



# City of Barrie

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

## Final City Council

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Wednesday, June 21, 2023

7:30 PM

Council Chambers/Virtual Meeting

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### **CALLING TO ORDER BY THE CITY CLERK, WENDY COOKE**

The meeting was called to order by the City Clerk at 7:49 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

### **STAFF:**

Associate Director of Corporate Management, K. Oakley  
Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Deputy City Clerk, T. McArthur  
Director of Corporate Facilities, R. Pews  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
Director of Infrastructure, S. Diemart  
Director of Legal Services, I. Peters  
Director of Operations, D. Friary  
Director of Recreation and Culture Services, D. Bell  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Service Desk Generalist, K. Kovacs  
Senior Manager of Corporate and Finance Investments, C. Gillespie



Supervisor of Development Charges, M. Villeneuve.

## **PLAYING OF THE NATIONAL ANTHEM**

The National Anthem was played.

## **READING OF LAND ACKNOWLEDGMENT**

Mayor, A. Nuttall read the Land Acknowledgement.

Pursuant to Procedural By-law 2019-100, as amended, Section 4, Subsection 10, the order of business was altered such that Bill 067 concerning an amendment to the Parks Use By-law 2019-059 and Bill 068 concerning an amendment to the Nuisance By-law 2004-182 was considered after the Reading of the Land Acknowledgement.

### **23-A-064**

#### **Bill 067**

A By-law of the Corporation of the City of Barrie to amend By-law 2004-142 Use of Public Property (Nuisance) By-law to regulate the use of City Property. (23-A-052)

#### **Bill 068**

A By-law of the Corporation of the City of Barrie to amend By-law 2019-059 Parks Use By-law to regulate and govern use and activities permitted within City parks, environmentally protected land, and open space in the City of Barrie. (23-A-052)

#### **AMENDMENT #1**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Bills 067 and 068 be referred to staff to modernize the wording in By-law 2019-059 (Parks Use By-law) as amended and By-law 2004-182 as amended (Nuisance By-law) and report back to General Committee.

#### **CARRIED**

Upon the question of Bills 067 and 068 moved by Deputy Mayor, R. Thomson, and seconded by Councillor, A. Courser, Bills 067 and 068 were **CARRIED AS AMENDED BY AMENDMENT #1.**

#### **BILL 067 AND 068 - RECEIVING ONLY FIRST AND SECOND READING**



**STUDENT MAYOR(S)****23-A-065      SWEARING IN OF HONOURARY STUDENT MAYOR, HOPE FROM SEASONS CENTRE FOR GRIEVING CHILDREN - HOPE AROUND TOWN INITIATIVE**

The swearing in of Honourary Student Mayor, Hope from the Seasons Centre for Grieving Children was rescheduled to a future City Council meeting.

**AWARDS AND RECOGNITIONS****23-A-066      RECOGNITION OF THE BARRIE MINOR HOCKEY ASSOCIATION (BMHA) BARRIE COLTS U14A HOCKEY TEAM ON WINNING THE ONTARIO MINOR HOCKEY CHAMPIONSHIP**

The recognition of the BMHA Barrie Colts U14A Hockey Team was rescheduled to a future City Council meeting.

**23-A-067      RECOGNITION OF THE BARRIE MINOR HOCKEY ASSOCIATION (BMHA) BARRIE COLTS U15AA HOCKEY TEAM ON WINNING THE ONTARIO MINOR HOCKEY CHAMPIONSHIP AND ALL ONTARIO CHAMPIONS**

The recognition of the BMHA Barrie Colts U15AA Hockey Team was rescheduled to a future City Council meeting.

**CONFIRMATION OF THE MINUTES****23-A-068      The Minutes of the City Council meeting dated June 7, 2023, were adopted as printed and circulated.****DEPUTATION(S) ON COMMITTEE REPORTS****23-A-069      DEPUTATION BY SIMON KAPTEIJN CONCERNING MOTION 23-G-153, BRADFORD STREET CORRIDOR STUDY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARD 2 AND 8)**

Simon Captain provided a Deputation concerning motion 23-G-153 regarding the Bradford Street Corridor Study Municipal Class Environment Assessment.

Mr. Captain advised that his family lives near the proposed development. He expressed that his family would lose about 40% of their land, close to the Transit Hub and the Allandale Station; the lands should be intensified and not taken away by straightening the road. He also expressed concern over the loss of housing for families during a housing crisis.



Mr. Captain discussed his concerns with the central arterial roads and that they should have lower speed limits, wider sidewalks, and bicycle lanes. He commented that wider, straighter roads encourage drivers to speed at faster rates. He expressed the importance of promoting more active forms of transportation.

Mr. Captain addressed his concerns with so many units being lost, fewer people paying property taxes, and contributing to local businesses, resulting in lost revenue. He questioned if it was fiscally responsible to approve wider roads that require more maintenance as opposed to narrower roads with less to maintain and less money spent upfront. Mr. Captain expressed concern about the land that needs to be expropriated on the Bradford Corridor, costing more time and money than a scaled-down plan that would not require so much expropriation.

Mr. Captain asked Council to look at other municipalities' plans for downtown roads. He provided an example of the City of Hamilton plan, which shows two lanes, and a bicycle path, based on a 26-metre-wide road, not 34. He also raised concerns about the 4.2 metre landscape strip in the middle of the road and, if necessary.

Mr. Captain concluded by proposing a scaled-down version of this proposal to meet better priorities such as housing affordability, community safety, less infrastructure investment, and climate benefits that come with supporting active transportation.

**23-A-070****DEPUTATION BY ALEXANDER SURIANO OF AIRD AND BERLIS LLP.  
ON BEHALF OF ONE URBAN DEVELOPMENT CONCERNING MOTION  
23-G-151, COMMUNITY BENEFITS CHARGES STRATEGY AND BY-LAW**

Alexander Suriano of Aird and Berlis LLP, provided a Deputation on behalf of One Urban Development concerning motion 23-G-151 regarding Community Benefits Charges (CBC) Strategy and By-law.

Mr. Soriano provided concerns about the impacts that the CBC By-law will have on affordable rental housing in developments like One Urban Development, the additional levy on developments that have already received approval from the City but have not yet obtained a building permit. He expressed that requiring a community benefits charge was unreasonable and unfair when Council approved density bonusing under the City's Official Plan. Mr. Soriano's final concern was that the CBC By-law would achieve the opposite effect as the Community Improvement Plan (CIP) intended by adding costs and disincentivizing the creation of rentals and affordable housing units within the City.

Mr. Soriano asked that the CBC By-law be amended to include an exemption for certain developments that benefit the public, specifically rental and affordable housing. He commented on the significant need for affordable housing within the City and the issue of homelessness because of a lack of affordable housing. He expressed the value of the CIP project as a community benefit.



Mr. Soriano outlined three alternatives to the CBC By-law:

1. Delaying the implementation of the Bylaw until September 1st;
2. Exempting or discounting certain types of developments, including rental only developments; and
3. Not approving the CBC By-law.

Mr. Soriano strongly recommended that Council accept the second recommendation or alternatives 1 or 3 if Council is not inclined to accept the second recommendation.

### **23-A-072**

#### **DEPUTATION BY THE FOLLOWING CONCERNING MOTION 23-G-155, 2023 DEVELOPMENT CHARGE BACKGROUND STUDY AND BY-LAW**

The following Deputations concerning motion 23-G-155, 2023 Development Charge Background Study and By-law were received:

1. Alexander Suriano of Aird and Berlis LLP. on behalf of One Urban Development, expressed concern that the Development Charge Background Study overestimates the development related capital costs identified in the study and contains various inaccuracies with respect to assumptions related to post-period benefits and existing benefits.

