



Meeting Agenda General Committee

Monday, April 4, 2016

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AN AMENDMENT TO THE ZONING BY-LAW AND RED-LINE REVISED DRAFT PLAN OF SUBDIVISION - JONES CONSULTING GROUP LTD., ON BEHALF OF SUMMITPINES ESTATES INC. - 301, 311, 343 AND 351 COUNTY ROAD 27 (TOWN LINE ROAD) AND 38 HUMBER STREET (WARDS 6 AND 7) (FILE: D09-OPA56/D12-403/D14-1597)

The purpose of the Public Meeting is to review an application to consider an Official Plan Amendment, Amendment to the Zoning By-law and Red-line Revised Draft Plan of Subdivision submitted by Jones Consulting Group Ltd., on behalf of the owner, Summitpines Estates Inc., for lands located on the east side of County Road 27 (Town Line Road), south of Humber Street. The property is legally described as Part of Lot 1, Concession 13, City of Barrie and is located within the Ardagh Secondary Planning Area. The property is known municipally as 301, 311, 343 and 351 County Road 27 (Town Line Road) and 38 Humber Street and has a total area of approximately 13.7 ha.

The lands are designated Residential Area, Open Space Area and Environmental Protection Area within the City's Official Plan, Low Density Residential, Open Space and Environmental Protection within the Ardagh Secondary Plan and are zoned Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Hold (R3)(H-129), Open Space (OS), Open Space Special (OS)(SP-118) and Environmental Protection (EP) in accordance with Zoning By-law 2009-141.

The applicant is proposing to redesignate 351 County Road 27 (Town Line Road) from Open Space to Residential Area in the City's Official Plan and Low Density Residential in the Ardagh Secondary Plan and rezone these lands from Open Space Special (OS)(SP-118) to Residential Single Detached Dwelling Third Density (R3) and Residential Single Detached Dwelling Fourth Density (R4). The proposed Official Plan Amendment and Rezoning would permit the development of five (5) single detached residential lots on 351 Town Line Road, lands recently acquired by Summitpines Estates Inc., which are proposed to be incorporated into Draft Approved Plan of Subdivision D12-403. In addition, the owner is proposing to rezone other lots and blocks within the balance of the property to implement the Draft Approved Plan of Subdivision.

Presentation by a representative of the Jones Consulting Group Ltd.

Presentation by C. McLaren, Development Planner, Planning Services.

See attached correspondence.

Attachments: [PM 2.1 Notice - Summitpines Estates.pdf](#)
[PM 2.1 Presentation - Summitpines Estates.pdf](#)
[PM 2.1 Memorandum - Summitpines Estates.pdf](#)
[PM 2.1 Correspondence - Summitpines Estates.pdf](#)

2.2 **PROPOSED COMMUNITY IMPROVEMENT PLAN (CIP) - CITY OF BARRIE (D18-BUI)**

The purpose of the Public Meeting is to review a proposed Community Improvement Plan (CIP).

The proposed Community Improvement Plan is intended to replace two existing CIP's; the Downtown: Next Wave CIP and the Allandale Centre CIP. The new Community Improvement Plan will incorporate elements of programs offered under these existing CIP's, but will expand the area of applicability to encompass the entire Built Boundary as identified on Schedule I of the Official Plan.

The purpose of the new Community Improvement Plan will be to provide for Financial Incentives designed to achieve emerging community goals and priorities which target key planning and growth management objectives for development within the Built Boundary, including: affordable housing, brownfield redevelopment, and mixed-use development within the intensification areas identified on Schedule I of the Official Plan.

The proposed Built Boundary CIP will consolidate the various existing financial incentive programs into two major programs; a renovation grant and a redevelopment grant. The renovation program is intended to provide financial incentives to promote the renovation and restoration of existing buildings within the Urban Growth Centre and buildings listed on the Municipal Heritage Register. The redevelopment program will provide financial incentives for new development. To be eligible for the redevelopment grant, applications must either provide affordable housing; remediate an existing identified Brownfield site; or be located within an intensification area and meet the minimum requirements of the Mixed Use Node (MU1) and Mixed Use Corridor (MU2) zone including the provision of ground floor commercial uses.

Presentation by K. Brislin, Senior Policy Planner, Planning Services

See attached correspondence.

