



City of Barrie

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

Meeting Agenda General Committee

Monday, September 9, 2019

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8) (FILE: D14-1680)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 481 Yonge Development Inc., for lands know municipally as 481 Yonge Street, Barrie.

The subject lands are designated Residential in accordance with the City's Official Plan, and are currently zoned Residential Multiple Dwelling Second Density (RM2) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Mixed Use Corridor with Special Provisions (MU2)(SP), to permit the development of a 4-storey residential apartment building with 67 units in total. The Special Provisions relate to the provision of a partially paved front yard setback, an increase to the maximum permitted interior side yard setback, and a reduction to the minimum required street level floor height. The density proposed for the development is 122 units per hectare.

Presentation by a representative(s) of Innovative Planning Solutions.

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

See attached correspondence.

Attachments: [PM 190909 Notice 481 Yonge Street](#)
[PM 190909 Memo 481 Yonge Street](#)
[PM 190909 Presentation 481 Yonge Street](#)
[PM 190909 Correspondence 481 Yonge Street](#)
[ADDITIONS - PM 190909 Correspondence 481 Yonge Street.pdf](#)

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF BALLYMORE BUILDING (BARRIE) CORP. - 750 LOCKHART ROAD (WARD 10) (FILE: D12-444/D14-1674)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Ballymore Building (Barrie) Corp. c/o Ballymore Homes for lands known municipally as 750 Lockhart Road, Barrie.

The applicant is proposing to amend the zoning of the subject property to Neighbourhood Residential with Special Provisions (R5)(SP-XXX) and Environmental Protection (EP) to permit the development of 87 townhouse units (in Phase 1), a stormwater management pond, and the extension of Kneeshaw Drive to Lockhart Road. The applicant is seeking the following Special Provisions (SP) to facilitate the proposed development:

<u>Standard</u>		<u>Required by R5 Zone</u>	<u>Requested SP</u>
Porches	Front yard setback (min.)	3.0 metres	1.4 metres
	Exterior side yard setback (min.)	1.5 metres	0.8 metres
Steps associated with a porches	Front yard setback (min.)	3.0 metres	0.8 metres
	Exterior side yard setback (min.)	1.5 metres	0.8 metres
Encroachment of steps into a required parking space		Not permitted	1 step (2 risers) into parking space
Bay, bow, or box window with or without foundation	Front yard setback (min.)	3.0 metres	2.4 metres
	Exterior side yard setback (min.)	2.0 metres	1.4 metres
	Rear yard setback (min.)	5.0 metres	4.4 metres
Bay, bow, or box window with or without foundation	Maximum width	Not a provision	4.5 metres

Presentation by a representative(s) of KLM Planning Partners Inc.

Presentation by Bailey Chabot, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 190909 Notice 750 Lockhart Road](#)
[PM 190909 Memo 750 Lockhart Road](#)
[PM 190909 Presentation 750 Lockhart Road](#)
[PM 190909 Correspondence 750 Lockhart Road](#)

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY DYKSTRA PLANNING AND DEVELOPMENT GROUP ON BEHALF OF 2431805 ONTARIO INC. AND 2528286 ONTARIO INC. - 910 VETERAN'S DRIVE (WARD 7) (FILE: D12-445/D14-1675)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Dykstra Planning and Development Group on behalf of 2431805 Ontario Inc. and 2528286 Ontario Inc. for lands known municipally as 910 Veteran's Drive, Barrie.

The applicant is proposing to rezone the lands to Neighbourhood Residential Multiple Zone (RM3) with special provisions to permit the development of 9 street townhouses, 44 back-to-back townhouse units, and a 12 metre laneway. The special provisions are requested to permit a minimum lot frontage of 4.5 metres, a maximum number of contiguous units of 10, and a maximum height of 4 storeys.

Presentation by Dykstra Planning and Development Group.

Presentation by Bailey Chabot, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 190909 Notice 910 Veterans Drive](#)
[PM 190909 Memo 910 Veterans Drive](#)
[PM 190909 Presentation 910 Veterans Drive](#)
[PM 190909 Correspondence 910 Veterans Drive](#)

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)**ASSESSMENT OF MULTI-USE PATHWAYS AT THE ESSA ROAD AND DUNLOP STREET INTERCHANGES - UPDATE TO MTO PROJECTS AT ESSA ROAD AND DUNLOP STREET INTERCHANGES AND ANNE STREET AND SUNNIDALE ROAD CROSSINGS**

That the addition of a multi-use pathway to the Ministry of Transportation (MTO) Essa Road Interchange Reconstruction Project, be approved. (ENG012-19)
(File: D00)

Attachments: [ENG012-190909](#)

