



# City of Barrie

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

## Meeting Agenda

### General Committee

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Wednesday, June 26, 2019

7:00 PM

Council Chamber

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#### 1. CONSENT AGENDA

#### 2. PUBLIC MEETING(S)

**2.1 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING ON BEHALF OF TMD ATRIA CORPORATION - 290, 294, 298 AND 302 GEORGIAN DRIVE (WARD 1) (FILES: D09-OPA74-19 AND D14-1673)**

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and a Zoning By-law Amendment submitted by MHBC Planning, Urban Design and Landscape Architecture on behalf of TDM-Atria Corporation for lands known municipally as 290, 294, 298 and 302 Georgian Drive.

The purpose of the Official Plan Amendment is to create a new defined policy area on the subject lands to permit a density of 500 units per net hectare outside of the City's Urban Growth Centre, whereas developments in excess of 150 units per hectare are restricted to sites located within the City Centre. The purpose of the Zoning By-law Amendment is to amend the zoning of the subject lands from 'Residential Apartment Dwelling Second Density-2, Special Provision No. 499' (RA2) (SP-499) to 'Residential Apartment Dwelling Second Density-2, Special' (RA2)(SP-XXX) with site-specific zoning provisions.

The effect of the application is to facilitate the development of a 19-storey mixed-use building with 376 residential rental units and ground floor commercial uses.

Presentation by a representative(s) MHBC Planning, Urban Design and Landscape Architecture.

Presentation by Andrew Gameiro, Planner, Planning and Building Services Department.

**Attachments:** [PM 190626 Notice 290, 294, 298 and 302 Georgian Dr.pdf](#)

[PM 160626 Memo - 290, 294, 298 and 302 Georgian Drive.pdf](#)

[PM 190626 Presentation 290, 294, 298 and 302 Georgian Dr.pdf](#)

2.2

**APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY WESTON CONSULTING ON BEHALF OF BARRIE WATERFRONT DEVELOPMENTS - 39 - 67 DUNLOP STREET WEST AND 35 - 37 MARY STREET (WARD 2) (FILE: D14-1676)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting Group on behalf of Barrie Waterfront Developments for the lands known municipally as 39-67 Dunlop Street West and 35-37 Mary Street, Barrie.

The proposed mixed use development consists of two residential towers ranging from 30 to 34 storeys with a total of 495 units. The proposed development concept includes a four to six storey podium with parking and commercial spaces with retail at the ground floor.

A Zoning By-law Amendment is being proposed to facilitate the development of a high-rise mixed-use development with site-specific provisions on the subject lands.

Presentation by a representative(s) of Weston Consulting.

Presentation by Jordon Lambie, Senior Urban Design Planner, Planning and Building Services Department.

**Attachments:** [PM 190626 Memo 39-67 Dunlop St W 35-37 Mary St.pdf](#)  
[PM 190626 Notice 39-67 Dunlop St W 35-37 Mary St.pdf](#)  
[PM 190626 Presentation 39-67 Dunlop St W 35-37 Mary St.pdf](#)

2.3

**APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATION PLANNING SOLUTION ON BEHALF PARK CITY INC. - 152 AND 156 MILLER DRIVE (WARD 5) (FILE: D12-446 AND D14-1650)**

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solution on behalf of Park City Inc. for lands known municipally as located at 152 and 156 Miller Drive.

The subject lands are designated Residential Area in the City's Official Plan and are currently zoned Residential Single Detached (R1) in accordance with Zoning By-law 2009-141. The owner has submitted a Draft Plan of Subdivision application to create four (4) single detached residential lots fronting Miller drive and one (1) block that would be further subdivided through a subsequent Plan of Condominium to create 39 additional single detached residential lots on a private roadway. In conjunction with this application, the owner has also applied to amend the current zoning of the property to Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP) and Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 43 single detached residential units. The Special Provisions (SP) relate to an increase to the maximum permitted building height over the property; a reduced lot area and rear yard

setback associated with the proposed R4 lots fronting Miller Drive; and a reduced lot frontage, removal of the provision related to maximum Gross Floor Area, and a reduction to the minimum required setback to a secondary means of access for the proposed RM2 block (39 units). The overall density proposed for the development is 30 units per hectare.

Presentation from representative(s) of Innovative Planning Solutions.

Presentation by Carlissa McLaren, Planner, Planning and Building Services.

See attached correspondence.

**Attachments:** [PM 190626 Notice 152 and 156 Miller Dr.pdf](#)  
[PM 190626 Memo 152 and 156 Miller Drive.pdf](#)  
[PM 190626 Presentation 152 and 156 Miller Dr.pdf](#)  
[PM 190624 Correspondence 152 and 156 Miller Dr](#)  
[ADDITIONS - PM 190624 Correspondence 152 and 156 Miller Drive.pdf](#)

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

Nil.

### **4. DEFERRED BUSINESS**

Nil.

### **5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**

Nil.

### **6. STAFF REPORT(S)**

Nil.

### **7. REPORTS OF OFFICERS**

Nil.

### **8. ITEM(S) FOR DISCUSSION**

#### **8.1 EVENT PAGE ON BARRIE FACEBOOK**

That staff in Access Barrie investigate the feasibility of posting an "Event Page" on the City of Barrie Facebook Page for all statutory and neighbourhood meetings and report back to General Committee. (Item for Discussion 8.1, June 26, 2019)

Sponsor: Councillor, K. Aylwin

**8.2 INVESTIGATION - PROVIDE GREATER CLARITY OF MATTERS BEFORE COUNCIL AND COMMITTEES**

That staff in the Legislative and Court Services Department explore opportunities to provide greater clarity of matters being considered by City Council and Committees for members of the public, including having the text of the motion being displayed on the screens in the Council Chamber and report back to General Committee. (Item for Discussion 8.2, June 26, 2019)

Sponsor: Councillor K. Aylwin

**8.3 INVESTIGATION - CITY OF BARRIE LOBBYIST REGISTER**

That staff in the Legislative and Court Services Department investigate the feasibility of the creation of a Lobbyist Register for the City of Barrie to ensure the public disclosure of lobbying activities and to oversee the regulation of lobbyists' conduct and report back to General Committee. (Item for Discussion 8.3, June 26, 2019)

Sponsor: Councillor, K. Aylwin

**8.4 INVESTIGATION - MINIMUM SEPARATION DISTANCE FOR SOCIAL SERVICES**

That staff in the Planning and Building Services Department investigate options and impacts of a minimum separation distance for "social services" in the City Centre and report back to General Committee. (Item for Discussion 8.4, June 26, 2019)

Sponsor: Councillor, M. McCann

**8.5 NOISE BY-LAW**

That staff be directed to work with the Barrie Police Service to explore options for enforcing the City's Noise By-law in connection with motor vehicles and motorcycles and report back to General Committee before Spring, 2020. (Item for Discussion 8.5, June 26, 2019)

Sponsor: Deputy Mayor, B. Ward

**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](mailto:cityclerks@barrie.ca) to ensure availability.