



# City of Barrie

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

## Minutes - Final General Committee

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Monday, June 10, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 17, 2019.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, D. Shipley  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

#### **STAFF:**

Acting Deputy City Clerk, T. McArthur  
Acting General Manager of Infrastructure and Growth Development, A. Miller  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Creative Economy, K. Dubeau  
Director of Engineering, B. Araniyasundaran  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, D. McAlpine

Manager of Growth and Development, M. Banfield  
Planner, B. Chabot  
Planner, A. Gameiro  
Service Desk, T. Versteeg  
Theatre Technician, M. Dawson.

The General Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

### **SECTION "A"**

#### **19-G-174      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 That By-law 2010-033 to regulate activities and the use of parks be repealed and replaced with a by-law generally in accordance with the draft attached as Appendix "A" to Staff Report LCS012-19.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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-175****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-176****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-177****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-178****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;

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- 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-179****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 Bonusing 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-180****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-181****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:

"Elmbrook Drive and  
Brookwood Drive

Northbound and Southbound on Elmbrook  
Drive and Eastbound and Westbound on  
Brookwood Drive."

(RPF004-19) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-182****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:

"Gowan Street between North Side 12:00 a.m. to 5:00 a.m.  
Essa Road and Milburn  
Street

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:

"Gowan Street between North Side 12:00 a.m. to 4:00 a.m.  
Essa Road and Milburn  
Street

(RPF006-19) (File: T02-PA)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-183****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**19-G-184****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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**SECTION "B"****19-G-185      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)

**Councillor, M. McCann declared a potential pecuniary interest with respect to the foregoing matter as he owns a neighboring property. He did not participate in discussion or vote on the matter. He remained at his seat at the Council table.**

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

The General Committee met for the purpose of three Public Meetings at 7:07 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

### **SECTION "C"**

#### **19-G-186**

#### **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)**

Kris Menzies, MHBC Planning advised that the purpose of the Public Meeting was to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 8001 County Road 27.

Ms. Menzies discussed slides concerning the following topics:

- The Project Team members;
- An aerial map illustrating the subject lands and surrounding uses;
- The accompanying studies provided in support of the application;
- A map illustrating the location of the subject site and surrounding land uses in Salem Secondary Plan area;
- A layout of the proposed Draft Plan of Subdivision;
- A map illustrating the surrounding developments;
- An architect's rendering of the proposed townhouses;
- The current zoning of the subject site;
- The amendments to the Zoning By-law being requested;
- A summary of the servicing and stormwater management plan;
- A aerial maps identifying the natural heritage and existing wetlands on the subject site and surrounding areas; and
- A summary of the application.

Andrew Gameiro, Planner, Planning and Building Services provided information updating the status of the application. He reviewed the public comments received during the Neighbourhood meeting held on April 4, 2019 and the primary planning and land use matters being reviewed by the Technical Review Team. Mr. Gameiro discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS**

No verbal comments were received from members of the public.

**WRITTEN COMMENTS**

No written comments were received from members of the public.

Members of General Committee asked questions of the presenter and City staff and received responses.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-06-17.

**19-G-187****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)**

Mr. Cameron Sellers of Innovative Planning Solutions advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment for lands known municipally as 435 Big Bay Point Road.

Mr. Sellers discussed slides concerning the following topics:

- The application context, including the site and surrounding land uses;
- The existing land use designations of the subject property and surrounding area;
- The existing Zoning By-law designations of the subject property and surrounding area;
- The development concept;
- A aerial photograph illustrating the location and layout of the proposed development;
- Conceptual renderings for the proposed development;
- Architectural renderings for the elevations for the proposed development;
- The resident concerns raised at the neighbourhood meeting;
- The proposed Zoning By-law amendment;
- A table highlighting the proposed Zoning Provisions;
- The studies submitted in support of the application; and
- A summary for the proposed development.