SUPPORT OF THE ROTARY CLUB FISHING PLATFORM AT HERITAGE PARK (WARD 2)

1. That the installation of a fishing platform within Heritage Park and the final design as shown in Appendix "A" to Staff Report ENG013-19, be approved.
2. That the Rotary Club of Barrie-Huronia be permitted to finance and construct an accessible fishing pier along the shoreline of Kempenfelt Bay within Heritage Park.
3. That the fishing pier become the property of the City of Barrie upon completion.
4. That the regular maintenance of the fishing pier be undertaken by staff in the Roads, Parks and Fleet Department.
5. That future rehabilitation of the fishing pier be undertaken by the City with the opportunity for funding by the Rotary Club of Barrie-Huronia. (ENG013-19)(File: R05-HER) (P3/18)

Attachments: [ENG013-190909](#)

MAPLEVIEW DRIVE EAST NEW TRANSMISSION WATERMAIN - YONGE TO ROYAL JUBILEE (WARD 9)

1. That the approved budget for project EN1291 (Mapleview Drive East New Transmission Watermain - Yonge to Royal Jubilee) be increased by \$1,716,343 for a total approved budget of \$5,086,343 with the increase to be funded from development charge credits through a Development Charge Credit Agreement.
2. That the Mayor and City Clerk be authorized to execute all associated and required agreements, amendments, and other documents necessary in a form approved by the Director of Engineering, Director of Finance, and Director of Legal Services. (ENG016-19)(File: D08-HE)

Attachments: [ENG016-190909](#)

ONTARIO AUDIT AND ACCOUNTABILITY FUNDING AGREEMENT

That the Mayor and City Clerk be authorized to execute the Ontario Transfer Payment Agreement and any subsequent agreements related to the Audit and Accountability Fund. (INA001-19) (File: L00)

Attachments: [INA001-190909](#)

APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (THE SOHO JAMES INCORPORATED (C/O BRYAN TOTEDA) - 390 ESSA ROAD (WARD 6)

1. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of The Soho James Incorporated c/o Bryan Toteda to establish a new defined policy area in the Official Plan for the lands known municipally as 390 Essa Road, Barrie to permit a maximum density of 220 units per hectare and to rezone from "Residential One" (R1) to "Residential Apartment Second Density" with Special Provisions (RA2) (SP-XXX) be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
 - a) Minimum Landscaped Open Space Area of 27.11%, whereas, the By-law requires 35%;
 - b) Minimum Landscape Buffer of 1.5 metres, whereas, the By-law requires 3 metres;
 - c) Maximum Parking Lot Coverage of 43.4%, whereas, the By-law requires 35%;
 - d) Minimum parking ratio of 1 parking space per dwelling unit; and
 - e) Contingent upon an active memorandum of understanding with an

affordable housing provider to manage the tenancy of units as affordable, a minimum parking ratio of 0.6 parking spaces per supportive housing unit is permitted, "Supportive Housing Unit" is defined as Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing where rental costs are regulated by an affordable housing provider and this may also include co-op housing supported by the affordable housing provider.

3. That the applicant establish an entry feature for the subject property and design elements of the lobby that pay homage to the historic nature of the existing home and retaining wall to the satisfaction of City staff during the Site Plan review.
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 the matters raised in those submissions and identified within Staff Report PLN023-19.
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. (PLN023-19) (File: D14-1656)

Attachments: [PLN023-190909](#)

**ZONING BY-LAW AMENDMENT APPLICATION - MICHLER HOLDINGS LTD. -
440 VETERAN'S DRIVE AND 104 WHITE CRESCENT (WARD 7)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Michler Holdings Ltd. to rezone lands known municipally as 440 Veteran's Drive and 104 White Crescent in the City of Barrie, legally described as Blocks 87 and 88, Registered Plan 51M-835, from 'Residential Single Detached Dwelling Fourth Density' (R4) and 'Residential Multiple Dwelling Second Density - Townhouse' (RM2 -TH) to 'Residential Multiple Dwelling Second Density - Special' (RM2) (SP-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum front yard setback of 3 metres to a main building, whereas a minimum front yard setback of 7 metres is required;
 - b) Permit a minimum front yard setback of 1.5 metres to a front porch and stairs, whereas a minimum front yard setback of 3 metres is required;
 - c) Permit a maximum building height of 12 metres for a main building, whereas a maximum building height of 10 metres is permitted;