Mr. Soriano discussed the Development Charges (DC) freeze, explaining that the Development Charges are to be frozen as of the date of application for two years. He advised that One Urban Development felt that the date should not be June 7, 2023, as the two-year time frame could not have started since this development has not yet occurred.

Mr. Soriano urged Council to ensure the proper interpretation of the DC freeze timeframe and that the date of site plan approval is respected. He noted that One Urban is not asking Council for an exception to the applicable DC rate for the rental housing development but for what it is entitled to under the *Development Charges Act*.

2. Ellen Ferris of MHBC Planning Urban Design and Landscape Architecture expressed concern about the increase in Development Charges for apartments.

Ms. Ferris asked Council to consider a new by-law that proposes phasing in of rates for one bedroom and smaller units. She commented on the significant increases over 15 months resulting in financial challenges for the project and future purchasers. She noted that the proposed increase is significantly lower for singles and semi-detached houses.



Ms. Ferris expressed that the project based on year one rates in the new DC By-law will cost more than \$30 million in Development Charges and that the combination of the significant increases in the DCs and the CBC By-law will result in additional costs for Barrie Central Development Inc. and will impact affordability for purchasers.

Ms. Ferris requested that Council defer the approval of the Development Charges By-law or recognize the rates that were frozen when the Zoning By-law Amendment was submitted for the project.

**23-A-073****DEPUTATIONS BY THE FOLLOWING CONCERNING MOTION 23-G-161-AMENDMENT TO THE ZONING BY-LAW, 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS INC.) (WARD 7)**

The following Deputations concerning motion 23-G-161, Amendment to the Zoning By-law, 15 Harvie Road (Barrie-Bryne Developments Inc.) were received:

1. Sarah Khan discussed her three main concerns with the development two multi-unit apartment blocks. Her first concern was the population density regarding the lack of accountability for the units within the apartment buildings. She requested that the planners consider the number of residents in multi-unit apartments and reassess if this is a high-density neighbourhood. Ms. Khan's second concern was the lack of sunlight and privacy for residents living on Megan Crescent and the height of the buildings impacting the quality of life. Her final concern was the impacts of the construction related noise on the physical and mental health and overall well-being of nearby residents. She noted her concern with residents that work from home, with no option to leave the house during work hours.

Ms. Khan concluded by asking Council to reassess the draft plan and explore replacing these apartment buildings with townhouses and semis or relocating them to the south side of the property. She expressed that she and neighbours are not against the construction but are merely concerned for their well-being.

2. Mark Resnick of Smart Centres spoke on behalf of Barrie-Bryne Developments Inc. in support of the recommendations listed in Staff Report.

Mr. Resnick commented that he supports the amendment to the height restriction proposed by Councillor Harvey, and that they accept the requirements for the future subdivision approval as well as an updated traffic study.

Mr. Resnick confirmed that a shadow study has yet to be conducted but has implemented a three to six story restriction to developments. He stated there was a considerable distance between the mid-rise block and Megan Crescent and that the EP lands are not



developable, therefore creating issues in moving the apartment buildings to the south.

Mr. Resnick concluded by stating that the subdivision was not high density, and that the apartment buildings would not cause an issue with population and traffic.

3. Ed Greenwood expressed three concerns for the proposed development: lack of green space, high population density, and traffic and pedestrian safety. He commented that he feels the development threatens the safe neighbourhood, specifically regarding increased traffic volume, and the impact it would have on kids traveling to and from school.

Mr. Greenwood expressed that the density would not be an issue if the development were well designed. He suggested not connecting the two neighbourhoods with roads but instead making the new development a crescent only accessed by residents, adding more parks and biking trails connecting the neighbourhoods, and constructing the building wider and longer mid-rise apartment complexes so that the traffic utilizes new roads designed for that volume.

Mr. Greenwood concluded by asking for an expert to get involved in order to create a safer neighbourhood and route traffic around schools.

#### **23-A-074**

**DEPUTATION BY MICHAEL VANI OF WESTON CONSULTING CONCERNING STAFF REPORT DEV031-23, APPLICATION FOR ZONING BY-LAW AMENDMENT, 49 COLLIER STREET (WARD 2).**

Michael Vani of Weston Consulting advised that he did not wish to provide a Deputation.

### **COMMITTEE REPORTS**

#### **23-A-075**

General Committee Report dated June 14, 2023, Section A, B, C, D, E, F, G, and H. (APPENDIX "A")

### **SECTION "A" - TO BE RECEIVED**

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, A. Courser

That Section "A" of the General Committee Report dated June 14, 2023, now circulated, be received.

#### **23-G-131**

**REPORT OF THE INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE DATED MAY 31, 2023**



[23-G-132](#) REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED JUNE 6, 2023

**CARRIED**

**SECTION "B" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, A. Courser

That Section "B" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

[23-G-133](#) BARRIE TRANSIT'S NEW NETWORK

[23-G-134](#) APPROVAL OF FACILITIES, PARKS AND RECREATION ASSET MANAGEMENT PLAN

[23-G-135](#) COUNCIL FUNDRAISING POLICY

[23-G-136](#) COMMUNITY PROJECTS FUND AND UPDATE TO THE COUNCIL EXPENSE POLICY

[23-G-137](#) CORRESPONDENCE POTENTIAL LAND DISPOSITION MATTER - DUNLOP STREET EAST AREA

[23-G-138](#) ATTENDANCE AT MOSAIC - A FESTIVAL OF CULTURES 2023 IN REGINA SASKATCHEWAN

[23-G-139](#) SOLICITOR-CLIENT ADVICE MATTER - CITY PROJECTS

[23-G-140](#) ZONING BY-LAW AMENDMENT - 1012 YONGE STREET (WARD 9)

[23-G-141](#) MUNICIPAL STREET NAMING FOR STREETS IN THE SANDY CREEK ESTATES INC. DRAFT PLAN OF SUBDIVISION (WARD 10)

[23-G-142](#) ZONING BY-LAW AMENDMENT - 54 AND 76 ROSS STREET, 61 WELLINGTON STREET WEST AND 150 TORONTO STREET (VICTORIA VILLAGE) (WARD 2)

[23-G-143](#) 2024 BUSINESS PLAN AND BUDGET DIRECTIONS

[23-G-144](#) RODNEY STREET NO PARKING ANYTIME

[23-G-145](#) WATER OPERATIONS BRANCH DEDICATED LOCATOR MODEL AGREEMENT



- [23-G-146](#) SURPLUSSING OF CITY OWNED PROPERTY - PORTION OF 694 MAPLEVIEW DRIVE EAST (WARD 9)
- [23-G-147](#) SURPLUSSING OF CITY OWNED PROPERTY - UNTRAVELLED PORTION OF EAST STREET (WARD 2)
- [23-G-148](#) USE OF SCHOOL FACILITIES
- [23-G-149](#) INVITATION TO PRESENT TO COUNCIL - CLEAN UP BARRIE

**CARRIED**

**SECTION "C" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "C" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

- [23-G-150](#) PROPERTY ACQUISITION MATTER - MAPLEVIEW DRIVE

**CARRIED**

**SECTION "D" TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "D" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

- [23-G-151](#) 2023 COMMUNITY BENEFITS CHARGES STRATEGY AND BY-LAW

**CARRIED**



**SECTION "E" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "E" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

**23-G-152** WATERFRONT STRATEGIC PLAN UPDATE**CARRIED****SECTION "F" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "F" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

**23-G-153** BRADFORD STREET CORRIDOR STUDY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARD 2 AND 8)**AMENDMENT #1**

Moved by: Councillor, S. Morales  
Seconded by: Councillor, J. Harris

That motion 23-G-153 of Section "F" of the General Committee Report dated June 14, 2023, as circulated, be amended as follows:

- Add the following paragraph as paragraph 2 and the remaining renumbered accordingly:

“2. That notwithstanding Section 2, that the Right of Way (ROW) south of John Street be reduced from 34 metres to 26 metres.”
- Add the following words to the renumbered paragraph 5 (previously paragraph 4) between the words “Assessment” “and in accordance with”:

"once a design that complied with a 26 metre Right of Way is completed and approved by City Council".



