



City of Barrie

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

Final General Committee

Wednesday, March 22, 2023

7:00 PM

Council Chambers/Virtual Meeting

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on March 29, 2023.

The meeting was called to order by Mayor A. Nuttall at 7:51 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, A. Nuttall
Councillor, C. Riepma
Councillor, C. Nixon
Councillor, A.M. Kungl
Councillor, A. Courser
Councillor, R. Thomson
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton

Absent: 1 - Councillor, J. Harris

STAFF:

Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, T. McArthur
Deputy Fire Chief, C. Clark
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Infrastructure, S. Diemart
Director of Legal Services, I. Peters
Director of Operations, 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, B. Araniyasundaran

Manager of Enforcement Services, T. Banting
Senior Project Manager of Transportation, B. Gratrix
Service Desk Generalist, K. Kovacs
Supervisor of Enforcement Services, J. Forgrave.

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

SECTION "A"

23-G-055 REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED MARCH 1, 2023

The Report of the Finance and Responsible Governance Committee dated March 1, 2023 was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/29/2023.

23-G-056 REPORT OF THE AFFORDABILITY COMMITTEE DATED MARCH 2, 2023

The Report of the Affordability Committee dated March 2, 2023 was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/29/2023.

23-G-057 REPORT OF THE INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE DATED MARCH 8, 2023

The Report of the Infrastructure and Community Investment Committee dated March 8, 2023 was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/29/2023.

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

SECTION "B"

23-G-058

SECURE ELECTRONIC DELIVERY METHOD FOR CONFIDENTIAL ITEM

1. That staff in the Legislative and Court Services Department, in consultation with the Information and Technology Department, investigate the feasibility of secure digital information management systems for the purpose of delivering confidential items safely to members of Council and applicable staff and report back by the May 31, 2023 General Committee meeting on viable options.
2. That if an electronic secure delivery method of confidential items is implemented, paper copies be prepared and distributed by the Clerk at the in camera meetings in order to adhere to Procedural By-law 2019-100 as amended where the use of electronic devices during in camera meetings is prohibited. (Item for Discussion 8.1, March 1, 2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-059

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR RESIDENTIAL USE - 109 PARK PLACE BOULEVARD (WARD 8)

1. That the Official Plan Amendment application to permit residential uses as part of a mixed- use commercial/institutional and residential development on lands designated as 'General Commercial' within 'Defined Policy Area (R)' be approved by adding text to Section 4.8.9.1 (a) of 'Defined Policy Area (R)' of the Official Plan as illustrated in Appendix "A" to Staff Report DEV002-23.
2. That the Zoning By-law Amendment application to add a Special Provision (SP-XXX) to the 'General Commercial with Special Provisions' (C4)(SP-304) zone be approved as illustrated in Appendix "B" to Staff Report DEV002-23, as follows:
 - a) Residential uses are permitted as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way with the following special provisions:
 - i. A maximum height of 67 metres (16 storeys);

- ii. A maximum of 475 residential dwelling units; and
 - iii. A minimum of 1 parking space per residential dwelling unit.
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 DEV002-23.
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. (DEV002-23) (File: D30-015-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-060 DESIGNATING A HERITAGE PROPERTY 125 TO 127 DUNLOP STREET EAST (WARD 2)

That the draft Designating By-law for the lands known municipally as 125 to 127 Dunlop Street East as attached in Appendix "C" to Staff Report DEV004-23, be adopted. (DEV004-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-061 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 193 AND 197 BLAKE STREET (WARD 1)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of the Fennelwood Corp., to redesignate the lands known municipally as 193 and 197 Blake Street on Schedule A - Land Use from General Commercial to Residential, attached as Appendix "A" to Staff Report DEV011-23 be approved.
2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of the Fennelwood Corp., to rezone lands municipally known as 193 and 197 Blake Street from 'General Commercial' (C4) to 'Residential Multiple Dwelling Second Density - Townhouse with Special Provisions' (RM2-TH) (SP-XXX), attached as Appendix "B" to Staff Report DEV011-23, be approved.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density - Townhouse - Special Provision No. XXX' (RM2-TH)(SP-XXX) zone associated with the subject lands:
 - a) A minimum exterior side yard setback of 1.6 metres to a daylighting triangle be permitted, whereas 3.0 metres is required;

