



City of Barrie

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

Final General Committee

Wednesday, June 21, 2023

4:00 PM

Council Chambers/Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on June 21, 2023.

The meeting was called to order by Mayor, A. Nuttall at 4:07 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:

Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Legal Services, I. Peters
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
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

Councillor, C. Nixon provided an overview on the Affordability Committee meeting held on June 14, 2023.

23-G-156 **REPORT OF THE AFFORDABILITY COMMITTEE DATED JUNE 14, 2023**

That the Report of the Affordability Committee dated June 14, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2023-06-21.

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

SECTION "B"

23-G-157 **TAX RELIEF FOR DESIGNATED HERITAGE PROPERTIES**

That staff in the Development Services Department in consultation with the Finance Department investigate the feasibility and timelines of a tax relief program for designated heritage properties and report back to the Heritage Barrie Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

23-G-158 **ZONING BY-LAW AMENDMENT - 947 MAPLEVIEW DRIVE EAST (WARD 10)**

1. That the Zoning By-law Amendment application submitted by the Goodreid Planning Group, on behalf of Mapleview Friday Corporation from Mapleview South (Innisfil) Ltd., to rezone lands known municipally as 947 Mapleview Drive East from 'Rural Residential' (RR) to 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) That the lot line abutting Mapleview Drive East shall be considered the front lot line;

- b) That a minimum front yard setback of 2 metres to the principal building is permitted, whereas a minimum front yard setback of 3 metres is required;
 - c) That architectural features such as awnings and canopies may encroach a maximum of 1 metre into a required front yard;
 - d) That a landscape buffer strip with a minimum width of 2 metres is permitted along the rear lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - e) That a landscape buffer strip with a minimum width of 1 metre is permitted along a driveway located adjacent to the rear lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - f) That a maximum lot coverage of 46 percent is permitted for a surface parking area, whereas a maximum lot coverage of 40 percent is permitted for a surface parking area that services an apartment building;
 - g) Where a lot zoned 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX) is developed collectively with a lot zoned 'Neighbourhood Residential Multiple - Special Provision No. 616' (RM3)(SP-616), the lands within the RM3(SP-616) zone may be included in the calculation of the lot area, landscaped open space, lot coverage, density, gross floor area, and parking area lot coverage for the RM3(SP-XXX) zone; and,
 - h) That lands zoned 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.
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 DEV026-23.
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. (DEV026-23) (File: D30-002-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

23-G-159**APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by Weston Planning, on behalf of Collier Owen Development Corporation, to rezone lands known municipally as 49 Collier Street from 'Central Area Commercial-2' (C1-2) to 'Central Area Commercial-2' with Special Provisions (C1-2)(SP-XXX)(H-YYY), attached as Appendix "A" to Staff Report DEV031-23, be approved.
2. That the following site-specific standards be referenced in the implementing zoning by-law for subject lands:
 - a) Permit a maximum Gross Floor Area of 975%, whereas 885% is the existing standard;
 - b) Permit a maximum podium height of 20.0 metres (4-5 storeys) and a maximum building height of 109.0 metres (33 storeys), with a minimum 3 metre step-back above the podium level along frontages abutting public streets, whereas the existing standard permits a maximum of 16.0 metres within 5.0 metres of the front lot line and the lot flankage on Owen Street and a maximum of 55.0 metres beyond 5.0 metres of the front lot line and the lot flankage;
 - c) Permit a parking standard of 0.80 parking spaces per residential unit, whereas 1.0 parking space per unit is the existing standard;
 - d) Require no landscape buffer along the side and rear lot lines, whereas the current standard requires a 3.0 metre continuous landscape buffer for apartment buildings in C1-2 zones; and
 - e) Require that a minimum of 50% of the building's ground floor fronting adjacent public streets consist of commercial and/or institutional uses.
3. That the Holding provision (H-YYY) be removed from site-specific zoning on the subject lands, municipally known as 49 Collier Street when the following has been completed to the satisfaction of the Director of Development Services:
 - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the Environmental Protection Act prior to any site works or issuance of a Building Permit.

