70 Collier Street
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City of Barrie

Minutes - Final
General Committee

Monday, March 19, 2018 | **7:00 PM** | **Council Chamber**

GENERAL COMMITTEE REPORT
For consideration by Barrie City Council on March 26, 2018.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

Present: 9 - Mayor, J. Lehman; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

Absent: 2 - Councillor, B. Ainsworth; and Councillor, P. Silveira

STAFF:
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Director of Business Development, S. Schlichter
Director of Creative Economy, K. Dubeau
Director of Engineering, R. Sutton
Director of Environmental Services, J. Thompson
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Planning and Building Services, A. Bourrie
Director of Roads, Parks and Fleet, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Fire Chief, C. Mainprize
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Enforcement Services, T. Banting
Manager of Legal Services, A. Mills

Planner, B. Chabot
Senior Development Planner, J. Foster
Service Desk Specialist, D. Archer
Theatre Technician, A. Gauci.

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

SECTION "A"

18-G-041 **REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED FEBRUARY 28, 2018**

The Report of the Finance and Corporate Services Committee dated February 28, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/26/2018.

18-G-042 **REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED MARCH 5, 2018**

The Report of the Infrastructure, Investment and Development Services Committee dated March 5, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/26/2018.

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

SECTION "B"

18-G-043 **4TH QUARTER INTERNAL AUDIT STATUS REPORT, SUMMARY OF 2017 INTERNAL AUDIT ACTIVITY, AND 2018 INTERNAL AUDIT WORK PLAN**

1. That the 4th Quarter Internal Audit Status Report be received as information.

2. That the Summary of 2017 Internal Audit Activity attached as Appendix “E” to the Report to the Finance and Corporate Services Committee dated February 28, 2018 be received as information.

3. That the Internal Audit Work Plan for 2018 attached as Appendix “F” to the Report to the Finance and Corporate Services Committee dated February 28, 2018 be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-044 **PROPOSED RENOVATIONS TO A DESIGNATED PROPERTY - 205 LAKESHORE DRIVE**

That consent be granted in accordance with Section 33 of *The Ontario Heritage Act* to the Corporate Facilities Department of the City of Barrie for the proposed revitalization to the roof of the Southshore Community Centre located at 205 Lakeshore Drive, as described in their correspondence dated December 11, 2017.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-045 **BARRIE COLLINGWOOD RAILWAY (BCRY) - STATUS OF PLANNING APPROVALS AND REQUEST FOR MARKET ASSESSMENT STUDY**

1. That further to motion 17-G-200 approved by Council on September 17, 2017, CANDO Rail Services be authorized to temporarily cease the pursuit of planning approvals with the Township of Essa to bring the Utopia Rail Yard into legal conformance with the Township’s Zoning By-law, for the lands located at 8716 Simcoe Road #56 (Concession 6, E Pt Lot 30, 51R-27836, Parts 1 and 2), by re-zoning the property to a ‘General Industrial’ use that would include a bulk fuel transfer facility under the Township’s By-law.

2. That the Director of Business Development and Director of Roads, Parks and Fleet be authorized to sign on behalf of the City of Barrie as a co-owner of the lands, any documents required to revoke the planning application(s) and ancillary document(s) associated with CANDO Rail Services' submission for planning approvals.

3. That the City of Barrie conduct an Economic Feasibility and Impact Study in partnership with the County of Simcoe to assess the future potential of the BCRY given the current infrastructure, industry interests, zoning parameters, and the general macroeconomic environment of short line rail service across Ontario.

4. That the City of Barrie contribute to 50% of the costs of the Economic Feasibility and Impact Study to a maximum of $25,000 from the Industrial Land Reserve (13-04-0430).

5. That based upon the outcomes of the Economic Feasibility and Impact Study, the City of Barrie be authorized to enter into discussions with the County of Simcoe to determine the County's interest in retaining the jointly owned Utopia Rail Yard and report back to General Committee for the approvals as required. (BDD005-18) (File: T06) (P22/17)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-046 **STREET PERFORMER PROGRAM**

1. That the Street Performer Program be renamed to the Emerging Musician Program to capitalize on the successful track record of the program in launching musical careers.

