



# City of Barrie

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

## Final General Committee

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Wednesday, June 12, 2024

7:00 PM

Council Chambers/Virtual Meeting

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### GENERAL COMMITTEE REPORT

#### For consideration by Barrie City Council on June 19, 2024

The meeting was called to order by Mayor, A. Nuttall at 7:22 p.m. The following were in attendance for the meeting:

**Present:** 10 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Nixon  
Councillor, AM. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

**Absent:** 1 - Councillor, C. Riepma

#### STAFF:

Associate Director of Corporate Asset Management, K. Oakley  
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. Diemart  
Director of Legal Services, I. Peters  
Director of Recreation and Culture Services, D. Bell  
Director of Transit and Parking Strategy, B. Forsyth  
General Manager of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Legislative Coordinator, T. Maynard  
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts

Manager of Wasterwater Operations, G. Jorden  
Senior Manager of Corporate Finance and Investment, C. Gillespie  
Senior Policy Advisor and Special Projects Coordinator, E. Chappell  
Service Desk Generalist, K. Kovacs  
Supervisor of Growth Management, C. Kitsemetry.

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

### **SECTION "A"**

#### **24-G-149**

#### **REPORT OF THE AFFORDABILITY COMMITTEE DATED MAY 29, 2024**

Councillor, C. Nixon provided an overview of the Affordability Committee meeting held on May 29, 2024.

The Report of the Affordability Committee dated May 29, 2024, was received.

This matter was recommended for receipt (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/19/2024.

#### **24-G-150**

#### **REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED MAY 29, 2024.**

Councillor, AM. Kungl provided an overview of the Finance and Responsible Governance Committee dated May 29, 2024.

The Report of the Finance and Responsible Governance Committee dated May 29, 2024, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/19/2024.

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

## **SECTION "B"**

### **24-G-151      2023 AUDITED CONSOLIDATED FINANCIAL STATEMENTS**

That the 2023 Audited Consolidated Financial Statements attached as Appendix "A" to the Report to the Finance and Responsible Governance Committee dated May 29, 2024, be received.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

### **24-G-152      CIRCULATION      MEMORANDUM      CONCERNING      THIS      WEEK      IN BARRIE/LEGISLATIVE ADS IN BARRIE TODAY**

That further to correspondence on the Circulation List dated May 29, 2024 (C6 240529) staff in Access Barrie, notwithstanding the Procurement By-law, pursue a pilot until June 2025 with iPolitics to include a This Week in Barrie advertisement in the *Barrie Compass* to promote City programs, services and initiatives and report back to Finance and Responsible Governance by May 2025 providing details on the pilot project.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

### **24-G-153      CORRESPONDENCE      CONCERNING      SITE      PLAN      APPLICATION      55-57 MCDONALD      STREET,      61-67 OWEN      STREET      AND      70-78 WORSLEY STREET**

1. That staff enter into a Section 27 agreement with the Junction Group on behalf of their client Traditions Senior Housing (the Developer) to defer the portion of development charges related to the proposed rental units (excluding the owned units) for a period of three years, or occupancy whichever is sooner, contingent on the developer applying for building permits within 120 days of this agreement.
2. That staff shall set the specified date in the Section 27 Agreement with rates to be calculated as of July 21, 2021, plus indexing;
3. That the frozen development charges expire on May 15, 2025, being 2 years following the date the application was approved and conditions were issued and nearly 4 years after the original application was made;

4. That for the term of the deferral the Developer shall pay interest to the City on the deferred amount at a rate of 50% of the City's 5 year moving average weighted cost of capital; and
5. That the Section 27 Agreement be executed no later than January 15, 2025, to give the developer 120 days to apply for building permits as noted in paragraph 1 of the motion.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-154****CORRESPONDENCE CONCERNING NEW LAWNCHAIR LUMINATA CONCERT SERIES**

The BIA Board fund \$72,834 from their 2023 operating surplus for the BIA's 2024 Lawnchair Luminata event with the remaining funding of \$127,169 to be provided by the City of Barrie with funding from the Tourism Reserve.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-155****APPROVAL OF FLEET ASSET MANAGEMENT PLAN**

