



# City of Barrie

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

## Final General Committee

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Wednesday, June 11, 2025

6:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on June 18, 2025.**

The meeting was called to order by Chair, Mayor A. Nuttall at 6:00 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, AM. 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  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Deputy City Clerk, T. Macdonald  
Director of Corporate Facilities, R. Pews  
Director of Economic and Creative Development, S. Schlichter  
Director of Information Technology, R. Nolan  
Director of Infrastructure, S. Diemert  
Director of Operations, D. Friary  
Director of Recreation and Culture Services, K. Datema  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Development Services, M. Banfield  
Fire Chief, K. White  
General Manager of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, J. Schmidt  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Legislative Coordinator, D. Glenn  
Manager of Enforcement Services, T. Banting

Manager of Solid Waste Management Policy and Planning, B. Mitchell  
Property Standards Officer, J. Shaw  
Senior Policy Advisor and Legislative Coordinator, E. Chappell  
Service Desk Specialist, K. Kovacs.

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

### **SECTION "A"**

#### **25-G-141      REPORT OF THE EXECUTIVE COMMITTEE DATED MAY 28, 2025**

Mayor, A. Nuttall provided an overview of the Executive Committee meeting held on May 28, 2025.

The Report of the Executive Committee dated May 28, 2025, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/18/2025.

#### **25-G-142      REPORT OF THE AFFORDABILITY COMMITTEE DATED MAY 28, 2025**

Councillor, J. Harris provided an overview of the Affordability Committee meeting held on May 28, 2025.

The Report of the Affordability Committee dated May 28, 2025, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/18/2025.

#### **25-G-143      REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED JUNE 4, 2025**

Councillor, G. Harvey provided an overview of the Finance and Responsible Governance Committee meeting held on June 4, 2025

The Report of the Finance and Responsible Governance Committee dated June 4, 2025, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/18/2025.

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

## **SECTION "B"**

### **25-G-144      TRAFFIC STUDY FOR INTERSECTION OF MULCASTER STREET AND WORSLEY STREET**

That staff in the Development Services Department investigate possible solutions to minimize the possibility of traffic and pedestrian incidents at the intersection of Mulcaster Street and Worsley Street caused by blind spots when travelling west on Worsley Street through the intersection at Mulcaster Street and report back to the Community Safety Committee. (Item for Discussion 1.1, May 28, 2025) (Sponsor: Councillor, C. Nixon)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

### **25-G-145      TEMPORARY ROAD VEHICLE BLOCKADES**

That staff in the Development Services Department prepare an intake form for consideration in the 2026 budget for costs associated with the purchase of temporary road vehicle blockades included but not limited to the Archer 1200 and the MVB 3X modular vehicle barriers for use at road closures for events such as Open Air Dunlop, New Years Eve Countdown and the Remembrance Day ceremonies along with other events and festivals throughout the City to ensure the safety of the attending patrons. (Item for Discussion 1.2, May 28, 2025) (Sponsors: Councillor, G. Harvey and Councillor, A. Courser)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

### **25-G-146      4 WAY STOP AT KING STREET**

That staff in the Development Services Department be directed to add stop signs for north and southbound Reid Drive at King Street, where the roads intersect at the south end of King Street to make a 4-way stop, as it is at the north intersection of the same two roads. (Item for Discussion 1.3, May 28, 2025) (Sponsor: Councillor, G. Harvey)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-147****PILOT PROGRAM - ARTIFICIAL INTELLIGENCE**

1. That the CAO establish a 2-year pilot program in order to pursue programs and services supported by Canadian Owned/Based Artificial Intelligence Companies;
2. That notwithstanding the Procurement By-law in order to address the new and changing landscape of Artificial Intelligence programs and services, the CAO be delegated authority to procure such services and programs during the period of the pilot project;
3. That an annual budget for this program be set at an upset limit of no more than \$600k to be funded from the Reinvestment Reserve; and
4. That the CAO report back to the Finance and Responsible Governance Committee or by memorandum regarding the programs and services procured, including any efficiencies and return on investment achieved by the City of Barrie. (Item for Discussion 1.5, May 28, 2025) (Sponsor: Deputy Mayor, R. Thomson)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-148****NORTHWEST BARRIE PUBLIC LIBRARY LOCATION**