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 DEV031-23.
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. (DEV031-23) (File: D30-028-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

23-G-160**REDWOOD PARK COMMUNITIES INC. INTERIM CONSTRUCTION FINANCING**

1. That Council approve the release of an additional \$1 million of the \$3 million interest free loan commitment for the purpose of construction financing to Redwood Park Communities Inc. for a supportive housing project at 151/153 Lillian Crescent in the City of Barrie, with full repayment of the loan being the earlier of the completion of Redwood's capital contribution campaign or December 31, 2025.
2. That Redwood Park Communities continues to provide a monthly report to the City outlining the construction scheduling, costs, and documentation to support all draws being made for construction expenditures associated with this supportive housing project.
3. That the Director of Legal Services and Chief Financial Officer/Treasurer be delegated authority to amend the existing promissory note agreement with Redwood Park Communities. (FIN022-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

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

SECTION "C"

23-G-161

**AMENDMENT TO THE ZONING BY-LAW - 15 HARVIE ROAD
(BARRIE-BRYNE DEVELOPMENTS INC.) (WARD 7)**

1. That the Zoning By-law Amendment Application submitted by SmartCentres REIT on behalf of Barrie-Bryne Developments Inc. for lands legally known as Part of Lots 5, 6 & 7, Plan 67 and Part of Lot 7, Concession 12, Geographic Township of Innisfil, City of Barrie, known municipally as 15 Harvie Road from 'General Commercial' (C4), 'Light Industrial' (LI) and 'Environmental Protection' (EP), to 'General Commercial with Special Provisions' (C4)(SP-WWW), 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-YYY), 'Institutional - Education with Special Provisions' (I-E)(SP-ZZZ), 'Open Space' (OS), and 'Environmental Protection' (EP), be approved as illustrated in Appendix "A" attached to Staff Report DEV027-23.
2. That the following site specific standards be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated in Appendix "A" attached to Staff Report DEV027-23:
 - a) 'General Commercial with Special Provisions' (C4) (SP-WWW) to permit additional employment type uses, including:
 - i) Manufacturing and Processing in Wholly Enclosed Buildings
 - ii) Printing and Publishing
 - iii) Rental Store Excluding Video and Electronic Rentals
 - iv) Research/Development Facility
 - v) Self Storage
 - vi) Truck Terminal
 - vii) Warehousing in wholly enclosed buildings excluding self-storage
 - viii) Wholesale Establishment
 - b) 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX) to permit specific site and built form standards:
 - i) Apartment Buildings:

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- Notwithstanding the provisions of Section 5.3.2 b) Height Requirements for the RA1-3 zone, buildings are limited to 24 metres (6 storeys) in height
 - Lot Frontage (min.): 24.0 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.): 5.0 metres
 - Exterior Side Yard (min.): 2.0 metres
 - Rear Yard Setback (min.): 5.0 metres
 - Gross Floor Area (max % of lot area): 250%
 - Lot Coverage (max. % of lot area): 50%
 - Landscaped Open Space (min % of lot area): 25%
 - Minimum General Amenity Area per Unit: 10 square metres
- c) 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-YYY) to permit specific site and built form standards:
- i) Back-to-Back Townhouses:
 - Lot Area (min.): N/A
 - Lot Frontage (min.): 5.5 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.) 0.0 metres
 - Exterior Side Yard (min.) 2.0 metres
 - Rear Yard Setback (min.) 0.0 metres
 - End Unit Interior Setback (min.) 1.2 metres
 - Lot Coverage (max. % of lot area): N/A
 - Landscaped Open Space (min % of lot area): N/A
 - Maximum Height: 14.0 metres (3 storeys)
 - ii) Street Townhouses:
 - Lot Area (min.): 160 square metres
 - Lot Frontage (min.): 6 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.) 0.0 metres
 - Exterior Side Yard (min.) 2.0 metres
 - Rear Yard Setback (min.) 5.0 metres
 - End Unit Interior Setback (min.) 1.2 metres
 - Lot Coverage (max. % of lot area): 70%
 - Landscaped Open Space (min % of lot area): 20%
 - Maximum Height: 12.0 metres (3 storeys)
 - iii) Semi-detached Dwellings:
 - Lot Area (min.): 190 square metres
 - Lot Frontage (min.): 7.2 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard - one side (min.): 0.0 metres
 - Interior Side Yard - other side (min.): 1.2 metres

- Exterior Side Yard (min.): 2.0 metres
 - Rear Yard Setback (min.): 5.0 metres
 - Lot Coverage (max. % of lot area): N/A
 - Landscaped Open Space (min % of lot area): 25%
 - Maximum Height: 12.0 metres (3 storeys)
- d) 'Institutional - Education with Special Provisions' (I-E) (SP-ZZZ) to permit an alternate use if a school is not constructed, in accordance with the specific site and built form standards outlined in the (RA1-3)(SP-XXX) and (RM2) (SP-YYY) zones.
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 DEV027-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.
5. That staff be directed to include the following as a condition of Draft Plan Approval:
- a) The owner/applicant shall acknowledge and agree that the final Plan of Subdivision will include a road design that does not significantly increase and/or encourage traffic flow into the local municipal road network and that it be supported by an updated Traffic Impact Analysis, including any impacts due to the school site, to the satisfaction of Transportation Planning. (DEV027-23) (File: D30-010-2023)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

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 4:23 p.m.

CHAIRMAN