1. That the May 2024 Fleet Asset Management Plan be approved. (CAM003-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-156****AMENDMENT TO THE ZONING BY-LAW - 338 MAPLEVIEW DRIVE EAST (WARD 9)**

1. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Loon Avenue Lands OP Inc. to rezone the lands known municipally as 338 Maplevue Drive East from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) and 'Environmental Protection' (EP), be approved as per Appendix "A" attached to Staff Report DEV023-24.
2. That the Zoning By-law Amendment include special provisions to be permitted in the Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) zone as follows:
  - a) Minimum residential parking standard shall be 1.2 spaces per dwelling unit, whereas 1.5 spaces is the minimum standard;
  - b) Back-to-back townhouse units are permitted as a built form;
  - c) The front yard shall be considered the existing public road access to Loon Avenue, with a minimum width of 20.0 metres permitted, whereas 21.0 metres is the minimum standard;

- d) Minimum rear yard setback of 4.0 metres is permitted, whereas 7.0 metres is the minimum standard;
  - e) Minimum landscape area shall be 27%, whereas 35% is the minimum standard;
  - f) Maximum gross floor area is 87.5%, whereas 60% is the standard;
  - g) Maximum building height shall be 14.5 metres (3 storeys), whereas a maximum of 10.0 metres is the standard;
  - h) Maximum density shall be 56 units per hectare, whereas the standard for stacked/cluster townhouse development is a maximum density of 40 units per hectare;
  - i) Minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit, whereas 12 square metres is the minimum standard;
  - j) Minimum of 4.0 metres of landscape area is required for any secondary means of egress, whereas 7.0 metres is the minimum standard with the exception of any units adjacent to the north property line; and,
  - k) Maximum front yard parking coverage of 65% is permitted, whereas 50% is the maximum standard.
3. That the Holding symbol on those lands zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) can be removed when the following has been submitted to the satisfaction of the Executive Director of Development Services:
- a) An Edge Management Plan for the Development Limit depicted on Drawing A1 - Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024;
  - b) A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) as shown on Schedule "A"; and
  - c) An agreement for the required Ecological Offsetting for the loss of natural features including payment will be required prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.

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 DEV023-24.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-157****CITY-INITIATED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION - 29 AND 35 SPERLING DRIVE (WARD 3)**

1. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.
2. That the City-initiated Official Plan Amendment application for lands known municipally as 29 and 35 Sperling Drive, attached as Appendix "A" to Staff Report DEV025-24 be approved as follows:
  - i. Amend Map 2 - Land Use by adding "See Policy 2.8.X" to the lands known municipally as 29 and 35 Sperling Drive.
  - ii. Add text to Section 2.8 - Defined Policy Area of the Official Plan as follows:

Section 2.8.X 29 and 35 Sperling Drive

Notwithstanding Section 2.6.8 of this Plan, known municipally as 29 and 35 Sperling Drive, are permitted to have a maximum height of 30 storeys for mixed use development.
3. That the City-initiated Zoning By-law Amendment Application to rezone lands known municipally as 29 and 35 Sperling Drive from "Highway Industrial" (HI) to "Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold" (RA2-2)(SP-XXX)(H-YYY) be approved as attached to this Staff Report as Appendix "B".
4. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands as follows:
  - a) Permit a parking standard of 0.78 parking spaces per residential unit, whereas 1.5 parking space per unit is the standard;
  - b) Permit a gross floor area of 499%, whereas a maximum gross floor area of 200% is permitted; and
  - c) Permit a building height of 91.5 metres, whereas a maximum building height of 45 metres is permitted.