That staff in Corporate Facilities be authorized to negotiate a lease agreement with a property owner in northwest Barrie for the purpose of locating and constructing a boutique library to be executed by the Mayor and City Clerk, in a form acceptable to the Director of Legal Services and General Manager of Community and Corporate Services; and

That a Capital Project be created to be funded by the Development Charge Reserve and the financial contribution approved by the Barrie Public Library Board; and

That staff in Corporate Facilities report back to Council via confidential memorandum detailing the final location and terms and conditions of the agreement.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-149****ENCAMPMENTS UPDATE - EXECUTIVE COMMITTEE**

That Encampments be added to the list of strategic plan updates provided to Executive Committee at each meeting.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-150****MUNICIPAL HERITAGE REGISTER LISTED PROPERTY - 67 MCDONALD STREET**

That the property located at 67 McDonald Street be added to the Municipal Heritage Register as a listed property.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-151****HERITAGE DESIGNATION PROJECT**

1. That the Cultural Heritage Evaluation Summary Report prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) dated October 2024 concerning the Bulk Heritage Designation Project has been evaluated by the Heritage Barrie Committee at their meeting dated April 22, 2025, and deemed to demonstrate that the following properties are of heritage value or interest to the community:
  - a) 14 Cumberland Street
  - b) 84 Cumberland Street
  - c) 88 Cumberland Street
  - d) 97 Cumberland Street
  - e) 250 Dunlop Street West
  - f) 90 William Street
  - g) 87 Owen Street
  - h) 126 Burton Avenue
  - i) 22 Granville Street
2. That consent be granted in accordance with Section 29 (1.1) Ontario Heritage Act to proceed with the issuance of the Notice of the Intention to designate 14 Cumberland Street, 84 Cumberland Street, 88 Cumberland Street, 97 Cumberland Street, 250 Dunlop Street West, 90 William Street, 87 Owen Street, 126 Burton Avenue and 22 Granville Street.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-152****MOTION 25-G-097 REFERRED BY GENERAL COMMITTEE ON MAY 7, 2025, REGARDING A COMMITTEE NAME CHANGE**

"That the name of the Active Transportation and Sustainability Advisory Committee be changed to the Sustainability Advisory Committee".

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-153 SAGINAW SISTER CITY CONFERENCE**

That staff in the Economic and Creative Development Department be supported to attend the Saginaw Sister City Conference, fall 2025, subject to Mayor and CAO approval.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-154 COMMUNITY PROJECT SUBMISSION - COUNCILLOR A. COURSER - ART DESIGNED PANELS TO ADDITION OF DORIAN PARKER CENTRE (WARD 4)**

That the Community Project Submission from Councillor, A. Courser concerning \$5000 for the installation of two artist-designed panels to the addition to the Dorian Parker Centre (Ward 4), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-155 COMMUNITY PROJECT SUBMISSION - COUNCILLOR J. HARRIS - PAINTINGS AND BANNERS - BARRIE SPORTS HALL OF FAME AT ALLANDALE RECREATION CENTRE (WARD 8)**

That the Community Project Submission from Councillor, J. Harris concerning \$11,745 for the refurbishing of 40 paintings and purchase of 7 banner hardware brackets for the Barrie Sports Hall of Fame at Allandale Recreation Centre (Ward 8), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-156 COMMUNITY PROJECT SUBMISSION - COUNCILLOR S. MORALES - BEAUTIFICATION VIA NATURALIZATION AND INSTALLATION OF WHITE CLOVER ALONG CITY OWNED LOT 44 COUNTRY LANE (WARD 9)**

That the Community Project Submission from Councillor, S. Morales concerning \$2000 for the beautification via naturalization and installation of a "white clover" along a 1.5m strip adjacent to the fence of the property on the east side of the city owned lot at 44 Country Lane (Ward 9), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-157 COMMUNITY PROJECT SUBMISSION - COUNCILLOR S. MORALES - WELCOME TO PAINSWICK SIGN DESIGNED BY ST. PETER'S HIGH SCHOOL (WARD 9)**

