



City of Barrie

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

Meeting Agenda General Committee

Wednesday, April 5, 2023

7:00 PM

Council Chambers/Virtual Meeting

Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001* which provides for ELECTRONIC and/or IN-PERSON participation.

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

Nil.

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

Nil.

4. **DEFERRED BUSINESS**

Nil.

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

CS 230322

REPORT OF THE COMMUNITY SAFETY COMMITTEE DATED MARCH 22, 2023

Attachments: [230322 CSC Report](#)

AF 230322

REPORT OF THE AFFORDABILITY COMMITTEE DATED MARCH 22, 2023

Attachments: [230322 AFC Report](#)

6. STAFF REPORT(S)**DEV014-23 ZONING BY-LAW AMENDMENT - 303 CUNDLES ROAD EAST (PENADY (NORTH BARRIE) LIMITED) (WARD 3)**

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of Penady (North Barrie) Limited, to rezone lands legally known as Part Lot 21, Concession 3, Geographic Township of Vespra, City of Barrie, known municipally as 303 Cundles Road East from the 'General Commercial with Special Provisions' (C4) (SP-520)(SP-530) to 'General Commercial with Special Provisions' (C4) (SP-520)(SP-530)(SP-XXX) as illustrated in Appendix "A" to Staff Report DEV014-23, be approved.
2. That the following site specific standards be referenced in the implementing Zoning By-law for a residential apartment development on that part of the subject lands municipally known as 303 Cundles Road East:
 - a) A rear yard setback (Highway 400) of 3.4 metres is permitted outside of the 14-metre setback required for Highway 400, whereas a minimum setback of 7.0 metres is required;
 - b) A maximum building height of 45.0 metres (12 storeys) is permitted, whereas a maximum building height of 6 storeys is permitted for residential buildings in the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone; and
 - c) A maximum of 505 new residential units are permitted in the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone, whereas a maximum of 200 residential units are permitted, of which 120 units are built and occupied.
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 DEV014-23.
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. (DEV014-23) (File: D30-018-2022)

Attachments: [DEV014-230405](#)

DEV016-23 **MUNICIPAL STREET NAMING FOR STREETS IN THE HARVIE ROAD DRAFT PLAN OF SUBDIVISION (WARD 6)**

That the following name, already included on the Municipal Naming Registry, be approved as the street name for the Harvie Road Draft Plan of Subdivision (D30-018-2021), as identified in Appendix "A" to Staff Report DEV016-23:

- a) Street "A" - Laurentian Way. (DEV016-23) (D30-018-2021)

Attachments: [DEV016-230405](#)

DEV017-23 **ZONING BY-LAW AMENDMENT APPLICATION - 181 BURTON AVENUE (WARD 8)**

1. That the Zoning By-law Amendment Application submitted by Celeste Philips Planning Inc., on behalf of 8952175 Canada Corp. c/o Uplands Holding, to rezone lands known municipally as 181 Burton Avenue from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) as identified in Appendix "A" to Staff Report DEV017-23, be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
 - a) Permit a parking standard of 0.90 parking spaces per residential unit, whereas 1.0 parking space per unit is required;
 - b) Permit a minimum ground floor height of 2.7 metres, whereas a minimum of 4.5 metres is required;
 - c) Permit a maximum side yard setback of 12 metres, whereas a maximum 3.0 metres is required;
 - d) Permit the front yard to not be fully paved, whereas a front yard that is fully paved and seamlessly connected with abutting sidewalk is required; and
 - e) Permit a maximum parking lot area coverage of 42% for an apartment dwelling, whereas a maximum coverage of 35% is required.
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 DEV017-23.
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. (DEV017-23) (D30-010-2021)

Attachments: [DEV017-230405](#)

DEV018-23**GOLFDALE ROAD NO PARKING ANYTIME RESTRICTIONS (WARD 4)**

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

"Golfdale Road South side from Coulter Street to Glenwood Drive." (DEV018-23)

Attachments: [DEV018-230405](#)

FIN002-23**2023 TAX RATIOS**

1. That the tax ratios for the 2023 taxation year be established as follows:

a)	Residential/farm property class	1.000000
b)	New Multi-residential	1.000000
c)	Multi-residential	1.000000
d)	Commercial Occupied	1.433126
e)	Industrial Occupied	1.516328
f)	Pipelines	1.103939
g)	Farmlands	0.250000
h)	Managed forest	0.250000
i)	Landfills	1.067122
2. That two sub-classes for Farmland Awaiting Development be maintained in each of the multi-residential, commercial, and industrial property classes at the following discounts:
 - a) Phase I - 25% discount from the residential tax rate; and
 - b) Phase II - 0% discount from the applicable property class tax rate.
3. That the City of Barrie (City) continue with its existing Rebates for Charitable and Non-Profit Organizations Program providing a tax rebate at a rate of 40% of the current year's taxes applicable only to the leased space occupied by the organization and that the eligible organizations continue to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate.
4. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2023 taxation ratios as described herein. (FIN002-23) (File: F22)