- b) A minimum interior side yard setback of 1.2 metres be permitted, whereas 1.8 metres is required;
 - c) A minimum lot area of 180.0m² be permitted, whereas 200.0m² is required;
 - d) A minimum landscaped open space of 30% be permitted, whereas 35% is required;
 - e) A maximum gross floor area of 120% be permitted, whereas a maximum of 60% would be required;
 - f) A maximum building height of 12.7 metres be permitted, whereas a maximum height of 10.0 metres would be permitted;
 - g) A minimum driveway length of 5.5 metres be permitted to a porch, whereas a minimum length of 11.0 metres is required;
 - h) A minimum driveway length of 7.0 metres be permitted to the front face of the building, whereas a minimum length of 11.0 metres is required;
 - i) That tandem parking be permitted;
 - j) A maximum front yard coverage dedicated to parking of 65% be permitted, whereas a maximum front yard parking coverage of 50% would be permitted;
 - k) The required setback to a porch from a daylighting triangle shall be 0.0 metres, whereas a minimum exterior side yard setback of 1.5 metres is required; and
 - l) That the subject lands shall be developed generally in accordance with the Conceptual Site Plan attached as Appendix "B" to Staff Report DEV011-23, as it relates to building placement and setbacks, as well as the location and configuration of parking and landscape areas.
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 DEV011-23.
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.(DEV011-23) (File: D30-019-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-062**ZONING BY-LAW AMENDMENT APPLICATION - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 McDONALD STREET; 58 AND 60 CLAPPERTON STREET (2850124 ONTARIO INC.) (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by Weston Consulting, on behalf of 2850124 Ontario Inc. (Black Creek Group), to rezone lands known municipally as 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and, 58 and 60 Clapperton Street from 'Residential Apartment Dwelling Second Density - 1' (RA2-1) and 'Transition Centre Commercial - 1 - Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial - 2 - Special Provision No. XXX' (C2-2)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning By-law for the subject lands:
 - a) Permit a north side yard setback of 3 metres and a south side yard setback of 3.5 metres, whereas a minimum side yard setback of 14 metres is required;
 - b) Permit a minimum setback of 0.5 metres from the street line for an underground parking structure, whereas a minimum setback of 1.8 metres is required;
 - c) Permit a minimum interior side yard setback of 0.5 metres to a parking structure (ramp), whereas a minimum side yard setback of 3 metres is required;
 - d) Permit a maximum building height of 18 metres within 5 metres of the lot flankage, whereas a maximum building height of 10 metres is permitted within 5 metres of the lot flankage;
 - e) Permit a maximum building height of 68 metres beyond 5 metres of the lot frontage and flankage, whereas a maximum building height of 45 metres is permitted beyond 5 metres of the lot frontage and flankage;
 - f) Permit a maximum Gross Floor Area (GFA) of 580%, whereas a maximum GFA of 400% is permitted;
 - g) Permit a minimum parking ratio of 0.80 spaces per residential unit, whereas a minimum of 1 parking space per residential unit is required;
 - h) Exempt commercial uses from the parking requirements of the zoning By-law, whereas a minimum of 1 parking space per 24 square metres of GFA is required for multiple commercial uses located on the same property;
 - i) Permit a parking space length of 5.2 metres for a maximum of 3 parking spaces, whereas a minimum parking space length of 5.5 metres is required;

