



Meeting Agenda
General Committee

Monday, May 28, 2012

7:00 PM

Council Chamber

1. PUBLIC MEETING(S).

APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION - THE JONES CONSULTING GROUP ON BEHALF OF THE OWNER 2131059 ONTARIO LIMITED (BAYWOOD HOMES) - 700 AND 725 MAPLEVIEW DRIVE EAST (WARD 10) (May 23, 2012) (File: D09-OPA002, D14-1491, D12-393)

The purpose of the public meeting is to review an amended application for an Official Plan Amendment, Amendment to the Zoning By-law, and Plan of Subdivision submitted by Jones Consulting Group Ltd., on behalf of the owner, 2131059 Ontario Limited (Baywood Homes) for lands located on the north side of Mapleview Drive East, east of Yonge Street and the GO Transit rail corridor. The property is legally described as Part of Lot 16, Concession 12, City of Barrie and is located within the Innis-Shore Planning Area. The property is known municipally as 700 & 725 Mapleview Drive East and has a total area of 40.16ha.

A public meeting is being scheduled to introduce the revised concept to Council and the public. The project is currently before the Ontario Municipal Board.

The lands are considered to be designated Residential, Open Space and Environmental Protection Area in the City's Official Plan and are identified as Low Density Residential, Medium Density Residential, Environmental Protection and Neighbourhood Park in the Innis-Shore Secondary Plan. The property is currently zoned Open Space (OS), Environmental Protection (EP), Residential Second Density with Special Provisions (R2 SP-238/243/244/248/249), Multiple Dwelling Second Density Townhouse with Special Provisions (RM2-TH SP-239) and Convenience Commercial (C5).

The Official Plan Amendment application proposes to redefine the boundaries of the Residential, Open Space and Environmental Protection areas in the City's Official Plan, and introduce a High Density Residential designation which is currently not permitted within the Innis-Shore Secondary Plan. All relevant policies of the City of Barrie Official Plan and Innis-Shore Secondary Plan are proposed to be amended to address the proposed development and more specifically, residential intensification of the subject lands.

The applicant proposes to rezone the subject property from Open Space (OS), Environmental Protection (EP), Residential Second Density Special (R2 SP-238/243/244/248/249), Multiple Dwelling Second Density Townhouse Special (RM2-TH SP-239) and Convenience Commercial (C5) to Open Space (OS), Environmental Protection (EP) and Residential Apartment with Special Provisions (RA1-2, -RA1-3, RA2-1) that include reduced parking requirements, and reduced standards for setbacks, lot frontage and area.

A comparison to the initial application with the amended application is as follows:

Comparison Chart Site Area

Original Application: 40.27 ha.
Amended Application: 40.16 ha.

Developable Lands

Original Application: 23.08 ha.
Amended Application: 20.66 ha.

Environmental Protection Lands

Original Application: 17.19 ha.
Amended Application: 19.5 ha.

Total Residential Units

Original Application: 2168 units
Amended Application: 1849 - 1905 units

Unit Types

Townhouses (Street/Cluster)

Original Application: 886 units
Amended Application: 454 units

Walk-Up/Low Rise Apartments

Original Application: 0 units
Amended Application: 195-251 units

3-6 Storey Apartments

Original Application: 238 units
Amended Application: 600 units

7 - 10 Storey Apartments

Original Application: 0 units
Amended Application: 600 units

8 - 24 Storey Apartments

Original Application: 1044 units
Amended Application: 0 units

Presentation by Brandi Clement, Jones Consulting Group Ltd.

See attached correspondence.

Attachments: [Public Notice - 700 and 725 Mapleview Drive East.pdf](#)
[PM - Presentation - 700 and 725 Mapleview Drive East.pdf](#)
[PM - Correspondence - 700 and 725 Mapleview Drive East.pdf](#)

**APPLICATION FOR A PROPOSED AMENDMENT TO THE ZONING BY-LAW -
MERIDIAN PLANNING CONSULTANTS INC. ON BEHALF OF THE OWNER,
CARRIE WALLISCH - 372 YONGE STREET (WARD 9) (May 28, 2012) (File:
D14-1534)**

The purpose of the public meeting is to review an application for an amendment to the Zoning By-law submitted by Andrew McIntyre, on behalf of the owner, Carrie Wallisch, for lands located south of Yonge Street and east of Huronia Road. The property is legally described as Lot 9, Registered Plan 898, City of Barrie and is located within the Painswick South Planning Area. The property is known municipally as 372 Yonge Street and has a total area of approximately 0.10 hectares.

