



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Monday, June 6, 2011

7:00 PM

Council Chamber

PUBLIC MEETINGS

APPLICATION FOR REZONING 533 YONGE STREET - MARIO REFFO (June 6, 2011) (File: D14-1508)

The purpose of the public meeting is to review an application for a rezoning submitted by Skelton Brumwell and Associates Inc., on behalf of Mario Reffo.

The subject lands are located on the east side of Yonge Street across from D'Ambrosio Drive. The property is legally described as part of Registered Plan No. 885, Lot 40, Block C, now in the City of Barrie and is located within the Painswick North Planning Area. The property is known municipally as 533 Yonge Street and has a total area of approximately 4,434.5m² (1 acre).

The lands are designated Residential within the City's Official Plan and are zoned Residential Single Dwelling First Density (R1) and Residential Hold (RH) in accordance with both Zoning By-law 85-95 and Comprehensive Zoning By-law 2009-141.

The proposed Rezoning would rezone the subject parcel to Residential Multiple Second Density (RM2) and Environmental Protection (EP) to permit the development of a 10 unit walk-up apartment building and the dedication of EP lands related to the identified top of bank for Lovers Creek located to the north of the site.

Presentation by Gary Bell, Skelton Brumwell and Associates Inc.

See attached correspondence.

Attachments: [PM 533 Yonge Street - Notice.pdf](#)
[PM 533 Yonge Street - Presentation.pdf](#)
[110606 - LSRCA Correspondence D14-1508.pdf](#)

APPLICATION FOR REZONING 145 BRADFORD STREET - G.D. COATES HOLDINGS (June 6, 2011) (File: D14-1484)

Note: This public meeting was previously scheduled for Monday, May 2, 2011 and was rescheduled to Monday, June 6, 2011.

The purpose of the public meeting is to review an application for a rezoning submitted by Innovative Planning Solutions on behalf of G. D. Coates Holdings.

The subject lands are located on the north side of John Street, east of Bradford Street and west of Ellen Street. The property is legally described as Lots 7-12 east side of Bradford Street and Lots 7-12 west side of Ellen Street, Registered Plan 22, City of Barrie, County of Simcoe, and is located within the City Centre Planning Area. The property is known municipally as 145 Bradford Street and has a total area of approximately 1.2 ha.

The lands are designated City Centre within the City's Official Plan and are zoned General Commercial C4 in accordance with the comprehensive Zoning By-law.

The owner has applied to amend the current zoning of the property from General Commercial C4 to Transition Centre Commercial C2-2 SP with Special Provisions to permit a proposed mixed use residential and commercial development, consisting of 254 apartment dwellings, 9 live/work units and 4588 m² (49,386 ft²) of commercial space. The Special Provisions proposed by the applicant in the C2-2 SP Zone would include:

increased maximum building height from 45 metres to 65 metres;

decreased side yard setback (Bradford Street) from 5 metres to 0 metres;

decreased side yard setback (Ellen Street) from 5 metres to 3 metres (for buildings over 10 metres in height) and from 3 metres to 2 metres (for buildings less than 10 metres in height);

reduction of the 3 metre landscape strips and elimination of the 2 metre tight board fence on the side property lines (adjacent to the Bradford and Ellen Street flankages);

location of a required loading space which is not screened from view of a municipal street (Bradford Street);

reduction of the minimum gross floor area for commercial/non-residential uses from 50% to 14% (includes proposed Live-Work units);

new provisions for 9 Live-Work units related to parking, setbacks, height, permitted use as outlined below:

Live-Work Unit (definition)

Means a dwelling unit, part of which may be used as a business establishment with the dwelling unit as the principal residence of the business operator.

General Provisions for Live-Work Units are as follows:

The business establishment is restricted to the first storey.

The first storey shall have a minimum ceiling height of 2.75 metres above grade.

A live-work unit may be located within a building containing no more than nine live-work units that is divided vertically and whereby each dwelling unit and each “work” unit has an independent entrance into the unit from the outside.

Minimum off-street parking requirements for a live-work unit are as follows:

1 space per dwelling unit, and

1 space per 30 m² of Gross Floor Area of the business establishment or “Work” component in a common Parking Area.

A parking area setback to a street line of a local road shall be a minimum of 0 metres provided that a landscape buffer of a minimum of 1.5 metres wide is maintained for 50% of the length.