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 DEV025-24.
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. (DEV025-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-158****ZONING BY-LAW AMENDMENT APPLICATION - 750 LOCKHART ROAD, BARRIE (WARD 10)**

1. That the Zoning By-law Amendment Application submitted by KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, to rezone a portion of lands known municipally as 750 Lockhart Road from 'Residential Hold - Special Provision No. 586' (RH)(SP-586) to 'Neighbourhood Residential' (R5) and 'Neighbourhood Multiple Residential' (RM3) be approved as attached to this Staff Report as Appendix "A".
2. 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 DEV026-24.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law (DEV026-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-159****BARRIE ALLANDALE TRANSIT TERMINAL PUBLIC ART COMMISSION - FUNDING SOURCE (WARD 8)**

1. That, in absence of the Investing In Canada Infrastructure Program (ICIP) eligibility for funding in support of the public art commission, *Exhale*, by Studio F Minus for the Barrie Allandale Transit Terminal, the remaining two-thirds funding required to complete the works (\$100,000) be funded as follows:
  - a) Replace Provincial and Federal grant funding (\$50,000 each) with \$75,000 from the Public Art Reserve and \$25,000 from the Tax Capital Reserve (ECD005-24).

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-160****DISPOSITION OF LAND MATTER - SARJEANT DRIVE**

1. That the Mayor and City Clerk be authorized to execute as landlord a commercial 10-year lease agreement for a portion of the existing green space located at 44 Sarjeant Drive, (land parcel with an estimated length of 152m and width of 23m) in a form satisfactory to the Director of Legal Services and the Director of Corporate Facilities.
2. That the lease include a termination clause in favour of the City which, with sufficient notice, may be exercised to allow the City to develop the property for the supply of additional ground water sources.
3. That the lands be leased to The Sarjeant Co. Ltd. (Sarjeant), subject to Sarjeant assuming all costs associated with the lease, including but not limited to, City risk indemnification, site maintenance and any property taxes that may apply as a result of the agreement, and by defraying the cost of all necessary planning approvals including the cost of tree clearing including applicable ecological offsetting fees, and the development of a risk management plan for the site.
4. The Lessee be permitted to include the Subject Property in a Pre-Consultation, Site Plan Control application and/or Zoning By-law Amendment application if/as required to facilitate future proposed use of the site. (IGM001-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.



**24-G-161****PROPERTY ACQUISITION - HOTCHKISS CREEK STORM PONDS  
IMPROVEMENTS AND DYMENTS CREEK POND IMPROVEMENTS  
(WARDS 5 AND 8)**

1. That Staff be directed to complete the following property acquisitions:
  - a) The properties described in Appendix "A" (Subject Properties) necessary to facilitate the Hotchkiss Creek watercourse improvements between the Barrie Collingwood Railway (BCRY) corridor and Tiffin Street, Project EN1396.
  - b) The properties described in Appendix "B" (Subject Properties) to facilitate Dyments Creek's new storm pond, north of Dunlop Street West and West of Ferndale Industrial Drive, Project EN1279.
2. That the Director of Legal Services be authorized to commence negotiations and/or expropriation proceedings to acquire fee simple interests or easements in the Subject Properties identified in Appendix "A" and Appendix "B". Where applicable, land acquisitions will be completed through the Planning Act.
3. That the Corporation of the City of Barrie make an application to Barrie City Council, as approving authority, for approval to expropriate the Subject Properties, and that the City Clerk be authorized to execute the necessary forms of application.
4. That the "Notice of Application for Approval to Expropriate" be served and published, and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate", be forwarded to the Chief Inquiry Officer, and that the Chief Inquiry Officer be requested to report to Council with respect to any such request.
5. That the Director of Legal Services be delegated authority to settle any expropriations or negotiated agreements relating to the Subject Properties, and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (INF004-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-162****WATER METER REPLACEMENT PROGRAM**

1. That the Water Operations Branch be authorized to hire a full-time permanent Water Meter Installer with an annual cost of \$85,770.38. (INF005-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