2. That musicians be issued annual permits and perform during scheduled shifts in return for gratuities from the public and increased marketing support as compensation.

3. That the following objectives of the program, be approved:

   a) Animation of downtown Barrie, outside of high traffic time such as festivals and events; and

   b) Harnessing the downtown community as a platform to showcase emerging Barrie musicians.

4. That staff in Creative Economy report back to General Committee through a memorandum regarding the Emerging Musician Program's effect on downtown visitors and revitalization by March 31st of each year.

5. That staff in Creative Economy continue to explore opportunities for increased partnership and program enhancements to ensure sustainability. (CE003-18) (File: M02-STR) (P31/17)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-047 **DEVELOPMENT OF SUSTAINABILITY PLAN**

1. That capital project “Community Wide Green House Gas Inventory Development” be established with a total budget of $180,000, to be funded from Federal Gas Tax funds.

2. That should the capital project “Community Wide Green House Gas Inventory Development” be successful in obtaining provincial funding from the Municipal Energy Plan Program, the City Clerk be authorized to execute any agreements or documents that may be requisite and the Director of Finance or his/her designate be authorized to adjust the budgeted funding source accordingly.

3. That staff provide a memorandum identifying whether the funding applications for the Provincial Green House Gas Challenge Fund were successful. (FCT001-18) (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-048 **BARRIE PROFESSIONAL FIREFIGHTERS ASSOCIATION LABOUR NEGOTIATIONS**

That the Corporation’s Negotiating Committee be directed to continue contract negotiations with the Barrie Professional Fire Fighter’s Association (BPFFA) within the parameters outlined in confidential Appendix “A” to Staff Report HRS004-18. (HRS004-18) (File: H00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-049 **REMOVAL OF PENDING ITEM TO WAIVE APPLICATION FEES FOR SIERRA VISTA HOLDINGS LTD. (WARD 10)**

That P46/11 Request for Planning Application Fees to be Waived - Sierra Vista Holdings Ltd. be removed from the Pending List. (PLN007-18) (File: D09-OPA012, D14-1527, D12-399 and D11-1658) (P46/11)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-050 **TRAFFIC SENSOR DETECTORS (WARDS 5, 8 AND 9)**

That Staff Report RPF001-18 regarding traffic sensor detectors be received for information purposes. (RPF001-18) (File: T08-TS) (P28/17)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-051 **I LOVE BARRIE CONTEST**

That staff in Access Barrie work with Councillor, M. McCann to extend the “I Love Barrie” contest to students attending elementary schools within the City of Barrie for February, 2019 and that a memorandum be prepared to Council in advance of the contest opening. (Item for Discussion 8.1, March 19, 2018) (File: M00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-052 **PRESENTATION INVITATION CONCERNING THE BARRIE HOUSING FIRST INITIATIVE**

That representative(s) of the Housing First initiative in Barrie be invited to City Council to provide a presentation concerning the Barrie Housing First Initiative. (Item for Discussion 8.2, March 19, 2018) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-053 **PRESENTATION INVITATION CONCERNING THE ROYAL VICTORIA REGIONAL HEALTH CENTRE MASTER PLANNING**

That representative(s) of the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council regarding the Royal Victoria Regional Health Centre Master Planning. (Item for Discussion 8.3, March 19, 2018) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

The General Committee met for the purpose of a Public Meeting at 7:07 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was 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 application 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.

The General Committee met and reports as follows:

SECTION "C"

18-G-054 **APPLICATION FOR A ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP LTD. C/O RAY DUHAMEL ON BEHALF OF LOTCO LTD. (C/O GARO BOSTAJIN) - 70 DEAN AVENUE (WARD 9) (FILE: D14-1644)**

Mr. Ray Duhamel of Jones Consulting Group on behalf of Lotco Ltd. advised that the purpose of the Public Meeting was to review an Application for a Zoning By-law Amendment for lands municipally known as 70 Dean Avenue.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photographs of the site location, context and surrounding uses;
- A photograph illustrating the existing property conditions;
- The approved Growth Plan and Provincial Policy Statement under *The Planning Act,* in context of the subject land;
- A map illustrating the City of Barrie's Official Plan;
- A map illustrating the Painswick Secondary Plan;
- A map illustrating the proposed Zoning By-law Amendment;
- The information prepared and submitted in support of the application;
- Renderings illustrating the context of the plan;
- Conceptual renderings illustrating the streetscape, the proposed building types and evaluations;
- The first Site Plan submitted with the application; and
- An alternative Site Plan that addressed the feedback received from City staff and the community.

