



City of Barrie

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

Meeting Agenda General Committee

Monday, June 10, 2019

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - DIPOCE (INNISFIL) INC. - 8001 COUNTY ROAD 27 (WARD 7) (FILE: D14-1665 AND D12-443)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by MHBC Planning, Urban Design and Landscape Architecture on behalf of DiPoce (Innisfil) Inc. for lands known municipally as 8001 County Road 27.

The Applicant is proposing to amend the zoning of the subject property from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5), 'Neighbourhood Multiple Residential' (RM3), 'General Commercial' (C4), Open Space (OS), 'Environmental Protection' (EP), and Educational Institutional - Special' (I-E) (SP-XXX) in accordance with the City of Barrie Zoning By-law 2009-141. The special provision being proposed for the school block would permit residential uses in the event that the Simcoe County District School Board (SCDSB) does not acquire the property to develop an elementary school.

The purpose of the Plan of Subdivision application is to permit the creation of 38 townhouse blocks with 199 residential units, three (3) medium density residential blocks, a commercial block, five (5) open space blocks, a public elementary school block, a park block and a stormwater management block. The draft plan also includes two blocks for an existing easement over lands which include the TransCanada pipeline.

Presentation by a representative(s) of MHBC Planning, Urban Design and Landscaping Architecture.

Presentation by Andrew Gameiro, Planner, Planning and Building Services Department.

Attachments: [PM 190610 Notice - 8001 County Road 27.pdf](#)
[PM 190610 Presentation 8001 County Road 27.pdf](#)
[PM 190610 Memo - 8001 County Road 27.pdf](#)

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC., ON BEHALF OF ADA HOMES LTD. (C/O ANDREW ADAMEK) - 435 BIG BAY POINT ROAD (WARD 9) (FILE: D14-1653)

The purpose of the Public Meeting is to review an application for Zoning By-law Amendment submitted Innovative Planning Solutions Inc. on behalf of ADA Homes Ltd. (c/o Andrew Adamek) for lands known municipally as 435 Big Bay Point Road.

The Applicant is proposing to rezone to Residential Multiple Dwelling Second Density with Special Provisions (RM2-[SP-XXX]) to permit the development of 15 block/cluster townhouses and four (4) stacked townhouses. The Special Provisions are to allow for a reduced rear yard setback, permission for tandem parking, an increase in the maximum density, and a decrease in the landscape strip required adjacent to parking.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Bailey Chabot, Planner, Planning and Building Services Department.

See attached correspondence.

Attachments: [PM 190610 Notice - 435 Big Bay Point Rd.pdf](#)
[PM 190610 Presentation - 435 Big Bay Point Rd.pdf](#)
[PM 190610 Memo - 435 Big Bay Point Rd.pdf](#)
[Additions - PM 190610 Correspondence - 435 Big Bay Point Rd.pdf](#)

PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW TO PERMIT SECOND SUITES WITHIN THE GEORGIAN NEIGHBOURHOOD STUDY BOUNDARY AREA (WARD 2)

The purpose of the Public Meeting is to review municipally initiated amendments to the City of Barrie Official Plan and Zoning By-law. The proposed amendments to the Official Plan and the Zoning By-law 2009-141, is to consider the creation of second suites within the Georgian Neighbourhood Study Boundary Area, where they are currently not permitted. The proposed amendments include text changes to the Official Plan and both text and mapping changes to the Zoning By-law 2009-141. In addition to the changes outlined below, amendments to the standards and provisions for second suites may be reviewed and amended based on comments received during the public process.

1. The details of the proposed amendment to the Official Plan:
 - a) Section 3.3.2.2 (e) be replaced with the following “Second Suites are permitted in single detached, semi-detached and street townhouses subject to the standards and provisions of the Comprehensive Zoning By-law. Second suites are permitted in the all areas of the City to encourage affordable, safe housing”.

2. The details of the proposed amendments to Zoning By-law 2009-141:

- a) Section 5.2.9.1 (a) be removed;
- b) Schedule "A" be amended to remove the 'Georgian Neighbourhood Study Area' boundary; and
- c) Appendix "D" Second Suites Exclusion (Georgian Neighbourhood Study) Area of Zoning By-law 2009-141 be removed.