- j) Permit commercial uses at an area equivalent to a minimum of 8.5% of the lot area, whereas commercial uses are required to be provided at an area equivalent to a minimum of 50% of the lot area;
 - k) Permit a landscape buffer strip with a minimum width of 1 metre along the south side yard adjacent to 54 Clapperton Street, whereas a landscape strip with a minimum width of 3 metres is required;
 - l) Permit a landscape buffer strip with a minimum width of 2.5 metres along the south side lot line where parking is proposed, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - m) Permit a landscape buffer strip with a minimum width of 0.5 metres along the interior side lot line where a parking ramp or associated structures are proposed, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - n) Permit a landscape buffer strip with a minimum width of 1 metre along the rear lot line where a parking ramp or associated structures are proposed, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - o) Permit a landscape buffer strip with a minimum width of 2 metres along the rear lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required;
 - p) That the subject lands shall be considered as one property for the purposes of zoning interpretation and implementation; and
 - q) That the subject lands shall be developed generally in accordance with the Conceptual Site Plan attached as Appendix "C" to Staff Report DEV013-23, as it relates to building placement and setbacks, as well as the location and configuration of landscape strips.
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 DEV013-23.
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. (DEV013-23) (File: D30-012-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-063**45 TO 55 CEDAR POINTE DRIVE EASEMENT - DUNLOP TRUNK
SANITARY SEWER RELOCATION - EDGEHILL DRIVE TO HART DRIVE,
PROJECT EN1469 (WARD 5)**

1. That the Director of Legal Services be authorized to commence negotiations and expropriation proceedings to acquire a sanitary sewer easement (the "Easement") necessary to facilitate the construction of a local sanitary sewer at 45 to 55 Cedar Pointe Drive over Part 1 on the Draft Reference Plan attached in Appendix "A" of this Staff Report INF003-23 (the "Subject Property").
2. That the Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Easement over the Subject Property, and that the City Clerk be authorized to execute the necessary forms of application.
3. 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.
4. That the Director of Legal Services be delegated authority to settle the expropriation or any negotiated agreement relating to the Subject Property and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (INF003-23) (File: E01-EN1469)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-064**ONTARIO GAS TAX AGREEMENT**

1. That the Mayor and City Clerk be authorized to execute a Letter of Agreement with the Province of Ontario as represented by the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program to allow for the alignment of the program year with the Provincial fiscal year.
2. That the Mayor and City Clerk be delegated authority on behalf of The Corporation of the City of Barrie to execute extensions, renewals or future year agreements with the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program.
3. That the Clerk be authorized to prepare any required by-laws in support of the agreement, renewals or extensions. (TPS001-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

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

SECTION "C"

23-G-065

ZONING BY-LAW AMENDMENT - 680 LOCKHART ROAD (PHASE 2) (WARD 9)

1. That the Zoning By-law Amendment application submitted by The Jones Consulting Group Ltd., on behalf of Rainsong Land Development Inc., to rezone the southern half of lands municipally known as 680 Lockhart Road from 'Agriculture General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'Educational Institutional - Special Provision No. XXX' (I-E)(SP-XXX) and 'Educational Institutional - Special Provision No. 556 (I-E)(SP-556), be approved.
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 DEV012-23, one oral submission received from a member of the public and comments from technical staff and agencies.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.
4. That in order to increase pedestrian and driver safety alike, staff review the ROW roads standards for lands in the Salem and Hewitt's areas, including the possible reclassification of roads to account for differences between existing roads and roads yet to be built, and report to Affordability Committee with the following:
 - a) A reduction of lane size on minor collector and major collector roads from the current 3.5 metres;
 - b) Earmarking immediately in front of schools, enough ROW that allows the possible construction of school drop-off zones, even when the ROW is lower for the rest of the road;
 - c) Bike lanes that are separated from the road asphalt and at-grade with the sidewalk on minor collectors, major collectors, arterials, and intensification corridors; and
 - d) The use of multi-use paths in substitute of sidewalks where appropriate. (DEV012-23) (File: D30-003-2022)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

SECTION "D"**23-G-066 REQUEST FOR CIVIC ADDRESS CHANGE: 67 OWEN STREET (WARD 2)**

That the request for the Civic Address Change from the property owner at 67 Owen Street be denied. (DEV015-23) (File: D11-016-2021)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

SECTION "E"**23-G-067 2023 PATIO PROGRAMMING, OPEN AIR DUNLOP, BUSINESS IN THE PARKS****Patios Everywhere and Downtown BIA Patio Program**