Ms. Bailey Chabot, Planner provided details related to the application, the status of the technical review process, amendments to the proposed plan, the site design, and the requested site specific zoning provisions. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on March 1, 2018 and the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS

1. **Mr. Jeff Catlin, 18 Russell Hill Drive**, advised that he had questions related to the data provided within the presentation. Mr. Catlin questioned the indication of lower traffic volume periods in certain areas after the development is completed and that with a potential increase of 200 or more vehicles from the proposed development, why there are lower traffic volumes indicated. Mr. Catlin questioned the percentage low income residents. Mr. Catlin discussed his concerns related to not knowing the entire development concept upfront and that certain decisions of the proposal being addressed later on. Mr. Catlin commented that the changes made to the site plan after the neighbourhood meeting including changes to the road seem to result in slower traffic volumes on some streets and increased volumes on others. He commented potential traffic short cuts through the existing streets and that he felt the changes to the entrances and exits of the development, the shorter distances between entrances and the addition of bicycle lanes could potential cause higher volumes of traffic and safety hazards. Mr. Catlin questioned how this affects the area residents.

   Mayor Lehman and Ms. Chabot provided a response to Mr. Catlin.

2. **Mr. Tom Lowry, 94 Dean Avenue**, commented on the positive aspects of the development including the designs of the architects, that he felt the development compliments the current neighbourhood. Mr. Lowry discussed the slope at the entrance to the underground parking garage and questioned if there will be a connecting walkway to the plaza. Mr. Lowry noted his concerns with the on-street parking, the long standing large dirt pile near the proposed development and the need for more sidewalks in the area.

   Mr. Duhamel provided a response to Mr. Lowry questions.

3. **A resident of 86 Russell Hill Drive**, discussed his concerns associated with the number of buildings in the area and that the traffic is increasing drastically, resulting in danger for the community. He discussed his concerns associated with the buildings height, as he felt it would be an obstacle to his current view. He raised concerns associated with the recent increase in his property value. In closing the resident indicated that he felt that the development will not work in that area.

WRITTEN COMMENTS

1. Correspondence from Tom and Irene Lowry dated January 19, 2018

2. Correspondence from Enbridge Gas Distributions dated January 21, 2018.

3. Correspondence from Vivian Cree dated January 23, 2018.

4. Correspondence from Simcoe County District School Board dated February 5, 2018.

5. Correspondence from Lake Simcoe Region Conservation Authority dated February 5, 2018.

6. Correspondence from Becky and Rene Widauer dated February 27, 2018.

7. Correspondence from Cheryl Mohun dated March 1, 2018.

8. Correspondence from Irene Elliott dated March 2, 2018.

9. Correspondence from Jeff and Susan Catlin dated March 4, 2018.

10. Correspondence from Jennifer Moores dated March 13, 2018.

11. Correspondence from Beck and Rene Widauer dated March 13, 2018.

12. Correspondence from Cheryl Mohun dated March 15, 2018.

13. Correspondence from Carolyn Lazazzera dated March 17, 2018.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 3/26/2018.

SECTION "D"

18-G-055 **PRESENTATION REGARDING DOWNTOWN HOTEL EXPLORATION**

Ms. Stephannie Schlichter, Director of Business Development provided a presentation regarding the possibility of a Downtown Hotel at 149 - 157 Dunlop Street.