Presentation by Michelle Banfield, Manager of Growth and Development.

See attached correspondence.

Attachments: [PM 190610 Notice - Georgian Neighbourhood Study Boundary Area.pdf](#)
[PM 190610 Presentation - Georgian Neighbourhood Study Boundary Area.pdf](#)
[PM 190610 Memo - Georgian Neighbourhood Study Boundary Area.pdf](#)
[PM 190610 Correspondence Second Suites Georgian College Neighbourhood.r](#)

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)

WAIVER OF CITY RIGHTS, FORMER CITY INDUSTRIAL LAND - 450 HURONIA ROAD

1. That the City waive its right to repurchase the lands described as Innisfil CON 12 PT LT 10 RP 51R34415 PART 2, known municipally as 450 Huronia Road from DCSR Investment Corp.
2. That the City Clerk be authorized to execute any associated documentation required in a form satisfactory to the Director of Legal Services. (BDD006-19)

Attachments: [BDD006-190610.pdf](#)

FINANCING THE LAKE SIMCOE REGIONAL AIRPORT EXPANSIONS THROUGH A SALE OF SHARES

1. That in order to finance the expansion of the Lake Simcoe Regional Airport (LSRA) associated with significant business development opportunities and subject to the approval of all shareholders in the LSRA, the Mayor and City Clerk be authorized to execute a Share Purchase Agreement and an amended LSRA Agreement as well as any related or ancillary documents that would reflect:
 - a) The County of Simcoe's purchase of LSRA shares from the City of Barrie, such that the City of Barrie's share ownership would be decreased from 60% to 10% and the County would become the majority shareholder;
 - b) A reduction in the City of Barrie's apportioned contribution for maintenance, operation, capital or borrowing charges to the LSRA from 60% to 10%;
 - c) The reduction in the number of Directors appointed to the Board of the LSRA by City of Barrie to reflect Barrie's reduced equity in the Airport;
 - d) Such other amendments as may be required should the Township of Oro-Medonte determine it wishes to sell a portion or all of its shares; and
 - e) Further amended provisions that may be appropriate to reflect the changes in shareholdings in the LSRA, with any such provision to be in keeping with the existing agreement terms and subject to the satisfaction of the Chief Administrative Officer, Director of Finance/Treasurer and Director of Legal Services.
2. That the lands currently held in trust for the parties to the LSRA Agreement by the City of Barrie be transferred to the LSRA Corporation and the Mayor and City Clerk be authorized to execute any required related or ancillary documents, to effect the land transfer.
3. That staff consult with the County of Simcoe and the LSRA regarding other transitional matters including the current Management Services Agreement between the City of Barrie and LSRA, and report back to General Committee with respect to any changes to the management services arrangement.
4. That the proceeds associated with the County's purchase of shares, with an approximate value of \$3.7M, be a funding source for the Airport's capital budget requests related to securing significant additional employment opportunities in 2019 and/or subsequent periods.

5. That should this recommendation be supported, the the 2019 Development Charges (DC) Background Study and any addendums as well as the related rates included in the draft Development Charges By-law be amended to reflect the proposed reduction in the City's proportionate share of any future capital contributions. (CCS004-19) (File: T10) (P21/18 and P8/19)

Attachments: [CCS004-190610.pdf](#)

2020 BUSINESS PLAN AND BUDGET DIRECTIONS

1. That staff prepare a Business Plan for 2020 for all tax supported services that considers:
- a) One budget year and three forecast years;
 - b) The cost of maintaining current programs at current service levels, based on anticipated 2020 activities;
 - c) Annualization of prior period decisions;
 - d) The financial impact on the 2020 budget of Council directions throughout 2019;
 - e) Recommendations for changes to funding sources that result in a decreased reliance on property taxes through the implementation of user fees that strive to recover the full cost of services where practicable;
 - f) An estimate of assessment growth based on the value of newly assessed property throughout 2019;
 - g) The continuation of an annual Dedicated Infrastructure Renewal Fund;
 - h) Contributions to reserves that are consistent with the Financial Policies Framework;
 - i) Options/strategies for smoothing the cost of service delivery related to growth pressures such as the net operating impact of capital; and
 - j) A cap on any potential 2020 tax increase of 3%, excluding legislated changes, and the levy associated with the Dedicated Infrastructure Renewal Fund.
2. That staff prepare a Business Plan for 2020 for Water and Wastewater services that includes:
- a) The cost of maintaining current programs at current service levels, based on anticipated 2020 activities;

