



Meeting Agenda
General Committee

Monday, May 7, 2012

7:00 PM

Council Chamber

1. PUBLIC MEETING(S).

APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION - THE JONES CONSULTING GROUP ON BEHALF OF THE OWNER, PRATT DEVELOPMENT) 998817 ONTARIO INC. AND 433513 ONTARIO INC.) - 40 FERNDAL DRIVE SOUTH (May 7, 2012) (File: D09-OPA019/D14-1533/D12-340) (WARD 6)

The purpose of the public meeting is to review an application for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of the Owner, Pratt Development (998817 Ontario Inc. and 433513 Ontario Inc.) for lands located on the west side of Ferndale Drive, south of Tiffin Street. The property is legally described as Part of North Half of Lots 4 & 5, Concession 14, former Township of Innisfil, City of Barrie and the remainder of Parts 1 & 2 on Plan 51R-19903. The property is located within the Ardagh Planning Area and known municipally as 40 Ferndale Drive South. It has a total area of approximately 30.93 hectares.

The lands are considered to be designated Future Urban, Residential and Environmental Protection Area within the City's Official Plan and are currently zoned Residential Hold (RH) and Environmental Protection (EP). The Bear Creek Wetland occupies approximately 70% of the subject lands and is not proposed for development. The owner has applied to redesignate a portion of the subject lands from Future Urban and Environmental Protection to Residential and to amend the current zoning of the property from Residential Hold (RH) and Environmental Protection (EP) to Residential (R3, RM2-TH, RM2-SP) to permit the future development of low and medium density residential units in two separate sites on the subject property. The north and south site statistics are as follows:

Single Detached

North Site: 0 units
South Site: 43 units

Street Townhouses

North Site: 0 units
South Site: 24 units

Townhouses

North Site: 5 units
South Site: 15 units

Stacked Townhouses**North Site:** 28 units**South Site:** 58 unitsApartments**North Site:** 96 units**South Site:** 0 unitsTotal Unit Count**North Site:** 129 units**South Site:** 140 unitsDevelopable Area**North Site:** 2.88 ha**South Site:** 8.02 haStormwater Pond Area**North Site:** 0.62 ha**South Site:** 0.37 haPrivate Amenity Area**North Site:** 0.58 ha**South Site:** 0.66 ha

Presentation by Ray Duhamel of The Jones Consulting Group.

See attached Correspondence.

Attachments: [Public Notice - 40 Ferndale Dr.pdf](#)

[PM - Presentation - 40 Ferndale Dr.pdf](#)

[PM - Correspondence - 40 Ferndale Dr.pdf](#)

AMENDED APPLICATION FOR A OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP ON BEHALF OF THE OWNER ESSA RESIDENCES AS INC. - 300 ESSA ROAD (May 7, 2012) (File: D14-1473R/D09-OPA017) (WARD 6)

The purpose of the public meeting is to review an amended application for an Official Plan Amendment and a Zoning By-law Amendment submitted by The Jones Consulting Group on behalf of Essa Residences Inc. for lands located generally on the east side of Essa Road, south of Bryne Drive and known municipally as 300 Essa Road. The subject property is 8.7 hectares in size, is legally described as Part of the North Half of Lot 7, Concession 13, Park Lots 2 and 3 and Part of Park Lots 4 and 5, Registered Plan 67, and is in the 400 West Planning Area.

The amended application is being submitted and the public meeting is being scheduled in response to Council motion 10-G-375 passed on September 27, 2010. Through this motion, Council requested an amended application and a second public meeting in response to the denial of the original application.

The subject amended application proposes the conversion of industrially designated lands for residential intensification. In 2009, Council passed motion 09-G-398 directing all applications for conversion of employment lands be considered pre-mature until completion of a Municipal Comprehensive Review. The subject lands were identified as an exception to the motion allowing the application to proceed.

The subject lands are currently designated General Industrial in the City's Official Plan and are zoned Service Industrial EM3 in accordance with Zoning By-law 85-95 and 2009-141.

The subject amending application for an Official Plan Amendment proposes to redesignate the lands Residential and Environmental Protection Area.