- d) Permit tandem parking (1 space in the driveway and 1 in the garage) for a townhouse block, whereas tandem parking is not permitted in multi-residential developments;
 - e) Permit a minimum landscape buffer strip with a width of 0.5 metres along the rear (west) lot line, immediately adjacent to the driveway access, whereas a minimum landscape buffer with a width of 3 metres is required;
 - f) Permit a minimum landscape buffer strip with a width of 0.5 metres along the north side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required;
 - g) Permit a minimum landscape buffer strip with a width of 2.85 metres along the south side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required;
 - h) Require a minimum rear yard setback of 25 metres for a main building, whereas a minimum rear yard setback of 7 metres is required; and
 - i) Veteran's Drive be considered the frontage for the purpose of zoning interpretation.
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 PLN030-19.
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. (PLN030-19) (File: D14-1664)

Attachments: [PLN030-190909](#)

AUTHORIZATION TO ENTER INTO AN AGREEMENT TO CONSTRUCT A FENCE ON CITY OWNED PROPERTY ALONG MCDONALD STREET FRONTAGE AT 88 MULCASTER STREET (WARD 2)

That the Mayor and City Clerk be authorized to execute an Agreement with the Canadian Mental Health Association, owner of 88 Mulcaster Street, for the use of City owned lands to construct a fence along the McDonald Street frontage of the property and for the Agreement to contain details such as the responsibility for design, cost, installation and maintenance (the "Agreement"), subject to the satisfaction of the General Manager of Infrastructure and Growth Management and the Director of Legal Services. (PLN032-19) (File: L00)

Attachments: [PLN032-190909](#)

BARRIE TRANSIT FIELD TRIP PASS

1. That the Barrie Transit Field Trip Pass Pilot Program be continued to provide eligible elementary schools access to Field Trip Passes from September through June of each year.
2. That Barrie Transit begin a one year Field Trip Pass Pilot Program involving two local high schools to study the viability and benefits of expanding the Program to eligible high schools to run from September, 2019 to June, 2020. (TPS007-19) (File: T00)

Attachments: [TPS007-190909](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION

8.1 INVESTIGATION - ALL-WAY STOP AT MADELAINE DRIVE AND COUNTRY LANE (WARD 9)

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at Madelaine Drive and Country Lane and report back to General Committee. (Item for Discussion 8.1, September 9, 2019) (File: T00)

Sponsor: Councillor, S. Morales

8.2 INSTALLATION OF NO PARKING SIGNAGE ON WHITE ELM ROAD (WARD 7)

That staff in the Roads, Parks and Fleet Department install no parking signage on the west side of White Elm Road from Mapleton Avenue to Willow Drive. (Item for Discussion 8.2, September 9, 2019) (File: T00)

Sponsor: Councillor, G. Harvey

8.3 SMART CITY OPPORTUNITIES

That staff in the Invest Barrie and Innovate Barrie Departments investigate opportunities for the City of Barrie to become a Smart City and report back to the City Building Committee. (Item for Discussion 8.3, September 9, 2019)

Sponsor: Councillor, M. McCann

8.4 NOISE BY-LAW - RESTRICTIONS FOR MUSICAL INSTRUMENTS

That staff in the Legislative and Court Services Department investigate the feasibility of implementing provisions within the Noise By-law restricting the length of time that musical instruments are permitted to be used in residential areas and report back to General Committee. (Item for Discussion 8.4, September 9, 2019) (File: P00)

Sponsor: Councillor, G. Harvey

8.5 ESTABLISHMENT OF A LEGACY FUND FOR THE YOUTH AMBASSADOR'S PROGRAM WITH THE BARRIE COMMUNITY FOUNDATION

That the Mayor and City Clerk be authorized to execute an Agreement with the Barrie Community Foundation to establish a Legacy Fund for the Youth Ambassadors Program in a form acceptable to the Director of Legal Services. (Item for Discussion 8.5, September 9, 2019) (File: C00)

Sponsor: Councillor, B. Ward

8.6 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CONSTRUCTION

That staff in the Planning and Building Services Department investigate mechanisms to promote the construction of new LEED / LEED v.4 buildings and to encourage existing buildings to be retrofitted in a way that minimizes greenhouse gas emissions and report back to the City Building Committee. (Item for Discussion 8.6, September 9, 2019) (File: E00)

Sponsor: Councillor, C. Riepma

8.7 INVESTIGATION - ESTABLISHING A POLICY REGARDING CONSTRUCTION REQUIREMENTS

That as part of the Official Plan Review staff in the Planning and Building Services Department be requested to investigate the feasibility of developing a comprehensive policy to establish enhanced requirements and considerations when existing single detached homes within established neighbourhoods are proposed to be replaced or significantly renovated to address items such as maintaining the character of the neighbourhood and integrating the proposed development with the existing homes with respect to privacy, grading interfaces, proposed landscaping, maximizing mature vegetation preservation, promoting low impact development measures and any other compatibility matters. (Item for Discussion 8.7, September 9, 2019) (File: D00)

Sponsor: Councillor, C, Riepma

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