**AMENDMENT TO AMENDMENT #1**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That motion 23-G-153 concerning the Bradford Street Corridor Study Municipal Class Environmental Assessment be referred to the Infrastructure and Community Investment Committee for further discussion.

**CARRIED**

Upon the question of Amendment #1 moved by Councillor, S. Morales and seconded by Councillor, J. Harris, Amendment #1 was **CARRIED AS AMENDED BY THE AMENDMENT TO AMENDMENT #1.**

Upon the question of the original motion moved by Deputy Mayor, R. Thomson, and seconded by Councillor, A. Courser, the motion was **CARRIED AS AMENDED BY AMENDMENT #1.**

**SECTION "G" - TO BE RECEIVED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "G" of the General Committee Report dated June 14, 2023, now circulated, be received.

**23-G-154** GENERAL PROVISION - PARKING PROHIBITED AROUND TRAFFIC CALMING

Item was **LOST** at General Committee dated June 14, 2023.

**CARRIED****SECTION "H" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "H" of the General Committee Report dated June 14, 2023, now circulated, be adopted.

**23-G-155** 2023 DEVELOPMENT CHARGE BACKGROUND STUDY AND BY-LAW

**CARRIED**

**23-A-076** General Committee Report dated June 21, 2023, Sections A, B, and C. (APPENDIX "B")



**SECTION "A" - TO BE RECEIVED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "A" of the General Committee Report dated June 21, 2023, now circulated, be received.

**23-G-156** REPORT OF THE AFFORDABILITY COMMITTEE DATED JUNE 14, 2023

**CARRIED**

**SECTION "B" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "B" of the General Committee Report dated June 21, 2023, now circulated, be adopted.

**23-G-157** TAX RELIEF FOR DESIGNATED HERITAGE PROPERTIES

**23-G-158** ZONING BY-LAW AMENDMENT - 947 MAPLEVIEW DRIVE EAST (WARD 10)

**23-G-159** APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2)

**23-G-160** REDWOOD PARK COMMUNITIES INC. INTERIM CONSTRUCTION FINANCING

**CARRIED**

**SECTION "C" - TO BE ADOPTED**

Moved by: Deputy Mayor, R. Thomson  
Seconded by: Councillor, A. Courser

That Section "C" of the General Committee Report dated June 21, 2023, now circulated, be adopted.

**23-G-161** AMENDMENT TO THE ZONING BY-LAW - 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS INC.) (WARD 7)

**CARRIED**



**DIRECT MOTIONS****23-A-077 NAMING OF A PARK IN RECOGNITION OF FALLEN OFFICER GRZEGORZ “GREG” PIERZCHALA**

Moved by: Councillor, N. Nigussie

Seconded by: Councillor, G. Harvey

1. That Batteaux Park be renamed in memory of fallen Ontario Provincial Police Officer GRZEGORZ “GREG” PIERZCHALA, who tragically lost his life in the line of duty while responding to a call near Hagersville, Ontario on December 27, 2022.
2. That Ontario Police College Fitness Testing type equipment be installed in the park at a cost not to exceed \$25,000 to be funded from the Re-Investment Reserve.
3. That City staff work with Officer Pierzchala’s family to determine an appropriate unveiling date.

**CARRIED****23-A-078 MOTION WITHOUT NOTICE - USE OF 29 SPERLING DRIVE AS A WARMING/COOLING CENTRE AND FOOD DISTRIBUTION CENTRE**

Moved by: Deputy Mayor, R. Thomson

Seconded By: Councillor, S. Morales

That pursuant to Section 7.1 of the Procedural By-law 2019-100, permission be granted to introduce a motion without notice concerning the use of 29 Sperling Drive as a Warming/Cooling Centre and Food Distribution Centre.

**CARRIED WITH A TWO-THIRDS VOTE****23-A-079 USE OF 29 SPERLING DRIVE AS A WARMING/COOLING CENTRE AND FOOD DISTRIBUTION CENTRE**

Moved by: Deputy Mayor, Thomson

Seconded by: Councillor, S. Morales

That staff to investigate the feasibility of using 29 Sperling Drive as a Warming/Cooling Centre and Food Distribution Centre with a report back to General Committee.

The recorded vote was taken as follows:

Yes: 10                      Councillor, C. Riepma  
                                    Councillor, C. Nixon  
                                    Councillor, A.M. Kungl



Councillor, A. Courser  
Deputy Mayor, R. Thomson  
Councillor, N. Nigussie Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton  
Mayor, A. Nuttall

## **CARRIED**

## **ENQUIRIES**

Members of Council addressed enquires to City staff and received responses.

## **ANNOUNCEMENTS**

Members of Council provided announcements concerning a number of matters.

## **BY-LAWS**

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, A. Courser

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

### **BY-LAW** **2023-065**

#### **Bill #066**

A By-law of The Corporation of the City of Barrie to establish 0.30M Reserve Block 123, Plan 51M986, City of Barrie, County of Simcoe being all of PIN: 58901-1785(LT) as a public highway, and to name the highway Pioneer Trail. (70 Pioneer Trail) (D11-004-2022)

### **BY-LAW** **2023-066**

#### **Bill #069**

A By-law of The Corporation of the City of Barrie to exempt all of Block 163 on Plan 51M-1224 being Parts 1 to 10 on Plan 51R-44057; City of Barrie, County of Simcoe, being all of PIN: 58092-0296 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (53 to 45 Harvest Crescent - odd only) (File # D23-026-2023)

### **BY-LAW** **2023-067**

#### **Bill #070**

A By-law of The Corporation of the City of Barrie to exempt all of Block 164 on Plan 51M-1224 being Parts 11 to 22 on Plan 51R-44057; City of Barrie, County of Simcoe, being all of PIN: 58092-0297 (LT) from Part Lot Control imposed by Section 50(5) of the *Planning Act*, R.S.O. 1990, c.P.13. (12-G-190) (55 to 65 Harvest Crescent - odd Only) (File: D23-027-2023)



**BY-LAW**  
**2023-068****Bill #071**

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04 and City of Barrie By-law 2009-141, land use control by-laws to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie. (23-G-140) (Zoning By-law Amendment - 1012 Yonge Street) (DEV022-23) (File: D30-005-2021) (Note: Motion 23-G-140 is listed on the General Committee Report dated June 14, 2023)

**BY-LAW**  
**2023-069****Bill #072**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (23-G-142) (Zoning By-law Amendment - 54 and 76 Ross Street, 150 Toronto Street and 61 Wellington Street West) (DEV030-23) (File: D30-041-2022) (Note: Motion 23-G-142 is listed on the General Committee Report dated June 14, 2023)

**BY-LAW**  
**2023-070****Bill #073**

A By-law of The Corporation of the City of Barrie to accept the "as-constructed" municipal services within and complementary to Stage 1 of the Bear Creek Ridge subdivision Registered as Plan 51M-1160 as shown in the attached map, and to assume the streets within this plan of subdivision for public use. (11-G-276) (Bear Creek Ridge Stage 1 - Alaskan Heights, Olympic Gate, Koda Street, Brown Bear Street, Kodiak Terrace, and Andean Lane) (File: D12-422)