The lands are considered to be designated General Commercial within the City's Official Plan and zoned Residential One (R1) in accordance with Zoning By-law 85-95. The proposed Amendment to the Zoning By-law would allow for the owner to operate a florist business on the main floor of the dwelling, with the upstairs being used for a residential apartment. The owner has also applied for a site specific amendment to the Zoning By-law to recognize the deficiency in the interior side yard setbacks of the existing dwelling as well as the landscaped buffer area.

Presentation by the Meridian Planning Consultants Inc.

See attached correspondence.

Attachments: [Public Notice - 372 Yonge Street.pdf](#)
[PM - Presentation - 372 Yonge Street.pdf](#)
[PM - Correspondence - 372 Yonge Street.pdf](#)

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.

Nil.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.**REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED APRIL 26, 2012.**

Attachments: [FCS-120426.pdf](#)

ACCESSIBLE POSTER CAMPAIGN

That the Accessibility Advisory Committee work in conjunction with staff from the Department of Communications and Strategic Initiatives and with staff from other departments as deemed appropriate, to implement an Accessible Poster Campaign.

**REPORT OF THE TRANSPORTATION AND ECONOMIC DEVELOPMENT
COMMITTEE DATED MAY 2, 2012.**

Attachments: [TEDC - 120502.pdf](#)

RAQUEL STREET PEDESTRIAN SAFETY REVIEW (WARD 9)

1. That an All-Way Stop be installed at the intersection of Esther Drive and Raquel Street.
2. That no additional school crosswalks be installed on Raquel Street between Russell Hill Drive and Esther Drive.
3. That an intersection pedestrian control signal be installed at Raquel Street and Grace Crescent prior to September 2012, if feasible to be funded from the capital tax reserve account in the amount of \$65,000.00.
4. That staff in the Engineering Department investigate the feasibility of installing a variable time flashing 40km/hr zone in the vicinity of Mapleview Heights Elementary School on Raquel Street/Esther Street and report back to General Committee prior to September 2012. (12-A-029) (12-G-038) (ENG006-12) (File: T07-SI)

Attachments: [ENG006-120227.pdf](#)

REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED MAY 8, 2012.

Attachments: [DSC - 120508.pdf](#)

HERITAGE MONTH

1. That the City of Barrie host a “Barrie Heritage Celebration” annually in the fall.
2. That the Heritage Barrie Committee work with the Department of Culture and other organizations to promote the event.

APPLICATION OF ZONING BY-LAW AMENDMENT - MOFAN HOLDINGS INC. - 141-149 WELHAM ROAD (WARD 8)

1. That in consideration of the concerns raised regarding incompatibilities including the Ministry of Environment D-6 Guideline: “Compatibility Between Industrial Facilities and Sensitive Uses” permitted uses in existing industrial zoning categories and the previous recommendation (PLN003-12); the application submitted by Innovative Planning Solutions on behalf of Mofan Holdings Inc. to rezone lands known municipally as 141 to 149 Welham Road from General Industrial EM4 zoning to General Industrial Special Provision EM4 (SP-X) zoning be approved with the following site specific uses permitted in addition to the uses permitted in the EM4 zone:
 - a) Bank;
 - b) Photography Studio; and
 - c) Commercial School.
2. That pursuant to Section 34(17) of the Planning Act, no further notice be required. (12-G-099) (12-G-063) (12-G-030) (PLN003-12) (File: D14-1506)

Attachments: [PLN003-120206.pdf](#)
[DSC Report 141-149 Welham Rd.pdf](#)

REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED MAY 16, 2012.