That the Community Project Submission from Councillor, S. Morales concerning a "Welcome to Painswick" sign to be designed, fabricated, and made by St. Peter's High School students (Ward 9), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-158 COMMUNITY PROJECT SUBMISSION - COUNCILLOR S. MORALES - BIKE RACKS VARIOUS LOCATIONS IN WARD 9**

That the Community Project Submission from Councillor, S. Morales concerning \$5895 for the purchase and installation of five (5) bike racks at various locations in Ward 9, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-159 COMMUNITY PROJECT SUBMISSION - COUNCILLOR N. NIGUSSIE - BIKE RACKS AT HARVIE PARK, GRZEGORZ "GREG" PIERZCHALA PARK FERNDAL WOODS PARK, AND ELIZABETH PARK (WARD 6).**

That the Community Project Submission from Councillor N. Nigussie concerning \$4716 for the purchase and installation of four (4) bike racks at Harvie Park, Grzegorz "Greg" Pierzchala Park, Ferndale Woods Park, and Elizabeth Park (Ward 6), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-160 COMMUNITY PROJECT SUBMISSION - COUNCILLOR N. NIGUSSIE - TWO (2) ECOLOGICAL INTERPRETIVE SIGNAGE SYSTEMS (WARD 6).**

That the Community Project Submission from Councillor N. Nigussie concerning \$5,855.28 for the purchase and installation of two (2) Ecological Interpretive Signage Systems (Ward 6), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-161****COMMUNITY PROJECT SUBMISSION - COUNCILLOR N. NIGUSSIE - 1 NEW RADAR SPEED BOARD AND 1 SET OF TEMPORARY SPEED CUSHIONS (WARD 6).**

That the Community Project Submission from Councillor N. Nigussie concerning \$5000 for the purchase and installation of one (1) new radar speed board and one (1) set of temporary speed cushions (Ward 6), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-162****COMMUNITY PROJECT SUBMISSION - DEPUTY MAYOR, R. THOMSON - COMMUNITY OUTDOOR SPACE AT LAMPMAN LANE IN ASSOCIATION WITH THE BARRIE PUBLIC LIBRARY WARD 5 BRANCH (WARD 5)**

That the Community Project Submission from Deputy Mayor, R. Thomson, concerning \$25,000 to create and maintain a community outdoor space at Lampman Lane in association with the Barrie Public Library Ward 5 branch, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-163****COMMUNITY PROJECT SUBMISSION - COUNCILLOR, C. RIEPMA - BASKETBALL COURT - EASTVIEW PARK (WARD 1)**

That the Community Project Submission from Councillor, C. Riepma concerning Eastview Park being rebuilt this year, including tennis courts, playground equipment, and circulation pathways. The design also includes a half-court basketball facility. The estimated cost of the basketball court is \$32,000 and proposal to contribute \$25,000 to the cost of construction (Ward 1), be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.



**25-G-164****PRIORITY RESIDENT REGISTRATION FOR RECREATION PROGRAMS**

That the registration for non-residents for City of Barrie recreational programs commence 7-days following the opening of registration for City of Barrie residents; and

That the non-resident surcharge for City of Barrie recreation programs be increased to 25%; and

That 120-day notice be provided to the Township of Springwater to terminate the current agreement.

That a letter be sent to the residents of Springwater providing an explanation concerning the changes to the recreation program registration and fees is a result of the actions of the Township of Springwater Council.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-165****2024 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**

That the 2024 Audited Consolidated Financial Statements attached as Appendix A to the 2024 Audited Consolidated Financial Statements Staff Report dated June 4, 2025 to the Finance and Responsible Governance Committee, be received.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-166****CORPORATE NET ZERO STRATEGY 2025 - 2050**

1. That the Corporate Net Zero Strategy attached as Appendix A to the Report to the Finance and Responsible Governance Committee dated June 4, 2025, be endorsed in principle.
2. That low-carbon alternatives be evaluated as part of the standard capital planning process for all assets.
3. That low-carbon options be recommended when renewing energy-consuming corporate assets in capital planning and budgeting, when lifecycle payback offsets the incremental cost.
4. That staff evaluate the feasibility and lifecycle cost implications of designing new facilities to net-zero energy standards, and report back to Council with recommendations for a formal policy and implementation plan.
5. That all internal combustion engine (ICE) vehicles be replaced with electric vehicle (EV) equivalents, typically at end of life, and when feasible, considering the availability of suitable EV models, operational requirements, and the infrastructure needed to support electric vehicles.