The following is the proposed list of permitted uses as part of that live-work unit:

Bake Shop
Bank/Credit Union
Custom Workshop
Data Processing Centre
Florist
Office
Office, Medical
Personal Service Store

Photography Studio
Private Club
Recreational Establishment
Rental Store
Restaurant
Retail Store
Service Store
Veterinary Clinic
Crisis Care Facility
Day Nursery
Training and Rehabilitation Centre

Special Site Provisions:

The following provisions shall apply to live-work units:

Provision	Proposed Standard
Maximum Lot Coverage	35%
Maximum Gross Floor Area Live-Work Units	
1) Maximum total Gross Floor Area	1,270 m ²
2) Maximum Gross Floor Area (non-residential - ground floor)	635 m ²
3) Maximum Gross Floor Area for individual unit (non-residential)	110 m ²
Minimum Required Front Yard	1.5 m *
Minimum Required Exterior Side Yard	1.5 m
Minimum Required Distance between Buildings containing live-work Units	0 m
Maximum Building Height	12.5 m
Minimum Required Landscape Buffer along a front yard or an exterior side yard	1.5 m

* For the purposes of calculating setbacks, John Street and Ellen Street are deemed to be the frontages of the Live-Work Units.

Presentation by Darren Vella, Innovative Planning Solutions.

See attached correspondence.

Attachments: [PM1 145 Bradford Street Notice 2011 05 02.pdf](#)
[PM 145 Bradford Street - Revised Presentation.pdf](#)
[110606 Simcoe County District School Board Correspondence.pdf](#)
[110606 - Caulfield Correspondence D14-1484.pdf](#)
[110606 - Whiteside Correspondence D14-1484.pdf](#)
[110606 - Ricciuti Correspondence D14-1484.pdf](#)
[110602- Enbridge Correspondence D14-1484.pdf](#)
[110606 - MTO Correspondence D14-1484.pdf](#)

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.

**DEFERRED BY MOTION 11-G-157 - ALLANDALE STATION LANDS -
OPTIONS FOR THE FUTURE SALE AND DEVELOPMENT OF THE
COMMERCIAL PORTION**

1. That a public meeting be scheduled to consider the rezoning of the 0.6 ha (1.5 acre) Parcel A as identified in Appendix A to Staff Report IDC006-11, from City Centre Commercial C1-1 SP-366 to City Centre Commercial C1-1.
2. That By-law 2006-282 be amended by removing the following:
 - a) Paragraph 4 requiring a minimum lot area of 2.5ha (6.15 acres) to be provided; and
 - b) Paragraph 7 requiring a minimum lot area of 0.97ha (2.4 acres) to be provided for the property described as Part 6 on Reference Plan 51R-29341.
3. That in accordance with Section 34(17) of the Planning Act, the by-law amendments to By-law 2006-282 are of a technical nature, considered minor, and that no further public notice is required.
4. That a Reference Plan be prepared to identify the parcel for sale in the Allandale Station Lands.
5. That the August 2010 Appraisal of the Allandale Station Lands be updated to reflect any approved changes related to Parcel A.
6. That the Allandale Station Lands be put up for sale on the open market:

- a) save and except the train station buildings and no-build zone;
 - b) save and except a 1 acre parcel located immediately adjacent and south of the train station buildings, identified as Parcel B in Appendix A to staff report IDC006-11; and
 - c) subject to Remax's existing right to an exchange of lands within the Allandale Station Lands, as set out in Motion 08-G-078.
- 7. That the City prepare a Master Site Servicing Plan for the Allandale Station Lands.
 - 8. That staff be authorized to fund an additional \$20,000 required for the preparation of a Master Site Servicing Plan, the preparation of a Reference Plan and an update to the Appraisal for the Allandale Station lands from the Tax Capital Reserve (13-04-0440) into account 14-06-1190-3590 as this account already exists specific to the Allandale lands and that this amount and any remaining amount, if necessary, be returned to the Tax Capital Reserve upon sale of the Allandale lands. (IDC006-11) (File: D18-ALL)

Attachments: [IDC006-110516.pdf](#)

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.

Report of the Community Services Committee dated May 17, 2011.

Attachments: [Community Services Committee Report.pdf](#)

WATER AND WASTEWATER BILLING AND COLLECTION POLICY

That the following paragraph of the draft by-law concerning Water and Wastewater Billing and Collection Policy be received and forwarded to General Committee without recommendation:

- "41. A Class III Exemption is available to Industrial, Commercial and/or Institutional water users who redirect a minimum of 100 m3 of water per month away from the municipal wastewater works due to evaporative losses in HVAC systems, water consumed in product, irrigation and once through cooling water.
- a) For the purpose of this policy, multi-residential units using a single water supply will be considered as a commercial water user.