**BY-LAW**  
**2023-071****Bill #074**

A By-law of The Corporation of the City of Barrie to further amend By-law 2020-107, as amended, being a By-law to regulate traffic on highways. (23-G-076, 23-A-054, 23-G-097 and 23-G-144) (No Parking Golfdale Road, Mapleview Drive East and Rodney Street) (Cycling Lane Implementation - Grove Street and Dunlop Street/Blake Street) (DEV018-23, DEV019-23 and INF004-23) (Note: Motion 23-G-144 is listed on the General Committee Report dated June 14, 2023)

**BY-LAW**  
**2023-072****Bill #075**

A By-law of The Corporation of the City of Barrie to further amend By-law 2023-023 with respect to the establishment and requirement of the payment of fees for information, services, activities and use of City property. (23-G-067) (Schedule M - Business in the Parks Program) (ECD002-23) (File: C11)



**BY-LAW**  
**2023-073****Bill #076**

A By-Law of The Corporation of the City of Barrie to impose Community Benefits Charges. (23-G-151) (2023 Community Benefits Charges Strategy and By-law) (FIN010-23) (File: F22) (Note: Motion 21-G-151 listed on the General Committee Report dated June 14, 2023)

**BY-LAW**  
**2023-074****Bill #077**

A By-law of The Corporation of the City of Barrie to establish municipal-wide development charges for the City of Barrie and to repeal By-laws 2019-055, 2021-059 and all amendments thereto. (23-G-155) (2023 Development Charge Background Study and By-law) (FIN009-23) (File: F22) (Note: Motion 23-G-155 listed on the General Committee Report dated June 14, 2023)

**CARRIED UNANIMOUSLY****CONFIRMATION BY-LAWS**

Moved by: Deputy Mayor, R. Thomson

Seconded by: Councillor, A. Courser

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

**BY-LAW**  
**2023-075****Bill #078**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 21st day of June, 2023.

**CARRIED UNANIMOUSLY****ADJOURNMENT**

Moved by: Councillor, G. Harvey

Seconded by: Councillor, J. Harris

That the meeting be adjourned at 10:57 p.m.

**CARRIED**

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**Mayor, A. Nuttall**

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**Wendy Cooke, City Clerk**



# **APPENDIX “A”**

**General Committee Report  
Dated June 14, 2023**





# City of Barrie

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

## Final General Committee

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Wednesday, June 14, 2023

7:30 PM

Council Chambers/Virtual Meeting

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on June 21, 2022.**

The meeting was called to order by Mayor, A. Nuttall at 7:30 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

#### **STAFF:**

Associate Director of Corporate Management, K. Oakley  
Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
Deputy City Clerk, T. McArthur  
Director of Corporate Facilities, R. Pews  
Director of Development Services, M. Banfield  
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  
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  
Legislative Coordinator, T. Maynard  
Manager of Legal Services, A. Mills



Senior Manager of Corporate and Finance Investments, S. Drewette  
Service Desk Generalist, K. Kovacs  
Senior Manager of Corporate and Finance Investments, C. Gillespie  
Supervisor of Development Charges, M. Villeneuve.

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

### **SECTION "A"**

Councillor, B. Hamilton provided an overview on the Infrastructure and Community Investment Committee meeting held on May 31, 2023.

Councillor, G. Harvey provided an overview on the Finance and Responsible Governance Committee meeting held on June 6, 2023.

#### **23-G-131**      **REPORT OF THE INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE DATED MAY 31, 2023**

That the Report of the Infrastructure and Community Investment Committee dated May 31, 2023, be received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2023-06-21.

#### **23-G-132**      **REPORT OF THE FINANCE AND RESPONSIBLE GOVERNANCE COMMITTEE DATED JUNE 6, 2023**

That the Report of the Finance and Responsible Governance Committee dated June 6, 2023, be received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2023-06-21.

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-133**      **BARRIE TRANSIT'S NEW NETWORK**

1. That the New Transit Network for implementation of the interim network in 2024 and the ultimate network in 2025 attached as Appendix "A" to the Report to the Infrastructure and Community Investment Committee dated May 31, 2023 concerning the 2024 and 2025 network maps, be approved.



2. That to reflect the changes required for the New Transit Network, the current multi-year approved capital budget associated with TR1029 - Conventional Bus Replacement project be updated as follows:

**Current - Conventional Transit Bus Replacement (in Thousands)**

	<b>Prior Year Approval</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Budget	\$1,224	\$2,238	\$2,316	\$5,778
Province Contributions	\$404	\$738	\$764	\$1,906
Federal Contribution	\$471	\$895	\$926	\$2,292
TCR Contribution	\$349	\$604	\$625	\$1,578
<b>Total</b>	<b>\$1,224</b>	<b>\$2,237</b>	<b>\$2,315</b>	<b>\$5,776</b>

**Revised Conventional Transit Bus Replacement (In Thousands)**

	<b>Prior Year Approval</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Budget	-	\$2,120	\$1,468	\$3,588
Province Contributions	-	\$700	-	\$700
Federal Contribution	-	\$848	-	\$848
TCR Contribution	-	\$573	\$1,468	\$2,040
<b>Total:</b>	<b>-</b>	<b>\$2,120</b>	<b>\$1,468</b>	<b>\$3,588</b>

3. That a one-time \$423,700 cost for a Public Educational Plan and service transition plan, including fare-free on Transit on Demand (TOD) for the 4-week transit service model overlap and a contract position for a period of 12 months to be funded from the Ontario Gas Tax Reserve, be approved.
4. That as part of the transition to the new system, the Director of Transit and Parking Strategy or designate be given delegated authority to provide transit fare products at no cost or discounted



costs to incentivize and promote transit ridership through ongoing educational programming.

5. That the Director of Transit and Parking Strategy or designate receive delegated authority to execute Platforming agreements where regional carriers are accessing City property and where the City is accessing non-city owned property.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-134****APPROVAL OF FACILITIES, PARKS AND RECREATION ASSET MANAGEMENT PLAN**

That the 2023 Facilities, Parks, and Recreation Asset Management Plan (AMP) dated May 2023 attached to the Report to the Infrastructure and Community Investment Committee dated May 31, 2023 concerning the approval of the Facilities, Parks and Recreation Asset Management Plan, be approved. (File: C11-APP)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-135****COUNCIL FUNDRAISING POLICY**

That the proposed Corporate Policy regarding Council Fundraising as outlined in Appendix "A" to the Report to Finance and Responsible Governance Committee dated June 6, 2023 concerning the Council Fundraising Policy, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-136****COMMUNITY PROJECTS FUND AND UPDATE TO THE COUNCIL EXPENSE POLICY**

1. That the project submission and approval process outlined in the Report to the Finance and Responsible Governance Committee dated June 6, 2023 concerning the Community Project Fund and Update to the Council Expense Policy, be approved.
2. That the revised Council Expense Policy attached as Appendix "A" to the Report to Finance and Responsible Governance Committee dated June 6, 2023 concerning the Community Project Fund and Update to the Council Expense Policy, be approved. (File C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-137****CONFIDENTIAL CORRESPONDENCE POTENTIAL LAND DISPOSITION  
MATTER - DUNLOP STREET EAST AREA**

That staff undertake the directions provided in the in camera session of the Finance and Responsible Governance Committee meeting held on June 6, 2023 concerning the confidential correspondence potential land disposition matter - Dunlop Street East area.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-138****ATTENDANCE AT MOSAIC - A FESTIVAL OF CULTURES 2023 IN  
REGINA SASKATCHEWAN**

WHEREAS Councillor, N. Nigussie attended the Mosaic - A Festival of Cultures, A Festival of Cultures for 2023 held June 1 to 3, 2023 in Regina Saskatchewan on behalf of the City of Barrie;

AND WHEREAS Councillor Nigussie will be covering all related expenses through his Councillor expense account.

