



City of Barrie

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

Meeting Agenda General Committee

Wednesday, June 21, 2023

4:00 PM

Council Chambers/Virtual Meeting

Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001*.

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

Nil.

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

AF 230614

REPORT OF THE AFFORDABILITY COMMITTEE DATED JUNE 14, 2023

Attachments: [AF 230614](#)

AF1

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

6. STAFF REPORT(S)**DEV026-23 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)

Attachments: [DEV026-230621](#)

DEV027-23

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:

- 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. (DEV027-23) (File: D30-010-2023)

Attachments: [DEV027-230621](#)

DEV031-23

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)

Attachments: [DEV031-230621](#)

FIN022-23

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)

Attachments: [FIN022-230621](#)

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEM(S) FOR DISCUSSION

Nil.

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.