Attachments: [CSC-120516.pdf](#)

NORTH SHORE TRAIL WORKING GROUP

1. That a working group be established consisting of one representative from each of the various stakeholders including but not limited to, local residents, naturalist clubs, trail users, service clubs and staff from the Engineering Department and Roads Parks and Fleet Department concerning the ongoing maintenance of the North Shore Trail.
2. That staff in the Engineering Department prepare a report for General Committee with a proposed Terms of Reference for the North Shore Trail Working Group. (File: R00)

JOHN EDWIN COUPE PARK (WARD 2)

1. That funds be considered in the 2013 Business Plan (capital and operating) for the development of the three phase implementation strategy for the construction of John Edwin Coupe Park.
2. That the Communities in Bloom Committee investigate potential fund raising opportunities within the community toward the implementation of the garden. (File: R00)

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MAY 23, 2012.

Attachments: [FCS 120523](#)

2013 BUDGET DIRECTIONS

1. That staff prepare a Business Plan for 2013 for all tax supported services on the basis of:
 - a) The cost of maintaining current programs at current service levels, based on anticipated 2013 workloads;
 - b) The cost of providing provincially mandated and cost-shared programs;
 - c) The costs associated with growth in population or infrastructure that is operated and maintained by the City;
 - d) Recommendations for changes to user fees that reflect:
 - i) the full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council.

- ii) increased reliance on non-tax revenue.
 - e) A reasonable estimate of assessment growth;
 - f) A maximum 3% increase in year over year costs, net of new debt service costs;
 - g) That adjustments to financing plans to incorporate \$1 Million dollars for a 2013 Road Revitalization Program to improve service levels on roads that will not receive the full construction for a minimum of six years, be considered as part of the 2013 Business Plan; and
 - h) The use of the Tax Rate Stabilization Reserve to mitigate the impact of cost pressures in 2013, if deemed appropriate.
2. That staff develop adjustments to financing plans, service levels and/or service delivery methods that reduce anticipated cost increases and include:
- a) Reviewing capital projects in the Capital Plan to reduce the requirements for building reserve balances;
 - b) Reviewing service levels to reduce operating cost pressures, including reviewing enforcement;
 - c) Introducing new or higher fees for existing services;
 - d) Working with Service Partners to reduce their funding request; and
 - e) Reviewing operating costs across the corporation.
3. That any new fee proposals for municipal services, or fee changes of more than 5% of the current fee, be reported to Council no later than December 1, 2012;
4. That any service enhancements, changes in service or new service proposals be presented as Program Changes to allow Council to consider each Program Change on a case-by-case basis;
5. That the 2013 capital budget include projects that consider the following:
- a) The probability and consequences of asset failure as identified by the application of the Business Risk Exposure model presented to Council in the 2011 Corporate Asset Status Report;
 - b) The degree of impact on service delivery and operating costs if the project is excluded from the capital budget;
 - c) Renewal activities and works required to support existing development projects:

- i) First priority - projects that support Public Safety, Environment and Transportation programs.
 - ii) Second priority - projects - that support Land Use Planning, Economic Development and Corporate Support programs.
 - iii) Third priority - projects that support Enforcement, Arts and Culture and Recreation programs.
- d) Financial affordability; and
- e) Subsequent years of multi-year projects.
- 6. That in recognition of the pending completion of Master Plans during the fourth quarter of 2012, that the capital forecast developed in 2011 be the basis for developing the 2013 capital budget.
- 7. That staff prepare a 2013 Business Plan for Parking Operations that includes:
 - a) The cost of maintaining parking services at the service levels established in the Parking Strategy approved in the second quarter of 2012;
 - b) The costs associated with growth in population or infrastructure that is operated and maintained by the City;
 - c) Recommendations for parking revenues that reflect the approved Parking Strategy; and
 - d) A reasonable estimate of expected usage.
- 8. That staff advise the County and all Agencies, Boards and Commissions that the budget directions established in paragraphs #1-4 should be used when preparing their 2013 budget.
- 9. That a 2013 Budget Development Schedule that anticipates Council's review and approval no later than January, 2013, be prepared and circulated to the County and all Boards and Agencies.
- 10. That the following paragraphs be referred to staff in the Finance Department for further review of a potential slower growth scenario for the reserve balances and associated change to the Financial Plan to achieve such balances and report back to Finance and Corporate Services Committee:

- "a) That staff prepare a 2013 Business Plan for Water and Wastewater services that includes:
- i) The cost of maintaining current approved programs at current service levels, based on anticipated 2013 workloads;
 - ii) The costs associated with legislated changes and requirements that must be incorporated into business plans;
 - iii) The costs associated with growth in population or infrastructure that is operated and maintained by the City;
 - iv) Rate increases that reflect revisions to the long range financial plan as directed per Motion 12-G-010, show that rates for water would increase by up to 10% and rates for wastewater would increase by up to 15%;
 - v) Opportunities to reduce rate increases, based on analysis undertaken by staff during the business plan development process; and
 - vi) A reasonable estimate of water consumption.
- b) That staff develop adjustments to water and wastewater financing plans, service levels and/or service delivery methods that reduce anticipated cost increases and generally include:
- i) Reviewing water and wastewater capital projects in the Capital Plan to reduce the requirements for building reserve balances." (EMT002-12) (File: F00)

Attachments: [2013 Budget Directions EMT002-12.pdf](#)

5. STAFF REPORT(S).

COMMUNITY GARDEN UPDATE

1. That the Sunnidale Park Community Garden continue as a pilot program in 2012.
2. That Golden Meadow Park Community Garden be started as a pilot program in 2012.
3. That staff make best efforts to obtain non tax based funding associated with the implementation of community gardens. (ENG012-11) (File: R04-CO)

Attachments: [ENG012-120528.pdf](#)

PARKING PROHIBITION ON COUGHLIN ROAD (WARD 7)

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

"Coughlin Road

From: Essa Road to a point 123 metres west thereof - Both Sides."

"Coughlin Road

From: Emms Drive to a point 30 metres east thereof - Both Sides."
(ENG015-12) (File: T02-PA)

Attachments: [ENG015-120528.pdf](#)

PARKING PROHIBITION ON BRUCKER ROAD (WARD 7)

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

"Brucker Road

From: Girdwood Drive to a point 30 metres east thereof - Both Sides."

"Brucker Road

From: Emms Drive to a point 35 metres west thereof - Both Sides."

"Brucker Road

From: Wessenger Drive to a point 30 metres east thereof - South Side."
(ENG016-12) (File: T02-PA)

Attachments: [ENG016-120528.pdf](#)

2011 PURCHASING ACTIVITY REPORT

1. That the 2011 Purchasing Activity Report for awards under delegated authority and contracted goods and services (renewals and amendments) exceeding \$1,000,000 attached as Appendices "A" and "B" to Staff Report FIN009-12 be received for information.
2. That the 2011 Annual Information Report for Professional Services that have received payments with a total cumulative value exceeding \$250,000 within each calendar year attached as Appendix "C" to Staff Report FIN009-12 be received for information.
3. That the 2011 Extraordinary Circumstance Purchases (emergencies) exceeding the \$10,000 threshold awarded under delegated authority attached as Appendix "D" to Staff Report FIN009-12 be received for information. (FIN009-12) (File: F00)

Attachments: [FIN009-120528.pdf](#)

TO PERMANENTLY CLOSE, DECLARE SURPLUS AND SELL THE LANE BESIDE 55 OWEN STREET (WARD 2)

1. That the Laneway located beside 55 Owen Street legally described as Lane, Plan 240, being all of PIN 58817-0183, City of Barrie (the "Lane"), be permanently closed, declared surplus and sold to the abutting property owner Alan James Brett for the sale price of \$41,818.00.
2. That the road closure and sale be subject to the following conditions:
 - a) That the purchaser pay all fees including legal and survey costs associated with the transfer;
 - b) That the property merge in title with the property municipally known as 55 Owen Street currently owned by Alan James Brett.
3. That the City Clerk be authorized to execute the Agreement of Purchase and Sale for the Lane in a form acceptable to the Director of Legal Services.
4. That a Deeming By-law over Lane, Plan 240 and Lot F, Plan 240, be approved pursuant to Section 50(4) of the Planning Act. (LGL013-12) (File: L17-70)