NOW THEREFORE BE IT RESOLVED that Council supports opportunities such as this of and looks forward to Councillor Nigussie sharing his experience and observations of this Festival with Council and City staff. (Item for Discussion, 8.1, June 6, 2023) (Sponsor: Deputy Mayor R. Thomson)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-139****SOLICITOR-CLIENT ADVICE MATTER - CITY PROJECTS**

That staff undertake the directions provided in the in camera session of the Finance and Responsible Governance Committee meeting held on June 6, 2023 concerning the confidential solicitor-client advice matter - City Projects.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-140****ZONING BY-LAW AMENDMENT - 1012 YONGE STREET (WARD 9)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Crown (Barrie) Developments Inc., to rezone lands known municipally as 1012 Yonge Street from 'Agriculture General' (AG) and 'Neighbourhood Residential Multiple' (RM3) to 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) and 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:



- 
- a) That lands zoned 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) and 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) shall be considered one property, collectively, for the purposes of calculating residential density and general floor space index;
  - b) That lands zoned 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) and 'Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-YYY)(H-XXX) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to Staff Report DEV022-23, as it relates to building height, placement and setbacks, the location and configuration of amenity areas, and the location and configuration of landscape strips, drive aisles and parking areas;
  - c) That the lot line abutting Yonge Street shall be considered the front lot line in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone;
  - d) That a minimum exterior side yard setback of 0.5 metres to a daylight triangle be permitted in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone, whereas a minimum setback of 1.5 metres is required;
  - e) That a minimum exterior side yard setback of 1 metre be permitted for underground parking structures in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone, whereas a minimum setback of 1.5 metres is required;
  - f) That the minimum setback requirements for an underground parking structure in sections 4.6.5.2 and 14.6.3 shall not apply to daylight triangles in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone, whereas minimum front and exterior side yard setbacks of 0 metres and 1.5 metres are required, respectively;
  - g) That a maximum of 70 percent of the lot frontage and lot flankage, measured collectively, shall have buildings within 5 metres of the front and exterior side lot lines in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone, whereas a maximum of 50 percent is permitted;
  - h) That buildings exceeding 3 storeys in height shall include 3 metre step-backs above the third storey along a façade that abuts a public street in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-XXX)(H-XXX) zone;



- i) That buildings exceeding 3 storeys in height shall include 3 metre step-backs above the third storey along a rear façade that directly abuts a private laneway or drive aisle in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU) (SP-XXX)(H-XXX) zone;
- j) That a minimum street level floor height of 4 metres be permitted for ground floor commercial uses in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU) (SP-XXX)(H-XXX) zone, whereas a minimum street level floor height of 4.5 metres is required;
- k) That landscape planters may encroach a maximum of 1.3 metres into a required exterior side yard setback, adjacent to a daylight triangle, in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone;
- l) That the minimum setback requirements for an underground parking structure in section 4.6.5.2 and 14.6.3 shall not apply to daylight triangles in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone, whereas minimum front and exterior side yard setbacks of 0 metres and 1.5 metres are required, respectively;
- m) That a maximum of 90 percent of the lot frontage and lot flankage, measured collectively, shall have buildings within 5 metres of the front and exterior side lot lines in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU) (SP-YYY)(H-XXX) zone, whereas a maximum of 50 percent is permitted;
- n) That a minimum rear yard setback of 1 metre be permitted in 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU) (SP-YYY)(H-XXX) zone, whereas a minimum setback of 5 metres is required;
- o) That landscape planters may encroach a maximum of 1 metre into a required rear yard setback in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone;
- p) That buildings exceeding 4 storeys in height shall include 3 metre step-backs above the third storey along a façade that abuts a public street in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone;
- q) That buildings exceeding 4 storeys in height shall include 3 metre step-backs above the third storey along a front and rear façade that directly abuts a private laneway or drive aisle in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone; and



- r) That buildings exceeding 3 storeys in height fronting onto Moberly Drive shall include a 3 metre step-back above the third storey along the front façade in the 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-YYY)(H-XXX) zone.
- 3. That the Holding Provision (H-XXX) be removed from the site-specific zoning on the subject lands, municipally known as 1012 Yonge Street, once the Director of Development Services is satisfied that:
  - a) The municipal water and sanitary services, stormwater management facilities and transportation infrastructure required for the development of the subject lands are available and fully operational.
- 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 DEV022-23, two oral submissions received from members of the public, and comments from technical staff and agencies.
- 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. (DEV022-23) (File: D30-005-2021)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

#### **23-G-141**

#### **MUNICIPAL STREET NAMING FOR STREETS IN THE SANDY CREEK ESTATES INC. DRAFT PLAN OF SUBDIVISION (WARD 10)**

- 1. That the following municipal street name, already included on the Municipal Naming Registry, be selected as the street name for the Sandy Creek Estates Inc. Draft Plan of Subdivision (D30-001-2022), as identified in Appendix "A" to Staff Report DEV028-23, be approved:
  - a) Street 'A' - Harbourview Drive
- 2. That the following municipal street name already added to the Municipal Naming Registry as street identified in Appendix "A" to Staff Report DEV028-23, for the Sandy Creek Estates Inc. Draft Plan of Subdivision (D12-437), be confirmed:
  - a) Terry Fox Drive. (DEV028-23) (File: D30-001-2022 and D19-HAR/LIT/WAR/TER)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-142****ZONING BY-LAW AMENDMENT - 54 AND 76 ROSS STREET, 61 WELLINGTON STREET WEST AND 150 TORONTO STREET (VICTORIA VILLAGE) (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Victoria Village, to rezone lands municipally known as 54 and 76 Ross Street, 150 Toronto Street and 61 Wellington Street West from 'Residential Multiple Dwelling Second Density' RM2) and 'Institutional Special Provision' (I)(SP-299) to 'Institutional Special Provision (I)(SP-XXX)', be approved.
2. The following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) Require a minimum front yard setback (Wellington Street) of 3.0 metres and a maximum of 5.0 metres, whereas 7.0 metres is required;
  - b) Require a minimum exterior side yard setback (Toronto Street) of 3.0 metres and a maximum of 5.0 metres, whereas 7.0 metres is required adjoining a street;
  - c) Require a minimum and maximum rear yard setback (Ross Street) of 3.0 metres, whereas 7.0 metres is required adjoining a street;
  - d) Require a minimum building height of 10 metres (3 storeys) and a maximum building height of 24 metres (5 storeys) for 'Building B' adjacent to the Wellington Street and Toronto Street frontages;
  - e) Require a minimum building height of 10 metres (3 storeys) along the entire Toronto Street frontage, save and except 'Building B', and a maximum building height of 27 metres (6 storeys) within 20 metres of the Toronto Street frontage;
  - f) Require a minimum building height of 10 metres (3 storeys) along the entire Ross Street frontage, and a maximum building height of 36 metres (8 storeys) within 20 metres of the Ross Street frontage;
  - g) That buildings exceeding 3 storeys in height, save and except 'Building B', shall include a 3 metre step-back above the third storey along a façade that abuts a public street in the 'Institutional Special Provision' (I)(SP-XXX) zone;
  - h) That a maximum building height of 39.5 metres shall be permitted on the balance of the lands;
  - i) Permit a maximum lot coverage of 45%, whereas 35% is permitted;



- j) Permit a minimum landscape open space of 25%, whereas 35% is required;
  - k) Permit additional low rise residential uses consisting of block/cluster/street/stacked townhouses, small and large boarding lodging and rooming houses in conjunction with assisted living facilities, and a walk-up apartment; and
  - l) That lands zoned 'Institutional Special Provision' (I)(SP-XXX) shall be considered one lot, collectively, for the purposes of zoning interpretation and implementation.
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 DEV030-23.
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. (DEV030-23) (File: D30-0140-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

