



City of Barrie

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

Minutes - Final General Committee

Monday, September 9, 2019

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on September 16, 2019.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

Absent: 1 - Councillor, D. Shipley

STAFF:

Acting Deputy City Clerk, T. McArthur
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Creative Economy, K. Dubeau
Director of Engineering, B. Araniyasundaran
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Planning and Building Services, M. Banfield
Director of Roads, Parks and Fleet, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
Executive Director of Invest Barrie, Z. Lifshiz

General Manager of Community and Corporate Services, D. McAlpine
Manager of Environmental Operations, S. Brunet
Manager of Technical Services, R. Trask
Service Desk Specialist, T. Versteeg
Venue Technician, M. Dawson.

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

SECTION "A"

19-G-238 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-239 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-Huron 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-Huron. (ENG013-19)(File: R05-HER) (P3/18)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-240**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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-241**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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-242**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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-243**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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-244 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-245 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-246 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-247 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

SECTION "B"**19-G-248 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)

Councillor, J. Harris declared a potential pecuniary interest on the foregoing matter as he is an employee of the CMHA Ontario Division and has an immediate family member who works for CMHA Simcoe County and owner of the subject property. He did not vote on the matter. He remained in his seat at the Council table.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

The General Committee met for the purpose of three Public Meetings at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

SECTION "C"**19-G-249 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)**

Darren Vella of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment

for land known municipally as 481 Yonge Street, Barrie.

Mr. Vella discussed slides concerning the following topics:

- The subject lands and surrounding uses;
- The existing land use designation;
- The location of the subject lands within the intensification corridor;
- The existing Zoning By-law designations;
- The proposed development concept;
- The proposed Zoning By-law Amendment and Special Provisions;
- The studies prepared in support of the application;
- Images associated to the Shadow Impact Study conducted during various dates and times on the subject site;
- The concerns raised at the Neighbourhood Meeting;
- Conceptual renderings for the proposed development; and
- A summary of the application.

Carlissa McLaren, Senior Planner of the Planning and Building Services Department provided in update on the status of the application. She reviewed the public comments received during the Neighbourhood Meeting held on April 24, 2019 and the primary planning and land use matters being reviewed by the Technical Review Team. Ms. McLaren discussed the anticipated timelines for the staff report regarding the application

VERBAL COMMENTS:

1. **Sebastian Vatsoff, 2 Kozlov Street** advised of his concern associated to the appearance of a large gray wall between the proposed development and the existing resident backyards. Mr. Vatsoff suggested the possibility of windows being built within the wall.
2. **Brian Lane, 1 Dixon Court** commented that his property is directly facing the wall and that his property would be the most affected by the proposed development. Mr. Lane discussed the previous plan that met all the intensification criteria with 34 units, and he noted that the new plan has double the intensification requirements with 67 units. He explained his concerns associated with the impact of privacy on his property if the proposed roof amenities were to be approved. Mr. Lane commented that the proposed development is ugly, that there is no reason to double the intensification of the development. Mr. Lane advised of his opposition to the application for rezoning.
3. **Celeste Phillips, 300 - 85 Bayfield Street** advised that she provided correspondence to the Mayor and members of Council associated to her concerns with the proposed application. Ms. Phillips discussed her concerns with the increase in the number of units to 67 units when the Committee of Adjustment approved a 3 storey, 34 unit

building for the subject site, the different elevations of the proposed development and the increase in height and impacts to the existing homes. She commented that she felt that the City is doing well in meeting their intensification targets. She noted that in her opinion the proposed intensification does not conform to the City's policies and Official Plan. Ms. Phillips advised she reviewed the Shadow Study conducted by the developer and noted that she felt that there are a number of errors with the Study and that it was not prepared in accordance with the City policies. Ms. Phillips asked that members of Council deny the application and noted that she felt that this is not good planning.