**24-G-163****ACCELA CLOUD MIGRATION**

1. That the Director of Information Technology and Chief Procurement Officer be authorized to sign an agreement in form satisfactory to the Director of Legal Services and the Chief Procurement Officer, on behalf of the City of Barrie, with Accela, Inc. (Accela) to support the migration of the city's on-premise Accela's Civic Platform solution to Accela's SaaS version of their Civic Platform (Accela's Cloud Platform) along with annual maintenance, licensing, and other professional services relating to the delivery of Accela's Cloud Platform with an initial term of 3 years, and options for 3, three year extensions.
2. That the requirements of the Procurement By-law be waived.
3. That the scope of Capital Project CC1003 "APLI (Applications, Permits, Licenses and Inspections) Expansion - Phase 3" (APLI Phase 3) be expanded to include the Accela cloud migration and add an additional \$260k to the project for 2025 funded from the Housing Accelerator Fund to:
  1. Extend a temporary System Analyst position supporting the project until March 31, 2027 (\$110k)
  2. Accela professional services migration cost (\$150k).
4. That the \$400k operating impact of migrating to Accela's Cloud Platform be added to Information Technology's 2025 base budget and recovered from Housing Accelerator Fund for tax years 2025, 2026, and 2027 for:
  1. Increased licensing and maintenance costs (\$300k).
  2. Converting a temporary Project Coordinator position supporting the project to permanent (\$100k). (IT003-24)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

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

**SECTION "C"**

**24-G-164**

**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT  
APPLICATION - 901 ESSA ROAD AND 1, 3, 5, 7, 9, 13, 15, 17, 19 BROWN  
BEAR STREET (WARD 7)**

1. That the Official Plan Amendment submitted by The Biglieri Group Ltd., on behalf of Brown Bear Dev. Ltd., for lands municipally as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street attached as Appendix "A" to Staff Report DEV029-24 be approved as follows:

- a) Amend Map 2 - Land Use Designations of the Official Plan for the lands known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street to include a Defined Policy Area overlay over the existing Medium Density Designation
- b) Amend Section 2.8 Defined Policy Areas to include the following:

**2.8.X 901 Essa Road**

Notwithstanding the policies of this plan, the lands denoted with "See Policy 2.8.X" on Map 2, municipally known as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street, are permitted to have a maximum building height of 15 storeys and maximum density of 494 units per hectare.

2. That the Zoning By-law Amendment Application submitted by The Biglieri Group Ltd., on behalf of Brown Bear Dev. Ltd., to rezone lands known municipally as 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street from "Neighbourhood Mixed Use" (NMU) in By-law 2009-141 and "Rural Residential" (RR) in By-law 054-04 to "Neighbourhood Mixed Use with Special Provisions, Hold" (NMU)(SP-XXX)(H-YYY) be approved as attached to this Staff Report as Appendix "B"
3. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
  - a) Permit encroachments into required setbacks for an underground parking structure being the following:
    - a) Essa Road: 1.2 metres

- b) Salem Road: 0.16 metres
- c) Brown Bear Street: 0.24 metres
- d) Northern lot line: 0.48 metres

Whereas an underground parking structure setback of 1.8 metres is required;

- b) Permit outdoor amenity space to be provided at a ratio of 9.6 square metres per dwelling unit, with indoor amenity space provided at a ratio of 2.6 square metres per unit (12.2m<sup>2</sup> total), whereas outdoor amenity space is required at a ratio 12.0 square metres per residential unit;
  - c) Permit a parking standard of 0.8 parking spaces per residential unit, whereas 1.0 parking space per unit is required;
  - d) Permit a parking standard of 0.1 parking spaces per unit (46 spaces) for visitors and commercial uses, whereas no standards currently apply for visitors, and a parking ratio being a minimum of 1 space per 24 square metres commercial Gross Floor Area (GFA)(15 spaces) and maximum of 1 space per 18 square metres GFA (20 spaces) is required;
  - e) Permit a minimum commercial coverage of 20% Gross Floor Area (GFA), whereas a minimum coverage of 50% is required;
  - f) Permit a maximum building height of 15 storeys, whereas the current maximum is 12 storeys;
  - g) Permit the maximum interim and general floor space index of 3.1, whereas a maximum of 2.5 is required;
  - h) That the façade step-back and angular plane requirements shall not apply along the Brown Bear Street frontage, whereas a 45 degree angular plane at height above 80% equivalent of right of way using 3m minimum step backs is required; and
  - i) Permit a maximum of 100% of buildings within 5m of the front lot line, whereas a maximum of 50% of the frontage shall have buildings within 5m of the front lot line.
4. That the Holding Provision (H-YYY) be removed from the Neighbourhood Mixed Use with Special Provisions (NMU)(SP-XXX) zone when the following is completed to the satisfaction of the City:

- a) That the owner/applicant update hydrogeological information in support of the previously submitted D4 Assessment to the satisfaction of the City of Barrie prior to any site works or issuance of a Building Permit;
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 DEV029-24.
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. (DEV029-24).

