounding uses;
- The existing land use designations and zoning for the subject lands and surrounding area;

- The proposed Draft Plan of Subdivision;
- The details associated with the development proposal;
- Photographs illustrating the proposed Woonerf (a Dutch term for “living Street”) design for the development;
- Details concerning architectural massing and renderings illustrating design options for the development;
- The proposed Zoning By-law provisions; and
- Studies prepared in support of the application.

Carlissa McLaren, Senior Planner, Planning and Building Services provided information updating the status of the application. She reviewed the public comments received during the Neighbourhood Meeting held on June 4, 2019 and the primary planning and land use matters currently being reviewed by the Technical Review Team. Ms. McLaren discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Sebastian Vatsoff, 2 Kozlov Street** commented on liking the development and noted that it one of his favorites since he started attending Council meetings. He advised that two things stood out for him, one being the overall look of the apartments and being located far enough away from the existing neighbourhoods and the second being the design concept for the “living street”. Mr. Vatsoff noted his interest in the Woonerf concept as it has a small village feel, and seen in Europe. He addressed his concerns associated with traffic and pedestrian safety in the existing neighbourhoods. Mr. Vatsoff provided a suggestion to only have one street exit the development to assist in addressing the traffic concerns.
2. **John Coyle, 23 Monterrand Street** discussed that he felt that the new developments in the area have caused the current traffic volumes to increase. He further advised of his concerns associated with an increased traffic volume and how the existing neighbourhoods will be impacted with the addition of another development. Mr. Coyle provided his opinion concerning that the increase in traffic will result in further safety concerns for the residents and especially the children attending the nearby school. He noted that Monterrand Street currently has no sidewalks and the use of Veteran’s Lane as a walkway to the school. He suggested that consideration should be given to the closure of Veteran’s Lane to address some of the safety concerns in the area. Mr. Coyle noted that he has been in contact with owner of the properties and that he will continue to speak with him regarding his concerns as well as his thoughts on the design of the development.

3. **Robb Meier, 110 Napier Street** advised that does not object to this development. He commented on the possibility of additional density to ensure that this development represents transit supported density. Mr. Meier suggested that the employment lands being proposed on the CKVR lands could be a great opportunity to create a truly walkable, live, work and play development. He suggested that sidewalks could possibly be installed on both sides of Monterrand Street. Ms. Meier commented on the lack of designated bicycle and accessible parking spaces, a possible oversight by the developer on including barrier free units and affordable units.

**WRITTEN COMMENTS:**

1. Correspondence from HydroOne dated November 15, 2019.
2. Correspondence from Celeste Silvey dated December 3, 2019.
3. Correspondence from PowerStream/Alectra Utilities dated December 4, 2019.
4. Correspondence from Andrew Silvey dated December 9, 2019.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/16/2019.

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

**SECTION "C"**

**19-G-366**

**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)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**SECTION "D"****19-G-367****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 as amended as follows:
  - a) By adding the words "that improve the heritage features of the building" to the end of Section 8.2.2 b); and
  - b) By deleting Section 8.2.2.d).
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)

**Councillor, S. Morales declared a potential pecuniary interest on the foregoing matter as he could be financially impacted in the future if property he owns were to qualify under the Community Improvement Plan. He did not participate or vote on the matter. He left his Chair at the Council table, but remained in the Council Chamber.**

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

**SECTION "E"****19-G-368****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.

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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;



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- 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)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 12/16/2019.

## ENQUIRIES

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

## ANNOUNCEMENTS

Members of General Committee did not provide any announcements.

The meeting adjourned at 9:01 p.m.

CHAIRMAN