Attachments: [FIN002-230405](#)

FIN007-23**2022 YEAR END DEVELOPMENT CHARGE REPORTS AND TREASURER'S STATEMENT**

That the following 2022 Annual Development Charge Statements be received:

- a) Annual Treasurer's Development Charge Reserve Fund Statement attached as Appendix "A" of Staff Report FIN007-23;
- b) Municipal Development Charge Reserve Fund Statement with Project Activity attached as Appendix "B" of Staff Report FIN007-23;
- c) Listing of Section 13 Credits, attached as Appendix "C" of Staff Report FIN007-23 to owing where a front ending agreement existed prior to the first City by-law under the *Development Charges Act, 1997*; and
- d) Listing of Section 38 Credits, attached as Appendix "D" of Staff Report FIN007-23 owing where a front ending agreement exists subsequent to the first City by-law under the *Development Charges Act, 1997*. (FIN007-23)

Attachments: [FIN007-230405](#)

FIN008-23**2022 YEAR END CASH IN LIEU OF PARKLAND REPORT AND TREASURER'S STATEMENT**

That the following 2022 Annual Cash in Lieu of Parkland Statements be received:

- a) Cash in Lieu of Parkland Reserve Fund Statement attached as Appendix "A" of Staff Report FIN008-23; and
- b) Cash in Lieu of Parkland Project Activity attached as Appendix "B" of Staff Report FIN008-23. (FIN008-23)

Attachments: [FIN008-230405](#)

OPR001-23

Note: Correction to the chart titles on page 53 of Staff Report OPR001-23.

PRIVATE TREE BY-LAW AND ECOLOGICAL OFFSETTING REVIEW

1. That By-law 2014-115, the Private Tree By-law be repealed and replaced with a by-law incorporating the proposed revisions included in Appendix "A" to Staff Report OPR001-23.
2. That a full-time Urban Forester position be approved to support the necessary staff resources in the Operations Department that are required to implement the improvements to the Tree By-law and implementation of a Private Land Tree Planting Grant Program and Ecological Offsetting Program. The position will be partially funded from the Ecological Offsetting Reserve generated from Tree Removal Compensation Fees.
3. That the Fees By-law 2023-023 be updated to include an Ecological Offsetting fee of \$57,500 per hectare of woodland removal and \$500 per

tree for individual tree replacement value as an interim measure until an Ecological Offsetting Policy is approved by Council.

4. That staff in the Operations and Development Services Departments develop an Ecological Offsetting Policy to achieve a No Net Loss (NNL) target for terrestrial natural heritage systems that includes the creation and restoration of forest habitat on city-owned lands and a tree planting grant program to subsidize tree planting on private property and report back to Council by October 2023.
5. That staff in the Development Services and Operations Departments form a tree by-law standards subcommittee that includes representatives from the land development and professional consulting community to review and update tree protection standards.
6. That a full-time Restoration Ecologist position be approved in Development Services that is fully funded from the Ecological Offsetting Program fees to administer the program, including the review and approval of Ecological Impact Statements (EIS) required with development applications that are no longer reviewed by the Conservation Authorities under Bill 23, and to support the planning, design, implementation and monitoring of natural heritage features identified through the program.
7. That staff in Finance be authorized to establish an "Ecological Offsetting" reserve to be used specifically to fund terrestrial natural heritage creation and restoration to achieve the No Net Loss target, the private lands tree planting grant program, and the positions identified in the report required to administer and implement the program. (OPR001-23)

Attachments: [OPR001-230405](#)

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEM(S) FOR DISCUSSION

ITM 8.1

INVITATION TO PRESENT - DOWNTOWN BARRIE BUSINESS IMPROVEMENT AREA (BIA)

That the Downtown Barrie Business Improvement Area (BIA) be invited to present to City Council concerning their 2023 Operating and Capital Budget, as well as provide a presentation regarding their operations. (Item for Discussion 8.1, April 5, 2023)

Sponsors: Councillor, S. Morales and Councillor, B. Hamilton

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES

11. ANNOUNCEMENTS

12. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

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