### **23-G-143**

#### **2024 BUSINESS PLAN AND BUDGET DIRECTIONS**

1. That staff prepare the 2024 Business Plan and Budget for City Services that incorporates the Budget Development Guidelines identified in Appendix "B" to Staff Report EMT003-23 and includes the Infrastructure Investment Fund (to be renamed from the former Dedicated Infrastructure Renewal Fund) increase of 2%, as approved in Council motion 23-G-023 (2023 Business Plan approval).
2. That staff prepare the 2024 Business Plan and tax rate supported Budget by continuing and increasing the total contribution from the Reinvestment Reserve to \$2.9 million from \$2.76 million in 2023 to help offset tax supported cost pressures.
3. That a letter from the Chief Financial Officer and Treasurer be sent to the following service partners and their respective Agencies, Boards and Commissions, that requires their budget submission to include appropriate level of details and explanations to allow Council to make more informed decisions, and that a copy of Staff Report EMT003-23 be included:
  - a) Barrie Police Service;
  - b) County of Simcoe;
  - c) Barrie Public Library;
  - d) Lake Simcoe Region Conservation Authority;



- e) Nottawasaga Valley Conservation Authority; and
  - f) Simcoe Muskoka District Health Unit.
4. That staff prepare the 2024 Business Plan for rate supported services that includes:
- a) Recommendations for changes to user fees that reflect the full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council; and
  - b) Contributions to reserves that are consistent with the Financial Policies Framework and Council direction that reflect, to the extent possible, the anticipated current and future commitments against the reserves.
5. That any significant impacts to the 2024 budget be presented for consideration, including:
- a) New investments and changes in level of service;
  - b) Changes in staff complement levels; and
  - c) User fees that are added, removed, or increased/decreased by 5% or more.
6. That a ten-year Capital Plan be prepared that includes a one-year capital budget, a four-year forecast, and a five-year capital outlook, addressing both growth and renewal of infrastructure, with consideration to the maintenance of the City's AA+ credit rating and fiscal health.
7. That the 2024 Budget Development Schedule identified in Appendix "A" to Staff Report EMT003-23, be used to develop the 2024 Business Plan for Council's review and approval of the City Services portion of the tax rate no later than December 2023 and Service Partner budget approval in late January 2024. (EMT003-23) (File: F05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

#### **23-G-144**

#### **RODNEY STREET NO PARKING ANYTIME**

That Traffic By-law 2020-107, Schedule '1', "No Parking Anytime" be amended by adding the following:

- Rodney Street, both sides from Blake Street to Collingwood Street; and
- Collingwood Street, North side from Rodney Street to a point 28 metres east thereof. (INF004-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-145****WATER OPERATIONS BRANCH DEDICATED LOCATOR MODEL AGREEMENT**

1. That the proposed Dedicated Locator Model Agreement attached as Appendix "A" to Staff Report INF007-23 which authorizes locate service providers to locate City of Barrie owned municipal services on behalf of the City of Barrie in accordance with *the Ontario Underground Infrastructure Notification System Act, 2012 (as amended)*, be approved.
2. That the Director of Infrastructure or designate be delegated authority to make amendments to the Dedicated Locator Model Agreement, to approve and reject applications, and to execute and terminate dedicated locator agreements on behalf of the City of Barrie. (INF007-23) (File: W08-WAT)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-146****SURPLUSSING OF CITY OWNED PROPERTY - PORTION OF 694 MAPLEVIEW DRIVE EAST (WARD 9)**

1. That notwithstanding the provisions of By-law 95-104, a portion of the property known municipally as 694 Mapleview Drive East and being part of PIN 580913568 as shown on Appendix "A" to Staff Report LGL001-23 (the "City Property") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the City Property be transferred to North-Point Development Corporation or an affiliated company ("North-Point") in exchange for an equal amount of land being transferred to the City from North-Point's property located at 688 Mapleview Drive East as shown on Appendix "A" to Staff Report LGL001-23 (the North-Point Property).
3. That a value of \$642.45 per square metre be used to account for any difference in the areas of the property being transferred between the City and North-Point to ensure the transaction is equal for both parties.
4. That the City Clerk be authorized to execute any documents necessary to completing this transaction in a form approved by the Director of Legal Services. (LGL001-23) (File: L17-130)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-147****SURPLUSSING OF CITY OWNED PROPERTY - UNTRAVELLED PORTION OF EAST STREET (WARD 2)**

1. That the property known municipally as the untravelled portion of East Street, as shown on Appendix "A" to Staff Report LGL002-23 (the "Subject Property") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the Subject Property be first offered for sale to the abutting property owners located at 156 Clapperton Street and 95 Drury Lane (the "Abutting Owners") at fair market value as determined by the City's appraisal.
3. That in the event the Abutting Owners elect not to purchase the Subject Property, it be listed with a real estate brokerage and advertised for sale by a realtor.
3. That the purchaser(s) 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 development.
4. That the City Clerk be authorized to execute Agreements of Purchase and Sale that are conditional upon future Council approval and in a form approved by the Director of Legal Services. (LGL002-23) (File: L17-126)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-148****USE OF SCHOOL FACILITIES**

1. That the Mayor and City Clerk be authorized to execute Reciprocal Agreements with the Simcoe County District School Board and Simcoe Muskoka Catholic District School Board regarding the use of School and City facilities to allow for the parties to increase the utilization of each other's facilities for programming that supports health and well-being, with the terms and conditions satisfactory to the Director of Legal Services and Director of Recreation and Culture Services.
2. That funding in the amount of up to \$27,300 be added to the Recreation and Culture Services 2023 budget and up to \$42,600 to the department's 2024 base budget, funded from the Reinvestment Reserve to allow for the delivery of a pilot program to provide additional after-school activities at several elementary schools in Barrie and staff report back to General Committee at the completion of the 2023/2024 school year on the pilot and expansion opportunities. (REC002-23) (File: R06B)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-149****INVITATION TO PRESENT TO COUNCIL - CLEAN UP BARRIE**

That Clean Up Barrie be invited to provide a presentation to City Council concerning Clean Up Barrie and the possible expansion of its outreach. (Item for Discussion 8.1, June 14, 2023) (Sponsor: Councillor, C. Riepma)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**SECTION "C"****23-G-150****CONFIDENTIAL PROPERTY ACQUISITION MATTER - MAPLEVIEW DRIVE**

1. That the property legally described as 845 Maplevue Drive East on Plan 51M1224 BLK 206, being part of PIN 58092-0339(LT), within the Hewitt's Gate East Subdivision, as shown in Appendix "A" to Staff Report FAC002-23, be purchased by The Corporation of the City of Barrie (the "City") from owners Chrisdawn Construction Inc. and Pratt Development Inc. in accordance with the terms and conditions set out in the Agreement of Purchase and Sale (the "APS") satisfactory to the Director of Legal Services and the Director of Corporate Facilities.
2. That, at the recommendation of the Director of Corporate Facilities and the Director of Legal Services, the Mayor and City Clerk be authorized to execute all associated and required documents, in a form satisfactory to the Director of Legal Services, necessary to complete the property transaction.
3. That the budget for FC1084 - BFES Station 6 New Building Development be increased as described in paragraph 27 of confidential Staff Report FAC002-23, and that the Chief Administrative Officer be granted approval to adjust the budget further if required, subject to the recommendations and support of the Director of Legal Services, the Chief Financial Officer, and the Director of Corporate Facilities. (FAC002-23) (A19)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**SECTION "D"****23-G-151****2023 COMMUNITY BENEFITS CHARGES STRATEGY AND BY-LAW**

1. That the City of Barrie ("City") Community Benefits Charge Strategy dated April 21, 2023 for the City-wide By-law attached as Appendix "A" to Staff Report FIN010-23, be approved under Section 37 of the *Planning Act, 1990*.



