



Meeting Agenda
General Committee

Monday, June 1, 2015

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

**PROPOSED OFFICIAL PLAN AMENDMENT - CITY OF BARRIE
EMPLOYMENT LANDS CONVERSION POLICY (FILE: D09-ELCP)**

The purpose of the public meeting is to review a proposed text amendment to the City of Barrie Official Plan.

This amendment proposes to amend Section 3.1.2.1 by adding a new subsection (d) which would discourage the conversion of *employment lands* generally considered industrially designated and zoned lands to a non-employment use such as residential, commercial and some forms of institutional use. The proposed amendment will also identify criteria by which applications for conversion of employment lands may be evaluated and considered. These criteria would include:

- The site is located outside or on the fringe of a designated Employment Area;
- The site is isolated from surrounding designated employment lands;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;
- The conversion will be consistent/supportive of City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands;
- The site has been vacant for an extended period of time and is a brownfield (previously used, now vacant) industrial site; and
- The site is an opportunity for intensification in an area designated for intensification.

The amendment also proposes to amend Section 4.4 Industrial of the Official Plan by either adding or amending policies which will establish the primacy of Industrial lands as a significant driver in the economic prosperity of Barrie. To that end, a new goal would be added to Section 4.4.1 of the Plan which would state clearly this intent. Section 4.4.2.1 (a) and (e) are also proposed to be amended by establishing policies identifying that all applications for conversion of employment (industrial) lands will be subject to the proposed evaluation criteria

outlined above and further by explicitly stating that commercial and institutional uses which are not directly related to the function of industrial areas are discouraged.

These amendments are intended to preserve industrial lands for industrial purposes and direct non industrial uses to areas which have been identified and planned as being more suitable for non-industrial uses. The intent of the policies is to ensure that lands designated and zoned for industrial uses continue to be available and viable for new business intending to locate in Barrie to minimize the disruptive impact of commercial, institutional and residential uses on areas planned for industry.

Presentation by Merwan Kalyaniwalla, Manager of Planning Policy.

See attached correspondence.

Attachments: [PM Notice 150601 - OPA Employment Lands Conversion Policy.pdf](#)
[PM Presentation 150601 - OPA Employment Lands Conversion Policy.pdf](#)

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

3.1 PRESENTATION REGARDING CORPORATE TECHNOLOGY

Attachments: [Presentation - Corp Tech Strategy Update.pdf](#)

3.2 PRESENTATION - WATERFRONT AND MARINA STRATEGIC PLAN

Attachments: [WaterfrontThemes WF changes May21 for IIDC May26 final.pdf](#)
[Presentation - Waterfront and Marina Strategic Plan.pdf](#)

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED MAY 26, 2015.

WATERFRONT AND MARINA STRATEGIC PLAN

1. That the Waterfront and Marina Strategic Plan be endorsed.
2. That staff prepare an implementation plan that prioritizes the new commercial building in the Spirit Catcher Park, the new Marina Welcome Centre and the new boathouse building and report back to General Committee. (15-G-039) (13-G-274) (13-G-222) (13-G-161) (13-G-160) (File: R00)

6. STAFF REPORT(S)**MEDICAL MARIHUANA FACILITIES**

1. That the draft by-law regarding the licensing of Medical Marihuana Facilities attached as Appendix "A" to Staff Report BBS002-15, be presented to Council for approval and be effective on the date of passing of the by-law.
2. That the Fees By-law be amended to add the following:
 - a) Business License (New) for a Medical Marihuana Facility \$205.00; and
 - b) Business License (Renewal) for a Medical Marihuana Facility \$205.00. (BBS002-15) (File: P00)

Attachments: [BBS002-150601.pdf](#)