4. **Les Racicot, 20 Tomlin Court**, advised that he submitted a petition signed by 52 residents in opposition of the proposed development. He discussed his concerns associated with the application including the access to Yonge Street access from the building. Mr. Racicot commented on the impacts the proposed development will have on including increased traffic, additional noise and safety concerns. He also noted his concerns associated with the number of units increasing from 34 to 67, the lack of privacy for surrounding neighbours due to the increased height of the building. Mr. Raiciot, also indicated his concerns associated with there not being enough parking provided for residents and that there is no visitor parking planned and questioned where the additional cars would be able to park. He commented that in his opinion the studies contained inaccurate and outdated data primarily with the Traffic and Shadow Studies. Mr. Racicot noted that by doubling the intensification of the building it will have negative impacts to the existing neighbourhood. He further expressed his disappointment that the developer did not take into account any of the residents' concerns raised at the Neighbourhood Meeting, as no changes to the plan have been made. Mr. Racicot provided suggestions including moving the access to the building to a street with lower traffic volumes, adding a second level to the underground parking or taking a level off the top of the building to accommodate the lack of parking spaces.
5. **Robb Meier, 110 Napier Street** commented on the opportunity of this development to the City as it is along a key corridor towards Barrie's waterfront and downtown area. Mr. Meier commented that he felt that 67 units are not too many, and could provide much needed housing in the City, and add to more transit supportive density. He questioned the developer's decision to eliminate the mixed use provision and shrinking the ground floor height of the building, why the proposal is only for four storeys as opposed to six storeys as per the City's Official Plan, the possibility of offering 10% of the proposed units as attainable housing, and whether any of the units feature universal or accessible design principles.

Members of General Committee asked a number of questions of clarification to the presenter and City staff and received responses.

WRITTEN COMMENTS:

1. Correspondence from Celeste Phillips dated April 24, 2019.
2. Correspondence from Lynda and Douglas Terry dated May 8, 2019.
3. Correspondence from the Enbridge Gas Inc. dated July 18, 2019.
4. Correspondence from Brian and Julie Lane dated August 13, 2019.
5. Correspondence from the Simcoe County District School Board dated August 20, 2019.
6. Correspondence from the Lake Simcoe Region Conservation Authority dated August 23, 2019.
7. Correspondence from David and Shelley Debison dated August 26, 2019.
8. Correspondence from Julie Lane dated August 30, 2019.
9. Correspondence from Greg Stevenson dated September 3, 2019.
10. Correspondence from Celeste Phillips dated September 4, 2019.
11. Correspondence from Lake Simcoe Region Conservation Authority dated September 5, 2019.
12. Correspondence from Les and Terry Racicot dated September 6, 2019.
13. Correspondence from Greg and Robyn Stephenson dated September 6, 2019.
14. Correspondence from Merle and Marg Boderham undated.
15. Correspondence from the Powerstream/Alectra Utilities.
16. Petition signed by 52 residents received September 9, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/16/2019.

19-G-250**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)**

Keith MacKinnon of KLM Planning Partners Inc. advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 750 Lockhart Road, Barrie.

Mr. MacKinnon discussed slides concerning the following topics:

- The planning applications submitted and the studies provided in support of the applications;
- An aerial photograph illustrating the site location and surrounding area;
- Maps illustrating the Hewitt's Secondary Plan, Land Use Plan, Development Phases and Master Plan for the subject lands and surrounding area;
- The Draft Plan of Subdivision;
- The proposed Zoning By-law Amendment; and
- The Sidewalk and Pedestrian Circulation Plan.

Bailey Chabot, Planner, Planning and Building Services provided an update on the status of the application. She reviewed the public comments received during the Neighbourhood meeting held on June 27, 2019 and the primary planning and land use matters being reviewed by the Technical Review Team. Ms. Chabot discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Ian Tooke, 780 Lockhart Road** discussed his concerns associated with living next to the development including the watering of the site and the potential impacts on their well system from the construction, privacy and trespassing concerns on his property. Mr. Tooke questioned what is being planned to deter people from trespassing across his lands.
2. **Sebastian Vatsoff, 2 Kozlov Street** commented that he is happy to see that the green space is being kept for this site. Mr. Vatsoff asked if some of the plants are not doing as well having the area fenced off to protect the eco system.
3. **Josephine Martensson-Hemsted, 354 Line 8 South, Oro-Medonte** spoke on behalf of her father who lives near the proposed development. Ms. Martensson-Hemsted discussed her concerns associated with the potential increased volume of traffic in area resulting from this development. She requested some assurance that a plan is in place to ensure traffic impacts are addressed.