6. That renewable energy assets be deployed when they provide a positive return on investment, and that authority be delegated to the Director of Corporate Facilities to execute or modify agreements related to regulatory approvals for these assets.
7. That the prioritization of low-carbon options be approved in situations where equipment failure necessitates immediate replacement under the City's emergency procurement provisions, whenever technically feasible.
8. That any ROI (return on investment) beyond 5 years on new builds be approved by the Mayor and the Chief Administrative Officer.
9. That staff in the Corporate Facilities Department present a progress report annually to General Committee concerning the Corporate Net Zero Strategy.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-167 CITY-OWNED SURPLUS LANDS DISPOSITION FRAMEWORK 2025**

That the City-Owned Surplus Lands Disposition Framework attached as Appendix A to Staff Report DEV016-25, be approved by Council as a resource and guide for the future disposition of surplus City-owned lands. (DEV016-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-168 STOPPING PROHIBITED - INNISFIL STREET - ST. JOHN VIANNEY CATHOLIC SCHOOL (WARD 8)**

1. That Traffic By-law 2020-107, Schedule '1', "No Parking Anytime" be amended by removing the following:

"Innisfil Street North side from Marshall Street to Adelaide Street extended"

2. That Traffic By-law 2020-107, Schedule '4', "Stopping Prohibited" be amended by adding the following:

"Innisfil Street Both sides between Baldwin Lane and Adelaide Street south leg 8:00 a.m. to 5:00 p.m. except Saturdays, Sundays excluding Statutory Holidays"

3. That Traffic By-law 2020-107, Schedule '1', "No Parking Anytime" be amended by adding the following:

<u>"Innisfil Street"</u>	North side from Marshall Street to Adelaide Street south leg"
<u>"Innisfil Street"</u>	East side from Baldwin Lane to Adelaide Street north leg"
<u>"Innisfil Street"</u>	West side from Baldwin Lane to Adelaide Street north leg"

(DEV025-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

#### **25-G-169**

#### **BARRIE REGIONAL TECHNOLOGY DEVELOPMENT SITE OPPORTUNITY**

1. That the Economic and Creative Development Department be directed to pursue discussions with the Ontario Vehicle Innovation Network and key stakeholders to pursue a Regional Technology Development Site (RTDS) that would serve Barrie.
2. That staff in Economic and Creative Development report back to the Infrastructure and Community Investment Committee with findings, including financial and in-kind funding considerations. (ECD005-25) (File: C11)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

#### **25-G-170**

#### **AGREEMENT WITH BIOFLIGHT FUELS FOR BIOGAS UPGRADING PILOT PROJECT (WARD 2)**

1. That the General Manager of Infrastructure and Growth Management (General Manager) be authorized to negotiate a Pilot Program Agreement with BioFlight Fuels Inc. (BioFlight) for the installation, operation, and evaluation of a modular biogas upgrading system at the City of Barrie (City) Wastewater Treatment Facility (WwTF), in a form approved by the Director of Legal Services, the Director of Infrastructure, and the Director of Finance and Treasurer.
2. That the General Manager be authorized to amend the agreement as necessary to reflect evolving project requirements, provided that such amendments do not create financial obligations or operational risks for the City.
3. That the Mayor and City Clerk be authorized to execute a Pilot Program Agreement with BioFlight Fuels Inc. (INF003-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-171****PROPERTY STANDARDS AND YARD MAINTENANCE WASTE BIN AMENDMENTS**

1. That By-law 2011-138 (Property Standards By-law) be amended by deleting section 5.5 and section 38.6 and adding the following:

“5.5 Domestic goods may be stored

- (a) in a rear yard provided that such storage shall be neatly piled and is limited to a small amount that is consistent with the permitted use of the property.
- (b) in the front yard provided that such storage is neat and limited to small amounts consistent with the use of the property.”