NAMING RIGHTS FOR THEATRE

1. That the Mayor and City Clerk be authorized to execute an agreement in accordance with the following terms and conditions:
 - a) The Mady Development Corporation is given a window of four months terminating on September 30, 2015, to contribute a minimum of \$200,000 to eliminate the arrears on their naming rights agreement with the City of Barrie for the Mady Centre for the Performing Arts and to commit to another payment of \$100,000 by December 31, 2015;
 - b) In the event that the Mady Development Corporation is unable to pay \$200,000 to the City of Barrie by September 30, 2015, the Naming Rights agreement between the City of Barrie and Mady Development Corporation, regarding the Mady Centre for the Performing Arts, is amended to allow the Mady Development Corporation's naming rights to persist for another two years only and be terminated on December 31, 2017; and
 - c) In the event that the Mady Development Corporation is unable to pay \$200,000 to the City of Barrie by September 30, 2015, the Mady Development Corporation is to be relieved of their commitment to make the remaining payments previously agreed to and included in Schedule A of the Mady Sponsorship Agreement, signed on June 24, 2011 and authorized by Council in Motion 11 -A-235.
2. That after the two year period which ends on December 31, 2017, the naming rights related to the theatre asset will be available to a proponent selected by a Council approved naming rights committee constituted for that purpose.

3. That any Naming Rights arrangement for City assets include a requirement that the donor demonstrate, not only the willingness but the ability to honour the commitment for the full term of the agreement. (DOC001-15) (File: R05-MAD)

Attachments: [DOC001-150601.pdf](#)

PROVIDING SOURCE PROTECTION SERVICES - PILOT PROGRAM

1. That the Mayor and City Clerk be authorized to execute an agreement with the Township of Springwater in accordance with the following terms and conditions:
 - a) The Township of Springwater delegate authority to the City of Barrie as providing Part IV enforcement as required under the Clean Water Act;
 - b) The Township of Springwater will reimburse the City for the staff costs associated with the services provided at the rates outlined in the agreement; and
 - c) The Township of Springwater and the City of Barrie agree to a one year term for the agreement at which time it may be extended or terminated by either party.
2. That any future requests requiring significant City source protection resources be considered and reviewed by the General Manager of Infrastructure and Growth Management in accordance with the criteria set out in Appendix "A" of Staff Report ENG007-15 and a memorandum be prepared for General Committee with details of any request. (ENG007-15) (File: W09-SO)

Attachments: [ENG007-150601.pdf](#)

CAPITAL PROJECT STATUS REPORT

1. That staff be authorized to close the capital projects as identified as completed in Appendix "C-1", Projects with Excess Committed Funding, and release the funding commitments in the amount of \$10,353.917 as described in Appendix "C-1", and identified in Appendix "C-2".
2. That staff be authorized to close the capital projects as identified as completed in Appendix "D-1", Projects Requiring Additional Funding, and increase the funding commitments in the amount of \$2,210,165 as described in Appendix "D-1", and identified in Appendix "D-2".
3. That staff be authorized to undertake the new capital projects as well as exiting projects with an expanded scope as identified in Appendix "B-1", New Capital Projects, and add the funding commitments in the amount of \$1,801,700 as described in Appendix "B-1", and identified in Appendix "B-2".

4. That staff have the authority to make an application for the Cultural Spaces Canada Grant as it relates to the new Georgian Theatre Upgrades capital project, and that if unsuccessful with the application, that staff will not proceed and will release the funding commitments on the next capital status report. (FIN007-15) (File: F00)

Attachments: [FIN007-150601.pdf](#)

2014 PURCHASING ACTIVITY REPORT

That the following schedules, collectively representing the 2014 Purchasing Activity Report, be received for information:

- a) Contract awards under delegated authority and contracted goods and services (renewals and amendments) exceeding \$1,000,000 attached as Appendix "A" and "B";
- b) Professional Services that have received payments with a total cumulative value exceeding \$250,000 within each calendar year attached as Appendix "C";
- c) 2014 Single and Sole Source purchases exceeding the \$10,000 threshold awarded under delegated authority attached as Appendix "D"; and
- d) An assessment of the degree of compliance with the Procurement By-law. (FIN011-15) (File: F00)

Attachments: [FIN011-150601.pdf](#)

YEAR ROUND DOWNTOWN PUBLIC MARKET - REPORT ON THE FEASIBILITY STUDY

1. That the Market Feasibility Study for a Public Market in Downtown Barrie, prepared by the Resource Management Consulting Group, dated February 2015, be received and utilized as a background document.
2. That a Downtown Market Steering/Working Group be formed with a mandate to develop a business plan for site selection, construction, operation and programming of a year round downtown public market.
3. That the Downtown Market Working Group objectives be as follows:
 - a) A locational review analysis to determine the most appropriate location for a year round downtown market;
 - b) A financial analysis for both capital and operating expenditures required to implement and sustain the operations of a year round market; and
 - c) An operational analysis to determine the resource requirements and operational model for a year round market including potential partnership opportunities.