Ms. Schlichter discussed slides concerning the following topics:

- Background studies and plans associated with a long-standing vision of a hotel development in Barrie's Downtown;
- The economic benefits associated to a development of a Hotel in the Downtown;
- A conceptual drawing illustrating the location and concept associated to the potential Downtown Hotel;
- A drawing illustrating the a 18-19 storey building associated to the proposed hotel opportunity;
- Photographs illustrating existing parks built above parking garages;
- A diagram illustrating a park over parking model, and a request for

authorization to explore this opportunity;

- An image illustrating possible enhancements to the Sam Cancilla Park;
- Sketches illustrating the opportunity for enhancements to the Sam Cancilla Park and the exploration of a park over parking model for the hotel development; and
- The exploration principles associated with the park design and park over parking model.

Members of General Committee asked a numbers related to the presentation and received responses from City staff.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 3/26/2018.

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

SECTION "E"

18-G-056 **AMENDMENT TO THE TOWN AND GOWN COMMITTEE'S TERMS OF REFERENCE RELATED TO COMMITTEE COMPOSITION**

That the Terms of Reference for the Town and Gown Committee be amended to add a student property manager from the private sector to the Committee's composition.

Councillor, S. Morales declared a potential pecuniary interest in the foregoing matter as he is employed with the Company who will have representation on the Committee.

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

SECTION "F"

18-G-057 **AUTHORIZATION FOR INCLUSION OF CITY LANDS FOR DEVELOPMENT APPLICATION AND EXPLORATION OF UNDERGROUND PARKING STRUCTURE - 155-157 DUNLOP STREET EAST (WARD 2)**

1. That HCA Architecture Incorporated Architects. on behalf of the Developer of 149-153 Dunlop Street East be authorized to submit a development application for a downtown hotel/condominium development that includes the City's property at 155-157 Dunlop Street East (Sam Cancilla Park) in order to explore a 'park over parking' solution that would achieve improvements to Sam Cancilla Park and foster a strategic development in the downtown.

2. That any planning applications submitted by the Developer that include the City's lands, be at the Developer's own expense and with the understanding that any development application will be considered on its own merits and no approval is being implied by agreeing to include City property in an application.

3. That the City Clerk be authorized to execute any documents to provide such authorization.

4. That any exploration of the City's property for including a 'park over parking' model, be conducted in alignment with the following principles:

   a) The City retain ownership of 155-157 Dunlop Street East (Sam Cancilla Park) and any consideration for utilization of the property be for the sub-surface (underground) of the park and for lease only;

   b) The property surface (Sam Cancilla Park), be preserved as public open space and the Kiwanis Pavilion remain a feature of the park;

   c) Engagement be initiated between the Developer, the City and the existing public consultation process on the park design for Sam Cancilla Park to ensure a collaborative approach to improvements to Sam Cancilla Park that achieves a shared vision for Sam Cancilla Park;

   d) The City achieving fair market value or equivalent for leasing; and

   e) Exploration of the 'park over parking' solution to include opportunities to improve overall grade of Sam Cancilla Park, access/connections to North Shore Trail, aesthetic or use improvements to Sam Cancilla Park, adaptive re-use of the reservoir underground, retaining existing buildings within Sam

Cancilla Park (pump house), and other benefits that may be identified.

5. That staff in Business Development report back to General Committee upon completing the exploration to use of the City's sub-surface property for lease for a 'park over parking' model with a recommendation on its viability to be utilized for a 'park over parking' model and associated next steps. (BDD005-18) (File: D00)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

SECTION "G"

18-G-058 **FISHER AUDITORIUM AND EVENT CENTRE**

1. That in response to feedback from Council related to the facility design, Option A for the Fisher Auditorium and Events Centre, which includes a side loading dock, expanded catering kitchen, storage facilities, as well as the fly gallery for increased revenue generation and utilization, be endorsed in principle, subject to future capital prioritization and approvals.

2. That Facilities staff be directed to include the preferred Facility Design Option A for the Fisher Auditorium and Event Centre project, and the associated budget of $25.6M, as part of the 2019 Capital Planning process.

3. That the approved 2018 Capital Budget for Project #000633, Fisher Auditorium Redevelopment, be increased from $250,000 to $550,000 funded fully from the Council Strategic Priority Reserve (1304-0410).

4. That the allocated funds in Capital Project #000633, Fisher Auditorium Redevelopment, be used to provide power to the site as well as properly secure, seal and maintain the existing structure until construction commences or until demolition occurs, subject to the land acquisition by the City.