“38.6 A barrier or deflector shall be provided to prevent lighting from shining directly into an adjacent dwelling unit.”

“38.7 For the purpose of Section 38.6

“Directly or Directed” shall mean pointed or aimed into a window or doorway of an adjacent dwelling but shall not include ambient illumination of the adjacent property including the illumination of the interior of a dwelling on an adjacent property solely by ambient means.”

2. That By-law 2011-107 (Yard Maintenance By-law) be amended by deleting sections 2.7, and 4.14 to be replaced with the following:

“2.7 “INOPERABLE VEHICLE” shall mean a motor vehicle as defined by the Highway Traffic Act R.S.O 1990 as amended, having missing or damaged components which prevents it mechanical function.”

“4.14 Every *owner* shall store household waste in rigid containers with secure lids when stored outdoors and shall ensure the following:

- (a) all waste containers shall be kept clean and free of dirt, filth, odors and pest infestations and”
- (b) all waste containers shall be kept in a manner that prevents animals or vermin from disturbing, tearing apart or opening such containers so as to cause waste to escape from the container.
- (c) where possible, when the property has a garage, designated storage facility or access to the rear yard

from the street, all waste containers shall be stored in one of those locations." (LCS005-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-172****WARD BOUNDARY REVIEW RECOMMENDATION**

1. That the City of Barrie Ward Boundary Review Report prepared by Watson & Associates Economists Ltd., in association with Dr. Zachary Spicer, dated June 11, 2025, and attached as Appendix A to Staff Report LCS006-25, be received.
2. That as recommended by Watson & Associates Economic Ltd., in association with Dr. Zachary Spicer, a by-law be presented to adopt the Ward Structure identified in Appendix B to Staff Report LCS006-25 (Final Option 1 ward structure with revised ward numbering) as the City of Barrie's Ward Boundaries, effective December 31, 2025.
3. That the suitability of the 2026 ward boundaries be considered following the 2030 Municipal Election, to determine their continued effectiveness in the context of actual population growth. (LCS006-25) (File: L07-WBR)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

**25-G-173****ICE STORM REPLANTING AND RECOVERY**

1. That a new capital project for Ice Storm Replanting and Recovery be approved with a budget of \$3,766,200, to be funded from Tax Capital Reserve.
2. That two temporary contract positions, Urban Forester and Program Coordinator, that are fully recoverable from the Ice Storm Replanting and Recovery project, be approved. (OPR002-25)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

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

**SECTION "C"****25-G-174****EXTENDING COMMUNITY SAFETY ZONE - MARSELLUS DRIVE**

That staff in the Development Services Department be directed to prepare the following:

- a) An amendment to By-law 2003-160, as amended, Community Safety Zones By-law, to Schedule "A" to add Marsellus Drive from South leg of Downing Crescent to 85 metres south of Farmstead Crescent.
- b) An amendment to By-law 2002-191, as amended, Rates of Speed By-law, Schedule "A", authorized rates of maximum speed - 40 kilometres per hour to add Marsellus Drive from South leg of Downing Crescent to 85 metres south of Farmstead Crescent. (Item for Discussion 1.4, May 28, 2025) (Sponsor: Councillor, G. Harvey)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

## **SECTION "D"**

### **25-G-175**

#### **ZONING BY-LAW AMENDMENT - 435 ANNE STREET NORTH AND 33 HARRISON CRESCENT (WARD 4)**

- 1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Wynstar Anne Street LP, to rezone lands municipally known as 435 Anne Street North and 33 Harrison Crescent from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX), 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX), and 'Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX), attached as Appendix A to Staff Report DEV018-25 be approved.
- 2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-XXX)(H-XXX) zone:
  - a) Permit a front yard setback of 3.0 metres, whereas a minimum of 7.0 metres is required;
  - b) Permit a rear yard setback of 3.5 metres, whereas a minimum of 7.0 metres is required;
  - c) Permit a lot coverage of 41%, whereas a maximum of 35% is permitted;
  - d) Permit a maximum building height of 15.00 metres, whereas a maximum building height of 10.00 metres is permitted;