- b) Annualization of prior period decisions;
 - c) 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;
 - d) An estimate of water consumption that reflects past consumption patterns and forecasted conditions in 2020;
 - e) Options/strategies for smoothing the cost of service delivery related to growth pressures; and
 - f) 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.
3. That staff prepare a Business Plan for 2020 for Parking Services that includes:
- a) The cost of maintaining current programs at current service levels, based on anticipated 2020 activity;
 - b) Annualization of prior period decisions; and
 - c) Recommendations for changes to user fees that reflect the long-term full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council.
4. That any significant impacts to the 2020 budget, such as recommended new investments and changes in level of service, or changes in staff complement levels, be presented for consideration.
5. That any user fees that are added, removed, or increased/decreased by 5% or more of the current fee, be presented within the Business Plan Binder.
6. That the existing 2019-2028 Capital Plan be used as the basis to develop a ten year Capital Plan that includes a one year capital budget, a four year forecast, and a five year capital outlook:
- a) 1 year approved Capital Budget (2020):
 - i) With multi-year approvals in accordance with the capital control policy
 - ii) Project specifics
 - iii) Detailed funding
 - b) 4 year Capital Forecast (2021 - 2024):

- i) Project specifics
 - ii) Detailed funding
 - c) 5 year Capital Outlook (2025 - 2029):
 - i) Project specifics where available
 - ii) Detailed funding
- 7. That staff prepare the 2020 Capital Budget with appropriate consideration of:
 - a) Council's 2018-2022 strategic goals;
 - b) Continued focus on the execution of the Growth Management Plans;
 - c) Investment in renewing the City's current infrastructure utilizing a risk based approach for project selection;
 - d) Availability of financial resources and consideration of the Financial Policy Framework;
 - e) Availability of staff resources to do the work; and
 - f) The Net Operating Impact of the proposed Capital Plan.
- 8. That staff continue ongoing efforts to realize improved value for money for the tax payer through identifying and implementing efficiencies in processes and practices.
- 9. That staff continue to provide public education and engagement during the 2020 Business Plan and Budget development process.
- 10. That the 2020 Budget Development Schedule identified in Appendix "A" of Staff Report EMT003-19, be used to develop the 2020 Business Plan for Council's review and approval no later than December 2019.
- 11. That the County and all Agencies, Boards, and Commissions be advised of Council's expectations that:
 - a) The budget directions established herein, with emphasis on the cap to the property tax increase, are expected to be used when preparing their 2020 budgets;
 - b) Budgets are to be prepared in accordance with the 2020 Budget Development Schedule; and

- c) Budget changes directly linked to Provincial legislated changes/announcements be identified separately in the budget submissions sent to the City.
12. That staff report back to General Committee in September 2019 on the results of the Stormwater Funding Study including recommendations and next steps which may include a recommendation to establish a stormwater levy. (EMT003-19) (File: F00)

Attachments: [EMT003-190610.pdf](#)

CAPITAL PROJECT STATUS REPORT

1. That staff be authorized to close completed and cancelled projects, release funding commitments in the amount of \$17,801,328 and adjust funding plans as described in Appendix "C-1" (Projects with Excess Committed Funding) and Appendix "C-2" (Summary of Excess Committed Funding Adjustments) of Staff Report FIN011-19.
2. That staff be authorized to close completed projects, increase funding commitments in the amount of \$12,078,032 and adjust funding plans as described in Appendix "D-1" (Projects Requiring Additional Funding - Council Approval Required) and Appendix "D-2" (Adjustments for Projects Requiring Additional Funding - Council Approval Required) of Staff Report FIN011-19.
3. That staff be authorized to undertake the new capital projects as identified in Appendix "B-1" (New Capital Projects), and add the funding commitments in the amount of \$1,580,000 as described in Appendix "B-1", and identified in Appendix "B-2" (New Capital Projects - Funding Request) of Staff Report FIN011-019.
4. That staff be authorized to transfer \$289,670 received from Barrie Police Services in respect of the Board's 2018 year-end surplus to the Tax Capital Reserve to be used to offset the communication centre budget shortfall at the Barrie-Simcoe Emergency Service Campus. (FIN011-19) (File: F05)

