



City of Barrie

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

Meeting Agenda General Committee

Monday, May 6, 2019

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

2.1 **AN APPLICATION FOR A PROPOSED AMENDMENT OF SECTION 37 - HEIGHT AND DENSITY BONUSING UNDER THE *PLANNING ACT* (COMMUNITY BENEFITS) - CITY OF BARRIE (FILE: D08-73)**

The purpose of the Public Meeting is to consider using a portion of the funds generated from an application of Section 37 - Height and Density Bonusing under the *Planning Act* (Community Benefits) as a mechanism for the Community Facility Improvement Reserve, a proposed Affordable Housing Reserve and Ward-specific community benefits.

Section 37 of the *Planning Act* authorizes municipalities with appropriate Official Plan provisions to secure community benefits if and when Council is considering the passing of a zoning by-law which would increase the maximum height and density as a result of a development application above what would otherwise be permitted by the current zoning. The community benefit must be set out in the site specific zoning by-law amendment and must be secured in an agreement registered on title.

The proposed amendment includes text changes to the Official Plan that are summarized as follows:

- a) A minimum of 10% of all funds collected from the application of Section 37 be deposited in the Community Improvement Facility Reserve;
- b) A minimum of 70% of all funds collected from the application of Section 37 be deposited in an Affordable Housing Reserve; and
- c) A minimum of 20% of all funds collected from the application of Section 37 to be allocated to Ward specific community priorities, as established annually by the Ward Councillor in accordance with the Implementation Guidelines.

Presentation by Michelle Banfield, Manager of Growth Management, Planning and Building Services.

Attachments: [PM 190506 Notice - Bonusing Section 37](#)
[PM 190506 Memo - Bonusing Section 37.pdf](#)
[PM 190506 Presentation Bonusing Section 37.pptx](#)

2.2 PROPOSED ZONING BY-LAW AMENDMENT - CITY OF BARRIE - CANNABIS PRODUCTION

The purpose of the Public Meeting is to update and refine the intent and content of Comprehensive Zoning By-law 2009-141 as it relates to Cannabis Production. The proposed amendment includes text changes to the By-law that are summarized as follows:

1. Section 3.0 - Definitions
 - a) Revise the definition of 'Medical Marihuana Production Facility' to 'Cannabis Production Facility' with the understanding that both medical and recreational cannabis can be legally produced with a Health Canada License.
 - b) Any facility that requires a Health Canada License for the production of Cannabis is to be considered a Cannabis Production Facility under the City's Zoning By-law, including micro-cultivation licenses, cultivation licenses and licenses for research.
2. Table 7.2 - Industrial Permitted Uses
 - a) Rename 'Medical Marihuana Production Facility' to 'Cannabis Production Facility'.

Presentation by Michelle Banfield, Manager of Growth Management, Planning and Building Services.

Attachments: [PM 190506 Notice - Cannabis Production.pdf](#)
[PM 190506 Memo - Cannabis Production.pdf](#)
[PM190506 Presentation Cannabis Production.pptx](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)**SPECIAL EVENT POLICY EXEMPTION - BARRIE NATIVE FRIENDSHIP CENTRE POW WOW (WARD 4)**

That exemptions from the following Sections of the Special Event Policy as part of the issuance of a Special Event Permit to the Barrie Native Friendship Centre, as required for the operation of the Annual Pow Wow Event being held at Sunnidale Park on June 1 and 2, 2019 be approved:

- a) Section 6.1.5. "Full closure of Municipal Property or its amenities is not permitted. This includes but is not limited to beaches, playgrounds, concessions, washrooms, and splash pads."
- b) Section 6.1.6. "A Special Event on Municipal Property shall not charge a general admission fee or solicit the general public for funds or membership," (CE006-19) (File: M02-POW)

Attachments: [CE006-190506.pdf](#)

INFRASTRUCTURE MASTER PLANS

That the following six Infrastructure Master Plans related to growth from 2019-2041 be endorsed, and that staff file Notices of Completion in accordance with the Municipal Class Environmental Assessment process:

- a) Water Supply;
- b) Water Storage and Distribution;
- c) Wastewater Treatment;
- d) Wastewater Collection;
- e) Drainage; and
- f) Transportation. (ENG006-19)

Attachments: [ENG006-190506.pdf](#)

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION - MDM DEVELOPMENTS INC. - 233, 237, 241 AND 245 DUNLOP STREET WEST (WARD 2)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of MDM Developments Inc. for lands known municipally as 233, 237, 241 and 245 Dunlop Street West and Roll Number 434203200405700 (no address) in the City of Barrie, legally described as Lots 16, 17, 18 and 19 South Side of Elizabeth Street and Lots 16, 17, 18 North Side of Perry Street on Registered Plan 27, be approved as follows:

- a) Amend Official Plan Schedule C - Defined Policy Area to identify the subject lands as Defined Policy Area [XX] as shown in Appendix "A" to Staff Report PLN016-19; and
 - b) That notwithstanding the provisions of Section 4.2.2.3 (c) of the Official Plan, the text of the Official Plan be amended by adding Section 4.8.XX to permit a maximum density of 196 units per hectare on the subject lands.
2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of MDM Developments Inc. to rezone lands known municipally as 233, 237, 241 and 245 Dunlop Street West and Roll Number 434203200405700 (no address) in the City of Barrie, legally described as Lots 16, 17, 18 and 19 South Side of Elizabeth Street and Lots 16, 17, 18 North Side of Perry Street on Registered Plan 27, from 'Residential Multiple Dwelling Second Density - Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor - Special Provision' (MU2)(SP-XXX) and 'Environmental Protection' (EP), be approved as shown in Appendix "B" to Staff Report PLN016-19.
3. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
- a) Permit a minimum front yard setback of 0.5 metres, whereas a minimum of 1 metre is required for 75 percent of the frontage and a maximum of 5 metres is permitted for 25 percent of the frontage;
 - b) Permit a minimum landscape buffer strip with a width of 2 metres along the east side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required where a Mixed Use Zone abuts a Residential Zone;
 - c) Permit a minimum landscape buffer strip width of 1 metre along the southern interior side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required where a Mixed Use Zone abuts a Residential Zone;
 - d) Permit a maximum building height of 26.5 metres (8-storeys), whereas a maximum building height of 25.5 metres (8-storeys) is permitted;
 - e) Permit a maximum density of 196 units per hectare (93 units);
 - f) Permit a minimum east side yard setback of 19 metres;
 - g) Permit a front yard setback area that is not fully paved, whereas front yard setback areas shall be fully paved and seamlessly connected with the abutting sidewalk;

- h) Permit a maximum lot coverage of 50 percent for parking spaces and aisles for an apartment dwelling, whereas a maximum lot coverage of 35 percent is permitted; and
 - i) Permit a minimum commercial parking rate of 1 space per 30 square metres of gross floor area, whereas a minimum of 1 space per 24 square metres of gross floor area is required for multiple commercial uses.
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, and including the following matters raised in those submissions and identified within Staff Report PLN016-19:
- Proposed increase in building height and density;
 - Insufficient parking;
 - Tree preservation and removals;
 - Traffic congestion and safety concerns on Dunlop Street West;
 - Environmental impacts on Bunker's Creek, Milligan's Pond and local wildlife;
 - Shadowing onto adjacent land uses and City streets;
 - Servicing capacity;
 - Local school capacity;
 - Construction nuisances;
 - Impacts associated with additional intensification along Dunlop Street West;
 - Proposed setbacks/proximity of the proposed development to the existing residential properties in the area resulting in a decrease in privacy; and
 - Adverse effects on property values.
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. (PLN016-19) (File: D09-OPA069-19, D14-1647)

Attachments: [PLN016-190506.pdf](#)

PROPOSED USE OF POYNTZ STREET (CLOSED) FOR VEHICULAR ACCESS AND CITY WATERLOT FOR FLOATING DOCK - 185-205 DUNLOP STREET (WARD 2)

