



# City of Barrie

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

## Minutes - Final Infrastructure, Investment, and Development Services Committee

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Monday, February 23, 2015

6:00 PM

Council Chamber

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**For consideration by General Committee on March 23, 2015**

**The meeting was called to order by the Chair of the Infrastructure, Investment and Development Services Committee, Councillor Brassard at 6:04 p.m.**

**The following Committee Members were in attendance for the meeting:**

**Present:** 3 - J. Brassard  
B. Ward  
S. Morales  
**Absent:** 2 - J. Lehman  
D. Shipley

**ALSO PRESENT:**

Councillor, B. Ainsworth  
Councillor, A. Khan  
Councillor M. McCann  
Councillor, R. Romita  
Councillor, P. Silveira.

**Staff:**

Acting Director of Planning Services, R. Windle  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Committee and Print Services Supervisor, L. Pearson  
Director of Engineering, J. Weston  
Development Planner, S. Farquharson  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Planning Policy, M. Kalyaniwalla.

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "A"**

**PRESENTATION - ZONING FOR MIXED USES**

M. Kalyaniwalla, Manager of Policy Planning, provided a slide presentation concerning Zoning for Mixed Uses.

Mr. Kalyaniwalla discussed slides concerning the following topics:

- Background history and information associated with Zoning for Mixed Uses including Provincial and Municipal planning policy;
- The five stage process associated with Intensification and Mixed Uses;
- The comments related to resistance to intensification;
- The location of the intensification nodes and corridors and the total parcel area associated with mixed use development;
- The purpose, and benefits and rationale associated with mixed use development; and
- Examples of successful mixed use developments.

Members of the Committee and Council Members in attendance asked several questions related to the information provided and received responses.

Dr. Charles Gardner, Medical Officer of Health of the Simcoe Muskoka District Health Unit provided a slide presentation regarding Building Healthier Neighbourhoods in Barrie.

Dr. Gardner discussed slides concerning the following topics:

- The relationship between land use planning/community design and healthy lifestyles;
- Healthy benefits associated with mixed land use;
- The public's desire for walkable/cyclable access to destinations (grocery stores, parks, schools etc.);
- Obesity and diabetes trends;
- Health Statistics related to residential density and availability of walkable destinations;
- Importance of walkable communities/reduce auto dependency for physical activity and lower-income people; and
- Opportunities provided by a health community;

In closing Dr. Gardner commented that a mixed use design would lead to a healthier Barrie.

A Council Member in attendance asked a question related to the information presented and received a response.

### **ZONING FOR MIXED USES**

Six individuals (Ms. C. Phillips, Mr. L. Racicot, Mr. S. Mason, Mr. R. Duhamel, Mr. A. McNair and Mr. R. Meier) addressed the Committee concerning the Zoning for Mixed Uses and provided comments and concerns related to the following:

- Concerns associated with the proposed Official Plan and Zoning By-law Amendments related to:
  - provisions being too permissive with the potential for wide range implications application to be approved;
  - the proposed height/number of storeys that would be permitted versus lower heights/densities that would still achieve intensification
  - an approach that would look at the specific corridors before the approval of policy and standards;
  - the impact on adjacent uses; and
  - the need for land use/market study prior to the establishment of zoning categories.
  
- Support for Intensification and comments related to:
  - allowing flexibility and creativity for development;
  - challenges balancing intensification with the concerns of property owners;
  - supportive of commercial uses not being required in corridors;
  - the potential to allow 6 storey buildings in corridors to reflect change to the Ontario Building Code;
  - the potential to look at intensification outside of the nodes and corridors;
  - whether commercial should be required in the same building if the development size permits separate buildings;
  - Setback standards for front yards in circumstances which do not provide grade access to residential units;
  - Zoning for Mixed Uses is a good idea but needs to be properly managed to create lively, colourful streetscapes;
  - Good design encouraging walkability, active transportation, green and public spaces;
  - Design of mixed use is critical;
  - Single use dwellings need to stay in place;

- The importance of universal design principles to accommodate the young and elderly - the importance of planning for people in the future;
- The proposed zoning amendments making sense;

The members of the Committee and members of City Council in attendance provided comments and asked a number of questions related to the information provided.