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

The General Committee met and reports as follows:

#### **SECTION "D"**

##### **24-G-165**

#### **PRESENTATION REGARDING THE WASTEWATER OPERATIONS ANNUAL REPORTS (PLEASE SEE STAFF MEMORANDUM LISTED AS "A5" ON CIRCULATION LIST DATED JUNE 12, 2024).**

Sherry Diemart, Director of Infrastructure acknowledged the work of the Wastewater Operations Team, and she thanked them for their exceptional dedication and hard work in maintaining the City's Wastewater system. She noted that the team's expertise and commitment to ensuring clean and safe water is invaluable to the community. Ms. Diemart thanked the Marketing and Communications Team for their work on the Wastewater Operations video.

The Wastewater Operations video was played.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 6/19/2024.

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

**SECTION "E"**

**24-G-166**

**ZONING BY-LAW AMENDMENT - 27, 31, 33, 35, 41, AND 43 ESSA ROAD AND 259 AND 273 INNISFIL STREET (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Tonlu Holdings Limited, to rezone lands known municipally as 27, 31, 33, 35, 41 & 43 Essa Road and 259 & 273 Innisfil Street from the 'Light Industrial' (LI) and 'Central Area Commercial' (C1-1) zones to 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-XXX)(H-YYY) zone, be approved as illustrated in Appendix "A" attached to Staff Report DEV024-24.
2. That the Zoning By-law Amendment include special provisions to be permitted in the 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-XXX)(H-YYY) zone as follows:
  - a) A minimum setback from the rail line of 15 metres is permitted, whereas 30 metres is required for the Meaford Subdivision rail corridor;
  - b) THAT notwithstanding the provisions set out in Table 4.6 - Parking Standards in By-law 2009-141, a minimum parking standard is not required on lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
  - c) Whereas the standard permits height to a maximum of 10 metres (3-4 storeys) within 5 metres of the front lot line and the lot flankage, and a maximum of 45 metres (12-15 storeys) beyond 5 metres of the front lot line and the lot flankage, the special provisions permit building height as follows:
    - i. A maximum podium height of 20 metres (6 storeys); and,
    - ii. Tower heights to a maximum of 23 storeys (79 metres), 26 storeys (90 metres) and 39 storeys (127 metres) excluding mechanical penthouse and other exclusions as defined for the measurement of building height are permitted.

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- d) A minimum coverage of 2% of the lot area is required for commercial uses, whereas 50% is the required standard;
  - e) THAT notwithstanding section 6.3.7.1 of By-law 2009-141, a minimum 3 metre wide landscape buffer along all side and rear lot lines is not required, however, a 2.5 metre landscape buffer is required along the Innisfil Street lot line for lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
3. That the Holding symbol (H-YYY) be removed from site specific zoning 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-XXX)(H-YYY) zone as shown in Appendix "A" attached to Staff Report DEV024-24, when the following has been submitted to the satisfaction of the Executive Director of Development Services:
- a) A Certificate of Property Use and/or Record of Site Condition, as accepted by the Ministry of the Environment, Conservation and Parks under the Environmental Protection Act, prior to any site works or issuance of a Building Permit;
  - b) Confirmation of rail safety and noise mitigation from Metrolinx and the Barrie Collingwood Railway (BCRY), including any requirements to support the setback from the BCRY line as reduced by this By-law; and,
  - c) Incorporation of a publicly accessible connection for direct community access from Innisfil Street to Essa Road and the Barrie Allandale Transit Terminal and Barrie Allandale GO service.
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 DEV024-24.
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. (DEV024-24).

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/19/2024.

## ENQUIRIES

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

## **ANNOUNCEMENTS**

Members of Council provided announcements concerning a number of matters.

## **ADJOURNMENT**

The meeting adjourned at 7:56 p.m.

CHAIRMAN