- b) Owners currently registered for a Class III Exemption relating to irrigation will be phased out over a period of five years from the date of the enactment of this by-law.
- c) To continue to be eligible for the Class III Exemption for process related exemptions and for the five remaining years of the irrigation exemption program:
 - i. Water returned to the municipal storm or wastewater works shall comply with current Sewer Use by-law limits.
 - ii. All exemption meters or other measuring devices shall be provided and maintained by the applicant. Failure to use approved water volume measuring devices that yield accurate readings will result in wastewater use charges according to the Fees By-law unless alternative consumption measurements are approved by the Director of Operations.
 - iii. Applicant must ensure that all other legislative requirements are met and that all necessary permits have been obtained.
- d) The Class III exemptions for both process and irrigation reasons, will be automatically discontinued in the event of a change in ownership, tenancy or related plumbing system. In the case of the process exemption, the new owner will need to re-apply to become eligible for the exemption.
- e) Applicants for this program shall submit a completed Class III exemption application, including the schematics of piping and metering to the Operation Centre. Any proposed changes must be approved by the Operations Department.” (11-A-101) (11-G-063) (FIN005-11) (File: F00)

MINISTRY OF TRANSPORTATION AGREEMENT - ELECTRONIC DATA ACCESS

1. That the Mayor and City Clerk be authorized to execute the Authorized Register Agreement (ARIS) with the Ministry of Transportation for Electronic Data Transfer Migration to the Internet, for the purpose of invoicing associated with motor vehicle accident response, at a onetime set up fee of \$250 and \$12.50 per transaction.
2. That the Deputy Fire Chief, Manager of Operations, be authorized

to renew the ARIS agreement on an annual basis.

3. That the 2011 Fees By-law include an administrative charge of \$17.20 to any invoice issued under Schedule "G". (11-A-146) (11-G-111) (FES001-11) (File: P00)

Report of the Transportation and Economic Development Committee meeting dated May 18, 2011.

Attachments: [Transportation and Economic Development Com. Report.pdf](#)

ALL-WAY STOP AT THE INTERSECTION OF SUN KING CRESCENT AND ROYAL JUBILEE DRIVE

That the discussion regarding the feasibility of implementing an all way stop at the intersection of Sun King Crescent and Royal Jubilee Drive be deferred until permanent traffic calming measures are implemented. (11-TED-019) (10-G-356) (10-CMSC-043) (File: T00)

ALL-WAY STOP AT THE INTERSECTION OF SANDRINGHAM DRIVE AND BIRKHALL PLACE - NORTH SIDE

That the discussion regarding the feasibility of implementing an all way stop at the intersection of Sandringham Drive and Birkhall Place - north side be deferred until permanent traffic calming measures are implemented. (11-TED-020) (10-G-54) (10-CMSC-041) (File: T00)

REGIONAL TOURISM ORGANIZATIONS FUNDING

That staff in the Strategy and Economic Development Department in conjunction with Tourism Barrie prepare a letter to be sent to Mr. Chan, Minister of Tourism and Culture with respect to the City's concerns related to the proportion of decision-making power associated with the proposed governance model and funding sources for Regional Tourism Organizations. (11-TED-022) (File: R00)

5. STAFF REPORT(S).**SINGLE SOURCE AWARD OF ASSET MANAGEMENT PLANS UPDATE TO GHD INC.**

That staff be authorized to negotiate a single source agreement for a term of five years with GHD Inc. to update Asset Management Plans and prepare Corporate Asset Status Reports in accordance with section 15.1 of the Purchasing By-law 2008-121 and subject to funding approved in annual business plans. (CAM004-11) (File: F00)

Attachments: [CAM004-110606.pdf](#)

MAPLEVIEW DRIVE IMPROVEMENTS - AWARD OF CONTRACT 2011-027T

That Contract 2011-027T, for Mapleview Drive Improvements, Welham Road to Huronia Road, be awarded to Arnott Construction Limited, in accordance with their tender dated May 3, 2011, in the amount of \$9,157,007.50 excluding HST. (ENG026-11) (File: T04-2011-027T)

Attachments: [ENG026-110606.pdf](#)

PARKING PROHIBITION ON GRACE CRESCENT

That By-law 80-138, Schedule "B", "No Parking in Specified Places Where Signs on Display at Stated Times" be amended by adding the following:

"Grace Crescent

From Raquel Street to Shaina Court - North Side - 8:00 a.m. to 5:00 p.m., Monday to Friday, September 1st to July 1st".