Attachments: [FIN011-190610.pdf](#)

Note: Revised pages 5 and 15 to Staff Report LCS012-19 concerning the new park regulations and repeal of the current Parks Use By-law 2010-033, removing the words referencing "prohibition of barbecues".

NEW PARK REGULATIONS AND REPEAL OF THE CURRENT PARKS USE BY-LAW 2010-033

1. That By-law 2010-033 to regulate activities and the use of parks be repealed and replaced with a by-law generally in accordance with the draft attached as Appendix "A" to Staff Report LCS012-19.
2. That staff in the Legislative and Court Services be authorized to make application to the Ministry of the Attorney General for set fines ranging

from \$100.00 to \$1,000.00 based on the nature of the offence.

3. That staff in the Roads, Parks and Fleet Department in consultation with the Legislative and Court Services Department (Enforcement Services Branch) prepare and install new signage or replace existing signage where required that depicts the new regulations in all parks and the installation of such signage be completed as operational time permits, and with a focus on high utilization locations as a priority.
4. That By-law 2010-035 a by-law to regulate animals be amended by deleting section 5.5.0.0.0 and replacing it with the following:
 - a) "Section 5.5.0.0.0 - No person shall allow a dog to enter, remain or use a beach area as defined in the Parks Use By-law.
5. That By-law 2010-035 be further amended by deleting section 5.6.0.0.0 in its entirety. (LCS012-19) (File: P01)

Attachments: [LCS012-190610.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT (H&H CAPITAL GROUP LTD.) - 124, 180 AND 228 MCKAY ROAD WEST (WARD 7)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of H&H Capital Group Ltd. to rezone the lands known municipally as 124, 180, and 228 McKay Road West, Barrie (Ward 7) from Agricultural General (AG) and Rural Residential (RR) to Neighbourhood Residential (R5), Neighbourhood Residential with Holding Provision (R5 [H-XXX]), Neighbourhood Residential with Holding Provision (R5 [H-YYY]), Neighbourhood Mixed Use (NMU), Neighbourhood Mixed Use with Special Provisions (NMU[SP-XXX]), Neighbourhood Mixed Use with Special Provisions (NMU[SP-YYY]), Institutional-Education with Special Provisions (I-E [SP-XXX]), and Open Space (OS), be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands proposed to be zoned Institutional-Education with Special Provisions (I-E [SP-XXX]):
 - a) Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 be permitted; and
 - b) Relief from section 8.3.5.2 be granted.
3. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands proposed to be zoned Neighbourhood Mixed Use with Special Provisions (NMU[SP-XXX]):
 - a) Street townhouses shall be in accordance with the Residential Neighbourhood (R5) standards in Section 14.5.6.; and
 - b) The minimum height of a street townhouse shall be 3 storeys.

4. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands proposed to be zoned Neighbourhood Mixed Use with Special Provisions (NMU[SP-YYY])
 - a) Street townhouses shall be in accordance with the Residential Neighbourhood (R5) standards in Section 14.5.6.; and
 - b) The minimum height of a street townhouse shall be 2 storeys.
5. That the written and oral submissions received relating to the 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 the matters raised in the submissions and identified within Staff Report PLN008-19.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (PLN008-19) (File: D14-1646)