Attachments: [LGL013-120528.pdf](#)

TAXI TARIFFS AND TAXI INDUSTRY CONSULTATION

1. That By-law 2006-265, Section 9.3.0.0.0 regarding taxi tariffs be amended by deleting the following:

“9.3.1.0.0 b) for each additional 1/10 kilometer or part thereof - \$0.30

- c) waiting time \$31.00 per hour. Such time shall be calculated from the time of pickup of the first passenger to the time of discharge of the taxicab of the last passenger.”

And replacing it with the following:

“9.3.1.0.0 b) for each additional 1/10 kilometre or part thereof - \$0.25

- c) waiting time \$30.00 per hour. Such time shall be calculated from the time of pickup of the first passenger to the time of discharge of the taxicab of the last passenger.”

2. That By-law 2006-265, Section 9.3.0.0.0 - “Taxi Tariff Rates and Fares” be amended to provide for a 10% discount on any fare in excess of \$10.00 to any person providing proof of senior citizenship by producing a federally issued Senior Citizens card.
3. That By-law 2006-265, Section 9.2.13.0.0 with respect to a Taxi Company be amended to require that all trip records include the amount of the meter fare upon arrival at the destination, any discount (in \$) applied and the total fare charged for each call answered by the taxi driver.
4. That By-law 2006-265, Section 8.2.8.0.0 with respect to a Taxi Driver be amended to require that all trip records include the amount of the meter upon arrival at the destination, any discount (in \$) applied and the total fare charged for each call answered by the taxi driver.
5. That By-law 2006-265, Section 7.0.0.0.0 with respect to a Taxi Cab be amended to require that every taxi cab owner be required to post a decal advising all customers that a 10% discount will be applied to all fares over \$10.00 for senior citizens providing proof of senior citizenship, such decal to be on or near the taxi meter and posted in such a manner so as to be visible to any customer in the taxi cab.
- 6.. That a “floating fare” structure not be implemented. (LGL014-12) (File: P18) (P21/12)

Attachments: [LGL014-120528.pdf](#)

359 AND 363 DUCKWORTH STREET GRANT APPLICATIONS - GEORGIAN COLLEGE NEIGHBOURHOOD COMMUNITY IMPROVEMENT PLAN (WARD 1)

1. That the following grants be approved for 359 and 363 Duckworth Street in accordance with the Georgian College Neighbourhood Community Improvement Plan (GCN CIP) program details:
 - a) Building Permit Fees Grant in the amount of \$40,428;
 - b) Planning Application Fees Grant in the amount of \$15,400;
 - c) Tax Increment Based Grant to a maximum total amount of \$173,536 be granted over a five year period subject to annual confirmation that ongoing supervision and management of the property is maintained in accordance with the Georgian College Neighbourhood CIP objectives and the program details.
2. That the above noted grants be subject to the applicant providing to the City and complying with a Security and Safety Plan. (PLN001-12) (File: D18-363Duc)

Attachments: [PLN001-120528.pdf](#)

218 BAYFIELD STREET GRANT APPLICATIONS - DOWNTOWN: NEXT WAVE COMMUNITY IMPROVEMENT PLAN (WARD 2)

That the following grants be approved for 218 Bayfield Street subject to confirmation that the eligibility requirements can be met and further that the grants be subject to the program details and standard conditions of the applicable grant programs in the Downtown: Next Wave Community Improvement Plan (CIP):

- a) Building Permit Fees Grant in the amount of \$2,636.82;
- b) Planning Application Fees Grant in the amount of \$4,800;
- c) Tax Increment Based Grant not exceeding a total amount of \$20,513 payable over the 5 year period in accordance with the program details. Further that should the use of additional available space in the building be used for uses that require additional parking, the required cash in lieu payment for parking may be deducted from the Tax Increment Based Grant payments due. (PLN002-12) (File: D18-218)

Attachments: [PLN002-120528.pdf](#)