4. That the Working Group be chaired by the General Manager of Infrastructure and Growth Management and include representatives of organizations that would be partners and that would benefit from such a facility and that these organizations be invited to participate in the working group and/or working group meetings on an as required basis, including but not limited to:
 - a) Councillor R. Romita and Councillor B. Ward
 - b) Barrie Farmers' Market
 - c) Downtown BIA including key Downtown Business Owners
 - d) Tourism Barrie
 - e) Chamber of Commerce
 - f) Barrie Arts and Culture Council
 - g) City staff from Facilities and Transit, Invest Barrie, Planning Services
5. That the costs to retain a consultant to support the Working Group in the development of the Business Plan and to complete additional customer survey work in commercial areas outside of the downtown core be funded from the Tax Rate Stabilization Reserve (13-04-0461) up to \$35,000.
6. That staff submit funding applications for grant programs to offset a portion of the costs associated with completing the Business Plan.
7. That the Mayor and City Clerk be authorized to execute any successful funding agreements associated with applications made to partially fund the Downtown Market Business Plan. (PLN015-15) (File: D18-MAR)

Attachments: [PLN015-150601.pdf](#)

APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - MASON HOMES LIMITED - 370 BIG BAY POINT ROAD (WARD 8)

1. That the Official Plan Amendment application submitted by MHBC Planning Urban Design & Landscape Architecture, on behalf of Mason Homes Limited., for lands known municipally as 370 Big Bay Point (Ward 8) be approved as follows (D09-OPA029):
 - a) Amend Official Plan Schedule "A" - Land Use to redesignate the subject lands from General Commercial to Residential; as identified in Appendix "A" of Staff Report PLN020-15.
2. That the Zoning By-law Amendment application submitted by MHBC Planning Urban Design & Landscape Architecture, on behalf of Mason Homes Limited, to rezone the lands known municipally as 370 Big Bay Point Road (Ward 8) from General Commercial C4 (H20) to Residential Multiple Dwelling Second Density with Special Provision RM2 (SP) (D14-1580), be approved.

3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) A minimum front yard setback adjoining a street where a secondary means of access is provided be 3.3 metres, whereas 7 metres is required;
 - ii) A minimum front yard setback where a porch is provided of 1.7 metres, whereas 3.0 metres is required;
 - iii) A maximum density of 42 units per hectare, whereas 40 units per hectare is permitted; and
 - iv) A maximum gross floor area of 71%, whereas 60% would be permitted.
4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN020-15) (File: D09-OPA029 and D14-1580)

Attachments: [PLN020-150601.pdf](#)

BARRIE BAYCATS BASEBALL CLUB FACILITY USE AGREEMENT

1. That the Mayor and City Clerk be authorized to execute an agreement with Barrie Baycats Baseball Club, for use of the baseball stadium located at the Barrie Community Sports Complex, 2100 Nursery Road, Midhurst, Ontario subject to the agreement conforming to the following:
 - a) The term of the agreement shall be 5-years, from May 2016 to August 31, 2020;
 - b) The club shall schedule and pay for its use of the Stadium through established booking procedures maintained by the Recreation Services Department of Barrie; and
 - c) The rental rates paid by the Barrie Baycats Baseball Club shall be outlined within the agreement, with increases at the sole discretion of the City of Barrie that will not be less than the annual CPI.
2. That the agreement shall contain any other terms and conditions deemed necessary by the General Manager of Community and Corporate Services, and the form of the agreement shall be prepared to the satisfaction of the Director of Legal Services. (REC005-15) (File: R00)

Attachments: [REC005-150601.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chambers are available upon request from the staff in the Legislative and Court Services Department.

American Sign Language (ASL) Interpreters are also available upon request. Please contact Legislative and Court Services Department staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.