Attachments: [PLN008-190610.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT (1980168 ONTARIO INC.) - 105, 107, 109, 111 EDGEHILL DRIVE (FILE: D14-1653) (WARD 5)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 1980168 Ontario Inc. to rezone the lands known municipally as 105, 107, 109, and 111 Edgehill Drive (Ward 5) from Residential Single Family Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density - Special Provisions RM2(SP-XXX) and Environmental Protection (EP), be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum front yard setback of 5.5 metres, whereas 7.0 metres is required;
 - b) Require a minimum eastern side yard (adjacent to 103 Edgehill Drive) setback of 3.0 metres, whereas 1.8 metres is required;
 - c) Permit a maximum height of 12 metres, whereas 10 is permitted;
 - d) Permit a maximum gross floor area of 130%, whereas 60% is permitted;
 - e) Permit a maximum lot coverage of 50%, whereas 35% is permitted;
 - f) Permit a minimum parking ratio of 1.25 parking spaces per unit, whereas 1.5 is required;

- g) Permit a maximum density of 104 units per hectare, whereas 40 units per hectare is permitted;
 - h) Permit two unconsolidated amenity spaces of 450 metres squared and 120 metres squared respectively; and
 - i) The provision of community benefit in the amount of \$47,500 be required.
3. That the written and oral submissions received relating to the 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 the matters raised in the submissions and identified within Staff Report PLN012-19.
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. (PLN012-19) (File: D14-1653)

Attachments: [PLN012-190610](#)

ZONING BY-LAW AMENDMENT APPLICATION - DUSKO JANKOV - 403 COX MILL ROAD (WARD 8)

1. That the Zoning By-law Amendment application submitted by Skelton Brumwell & Associates Inc., on behalf of Dusko Jankov, to rezone lands known municipally as 403 Cox Mill Road in the City of Barrie, legally described as Part Lot 2 on Registered Plan 321 and Part 2 on 51R-41028, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), be approved as shown in Appendix "A" to Staff Report PLN020-19.
2. That the written and oral submissions received relating to the 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 the matters raised in those submissions and identified within Staff Report PLN020-19: the incompatibility with the surrounding neighbourhood as it relates to lot area, frontage, and built form and concerns that the proposed development is not meeting the City's minimum intensification targets.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN020-19) (File: D14-1661)

Attachments: [PLN020-190610](#)

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (750 MAPLEVIEW INC.) 750 MAPLEVIEW DRIVE EAST (WARD 10)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Mapleview Drive Inc. to change the limits of the Environmental Protection and Residential designations for the lands known municipally as 750 Mapleview Drive East (Ward 10) on Schedule A - Land Use be approved as demonstrated in Appendix "A" to Staff Report PLN021-19.
2. That the Innis-Shore Secondary Plan Schedule 2 Innis-Shore Secondary Plan Land Use Concept Plan be amended to identify the lands known municipally as 750 Mapleview Drive East (Ward 10) as a medium density block, permitting a density of 90 units per hectare as demonstrated in Appendix "A" to Staff Report PLN021-19.
3. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Mapleview Drive Inc. to rezone the lands known municipally as 750 Mapleview Drive East (Ward 10) from Environmental Protection (EP) and Residential Single Detached First Density (R1) to Environmental Protection (EP) and Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX), be approved as demonstrated in Appendix "B" to Staff Report PLN021-19.
4. That the following Special Provisions for (RM2)(SP-XXX) be referenced in the site specific Zoning By-law 2019-141 for the lands known municipally as 750 Mapleview Drive East (Ward 10):
 - a) The provisions set out in Section 5.2.5.1 of By-law 2009-141, a density of 90 units per hectare shall be permitted whereas the townhouse built form permits 40 - 53 units per hectare;
 - b) The provisions set out in Section 5.2.5.2 b) of By-law 2009-141, a minimum of 8 square metres of consolidated amenity space per unit shall be required, in a location and shape satisfactory to the City, whereas 12 square metres of consolidated amenity space per unit is the standard;
 - c) The provisions set out in Section 5.3.1 Table 5.2 of By-law 2009-141, back-to-back townhouse units are a permitted use;
 - d) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 4 metres shall be permitted whereas 7 metres is required;
 - e) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 5 metres shall be permitted whereas 7 metres is required;
 - f) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum side yard setback of 3 metres is required from all lands zoned as EP;