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- e) Permit a maximum gross floor area of 118%, whereas a maximum gross floor area as a percent of lot coverage of 60% is permitted; and,
  - f) Permit a maximum density of 107 units per hectare, whereas a maximum density of 40 units per hectare is permitted.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the 'Residential Multiple Dwelling First Density with Special Provisions - Hold' (RM1)(SP-XXX)(H-XXX) zone:
- a) Permit a minimum lot area of 191.0 square metres, whereas a minimum lot area of 300.0 square metres is required;
  - b) Permit a minimum lot frontage of 8.0 metres, whereas a minimum lot frontage of 9.0 metres is required;
  - c) Permit a front yard setback to an attached garage of 6.5 metres, whereas a minimum front yard setback to an attached garage of 7.0 metres is required; and,
  - d) Permit a rear yard setback of 6.0 metres, whereas a rear yard setback of 7.0 metres is required.
4. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands within the Residential Single Detached Dwelling Third Density with Special Provisions - Hold' (R3)(SP-XXX)(H-XXX) zone:
- a) Permit a minimum lot area of 317.0 square metres, whereas a minimum lot area of 400.0 square metres is required;
  - b) Permit a front yard setback to an attached garage of 6.4 metres, whereas a minimum front yard setback to an attached garage of 7.0 metres is required; and,
  - c) Permit a rear yard setback of 6.0 metres, whereas a rear yard setback of 7.0 metres is required.
5. That the By-law for the purpose of lifting the Holding Provision (H-XXX) from the Zoning By-law Amendment as it applies to the lands municipally known as 435 Anne Street North and 33 Harrison Crescent shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The remediation program as described by GEI Consultants in Section 7 of the Phase 2 ESA dated December 3, 2024, is completed and a copy of the Remediation Report has been submitted to the Environmental Risk Management & Compliance Branch; OR

- b) The completion of a Risk Assessment Report and Soil Vapour Intrusion Assessment following the Ministry of the Environment, Conservation and Parks (MECP) Draft Technical Guidance: Soil Vapour Intrusion Assessment, January 2021, or as amended.
- 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 DEV018-25.
- 7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV018-25)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

## **SECTION "E"**

### **25-G-176**

#### **ZONING BY-LAW AMENDMENT - 664, 674 AND 692 ESSA ROAD, AND 320, 364 AND 366 MAPLEVIEW DRIVE WEST (WARD 7)**

- 1. That the Zoning By-law Amendment Application submitted by Jones Consulting Group Ltd., on behalf of Essa Rd Development Ltd., to rezone lands municipally known as 664, 674 and 692 Essa Road and 320, 364 and 366 Mapleview Drive West from 'Light Industrial' (LI), 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-368) to 'Mixed Use Node with Special Provision' (MU1)(SP-YYY), 'Mixed Use Corridor with Special Provision' (MU2)(SP-XXX), 'Open Space' (OS) and 'Environmental Protection' (EP), attached as Appendix A to Staff Report DEV024-25 be approved.
- 2. That the following Special Provisions be referenced in the implementing of Zoning By-law for the lands zoned 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX):
  - a) Permit a minimum setback of 0.9 metres from the property line abutting a street to the nearest part of a parking structure underground, whereas 1.8 metres is required;
  - b) That the definition of "Amenity Area - Outdoor" be amended to reflect following revised wording:

"Amenity Area - Outdoor, shall mean an area of land; balcony; deck; terrace; the roof of a building, parking structure, or accessory structure, which includes landscaped area and may include areas of



decorative paving and walkways or other similar surface, provided such surface is not used for vehicle use”;