(ENG028-11) (File: T02-PA)

Attachments: [ENG028-110606.pdf](#)

ST. GABRIEL THE ARCHANGEL VARIABLE TIME FLASHING 40 KM/H SCHOOL ZONE

1. That By-law 2002-191, Schedule "B", "Authorized Rates of Maximum Speed - Variable Time Flashing 40 kilometres per hour Zone" be amended by adding the following:

Prince William Way

From - 64 metres south of Sandringham Drive/Pepin Court

To - 35 metres north of Griffin Gate/Majesty Boulevard.

2. That By-law 2002-191, Schedule "A", "Authorized Rates of Maximum Speed - 40 kilometres per hour" be amended by deleting the following:

Prince William Way

From - Sandringham Drive/Pepin Court

To - 50 metres south of Griffin Gate/Majesty Boulevard.

(ENG029-11) (File: T08-VA)

Attachments: [ENG029-110606.pdf](#)

GPS SURVEY EQUIPMENT PURCHASE - SINGLE SOURCE

That staff negotiate a single source agreement with Cansel for a cell phone based GPS survey instrument manufactured by Trimble Navigation Limited (model Trimble R8 GNSS RTK GPS) in an amount not to exceed \$33,500 in accordance with Purchasing By-Law 2008-121. (ENG030-11) (File: A06-PU)

Attachments: [ENG030-110606.pdf](#)

HURONIA ROAD TRANSPORTATION IMPROVEMENTS (YONGE STREET TO LOCKHART ROAD), MUNICIPAL EA, PHASES 3 AND 4 - EVALUATION OF ALTERNATIVE DESIGNS

1. That the Preferred Design Alternative for the Municipal Class Environmental Assessment Study for Huronia Road (Class EA) from Yonge Street to Lockhart Road Phase 3 & 4 be adopted as outlined in Staff Report ENG031-11.
2. That in accordance with the requirements of the Class EA process,

the Engineering Department publishes a Notice of Completion for the Class EA Report. (ENG031-11) (File: T05-HU)

Attachments: [ENG031-110606.pdf](#)

WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGES BY-LAW UPDATE

1. That the City of Barrie Development Charges Background Study for Whiskey Creek Area-Specific Development Charge By-law be adopted as per the revised background study dated May 27, 2011.
2. That no further public meetings are required pursuant to Section 12 of the Development Charges Act, 1997.
3. That the necessary by-law be enacted and By-law #2006-165 be repealed. (FIN017-11) (File: F00)

Attachments: [FIN017-110606.pdf](#)

CONFIDENTIAL ACQUISITION OF PROPERTY MATTER - WELHAM ROAD - (LGL012-11) (File: L07-871)

CHIEF ADMINISTRATIVE OFFICER RECRUITMENT PROCESS

1. That the selection committee for the recruitment of the position of the Chief Administrative Officer, be composed as follows:
 - a) Mayor J. Lehman
 - b) _____ Councillor
 - c) _____ Councillor
 - d) _____ Councillor
 - e) _____ member of the community/external participants
 - f) _____ member of the community/external participants
 - g) External recruitment firm representative.
2. That the recommended recruitment process for the Chief Administrative Officer be executed as described in paragraph 15 of Staff Report HRS001-11.
3. That funds in an amount not to exceed \$50,000 be provided from

the Council Priority Account (01-13-1525-0000-3000) should it be necessary to supplement funds included in the 2011 Business Plan for recruitment activities. (HR001-11) (File: H00)

Attachments: [HR001-110606.pdf](#)

TO DECLARE SURPLUS PROPERTY - 204 MAPLEVIEW DRIVE EAST

That in accordance with the provisions of the By-law 95-104 as amended, the City of Barrie declare surplus the property municipally known as 204 Mapleview Drive, legally described as Part South Half of Lot 10, Concession 12, Township of Innisfil, City of Barrie, save and except that portion retained and identified as Part 4 on Registered Plan 51R-36463. (LGL014-11) (File: L17-69)

Attachments: [LGO014-110606.pdf](#)