The subject amending application for an Amendment to the Zoning By-law proposes to change the zoning from Service Industrial EM3 to Apartment Dwelling Second Density Residential RA2 (Special) and Environmental Protection EP to permit a residential development consisting of high and medium density residential uses.

The (special) provision would serve to establish the minimum and maximum performance standards such as unit numbers, type, height, etc. associated with development of the property.

A comparison to the initial application with the amended application is as follows:

Original vs. Amended Application:	Site Area
Application Denied by Council:	8.77 ha
New Proposal:	8.77 ha
Difference to new Application:	n/c
Original vs. Amended Application:	Environmental Protection Lands
Application Denied by Council:	3.93 ha
New Proposal:	5.71 ha
Difference to new Application:	+1.78 ha
Original vs. Amended Application:	Developable Lands
Application Denied by Council:	4.77
New Proposal:	2.99 ha
Difference to new Application:	-1.78 ha
Original vs. Amended Application:	Total Units (Maximum)
Application Denied by Council:	1161
New Proposal:	413
Difference to new Application:	-748

Original vs. Amended Application:	High Rise Apartments Units 2 Buildings @12 storeys each 1 Buildings @ 8 storeys
Application Denied by Council:	1130
New Proposal:	331
Difference to new Application:	-799
Original vs. Amended Application:	Low Rise Apartment Units 1 Building @ 4 storeys
Application Denied by Council:	0
New Proposal:	54
Difference to new Application	+54
Original vs. Amended Application:	Block/Stacked Townhouse Units
Application Denied by Council:	31
New Proposal:	28
Difference to new Application	-3
Original vs. Amended Application:	Maximum Building Height
Application Denied by Council:	67.2m
New Proposal:	39m
Difference to new Application	-28.2m
Original vs. Amended Application:	Commercial GFA
Application Denied by Council:	10,353m ²
New Proposal:	0
Difference to new Application	-10,353m ²

The revised application proposes a net residential density of 139 units per hectare over the lands considered suitable for development. The original application proposed a density of 243 units per net hectare.

The owner is also proposing to provide a public trail system within the environmental protection lands which are to be in public ownership which was not proposed in the original application.

One access point to the subject property is proposed off both Essa Road and Bryne Drive.

Presentation by Ray Duhamel of The Jones Consulting Group.

See attached correspondence.

Attachments: [Public Notice - 300 Essa Rd.pdf](#)
[PM - Presentation - 300 Essa Rd.pdf](#)

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.**DEFERRED BY MOTION 12-G-089****WAIVER OF THE RIGHT OF FIRST REFUSAL TO PURCHASE BLOCK 203,
PLAN 51M-771 FOR PARKLAND PROPERTY (WARD 6)**

That the City of Barrie waive its right of first refusal to purchase Block 203, Plan 51M-771 for parkland purposes from 1291264 Ontario Limited as set out in the Residential Subdivider's Agreement registered as Instrument #SC219250. (LGL008-12) (File: L07-981)

Attachments: [DEF - LGL008-12.pdf](#)

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.

Nil.

5. STAFF REPORT(S).**PENDING LIST UPDATE**

That the City Clerk be authorized to make changes to the Pending List as outlined in the "Proposed Action/Recommendation" column of Appendix "A" to Staff Report CLK001-12. (CLK001-12) (File: C01)

Attachments: [CLK001-120507.pdf](#)

**PROTOCOL AGREEMENT FOR THE SHARING OF INFORMATION WITH THE
POLICE SERVICES BOARD**

That the Protocol for Sharing Information Agreement between the Barrie Police Services Board and The Corporation of the City of Barrie be repealed and replaced with Appendix "A" attached to Staff Report CLK004-12. (CLK004-12) (File: P00)

Attachments: [CLK004-120507.pdf](#)

2012 DOWNTOWN IMPROVEMENT AREA BOARD LEVY

1. That the City of Barrie establish a special charge 0.341215% for 2012 to levy an amount of \$431,420 upon commercial and industrial properties in the Downtown Improvement Area.
2. That the appropriate by-law be prepared authorizing the 2012 special charge rate and levy requirement. (FIN003-12) (File: F00)