**The Committee recessed at 8:28 p.m. and reconvened at 8:41 p.m.**

**The Infrastructure, Investment and Development Services Committee met and recommends adoption of the following recommendation(s):**

**SECTION "B"**

**ZONING FOR MIXED USES**

1. That the Official Plan Amendment for the addition of Section 4.9 "Mixed Use", as included in Appendix "A" attached to Staff Report PLN018-14, be approved for the portions related to intensification nodes.
2. That the Zoning By-law Amendment for the addition of Section 5.4 "Mixed Use", as included in Appendix "B", in Staff Report PLN018-14, be approved for the portions related to intensification nodes.
3. That staff in the Planning Services Department report back to the Infrastructure, Investment and Development Services Committee with additional detail regarding the following:
  - a) Which parts of intensification corridors and which proposed uses are appropriate for intensification;
  - b) The potential to require parking spaces for visitors and specific barrier free parking in intensification corridors; and
  - c) The potential to increase maximum building heights, to reflect the change to the Ontario Building Code to six storeys in intensification corridors. (14-G-162) (File: D00)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 3/23/2015.**

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "C"**

**PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141**

R. Windle, Acting Director of Planning Services provided a verbal overview regarding the Staff Report concerning Permitted Uses Within Industrial Section (7.0) of the City's Comprehensive Zoning By-law 2009-141. Mr. Windle outlined the background information related to the proposed change to the Permitted Uses Within the Industrial Section. He noted that staff are proposing to reduce the number of zoning categories from five categories to four categories. Mr. Windle noted that staff took a holistic look at the Comprehensive Zoning By-law and considered stakeholder comments to see if the permitted uses and locations are appropriate. A summary spreadsheet of comments received and responses has been provided.

Members of the Committee asked a number of questions related to the information provided and received responses.

Four individuals (Mr. W. Hay, Mr. R. Pineault, Mr. C. Sellers and Mr. K. Strong) addressed the Committee concerning the Permitted Uses Within Industrial Section (7.0) of the City's Comprehensive Zoning By-law 2009-141 and provided comments and concerns related to the following:

- Expanding the permitted uses in the various zoning categories, particularly the Highway Industrial Category;
- Balancing long term goals with current economic situation and vacancies;
- The potential to permit certain uses in zoning categories on a temporary basis and tenant internet in temporary use permissions;
- Site specific properties at Essa Road and Mapleview Drive and the potential to rezone the sites for mixed use zoning categories;
- Increasing permitted uses to owners with alternatives to fill vacant space; and
- The proposal to restrict Medical Marijuana uses to standalone buildings.

The members of the Committee provided comments and asked a number of questions related to the information provided.

**The Infrastructure, Investment and Development Services Committee met and makes the following recommendation(s):**

**SECTION "D"**

**PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S  
COMPREHENSIVE ZONING BY-LAW 2009-141**

1. That Part A and B of the Official Plan Amendment, as set out in Appendix "F" of Staff Report PLN023-14, to permit outside storage in both the General Industrial and Highway 400 Industrial designations and include the redesignation of lands to Highway 400 industrial, General Industrial and General Commercial be approved.
2. That Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 be repealed and replaced with the amended table of permitted uses as illustrated in Appendix "A" of Staff Report PLN023-14.
3. That the Zoning Map of Comprehensive Zoning By-law 2009-141 be amended as illustrated in Appendix "B" including the Highway Industrial Map.
4. That the Zoning By-law Amendment for revisions to Section 3.0 "Definitions" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "C" of Staff Report PLN023-14, be approved.
5. That the Zoning By-law Amendment for revisions and amendments to Section 4.11 "Outdoor Storage Standards" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "D" of Staff Report PLN023-14, be approved.
6. That the Zoning By-law Amendment for revisions and amendments to Section 7.2.2 "Accessory Retail Uses" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "E" of Staff Report PLN023-14, be approved.
7. That Subsection 3 of Site Plan Control By-law 99-312 be amended to read as follows:
  - a) "That all properties that are zoned Restricted Industrial (RI) and Business Park (BP) be and they are hereby designated as site plan control areas."
8. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (14-G-240) (PLN023-14) (File: D14-IND) (P94/04, P12/14)

**This matter was recommended to General Committee for consideration of  
adoption at its meeting to be held on 3/23/2015.**

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "E"**

**HERITAGE BARRIE COMMITTEE REPORT DATED OCTOBER 7, 2014**

The Report of the Heritage Barrie Committee dated October 7, 2014 was received. (File: C05)

**HERITAGE BARRIE COMMITTEE REPORT DATED FEBRUARY 3, 2015**

The Report of the Heritage Barrie Committee dated February 3, 2015 was received. (File: C05)

**The Infrastructure, Investment and Development Services Committee met and recommends adoption of the following recommendation(s):**

**SECTION "F"**

**GOWAN PORTRAIT RESTORATION PROJECT**

That the funds remaining in the 2014 Heritage Barrie account after all expenses for the Heritage Barrie Awards have been paid for, be given to the Barrie Historical Society for the Gowan Portrait Restoration Project as a donation from the Heritage Barrie Committee. (File: C05)

**This matter was recommended for to General Committee for consideration of adoption at its meeting to be held on 3/23/2015.**

**The meeting adjourned at 9:53 p.m.**

**CHAIRMAN**