Bailey Chabot, Planner, Planning and Building Services provided information updating the status of the application. She reviewed the public comments received during the Neighbourhood meeting held on May 9, 2019 and the primary planning and land use matters being reviewed by the Technical Review Team. Ms. Chabot discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Bill Sergeant, 83 Loon Avenue**, advised that he agrees with the comments made by Ms. Chabot identifying the neighbourhood's concerns. He questioned why a traffic impact study was not completed and how 19 units of townhouses will fit into one residential area.
2. **Vanessa Campanice, 24 Chalmers Drive**, advised that she provided Ms. Chabot with nine pages of concerns prior to the Public Meeting and that Ms. Chabot addressed her concerns during her presentation. She commented on the artist renderings, noting that the style is not in line with the current neighbourhood. She noted her concerns with the location of the development as it is close to her property line. Ms. Campanice indicated that there was a recent fire on a development project and suggested that a fire safety plan needs to be addressed for the development.
3. **Barry Wilson, 26 Chalmers Drive**, discussed his concerns associated with the proposed six unit townhouse block being too large and impact to privacy for the existing neighbourhood. He discussed his concerns regarding the surrounding environment, including tree preservation. He commented on the need for a fire safety plan for the development. Mr. Wilson discussed the possible drainage issues, visual loss and privacy issues associated with proposed development.
4. **Albert McArthur, 66 Chalmers Drive** advised that he concurs with all that has been said by the other speakers during the Public Meeting. He discussed his concerns with the change in zoning in the area and he noted that when he purchased his home, he chose the area as the zoning was for single family dwellings. He advised that he would be okay with second suites, but not townhomes. Mr. McArthur provided comments on environmental concerns, tree preservation and possible drainage issues that would result from the proposed development. He expressed his frustration with the allowance of a 30 unit dwelling and noted that it is beyond his comprehension that this area the right place for this development.
5. **Peter Levedag, 46 Chalmers Drive**, advised that he walked around the area, and that he believes that this is not a place to have 19 units of townhouses. He noted that the townhouses have a lower standards and that the development is all wrong for the area. Mr. Levedag advised that he expected the area to remain at it current zoning designation and that he is against the development.
6. **Robb Meier, 110 Napier Street**, commented on the amount of parking spaces per unit as he felt there are too many, that the area is well served by Transit and that this area is in the intensification node and that this development is a step forward for the City.

Members of General Committee asked a number of questions of the Applicant's representative and City staff and received responses.

**WRITTEN COMMENTS:**

1. Correspondence from Enbridge dated March 27, 2019.
2. Correspondence from PowerStream / Alectra Utilities dated March 29, 2019.
3. Correspondence from the Simcoe County District School Board dated April 18, 2019.
4. Correspondence from Monika and Bill Sergeant dated May 13, 2019.
5. Correspondence from Peter Levedag dated May 16, 2019.
6. Correspondence from Vanessa and Joe Campanico dated May 16 and May 19, 2019.
7. Correspondence from Barry and Evelyn Wilson dated May 20, 2019.
8. Correspondence from William Sergeant dated May 22, 2019.
9. Correspondence from William Beattie dated May 24, 2019.
10. Correspondence from Barry and Evelyn Wilson dated June 3, 2019.
11. Correspondence from Lake Simcoe Region Conservation Authority dated June 7, 2019.

This matter was recommended (Section "C" to City Council for consideration of receipt at its meeting to be held on 2019-06-17.

**19-G-188**

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

Michelle Banfield, Manager of Growth and Development, Planning and Building Services advised that the purpose of the Public Meeting is to review municipally initiated amendments to the City of Barrie Official Plan and Zoning By-law to consider the creation of second suites within the Georgian Neighbourhood Study Boundary Area.

Ms. Banfield discussed slides concerning the following topics:

- The proposed Official Plan Amendment for the subject area;
- The proposed Zoning By-law Amendments for the subject area;
- Maps illustrating the Georgian Neighbourhood Study Area Boundary;
- The proposed changes from Bill 108 to the *Planning Act* and the impacts to secondary dwelling units;

- The integration plan for the Georgian Neighbourhood Area associated to second suites; and
- The next steps for the application.

Members of Council asked a number of questions to City staff and received responses.

**VERBAL COMMENTS:**

1. **Rosaria Wiseman, 215 Dollish Avenue, Aurora**, advised that she is an Investor and has invested in Barrie for the last five years. She commented on the renovations that her properties undergo so that they meet building and fire codes and that they are registered as legal second suite apartments. She acknowledged the pride that she has for her properties as she ensures that they are legal, safe for the tenants, they meet all City of Barrie By-law standards and that the properties are affordable housing. She discussed the issues concerning properties owned by absentee landlords and that some renters do not take care of their properties. She recommended that more enforcement and tougher penalties for absentee landlords in order for them to take responsibility for their properties.
2. **Ian Hocking, 62 Hubbert Crescent** advised that he is in support of second suites in the Georgian Neighbourhood area, noting that they exist either way. He said that the many illegal second suites have building and fire code violations as well as properties are not properly maintained due to absentee landlords. He advised that the property owners are renting them to students with no limits to the number of people occupying the residence and he noted that this results in properties being overcrowded and not enough parking. Mr. Hocking asked members of Council to investigate the possibility for more and stronger enforcement and penalties in Georgian Neighbourhood and for the second suites that currently exist.
3. **Beth Duncan, 3 Glenecho Drive**, expressed her concerns associated with more single family dwellings being purchased and turned into rental properties. She indicated that she feels that this has resulted in a decline of stability in the neighbourhood to raise a family, and an increase in crime, noise, traffic, poorly maintained properties and limited parking for the additional cars. She commented that absentee landlords have contributed to the ongoing problems, and approving second suites in the Georgian Neighbourhood will only further contribute to the problem and lower the integrity of the neighbourhood. Ms. Duncan suggested members of Council investigate options for enforcement for the absentee landlords, parking and property standard issues instead of being on a complaint basis. She advised that the neighbourhood would be better suited for larger apartment buildings for student housing instead of the approval of second suites. She thanked the investors that take care of their properties, and noted that the absentee landlords are the issue.