Attachments: [FIN003-120507.pdf](#)

2012 TAX RATES

1. That the tax rates for the 2012 taxation year be established as set out in Appendix "A" of Staff Report FIN007-12.
2. That the five year property tax phase-in plan for residential, farm and managed forest properties in the annexed lands described in Bill 196 be revised by adjusting the 2009 base amount to reflect property class changes or "gross or manifest errors" resulting from Assessment Review Board decisions.
3. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2012 taxation rates as described herein. (FIN007-12) (File: F00)

Attachments: [FIN007-120507.pdf](#)

MINIMUM DISTANCE SEPARATION FOR BOARDING, LODGING AND ROOMING HOUSES

That the current standards for Boarding, Lodging and Rooming Houses in Comprehensive Zoning By-law 2009-141 and Zoning By-law 85-95 be maintained. (PLN006-12) (File: D14TE-MIN) (P18/10)

Attachments: [PLN006-120507.pdf](#)

ZONING BY-LAW AMENDMENT APPLICATION - 185 PATTERSON ROAD (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of 1438451 Ontario Ltd. to rezone lands known municipally as 185 Patterson Road from Single Detached Residential Dwelling First Density (R1) to Multiple Residential Dwelling First Density (RM1 SP-471) be approved subject to the following condition:
 - a) That the owner dedicate a 1.5 metre road widening along the entire Patterson Road frontage to the City of Barrie, free and clear of encumbrances, prior to passing of the by-law.
2. That the following Special Provisions (SP-471) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the minimum frontage be reduced to 15 metres, to accommodate a 7.5 metre frontage per semi-detached lot; and
 - b) That the driveway length for each lot be a minimum of 11 metres.
3. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (PLN014-12) (File: D14-1523)

Attachments: [PLN014-120507.pdf](#)

6. ITEM(S) FOR DISCUSSION.**LAKE SIMCOE REGIONAL AIRPORT INC. - AUTHORIZATION REGARDING EXECUTION OF LONG TERM LEASES**

1. That the Mayor and City Clerk be authorized to execute leases upon the recommendation of the Board of the Lake Simcoe Regional Airport (LSRA), as the holder of title of the airport lands, in trust.
2. That as a Shareholder of the LSRA, an amendment to the Lake Simcoe Regional Airport Agreement dated May 13, 2010 to delete clause Section 5.11 and replace it with the following, be authorized:

“5.11 In the interest of generating revenue, the Corporation may enter into leases with respect to any portion of the Airport lands without the consent of the Shareholders as follows:

- A) The City of Barrie, as registered owner of the Airport lands, in trust, has delegated to its Mayor and City Clerk the authority to enter into leases for “airport related” purposes of the Airport lands on the recommendation of the Board of the Corporation. The Corporation shall send to the City Clerk of Barrie: (a) a copy of the Board’s resolution recommending execution of such lease(s); and (b) a copy of such lease(s), so that the City Clerk may arrange for execution of such lease(s). A copy of this material shall concurrently be provided to the Clerk of Oro-Medonte by the Board for information purposes.
- B) The Corporation is authorized to enter into leases for non “airport related” purposes, for a period not to exceed twenty-one (21) years less one (1) day.

The Parties agree that the proceeds from any such lease shall remain with the Corporation to be applied against the annual operating, maintenance and improvement costs of the Corporation. Such lease proceeds will be accounted for in the annual budget.

The Board shall report to its Shareholders within 45 days of entering into a lease with details of the completed transaction.

“Airport Related” means (i) all flight operations, and users of flight operations, at the Airport and (ii) all services that are located at or near the Airport that have as their primary business purpose, the provision of those services for Airport purposes.

Notwithstanding the definition of "Airport Related", the Board of Directors of the Corporation shall determine, on a case by case basis, whether an actual service or proposed service, is "Airport Related". (Item for Discussion 6.1, May 7, 2012) (File: C05)

Sponsors: Councillor M. Prowse

Attachments: [ITM 6.1 - LSRA.pdf](#)

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.

HEARING DEVICES

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.