ZONING BY-LAW AMENDMENT APPLICATION - S/W CORNER OF HARVIE ROAD AND VETERAN'S DRIVE - PRATT HANSEN GROUP

1. That the Zoning By-law Amendment Application submitted by the Pratt Hansen Group Inc. to rezone lands known municipally as 205, 213 and 221 Harvie Road and 414 Veteran's Drive from Multiple Residential Dwelling Second Density RM2 Special Provision (SP-84) (H-18) and Multiple Residential Dwelling Second Density RM2 (H) to Multiple Residential Dwelling Second Density RM2 Special Provision (SP) be approved subject to the following conditions (D14 -1503):
 - a) That the owner dedicate a 4m wide road widening from the centreline of the proposed entrance on Harvie Road to the west limit of the property, free and clear of all encumbrances;
 - b) That the owner dedicate a 2m wide road widening from the centreline of the proposed entrance on Harvie Road to the east limit of the property, free and clear of all encumbrances; and
 - c) That the owner dedicate a 10m x 10m daylighting triangle at the intersection of Harvie Road and Veteran's Drive, free and clear of all encumbrances.
2. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That a minimum side yard setback of 5.5m be provided for the 13 block/cluster townhouse units fronting Harvie Road whereby secondary accesses are proposed; and

- b) That a minimum density of 39 units per hectare be provided.
- 3. That pursuant to Section 34 (17) of the Planning Act, no further written notice be required. (PLN014-11) (File: D14-1503)

Attachments: [PLN014-110606.pdf](#)

PARK PLACE LIFESTYLE CENTRE - AMENDMENT TO SITE PLAN AGREEMENT

That the proposed amendment to the registered Park Place Commercial Development Site Plan Agreement to permit occupancy of Building 1-3, currently being constructed in Stage 1, prior to completion of the eleven (11) road improvements identified in s. 25(a) (i) of the Site Plan Agreement, be approved subject to the following conditions:

- a) That those units projected to open on June 15, 2011 (max. 43,070sf) be permitted occupancy subject to completion of the following works to the satisfaction of the Engineering Department and the MTO:
 - i) Completion of the infrastructure improvements identified in the report and illustrated in Figure 1 (attached as **Appendix "D"**) of the report submitted by Sabourin Kimble & Associates Ltd. and dated April 13, 2011.
 - ii) Paving of parking and vehicle accesses proposed to be constructed as illustrated in the Sabourin Kimble & Associates Ltd. dated April 13, 2011.
- b) That those units projected to open on August 1, 2011 and August 15, 2011 (max. 91,398sf) be permitted occupancy subject to the completion of the following works to the satisfaction of the Engineering Department and MTO:
 - i) Lane widening of the northbound and southbound Highway 400 exit ramps.
 - ii) Completion of Maplevue Drive widening (base asphalt) from the northbound ramp for Highway 400 and the Maplevue Drive entrance to the site.
- c) That a water metre be installed for the building prior to occupancy. (PLN017-11) (File: D11-1405, D14-1305 and D09-OPA86)

Attachments: [PLN017-110606.pdf](#)

6. ITEM(S) FOR DISCUSSION.**CONFIDENTIAL DISPOSITION OF LAND MATTER - MULCASTER AND COLLIER STREETS**

Sponsors: Councillor L. Strachan

INVESTIGATION - ALL WAY STOP AT THE INTERSECTION OF PENVILL TRAIL AND MCINTYRE DRIVE

That staff in the Engineering Department investigate the feasibility of installing an all-way stop at the intersection of Penvill Trail and McIntyre Drive and report back to General Committee by memorandum or staff report, as appropriate.

Sponsors: Councillor M. Prowse

LETTER OF SUPPORT - RADIO AMATEURS OF CANADA INC. EXEMPTION REQUEST RELATED TO BILL 118

That a letter be provided to the Radio Amateurs of Canada Inc. expressing the City of Barrie's support of their request for a permanent exemption from Bill 118 in light of their role related to public safety initiatives.

Sponsors: Councillor J. Brassard

INVESTIGATION OF A ROAD WATCH PROGRAM

That the Barrie Police Services Board be requested to provide a memorandum to City Council concerning the feasibility of implementing a web based Barrie ROAD WATCH Program including the associated financial and resource implications, the benefits of such a program and the experience of other municipalities with respect to these types of programs.

Sponsors: Councillor M. Prowse

CENOTAPH RESTORATION PROJECT

That the Cenotaph Restoration Program be provided \$6,695.00 (representing \$65.00 per name of each Barrie veteran), to be funded from the Council Strategic Priorities Fund account #01-13-1525-0000-3000.

Sponsors: Councillor J. Robinson

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.