TELECOMMUNICATION FACILITIES PROTOCOL

1. That the existing protocol approved November 29, 2010 for the provision of City comments and recommendations to Industry Canada for the installation of telecommunications facilities be replaced by the revised protocol as set out in Appendix "A" to Staff Report PLN016-12.
2. That the General Provisions of the Zoning By-law be amended related to Section 4.2.1.1 as follows:

Section 4.2.1.1 be amended by replacing (c) with the following: "*(c) Private utility, save and except for (i) incinerators, sanitary landfill projects, waste collection and recycling facilities, and any function involving open storage of materials, (ii) free standing transmission towers in the Central Area Commercial C1 and Transition Centre Commercial C2 Zones or in any Residential Zone or Environmental Protection EP Zone.*"
3. That staff prepare an amendment to the Official Plan restricting the location of telecommunication facilities for Council's consideration.
4. That pursuant to Section 34 (17) of the Planning Act, no further written notice be required (D14-1502).
5. That the City's Fee By-law be amended to implement a \$2,500.00 fee for the processing and review of applications for the installation of telecommunication facilities. (PLN016-12) (File: A09-TRA and D14-1502).

Attachments: [PLN016-120528.pdf](#)

81 MULCASTER STREET GRANT APPLICATIONS - DOWNTOWN: NEXT WAVE COMMUNITY IMPROVEMENT PLAN (WARD 2)

That the following grants be approved for 81 Mulcaster Street subject to confirmation that the eligibility requirements have been satisfied, and further that the grants be subject to the program details and standard conditions of the applicable grant programs in the Downtown: Next Wave Community Improvement Plan:

- a) Building Permit Fees Grant in the amount of \$20,258.88;
- b) Planning Application Fees Grant in the amount of \$2,468;
- c) Tax Increment Based Grant not exceeding an amount of \$200,550 payable over the 5 year period in accordance with the program details. (PLN019-12) (File: D18-81 Mulc)

Attachments: [PLN019-120528.pdf](#)

DEEMING BY-LAW AND REMOVAL OF HOLD 504, 508 AND 510 BIG BAY POINT ROAD (WARD 9)

1. That a Deeming By-law be approved pursuant to Section 50(4) of the Planning Act over Lot 13, Plan 1019 save except Part 19, 51R-33123 (510 Big Bay Point), Lot 14, Plan 1019 save and except Part 7 on 51R-1488, Part 6 on 51R-8113 and Part 18 on 51R-33123 (508 Big Bay Point) and Lot 15, Plan 1019 save and except Part 5 on 51R-8113 & Part 17 on 51R-33123 (504 Big Bay Point), for the property owned by BFM Foundation Real Estate Development.
2. That the Holding Provision (H-72) initiated by By-law 2003-241 for the lands owned by BFM Foundation Real Estate legally described as Lot 13, Plan 1019 save except Part 19, 51R-33123 (510 Big Bay Point), Lot 14, Plan 1019 save and except Part 7 on 51R-1488, Part 6 on 51R-8113 and Part 18 on 51R-33123 (508 Big Bay Point) and Lot 15, Plan 1019 save and except Part 5 on 51R-8113 & Part 17 on 51R-33123 (504 Big Bay Point) be lifted (D14-1531).
3. That the appropriate notice for the lifting of the Holding Provision (H72) for the subject lands pursuant to Section 36 of the Planning Act be provided. (PLN021-12) (File: D14-1531)

Attachments: [PLN021-120528.pdf](#)

6. ITEM(S) FOR DISCUSSION.**BANNING SALE OF BOTTLED WATER AT SPECIAL EVENTS**

That staff in the Department of Culture investigate the feasibility of banning the sale of bottled water at special events hosted and/or approved by the City of Barrie, including the following aspects:

- a) The types of events to be considered for a potential ban;
- b) The incorporation of the ban into the City's event permit/application process; and
- c) The implications of a ban on community organizations' fundraising initiatives

and report back to General Committee (Item for Discussion 6.1, May 28, 2012) (File: E00)

Sponsors: Councillor J. Robinson

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.

HEARING DEVICES

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.