2. That the assumptions contained in the Community Benefits Charge Strategy be adopted as an 'anticipation' with respect to capital grants, subsidies, and other contributions.
3. That staff, whenever appropriate, request that grants, subsidies, and other contributions be clearly designated by the donor as being to the benefit of existing development, or new development as applicable.
4. That no further public consultation is required pursuant to Section 37 of the *Planning Act, 1990*.
5. That the draft By-law attached as Appendix "C" to Staff Report FIN010-23 be enacted. (FIN010-23) (File: F22)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

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

## **SECTION "E"**

### **23-G-152**

#### **WATERFRONT STRATEGIC PLAN UPDATE**

That the Report to the Infrastructure and Community Investment Committee dated May 31, 2023 concerning the Waterfront Strategic Plan Update, be deferred to the September 2023 Infrastructure and Community Investment Committee meeting and that staff be directed to explore opportunities for engagement with community youth groups and to consult directly with the Navy League of Ontario and the local Sea Cadets Chapter regarding the potential alternative site(s) within the City of Barrie and report back to the Infrastructure and Community Investment Committee with the candidate sites including any initial site considerations, order of magnitude capital costs, and the recommended next steps in the process.

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**SECTION "F"****23-G-153****BRADFORD STREET CORRIDOR STUDY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARD 2 AND 8)**

1. That the Bradford Street Corridor Study Municipal Class Environmental Assessment as outlined in Staff Report DEV025-23, be received.
2. That the recommended design solution identified in the Bradford Street Corridor Study Municipal Class Environmental Assessment (refer to Appendix "E" in Staff Report DEV025-23) be approved and adopted for corridor protection purposes and that staff in the Development Services Department acquire land conveyances, as identified in the recommended design solution through *Planning Act* approvals.
3. That staff employ access management practices, where appropriate when assessing *Planning Act* approvals on the Bradford Street corridor.
4. That staff be directed to conclude the Bradford Street Corridor Study Municipal Class Environmental Assessment and in accordance with the requirements of the Municipal Class Environmental Assessment process, publish a Notice of Completion.
5. That as implementation is forecasted beyond 2031, prior to undertaking implementation, staff complete a future Municipal Class Environmental Assessment Addendum (or applicable processes in-effect at that time), to assess in-effect transportation and land use policies, and where warranted, complete refinements to the recommended design solution to mitigate impacts based on future in-situ corridor constraints.
6. That staff complete an in-service safety review for the Tiffin Street and Bradford Street intersection to assess opportunities for interim safety improvements. (DEV025-23)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



The General Committee met and reports as follows:

## **SECTION "G"**

### **23-G-154**

#### **GENERAL PROVISION - PARKING PROHIBITED AROUND TRAFFIC CALMING**

That Traffic By-law 2020-107, Section 4, "Parking Prohibited", Sub-Section 4.2 "In Specified Places Where Signs on Display" be amended by adding the following:

"4.2.7 Within 50 metres either side of any permanent or temporary Traffic Calming measure" (DEV029-23)

#### **LOST**

This matter was recommended (Section "G") to City Council for consideration of receipt at its meeting to be held on 2023-06-21.

## **SECTION "H"**

### **23-G-155**

#### **2023 DEVELOPMENT CHARGE BACKGROUND STUDY AND BY-LAW**

1. That the City of Barrie ("City") Development Charge Background Study dated April 21, 2023, as amended, for the City-wide and Area Specific Development Charges By-law attached as Appendix "D" to Staff Report FIN009-23, be approved under Section 10 of the *Development Charges Act, 1997*.
2. That the assumptions contained in the Development Charges Background Study be adopted as an 'anticipation' with respect to capital grants, subsidies, and other contributions.
3. That staff, whenever appropriate, request that grants, subsidies, and other contributions be clearly designated by the donor as being to the benefit of existing development, or new development as applicable.
4. That no further public meetings are required pursuant to Section 12 of the *Development Charges Act, 1997*.
5. That the draft By-law attached as Appendix "H" to Staff Report FIN009-23, be enacted.
6. That By-law 2019-055 concerning the municipal-wide development charges for the City of Barrie, be repealed.



7. That approval of the capital program, included in the Development Charge (DC) Background Study, as amended, indicates Council's intention that an increase in the need for service will be met as required under paragraph 3 of Section 5(1) of the *Development Charges Act, 1997* and Section 3 of *Ontario Regulation 82/98* and that the approval shall be subject to further annual review during the capital budget process.
8. That in accordance with s.s.5(1)5 of the *Development Charges Act, 1997* and Section 5 of *Ontario Regulation 82/98*, it is Council's clear intention that any excess capacity identified in the DC Background Study, as amended, shall be paid for by development charges contemplated in the said DC Background Study, or other similar changes. (FIN009-23) (File: F22)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

### **ENQUIRIES**

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

### **ANNOUNCEMENTS**

Members of General Committee provided announcements concerning a number of matters.

### **ADJOURNMENT**

The meeting adjourned at 9:02 p.m.

CHAIRMAN



# **APPENDIX “B”**

**General Committee Report  
Dated June 21, 2023**





# City of Barrie

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

## Final General Committee

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Wednesday, June 21, 2023

4:00 PM

Council Chambers/Virtual Meeting

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on June 21, 2023.**

The meeting was called to order by Mayor, A. Nuttall at 4:07 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

#### **STAFF:**

Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Deputy City Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Economic and Creative Development, S. Schlichter  
Director of Legal Services, I. Peters  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Service Desk Generalist, K. Kovacs.



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

### **SECTION "A"**

Councillor, C. Nixon provided an overview on the Affordability Committee meeting held on June 14, 2023.

#### **23-G-156**      **REPORT OF THE AFFORDABILITY COMMITTEE DATED JUNE 14, 2023**

That the Report of the Affordability Committee dated June 14, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2023-06-21.

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-157**      **TAX RELIEF FOR DESIGNATED HERITAGE PROPERTIES**

That staff in the Development Services Department in consultation with the Finance Department investigate the feasibility and timelines of a tax relief program for designated heritage properties and report back to the Heritage Barrie Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

#### **23-G-158**      **ZONING BY-LAW AMENDMENT - 947 MAPLEVIEW DRIVE EAST (WARD 10)**

1. That the Zoning By-law Amendment application submitted by the Goodreid Planning Group, on behalf of Maplevue Friday Corporation from Maplevue South (Innisfil) Ltd., to rezone lands known municipally as 947 Maplevue Drive East from 'Rural Residential' (RR) to 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
  - a) That the lot line abutting Maplevue Drive East shall be considered the front lot line;



- b) That a minimum front yard setback of 2 metres to the principal building is permitted, whereas a minimum front yard setback of 3 metres is required;
  - c) That architectural features such as awnings and canopies may encroach a maximum of 1 metre into a required front yard;
  - d) That a landscape buffer strip with a minimum width of 2 metres is permitted along the rear lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required;
  - e) That a landscape buffer strip with a minimum width of 1 metre is permitted along a driveway located adjacent to the rear lot line, whereas a landscape buffer strip with a minimum width of 3 metres is required;
  - f) That a maximum lot coverage of 46 percent is permitted for a surface parking area, whereas a maximum lot coverage of 40 percent is permitted for a surface parking area that services an apartment building;
  - g) Where a lot zoned 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX) is developed collectively with a lot zoned 'Neighbourhood Residential Multiple - Special Provision No. 616' (RM3)(SP-616), the lands within the RM3(SP-616) zone may be included in the calculation of the lot area, landscaped open space, lot coverage, density, gross floor area, and parking area lot coverage for the RM3(SP-XXX) zone; and,
  - h) That lands zoned 'Neighbourhood Residential Multiple - Special Provision' (RM3)(SP-XXX) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.
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 DEV026-23.
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. (DEV026-23) (File: D30-002-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