4. **Steven Moreau, 55 Adelaide Street**, noted that he is in support of second suites in the Georgian Neighbourhood. He noted that he felt that this would provide for more occupant safety and noted that the complaints about debris and parking and so on be address through the Property Standards By-law. Mr. Moreau advised as an Architectural Designer that occupancy safety, such as fire and building codes are important for the safety of the residents. He advised that he wrote a letter to Council concerning the functionality of fire alarms. Mr. Moreau expressed that he felt the approval of the second suites in this area would keep the City as a whole and a great place to live.
5. **Wanda Morden, 147 Cheltenham Road**, advised that she is in favour of second suite dwellings, but not in townhouses and not for the absentee landlords.
6. **Scott Harradine, 25 Jeffery Street**, advised he is in support of second suites in the Georgian College Neighbourhood area. He questioned what the neighbourhood definition is. Mr. Harradine commented that the City's By-laws currently in place mean nothing unless they are enforced. He suggested the possibility of licensing landlords for second suite dwellings and boarding houses and more enforcement in the area. He advised that he supports second suites. He noted that this is a business for landlords and that they need to be licensed. He discussed issues associated with second suites and absentee landlords in his neighbourhood. He noted that these student residents are not safe or legal that enforcement is needed.
7. **Naomi Wachowiak, 17 Brighton Road**, provided a brief background on her experience with affordable housing and using a tool liking adding a basement apartment would add stability to her life and for her children. She advised that she is in favor the zoning change, however that she did have some concerns. Ms. Wachowiak discussed the challenges of affordable housing throughout the City. She spoke about the ideas in urbanism of today and how it includes reforming zoning and building codes to allow higher population densities. She stated that second suites are one of the lowest forms of increased density, but that they will assist in housing affordability challenges experienced in Barrie and especially with the student housing market.

Ms. Wachowiak discussed using a variety of tools to assess City building policies such as environmental impacts of initiatives, economic and social impacts. She encouraged members of Council to add additional mitigation strategies to reduce any potential negative impacts from the community and to create a vibrant neighbourhood where both students and families feel connected and supportive of one another.

8. **Linda Johnson, 21 Shannon Street**, outlined the changes she has witnessed over the last 30 years as resident in the City of Barrie. She advised of her concerns associated with the desirable east end of Barrie becoming an overcrowded and an undesirable area. Ms. Johnson suggested possible affordable towers be built closer to the Georgian College. She also suggested that landlords be required to live in the house, that City have a registry for landlords in order to be contacted and held accountable for their tenants and the property.
9. **Robb Meier, 110 Napier Street**, advised that he supports second suites in the Georgian Neighbourhood and City-wide. He noted that proactive by-law enforcement would go a long way and suggested removing permissions for on-street parking.
10. **Sharon McArthur 94 College Crescent**, advised that she does not support the legalization of second suites in the Georgian Neighbourhood. She noted that the City needs to get the existing problems in the neighbourhood under control before they consider legalizing the second suites.
11. **Sebastian Vatsoff, 2 Kozlov Street**, advised that having affordable housing in one large location would provide for problems and a culture develops. He proposed that there needs to be access for students to the College, but if you have affordable housing dispersed throughout the City the issues will be decreased.

**WRITTEN COMMENTS:**

1. Correspondence from Dan and Karen Henderson dated June 3, 2019.
2. Correspondence from Marykaren Barker dated June 4, 2019.
3. Correspondence from Joanne and Fred Higgs dated June 4, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-06-17.

**SECTION "D"****19-G-189****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) That a provision be included in the agreement identifying that should the municipal services corporation be dissolved in the future and/or any land or building assets of the airport be sold, the proceeds be distributed to the three LSRA Inc. shareholders (Barrie, County of Simcoe and Oro-Medonte) on the basis of the historic investments into the airport including land acquisition by the City prior to incorporation.
  - f) 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)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

#### **19-G-190**

#### **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;

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- 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.
13. That staff consider as part of the 2020 Business Plan and Budget a \$110, 000 increased contribution to the tax capital reserve which approximates \$2.00 per household for the purpose of accommodating an increase in active transportation initiatives and that the planned budget request for project EN1265 (City Wide Cycling Program) be increased by \$110,000 with funding from the Tax Capital Reserve for each year the \$2.00 levy is in place. (EMT003-19) (File: F00)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

#### **19-G-191**

#### **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)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-06-17.

**ENQUIRIES**

Members of General Committee did not address any enquires to City staff.

**ANNOUNCEMENTS**

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 9:19 p.m.

CHAIRMAN