5. That a Fisher Auditorium Implementation Capital project be created with an allocated 2018 budget of $200,000 funded from the Council Strategic Priority Reserve (1304-0410) to act as seed funding to initiate the capital fundraising component of the project that includes the recruitment of a Fundraiser/Fundraising organization, which would be self-funded as part of the capital fundraising model and the Fundraiser/Fundraising organization report back to General Committee to provide an update on a fundraising plan and City staff to report back to General Committee concerning a funding programming plan.

6. That staff encourage the cultural and business community stakeholders to create a Not for Profit (NFP) Corporation that would commit to engaging a professional staff including an Executive Director to lead the operational functions of the facility, including professional staffing and programming, in addition to pursuing grant funding opportunities.

7. That the recommended Governance and Operating model as outlined in Staff Report CE001-18 be approved, with the intent that an independent Not for Profit corporation would enter into an operating agreement with the City, subject to approval of Council.

8. That the funding equivalent to a temporary full time position of a professional Executive Director be included in 2019 and 2020 budget planning, with the understanding that the position would be transitioned to the Not for Profit Corporation once the operations of the facility are transferred from the City to the Not for Profit organization. (CE001-18) (File: R05-FIS) (P24/17)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

General Committee recessed from 9:22 p.m. to 9:37 p.m.

SECTION "H"

18-G-059 **SURPLUS OF PROPERTY - 72 AND 76 MAPLE AVENUE (WARD 2)**

1. That the lands known municipality as 72 and 76 Maple Avenue, as identified on Appendix “A” to Staff Report LGL004-18, being all of PIN#’s 587990037(LT) and 587990036(LT) respectively (the “Subject Properties”) be declared surplus to the needs of The Corporation of the City of Barrie (the “City”).

2. That the Subject Properties not be offered for sale to The Corporation of the County of Simcoe (the “Purchaser”) in order to facilitate the development of a Paramedic Station, as identified on Appendix “B” to Staff Report LGL004-18.

3. That City staff continue to work with the County of Simcoe for an alternate location to facilitate the development of a Paramedic Station. (LGL004-18) (File: L17-99)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

SECTION "I"

18-G-060 **COST SHARING AGREEMENTS WITH THE MINISTRY OF TRANSPORTATION FOR HIGHWAY 400 CROSSING WORKS**

1. That the Chief Administrative Officer be authorized to complete cost sharing agreements for various Highway 400 Crossing projects within the City's boundaries with the Ministry of Transportation (MTO) in a form approved by the Director of Legal Services, the Director of Engineering and the Director of Finance.

2. That the Mayor and City Clerk be authorized to execute cost sharing agreements for Highway 400 Crossing Projects with the MTO. (LGL005-18) (File: L00)

This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

SECTION "J"

18-G-061 **ZONING BY-LAW AMENDMENT AND SITE PLAN CONDITIONS - ADVANCE TECH DEVELOPMENTS - 5 POINTS SITE (2-14 DUNLOP STREET WEST, 41-43 MAPLE AVENUE AND 30-40 BAYFIELD STREET) (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Advance Tech Developments for the rezoning of lands municipally known as 2-14 Dunlop Street, 41-43 Maple Avenue and 30-40 Bayfield Street from Central Area Commercial C1-1 to Central Area Commercial with Special Provisions C1-1 SP be approved.

2. That the following special zoning provisions be referenced in the implementing of Zoning By-law 2009-141 as attached in Appendix "A" to Staff Report PLN001-18:

   a) An increased building height for the east half of the parcel from 30 metres to 68.25 metres;

   b) An increase in building height within 5m of the front lot line and flankage from 10 metres to 15.6 metres;

   c) A decrease in the minimum commercial coverage from 50% to 26%;

   d) A decrease in the minimum landscape buffer from 3 metres to 0 metres; and

   e) An increase of the minimum balcony setback from 1.5 metres into the required yard to 2.6 metres into the required yard;

3. That in accordance with Section 37 of *The Planning Act* the following community benefits shall apply to the subject lands and be included in the site specific zoning by-law:

   a) The provision of 9 residential units to be available at affordable rental rates in accordance with Provincial Policy and Official Plan Affordable Housing Policy 3.3.2.2a) for a period of 20 years; and

   b) The dedication of 1,000SF of land to the City of Barrie, located on the northwest corner of Bayfield and Dunlop Streets, to be utilized as a public square; and that $10,000 be provided for public programming of the space.