**23-G-159****APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by Weston Planning, on behalf of Collier Owen Development Corporation, to rezone lands known municipally as 49 Collier Street from 'Central Area Commercial-2' (C1-2) to 'Central Area Commercial-2' with Special Provisions (C1-2)(SP-XXX)(H-YYY), attached as Appendix "A" to Staff Report DEV031-23, be approved.
2. That the following site-specific standards be referenced in the implementing zoning by-law for subject lands:
  - a) Permit a maximum Gross Floor Area of 975%, whereas 885% is the existing standard;
  - b) Permit a maximum podium height of 20.0 metres (4-5 storeys) and a maximum building height of 109.0 metres (33 storeys), with a minimum 3 metre step-back above the podium level along frontages abutting public streets, whereas the existing standard permits a maximum of 16.0 metres within 5.0 metres of the front lot line and the lot flankage on Owen Street and a maximum of 55.0 metres beyond 5.0 metres of the front lot line and the lot flankage;
  - c) Permit a parking standard of 0.80 parking spaces per residential unit, whereas 1.0 parking space per unit is the existing standard;
  - d) Require no landscape buffer along the side and rear lot lines, whereas the current standard requires a 3.0 metre continuous landscape buffer for apartment buildings in C1-2 zones; and
  - e) Require that a minimum of 50% of the building's ground floor fronting adjacent public streets consist of commercial and/or institutional uses.
3. That the Holding provision (H-YYY) be removed from site-specific zoning on the subject lands, municipally known as 49 Collier Street when the following has been completed to the satisfaction of the Director of Development Services:
  - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the Environmental Protection Act prior to any site works or issuance of a Building Permit.



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 DEV031-23.
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. (DEV031-23) (File: D30-028-2022)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

**23-G-160****REDWOOD PARK COMMUNITIES INC. INTERIM CONSTRUCTION FINANCING**

1. That Council approve the release of an additional \$1 million of the \$3 million interest free loan commitment for the purpose of construction financing to Redwood Park Communities Inc. for a supportive housing project at 151/153 Lillian Crescent in the City of Barrie, with full repayment of the loan being the earlier of the completion of Redwood's capital contribution campaign or December 31, 2025.
2. That Redwood Park Communities continues to provide a monthly report to the City outlining the construction scheduling, costs, and documentation to support all draws being made for construction expenditures associated with this supportive housing project.
3. That the Director of Legal Services and Chief Financial Officer/Treasurer be delegated authority to amend the existing promissory note agreement with Redwood Park Communities. (FIN022-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.



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

**SECTION "C"**

**23-G-161**

**AMENDMENT TO THE ZONING BY-LAW - 15 HARVIE ROAD  
(BARRIE-BRYNE DEVELOPMENTS INC.) (WARD 7)**

1. That the Zoning By-law Amendment Application submitted by SmartCentres REIT on behalf of Barrie-Bryne Developments Inc. for lands legally known as Part of Lots 5, 6 & 7, Plan 67 and Part of Lot 7, Concession 12, Geographic Township of Innisfil, City of Barrie, known municipally as 15 Harvie Road from 'General Commercial' (C4), 'Light Industrial' (LI) and 'Environmental Protection' (EP), to 'General Commercial with Special Provisions' (C4)(SP-WWW), 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-YYY), 'Institutional - Education with Special Provisions' (I-E)(SP-ZZZ), 'Open Space' (OS), and 'Environmental Protection' (EP), be approved as illustrated in Appendix "A" attached to Staff Report DEV027-23.
2. That the following site specific standards be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated in Appendix "A" attached to Staff Report DEV027-23:
  - a) 'General Commercial with Special Provisions' (C4) (SP-WWW) to permit additional employment type uses, including:
    - i) Manufacturing and Processing in Wholly Enclosed Buildings
    - ii) Printing and Publishing
    - iii) Rental Store Excluding Video and Electronic Rentals
    - iv) Research/Development Facility
    - v) Self Storage
    - vi) Truck Terminal
    - vii) Warehousing in wholly enclosed buildings excluding self-storage
    - viii) Wholesale Establishment
  - b) 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX) to permit specific site and built form standards:
    - i) Apartment Buildings:



- 
- Notwithstanding the provisions of Section 5.3.2 b) Height Requirements for the RA1-3 zone, buildings are limited to 24 metres (6 storeys) in height
  - Lot Frontage (min.): 24.0 metres
  - Front Yard Setback (min.): 3.0 metres
  - Interior Side Yard (min.): 5.0 metres
  - Exterior Side Yard (min.): 2.0 metres
  - Rear Yard Setback (min.): 5.0 metres
  - Gross Floor Area (max % of lot area): 250%
  - Lot Coverage (max. % of lot area): 50%
  - Landscaped Open Space (min % of lot area): 25%
  - Minimum General Amenity Area per Unit: 10 square metres
- c) 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-YYY) to permit specific site and built form standards:
- i) Back-to-Back Townhouses:
    - Lot Area (min.): N/A
    - Lot Frontage (min.): 5.5 metres
    - Front Yard Setback (min.): 3.0 metres
    - Interior Side Yard (min.) 0.0 metres
    - Exterior Side Yard (min.) 2.0 metres
    - Rear Yard Setback (min.) 0.0 metres
    - End Unit Interior Setback (min.) 1.2 metres
    - Lot Coverage (max. % of lot area): N/A
    - Landscaped Open Space (min % of lot area): N/A
    - Maximum Height: 14.0 metres (3 storeys)
  - ii) Street Townhouses:
    - Lot Area (min.): 160 square metres
    - Lot Frontage (min.): 6 metres
    - Front Yard Setback (min.): 3.0 metres
    - Interior Side Yard (min.) 0.0 metres
    - Exterior Side Yard (min.) 2.0 metres
    - Rear Yard Setback (min.) 5.0 metres
    - End Unit Interior Setback (min.) 1.2 metres
    - Lot Coverage (max. % of lot area): 70%
    - Landscaped Open Space (min % of lot area): 20%
    - Maximum Height: 12.0 metres (3 storeys)
  - iii) Semi-detached Dwellings:
    - Lot Area (min.): 190 square metres
    - Lot Frontage (min.): 7.2 metres
    - Front Yard Setback (min.): 3.0 metres
    - Interior Side Yard - one side (min.): 0.0 metres
    - Interior Side Yard - other side (min.): 1.2 metres



- Exterior Side Yard (min.): 2.0 metres
  - Rear Yard Setback (min.): 5.0 metres
  - Lot Coverage (max. % of lot area): N/A
  - Landscaped Open Space (min % of lot area): 25%
  - Maximum Height: 12.0 metres (3 storeys)
- d) 'Institutional - Education with Special Provisions' (I-E) (SP-ZZZ) to permit an alternate use if a school is not constructed, in accordance with the specific site and built form standards outlined in the (RA1-3)(SP-XXX) and (RM2) (SP-YYY) zones.
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 DEV027-23.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.
5. That staff be directed to include the following as a condition of Draft Plan Approval:
- a) The owner/applicant shall acknowledge and agree that the final Plan of Subdivision will include a road design that does not significantly increase and/or encourage traffic flow into the local municipal road network and that it be supported by an updated Traffic Impact Analysis, including any impacts due to the school site, to the satisfaction of Transportation Planning. (DEV027-23) (File: D30-010-2023)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2023-06-21.

## ENQUIRIES

Members of General Committee did not address any enquires to City staff.

## ANNOUNCEMENTS

Members of General Committee did not provide any announcements.

## ADJOURNMENT

The meeting adjourned at 4:23 p.m.

CHAIRMAN