4. **Brian Crews, 2087 Lockhart Road** discussed his concerns associated with the high traffic volumes on Lockhart Road and that he has observed that cars exceed the speed limits often. He advised that he has almost been rear-ended driving into his driveway on several occasions. Mr. Crews suggested the installation of traffic lights in this area before a major accident takes place. He noted that traffic and safety is his major concern and is interested to see what the City is going to do at that intersection of the proposed development and Lockhart Road.
5. **Richard Kearns, 2031 Lockhart Road** advised of his concerns associated with his well water and whether or not the construction will impact his well either not to not work properly or at all. He noted that many of his neighbours have the same concerns as most of the properties in the area use a well system. Mr. Kearns inquired about high speed internet availability.

Members of General Committee asked a number of questions to the presenter and City staff and received responses.

WRITTEN COMMENTS:

1. Correspondence from Enbridge Gas Inc. dated May 16, 2019.
2. Correspondence from Bell Canada Municipal Relations dated May 21, 2019.
3. Correspondence from Simcoe Muskoka Catholic District School Board dated May 27, 2019.
4. Correspondence from Simcoe County District School Board dated June 6, 2019.
5. Correspondence from Lake Simcoe Region Conservation Authority dated June 7, 2019.
6. Correspondence from Hydro One undated.
7. Correspondence from Metrolinx undated.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/16/2019.

19-G-251**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)**

Jared Dykstra, Dykstra Planning and Development Group advised the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 910 Veteran's Drive, Barrie.

Mr. Dykstra discussed slides concerning the following topics:

- A description of the site location and surrounding area;
- The current zoning of the subject lands;
- The proposed development concept;
- The proposed block plan;
- The proposed Zoning By-law Amendment and Draft Plan of Subdivision;
- The studies provided in support of the applications; and
- The current status of the applications.

Bailey Chabot, Planner, Planning and Building Services provided an update on the status of the application. She advised that a Neighbourhood Meeting was not required for this application and that no public comments have been received. Ms. Chabot explained that the primary planning and land use matters are being reviewed by the Technical Review Team and the anticipated timelines for the staff report regarding the application.

Members of General Committee asked a number of questions of clarification to the presenter and City staff and received responses.

VERBAL COMMENTS:

No verbal comments were received.

WRITTEN COMMENTS:

1. Correspondence from Municipal Relations dated May 31, 2019.
2. Correspondence from Hydro One dated June 6, 2019.
3. Correspondence from Simcoe Muskoka Catholic District School Board dated June 6, 2019.
4. Correspondence from Enbridge Gas Inc. dated June 13, 2019.
5. Correspondence from Simcoe County District School Board dated June 15, 2019.
6. Correspondence from MTO Central Region Engineering Office.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/16/2019.

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

SECTION "D"

19-G-252 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)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-253 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)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

SECTION "E"

19-G-254 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)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

SECTION "F"**19-G-255 NOISE BY-LAW - RESTRICTIONS OF CONSISTENT NOISE OF ALL SOURCES**

That staff in the Legislative and Court Services Department investigate the feasibility of implementing provisions within the Noise By-law to restrict consistent noise of all sources in residential areas and report back to General Committee. (Item for Discussion 8.4, September 9, 2019) (File: P00)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

19-G-256 CORRESPONDENCE FROM AARON GOLD, ONE MILBURN INC. DATED SEPTEMBER 4, 2019 CONCERNING A REQUEST FOR A SIGN BY-LAW VARIANCE FOR 1 MILBURN STREET

That the correspondence from Aaron Gold, One Milburn Inc. dated September 4, 2019 concerning a request for a Sign By-law Variance for 1 Milburn Street be referred to the Finance and Corporate Services Committee. (Circulation List dated September 9, 2019) (File: P00)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 9/16/2019.

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.

The meeting adjourned at 9:49 p.m.

CHAIRMAN