- g) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Lot Coverage of 45% is permitted whereas a maximum of 35% is the standard;
 - h) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) of 128% is permitted whereas 60% is the standard;
 - i) The provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum building height of 15 metres shall be permitted whereas a maximum of 10 metres is permitted; and
 - j) The provisions set out in Section 5.3.3.2 d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be permitted whereas 7 metres is required.
5. That the written and oral submission received relating to the 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, as further detailed in Staff Report PLN021-19.
6. That the owner/applicant is required to provide community benefits in accordance with Section 6.8 Height and Density Bonusing of the Official Plan, to be determined in accordance with City process to the satisfaction of the Director of Planning and Building Services.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (PLN021-19) (File: D09-OPA070, D14-1662)

Attachments: [PLN021-190610](#)

Note: Staff Report PLN023-19, Official Plan Amendment and Zoning By-law Amendment - 390 Essa Road, has been withdrawn from the General Committee Agenda dated June 10, 2019 and will be considered at a future meeting.

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (THE SOHO JAMES INCORPORATED (C/O BRYAN TOTEDA) - 390 ESSA ROAD (WARD 6))

Note: Correction to page 1, section 3.e) and the bottom of page 25 of Staff Report PLN024-19 by removing the words “along the westerly side yard” after the words “buffer of 0.9 metres”.

**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (PIVAG)
- 45 AND 51 PENETANG STREET (WARD 2)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG, for lands known municipally as 45 and 51 Penetang Street be approved as follows:
 - a) Amend Official Plan Schedule “A” - Land Use to redesignate 45 Penetang Street from General Commercial to Residential;
 - b) Amend Schedule “C” - Defined Policy Area to identify 45 and 51 Penetang Street as Defined Policy Area XX;
 - c) 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 186 units per hectare on the subject lands.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG to rezone from Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) to Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2) (SP-XX) be approved (D14-1660).
3. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a minimum front yard setback of 4 metres, whereas 7 metres is required;
 - b) Permit a minimum interior side yard setback to the west property line of 3.5 metres, whereas 5 metres is required;
 - c) Permit a maximum gross floor area of 144%, whereas a maximum of 100% would be permitted;
 - d) Permit a minimum landscaped open space of 25%, whereas 35% is required;
 - e) Permit a minimum landscaped buffer of 0.9 metres, whereas 3 metres is required;
 - f) Permit a minimum parking ratio of 1 parking space per dwelling unit, whereas 1.5 spaces per unit is required;
 - g) Permit a maximum building height of 19 metres, whereas 15 metres would be permitted; and
 - h) Require a minimum consolidated rooftop amenity area of at least

30% of the building footprint.

4. That the owner/applicant is required to provide community benefits in accordance with Section 6.8 Height and Density Bonus of the Official Plan, to be determined in accordance with City process to the satisfaction of the Director of Planning and Building Services.
5. That the development ultimately built substantially resembles the rendering submitted by the applicant on May 8, 2019 attached as Appendix "A" to Staff Report PLN024-19.
6. That the written and oral submissions received relating to the 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 the matters raised in the submissions and identified within Staff Report PLN024-19.
7. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (PLN024-19) (D14-1660, D09-OPA75)

Attachments: [PLN024-190610.pdf](#)

**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION -
INNOVATIVE PLANNING SOLUTIONS - 40, 42, 44 AND 50 ANNE STREET
AND 124, 128 AND 130 HENRY STREET (WARD 2)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Hi-Way Pentecostal Church for lands known municipally as 40, 42, 44 and 50 Anne Street and 124, 128 and 130 Henry Street in the City of Barrie, legally described as Part of Lots 23 and 24, Concession 6, geographic Township of Vespra, City of Barrie, and County of Simcoe, be approved as follows:
 - a) Amend the subject lands on "Schedule A - Land Use" of the City of Barrie Official Plan from "Residential" and "General Commercial" to "Mixed Use" and "Environmental Protection Special Provision"; and
 - b) 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 PLN028-19 and by adding a new section to 4.8.X - Defined Policy Area (XX) identifying the following policies apply to the lands identified in Schedule C:
 - i) In addition to the uses permitted in the Environmental Protection Area designation, a bio-retention cell and associated stormwater management controls be permitted; and
 - ii) In addition to the Site Plan Control Policies in Section 6.3 of the Official Plan, the lands which are designated

Environmental Protection Area are subject to a scoped Environmental Impact Study (EIS), to be completed to the satisfaction of the Lake Simcoe Region Conservation Authority, prior to site plan approval.