- 1) That all temporary measures instituted for patio programming in support of pandemic response be sunset and all provisions governed in Business Licensing By-law 2006-266 as amended apply, including:
 - a) Associated fees under the City of Barrie Fees By-Law,
 - b) The Downtown BIA Patio Program season be defined as April 15th through November 15th in alignment with the City's winter control and spring clean-up maintenance schedules.
- 2) That notwithstanding Business Licensing By-law 2006-266 as amended the extended patio hours remain in effect for the 2023 patio season for patios located on municipal property, as follows:
 - a) The hours that a person can enter or re-enter an outdoor area be extended from:
 - 10:30 p.m. to 11:30 p.m. Monday - Wednesday; and
 - 10:30 p.m. to 12:45 a.m. Thursday-Saturday and Sundays of long weekends.
 - b) The hours that a person be permitted to remain in the outdoor area be extended from:
 - 11:15 p.m. to 12:15 a.m. Monday - Wednesday; and
 - 11:15 p.m. to 1:30 a.m. Thursday-Saturday and Sundays of long weekends.
 - c) That all other regulations and by-laws, including no amplified sound on the patios after 11:00 p.m. continue to apply with the operation of the patios.

- d) That non-compliance of municipal regulations and by-laws could result in permits being revoked or further conditions being added to the permits.
- 3) That pending feedback on impact on the 2023 downtown patio season, applicable by-law amendments be brought forward by Enforcement Services to permanently implement the amended patio hours.

Business in the Parks Program

- 4) That the Business in the Parks Pilot Program be extended until December 31, 2023 for the following parks: Meridian Place, Sunnidale Park and the Kiwanis Pavilion at Southshore with the intent of supporting activations in those spaces.
- 5) That Schedule M of the Fees By-Law 2020-20 be amended to include authorized list of Parks included in the Business in the Parks Pilot Program to which the private function permit fees apply.

Open Air Dunlop

- 6) That the pedestrianization of Dunlop Street be supported in partnership with the Downtown Barrie Business Association (BIA) through the Open-Air Dunlop 2023 program, subject to the approval of all required special event permits, as follows:
 - a) Ten (10) Saturdays on Dunlop Street East between Mulcaster Street and Clapperton Street, and along Dunlop Street West from Bayfield Street to Maple Avenue for the following dates:

June 10th
June 24th
July 1st
July 15th
August 12th
August 26th
September 9th
September 23rd
October 7th
October 28th
- 7) That \$30,000 be provided to the Downtown BIA in support of their written request dated March 13, 2023 for funding assistance for the Open Air Dunlop Programming, to be funded from the Municipal Accommodation Tax (MAT) Reserve. (ECD002-23) (File: C11) (Note: C9 listed on Circulation List dated March 22, 2023)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

SECTION "F"**23-G-068****YARD MAINTENANCE BY-LAW 2011-107 REVIEW**

1. That Yard Maintenance By-law 2011-107 as amended be further amended, based on wording contained in Appendix "A" to Staff Report LCS006-23.
2. That staff in the Legislative and Court Services Department (Enforcement Services) be authorized to make application to the Ministry of the Attorney General for set fines related to the Yard Maintenance By-law, with fine amounts ranging from \$100.00 to \$1,000.00 based on the nature of the offence. (LCS006-23) (File: P00)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

SECTION "G"**23-G-069****MEMORANDUM FROM CIRCULATION LIST DATED MARCH 22, 2023
CONCERNING 2022 GROWTH REPORT**

That the Memorandum from M. Banfield, Director of Development Services dated March 22, 2023 regarding the 2022 Growth Report from the Circulation List dated March 22, 2023, be referred to the Mayor's Priority and Planning Task Force to have the Key Performance Indicators (KPIs) contained within the memorandum to be considered as KPIs for the Advisory Committees. (A2, Circulation List dated March 22, 2023)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

23-G-070**MEMORANDUM FROM CIRCULATION LIST DATED MARCH 22, 2023
CONCERNING THE DOWNTOWN AND URBAN GROWTH CENTRE**

That the Memorandum from M. Banfield, Director of Development Services dated March 22, 2023 regarding the Downtown and Urban Growth Centre Application Status Fourth Quarter 2022 Update from the Circulation List dated March 22, 2023, be referred to the Affordability Committee for further consideration. (A5, Circulation List dated March 22, 2023)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 3/29/2023.

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 8:51 p.m.

CHAIRMAN