- c) That the requirement for fully paved and seamless front yard connections to abutting sidewalks shall not apply;
  - d) Permit a minimum front yard setback of 2.5 metres for residential uses, whereas a 3.0 metre minimum setback is required;
  - e) That a maximum interior side yard setback not be required, whereas a maximum of 3.0 metres is permitted;
  - f) Permit a minimum ground level floor height of 3.5 metres for Apartment Dwellings and 2.7 metres for Townhouses, whereas 4.5 metres is required;
  - g) Permit a maximum building height of 21.5 metres, whereas a minimum of 7.5 metres is required and a maximum of 16.5 metres is permitted;
  - h) That the provision related to waste management for multi-unit residential developments in the Mixed-Use zones shall not apply;
  - i) Permit a minimum driveway length of 5.8 metres, whereas a minimum driveway length of 6.0 metres is required;
  - j) Permit one (1) Additional Residential Unit (ARU) within a block townhouse dwelling unit fronting a private road, to a maximum of 66 ARUs across the site, whereas ARUs are not currently permitted within block townhouse dwellings units on private roads; and
  - k) Require a minimum of 1 parking space per unit for any additional residential units as per the standards of Section 5.2.9.3.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Mixed Use Node with Special Provision' (MU1)(SP-YYY):
- a) Require a minimum of 268 residential units per hectare, whereas no minimum density is required; and
  - b) Permit a maximum building height of twelve (12) storeys or 36 metres, whereas a maximum of 25.5 metres is permitted.

4. That notwithstanding any future severance, partition or division of the lands, the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred.
5. 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 DEV024-25.
6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV024-25)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

## **SECTION "F"**

### **25-G-177**

#### **SOUTH BARRIE MIXED USE RECREATION COMPLEX AND LIBRARY**

1. That the location, program, facility and parks concepts identified as 'Scenario 2' for a single regional recreation centre and library to serve the Salem and Hewitt's growth areas, as described in Staff Report FAC004-25, be endorsed as amended as follows:
  - That staff work with representatives from the Barrie Sports Hall of Fame concerning their written request dated June 7, 2025 for space not to exceed 5000 square feet at the new facility;
  - That the space for the proposed library be reduced to 30,000 square feet and be located on one floor as feasible, and staff investigate opportunities for shared amenities such as washrooms, etc;
  - That the final design of the recreation centre allows for the potential implementation of the outdoor sports fields, including a multi-use turf field in advance of the completion of the indoor facility;
  - That staff consult with minor league sports and other sporting organizations in Barrie to discuss needs and opportunities for the future facility;
  - That staff review opportunities for space to provide enhanced customer service opportunities including those currently provided by Service Barrie to service residents in the south end; and

- That the design of the outdoor sports fields consider the cricket and the soccer fields being separate from each other.
- 2. That approved capital projects 'FC1085', 'FC1086', and forecasted project intakes '000613' and '000614' be consolidated into one project, 'FC1085', and named as 'South Barrie Mixed Use Recreation Complex and Library' as part of the 2026 Capital Plan. (FAC004-25)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

## **SECTION "G"**

### **25-G-178      BARRIE PERFORMING ARTS AND EVENT CENTRE - DESIGN DEVELOPMENT ADVANCEMENT**

1. That the Schematic Design for the proposed Performing Arts Centre, as outlined in Appendix A of Staff Report FAC005-25, be approved and used to guide the project through the Design Development phase.
2. That Hariri Pontarini Architects be awarded an additional \$455,000 to advance the design and costing of the Performing Arts Centre to the 50% Design Development stage, funded from the Theatre Reserve, to further refine the project scope and enhance the accuracy of the projected construction cost.
3. That staff report back to General Committee following Council's 2025 summer recess with the outcomes of the 50% Design Development phase, including a Class C Cost Estimate for the proposed Performing Arts Centre.
4. That staff report back to General Committee if additional budget is required to include the optional rehearsal space in the Performing Arts Centre (PAC) construction.(FAC005-25)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 6/18/2025.

## **ENQUIRIES**

Members of General Committee did not address any enquires to City staff.

## **ANNOUNCEMENTS**

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

**ADJOURNMENT**

The meeting adjourned at 7:19 p.m.

CHAIRMAN