1. That the closed portion of Poyntz Street Road Allowance, south of Dunlop Street East, legally described as Part 1, Plan 51R-29033, be declared surplus for the purpose of an Easement in favour of Northern Lights Enterprise Inc. to provide vehicular access to the proposed redevelopment of 185-205 Dunlop Street East.
2. That staff begin to administer the procedures identified in By-law 95-104, the Sale of All Real Property (for the purpose of an easement) associated with Poyntz Street Road Allowance, south of Dunlop Street East, and report back to General Committee.
3. That staff be authorized to enter into a Lease Agreement with Northern Lights Enterprise, owner of 185-205 Dunlop Street East for the use of City owned Waterlots, Waterlots 25 and 29, Plan R51-38304 for the annual installation, removal and maintenance of floating docks, to be accessible for public use, for a 5 year term, starting from the date of first installation.
4. That the City Clerk be authorized to enter into a Lease Agreement for a 5 year term, starting from the date of first installation, on the City Waterlots for the purpose of installing floating docks. (PLN018-19) (File: D11-001-2018)

Attachments: [PLN018-190506.pdf](#)

FERNDALE DRIVE PARKING INVESTIGATION (WARD 6 AND 7)

1. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended by deleting the following:

<u>"Ferndale Drive</u>	Both sides from Dunlop Street to a point 170 metres north of Summerset Drive/Bishop Drive."
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2. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended by adding the following:

<u>"Ferndale Drive North</u>	Both sides from Dunlop Street to Tiffin Street"
<u>"Ferndale Drive South</u>	Both sides from Tiffin Street to Essa Road". (RPF002-19) (File: R00)

Attachments: [RPF002-190506.pdf](#)

NICHOLSON DRIVE PARKING INVESTIGATION (WARD 6)

That Traffic By-law 80-138, Schedule 'D', "Stopping Prohibited" be amended by adding the following:

<u>"Nicholson Drive</u>	West Side	From Summerset Drive to a point 87 metres south of Trask Drive	8:00 a.m. to 4:00 p.m. September 1st to July 1st, Excluding Statutory Holidays."
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(RPF003-19) (File: T00)

Attachments: [RPF003-190506.pdf](#)

TRANSIT ASSET MANAGEMENT PLAN AND FINANCIAL STRATEGY

That the Transit Asset Management Plan and Financial Strategy attached as Appendix "A" to Staff Report TPS003-19 be approved in principle as the guiding document up to 2041 with the capital and service level requests being approved through the annual Business Plan. (TPS003-19) (File: T00)

Attachments: [TPS003-190506.pdf](#)

INVESTING IN CANADA INFRASTRUCTURE PROGRAM

That staff in the Transit and Parking Strategy Department, subject to approval by the Executive Director of Access Barrie and the Chief Administrative Officer, be given delegated authority to submit all capital projects deemed appropriate from the Transit Asset Management Plan, including the Allandale Hub, as well as projects from City's annual capital plan which are relevant for the Investing in Canada Infrastructure Program (ICIP) to maximize potential provincial and federal funding. (TPS004-19) (File: T00)

Attachments: [TPS004-190506.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION**8.1 INVITATION TO MPPS TO ATTEND CITY COUNCIL TO PROVIDE PROVINCIAL UPDATES**

That Andrea Khanjin, MPP (Barrie-Innisfil) and Doug Downey, MPP (Barrie-Springwater-Oro-Medonte) be invited to attend a City Council meeting before the summer recess to provide an update on Provincial matters. (Item for Discussion 8.1, May 6, 2019)

Sponsor: Deputy Mayor, B. Ward

8.2 FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE

ATTENDANCE

That Councillor, S. Morales's registration to attend the Federation of Canadian Municipalities Conference in Quebec City from May 30, 2019 to June 2, 2019 be transferred to Councillor, K. Aylwin, with Councillor Aylwin's applicable related expenses for attending the Conference be funded from the Council Conference Account #01-06-0950-0000-3071. (Item for Discussion 8.2, May 6, 2019) (File C00)