4. That the Maple Lane access from Maple Avenue to Bayfield Street, through and under the proposed building, not be restricted by way of overhead vehicular garage doors.

5. That the applicant's request for exemption from the Sign By-law 2005 -093, Section 11.1.1.0.0 to permit a flashing illuminated electronic/digital sign and Section 11.1.11.0.0 which prohibits the advertising of goods, products and services attached or erected on a wall of a building which is not available at that location (Third Party) be denied.

6. That the site plan conditions provided for in Appendix "B" to Staff Report PLN001-18 be approved.

7. That the Director of Planning and Building Services be delegated authority to approve any amendments to the conditions of site plan approval, attached as Appendix "B" to Staff Report PLN001-18.

8. That pursuant to Section 34(17) of *The Planning Act*, no further public notification is required prior to the passing of the by-law. (PLN001-18) (File: D14-1589 and D11-022-17)

This matter was recommended (Section "J") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

SECTION "K"

18-G-062 **APPLICATION FOR ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS INC. C/O DARREN VELLA ON BEHALF OF 2440511 ONTARIO INC. - 521, 527 AND 531 BIG BAY POINT ROAD (WARD 9)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of 2440511 Ontario Inc., to rezone the lands known municipally as 521, 527, and 531 Big Bay Point Road (Ward 9) from Residential Single Detached First Density (R1) and Residential Multiple Dwelling Second Density - Special Provisions (RM2(SP-546)) to Residential Multiple Dwelling Second Density - Special Provisions ((RM2)(SP-XXX)), be approved.

2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:

   a) Permit a maximum density of 120 units per hectare, whereas a maximum density of 40 units per hectare would be permitted for back-to-back townhouse units;

   b) Permit a maximum gross floor area of 133%, whereas a maximum gross floor area of 60% would be permitted;

   c) Permit a maximum lot coverage of 44%, whereas a maximum lot coverage of 35% would be permitted;

   d) Permit a maximum building height of 12.0 metres for the proposed back-to-back townhouse units, whereas a maximum building height of 10.0 metres would be permitted;

   e) Permit a minimum front yard setback of 5.3 metres, whereas a minimum of 7.0 metres would be permitted;

   f) Permit a minimum rear yard setback of 5.0 metres, whereas a minimum of 7.0 metres would be permitted;

   g) Require a minimum side yard setback of 3.0 metres along the eastern property line, whereas a minimum side yard setback of 1.8 metres would be required;

   h) Require a landscape buffer area of 3 metres along the eastern side yard, whereas none is required;

   i) Require a minimum side yard setback of 3.5 metres along the western property line, whereas a minimum side yard setback of 1.8 metres would be required;

j) That a minimum outdoor amenity area of 696 metres squared be provided on site, of which a minimum of 329 metres squared shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 696 metres squared would be required to be provided in a consolidated form;

k) Permit a minimum parking ratio of 1.25 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required; and

l) Require a minimum separation distance of 9.9 metres between buildings whereas none is required.

3. That the written and oral submissions received relating to the 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 the matters raised in those submissions and identified within Appendix “D” to Staff Report PLN006-18.

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. (PLN006-18) (File: D14-1640)

This matter was recommended (Section "K") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

18-G-063 **PRESENTATION REQUEST - DEMOLITION OF NON-LISTED CENTURY HOMES**

That the Presentation Request from Cathy Colebatch regarding the demolition of Non-listed Century Homes be referred to the Heritage Barrie Committee for consideration.

This matter was recommended (Section "K") to City Council for consideration of adoption at its meeting to be held on 3/26/2018.

ENQUIRIES

A member of General Committee addressed an enquiry to City staff and a received response.

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 10:52 p.m.

CHAIRMAN