2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of Hi-Way Pentecostal Church to rezone lands known municipally as 40, 42, 44 and 50 Anne Street and 124, 128 and 130 Henry Street in the City of Barrie, legally described as Part of Lots 23 and 24, Concession 6, geographic Township of Vespra, City of Barrie, and County of Simcoe, from Residential Multiple-Family Dwelling First Density (RM1) Zone and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)) to Environmental Protection Special Provision Hold (EP-XXX) (H-XXX) and Mixed Use Node Special Provision (MU1-XXX) as shown in Schedule "A" to Staff Report PLN028-19 be approved.
3. The following additions be made to the Mixed Use Node Special Provision (MU1-XXX) Zone:
 - a) To permit a minimum coverage of 50% for commercial and/or institutional uses on the ground floor, whereas MU1 standards require 50% ground-level commercial uses only.
 - b) To permit a 3 metres front yard setback, whereas MU1 zoning standards require a minimum of 0 metres for 75% of the frontage and a maximum of 5 metres for 25% of the frontage.
 - c) To permit soft landscaping in the front yard setback, whereas Zoning By-law 2009-141 requires hardscaping in Mixed Use zones.
4. The following additions shall be made to the Environmental Protection Special Provision Hold (EP-XXX) (H-XXX) Zone:
 - a) In addition to the uses permitted in the Environmental Protection (EP) Zone, a bioretention cell and associated stormwater management controls shall be permitted.
 - b) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - i) A scoped Environmental Impact Study (EIS) (Including a Restoration Plan for the watercourse corridor, Species at Risk (SAR), and Ecological Land Classification (ELC)) is required to be completed, to LSRCA satisfaction, prior to site plan approval.
5. That the subject site's Anne Street frontage be recognized as the front lot

line.

6. 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 a memo to Council dated September 25, 2017.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN028-19) (File: D14-1622, D09-OPA066)

Attachments: [PLN028-190610.pdf](#)

ALL-WAY STOP AT ELMBROOK DRIVE AND BROOKWOOD DRIVE (WARD 7)

That Traffic By-law 80-138, Schedule "S" "Providing for the Erection of Stop Signs at Intersections" be amended by adding the following:

<u>"Elmbrook Drive and Brookwood Drive</u>	Northbound and Southbound on Elmbrook Drive and Eastbound and Westbound on Brookwood Drive."
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(RPF004-19) (File: T00)

Attachments: [RPF004-190610](#)

GOWAN STREET PARKING INVESTIGATION (WARD 8)

1. That Traffic By-law 80-138, Schedule "B" "No Parking in Specified Places Where Signs on Display at Stated Time" be amended by deleting the following:

<u>"Gowan Street</u> between Essa Road and Milburn Street	North Side	12:00 a.m. to 5:00 a.m.
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2. That Traffic By-law 80-138, Schedule "B" "No Parking in Specified Places Where Signs on Display at States Time" be amended by adding the following:

<u>"Gowan Street</u> between Essa Road and Milburn Street	North Side	12:00 a.m. to 4:00 a.m.
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(RPF006-19) (File: T02-PA)

Attachments: [RPF006-190610](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION**8.1 LONG TERM FINANCING AND DEBT OPTIONS**

That staff in the Finance Department work with the Federal and Provincial Governments to explore opportunities that may exist in order to provide additional flexibility and cost reductions when dealing with long term financing or debt options. (Item for Discussion 8.1, June 10, 2019) (File: F00)

Sponsor: Deputy Mayor, B. Ward

8.2 FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE ATTENDANCE

1. That Councillor, D. Shipley's registration to attend the Federation of Canadian Municipalities (FCM) Conference in Quebec City from May 30, 2019 to June 2, 2019 be transferred to Councillor, S. Morales, as he was unable to attend the conference.
2. That Councillor Morales' applicable related expenses for his attendance at the FCM Conference be funded from the Council Conference Account #01-06-0950-0000-3071. (Item for Discussion 8.2, June 10, 2019) (File C00)

Sponsor: Councillor, D. Shipley

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.