Sponsor: Councillor, S. Morales

8.3 IMPLEMENTING NO PARKING/STOPPING RESTRICTIONS ON THE EAST SIDE OF GIRDWOOD DRIVE BETWEEN CLUTE CRESCENT AND COUGHLIN ROAD

That staff in the Roads, Parks and Fleet Department investigate implementing no parking/stopping restrictions on the east side of Girdwood Drive between Clute Crescent and Coughlin Road and report back to General Committee. (Item for Discussion 8.3, May 6, 2019) (File: T00)

Sponsor: Councillor, G. Harvey

8.4 ONTARIO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (OSPCA) ENFORCEMENT ACTIVITIES

WHEREAS there is the potential for the download to municipal governments regarding the enforcement of animal cruelty by-laws;

AND WHEREAS the OSPCA enforcement activities have varied considerably across the province depending, in part, on whether a specific municipality offers animal services or standards of care; and

AND WHEREAS municipal by-law enforcement officers lack the necessary powers for animal cruelty investigations, as well as police officers and enforcement officers not having the training required to conduct this work.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That correspondence be sent to the Ministry of the Solicitor General, the Minister of Municipal Affairs and Housing, the Minister of Agriculture, Food and Rural Affairs requesting that the province adopt a provincial service delivery model for animal cruelty enforcement based on other provincial models or a hybrid of these.
2. That municipalities be provided a minimum of six months for a transition for the determination of municipal regulations and hiring of additional staff to address these responses. (Item for Discussion 8.4, May 6, 2019) (File: P00)

Sponsor: Councillor, N. Harris

8.5 CONNECTED CORE PILOT PROGRAM

WHEREAS a successful Welcoming Streets Initiative has demonstrated good outcomes in addressing social issues in Downtown Guelph;

AND WHEREAS several Barrie organizations including the Royal Victoria Hospital have indicated support for a pilot of a similar program in Barrie;

AND WHEREAS the Program can help leverage existing outreach efforts and connect street-involved people, treatment and support services;

AND WHEREAS the Program can help downtown businesses by providing tools for dealing with social issues in the downtown core;

AND WHEREAS the Program is proposed to be funded by four participating partners at a cost of \$10,000 each.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the City provide funding of \$10,000 from the Council Strategic Priorities Reserve to support the Connected Core Pilot Program, as outlined in the memorandum provided from the Mayor's Office dated May 6, 2019.
2. That the Partners report back to City Council regarding outcomes of the program by way of a presentation during Q1 of 2020. (Item for Discussion 8.5, May 6, 2019)

Sponsor: Mayor, J. Lehman

Attachments: [ITM Discussion.pdf](#)

8.6 FEDERAL CANADIAN MUNICIPALITIES (FCM) - NOMINATION TO THE BOARD OF DIRECTORS

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction; and

AND WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That correspondence be sent to FCM advising that Barrie City Council endorses Mayor Jeff Lehman to stand for election on FCM's Board of Directors for the period starting in June 2019.
2. That the City of Barrie shall assume all costs associated with Mayor Jeff Lehman's attendance at FCM Board of Directors meetings and annual conference for the duration of the appointment. (Item for Discussion 8.6, May 6, 2019)

Sponsor: Deputy Mayor, B. Ward

8.7 INSTALLATION OF RAINBOW CROSSWALK

That staff in the Roads, Parks and Fleet Department install a Rainbow Crosswalk across Simcoe Street at Meridian Place, at a cost of \$7,000.00, to be funded from the Community Benefits Reserve with installation to be completed before August 1, 2019. (Item for Discussion 8.7, May 6, 2019)

Sponsor: Councillor, K. Alywin

8.8 INVITATION SHEBA SHRINE CLUB

That Ron Greer, President of the Sheba Shriners Club be invited to attend the June 3, 2019 City Council meeting to make a presentation concerning the Shrine Parade to be held in Barrie, on June 15, 2019. (Item for Discussion 8.8, May 6, 2019)

Sponsor: Deputy Mayor, B. Ward

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. 5353 or cityclerks@barrie.ca to ensure availability.