Attachments: [PM 2.2 Notice - Community Improvement Plan.pdf](#)
[PM 2.2 Presentation - Community Improvement Plan.pdf](#)
[PM 2.2 Correspondence - Community Improvement Plan.pdf](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED MARCH 21, 2016.**

Attachments: [160404 Order of the Spirit Catcher Report.pdf](#)

6. STAFF REPORT(S)**REGULATING BOARDING LODGING ROOMING HOUSES (BLRs)**

That the staff in By-law Services use their best efforts within their existing resource capacity to identify potential Boarding Lodging Rooming Houses (BLRs) through the monitoring of "Rooms for Rent" advertising and investigate as feasible to confirm compliance with the Zoning By-law, the Building/Fire Codes, the Property Maintenance By-laws and the Municipal Licensing By-law. (BBS001-16) (File: A00-16) (P65/12, P55/13)

Attachments: [BBS001-160404.pdf](#)

FEES BY-LAW 2016-011 AMENDMENTS

That Schedule "B" of Fees By-law 2016-011 be amended as follows:

- a) Amend line #1.11.9 to read "1.11.9.(a) Except for backflow devices, all plumbing alterations or extensions to existing distribution and drainage systems (per fixture) \$15.00";
- b) Add line #1.11.9.(b) to read "Backflow devices \$300.00 for first five devices being installed at one time, plus \$30.00 per additional device being installed at the same time"; and
- c) Add line #1.11.17 to read "Decks, deck extensions \$281.00". (BBS002-16) (File: P24-SS)

Attachments: [BBS002-160404.pdf](#)

**SURPLUSING CITY LANDS FOR LITTLE LAKE SENIORS COMMUNITY INC.
(WARD 3)**

1. That the Lands at JC Massie Way and Duckworth Street, described as part of PIN's 583610796, 588300051, 583610426, 583610419, 583610425 and 583610249 (the Lands) as depicted in Appendix "A" to Staff Report BDD004-16, to be further described by a reference plan to be deposited, be declared surplus to the City's needs.
2. That staff in the Business Development Department be authorized to negotiate an Agreement of Purchase and Sale (APS) with Little Lake Seniors Community Inc. (the Purchaser) for the subject Lands and report back to General Committee for approval.
3. That the Purchaser be authorized to submit an application, on behalf of the City of Barrie (as owner), for an Official Plan Amendment and Rezoning of the Lands at its own expense and with the understanding that the application will be considered on its own merits and no approval being implied.
4. That the City Clerk be authorized to execute any documents to provide such authorization.
5. That fair market value be determined by an appraiser, paid for by the Purchaser, for the Properties to be sold.
6. That the Agreement of Purchase and Sale contain the following conditions and any other conditions, mutually agreed upon by the Director of Legal Services and Director of Business Development:
 - a) The Properties are to be sold in their present condition "as is" and the Purchaser be required to complete any such tests, reports, analysis and plans at its own expense as may be required by the City, at the City's sole discretion, to support the proposed development including but not limited to any reports, analysis, plans and environmental compliance approvals, including those by third parties such as the Conservation Authority;
 - b) The Purchaser is required to obtain the required Official Plan and Zoning By-law Amendments for its development proposal and that these amendments be considered separately and on their own merits with no approval of such Applications being implied;
 - c) An easement be provided by the Purchaser across the subject Lands in favour of the City, providing the City unencumbered unlimited access 24 hours per day and 7 days per week to existing or planned infrastructure, whether the infrastructure is on or under the Lands being surplus;

- d) The design of the proposed parking area be such that it has minimal impact on existing infrastructure that the City may be required to undertake work upon, such design to be to the satisfaction of the Director of Engineering and Director of Environmental Services via Site Plan Control approvals; and
- e) When the City requires access to its infrastructure within the easement area, the City shall not be held responsible or liable in any way for the operation of the parking facility or any impact on the Purchaser's business operations for any repair, upgrades or installation of infrastructure. (BDD004-16)

Attachments: [BDD004-160404.pdf](#)

MEMORIAL SQUARE/MERIDIAN PLACE REDEVELOPMENT CLOSURE OF FRED GRANT STREET ADDITIONAL CONSTRUCTION FUNDING (WARD 2)

- 1. That Fred Grant Street be closed for the redevelopment of Memorial Square / Meridian Place.
- 2. That the capital budget for the redevelopment of Memorial Square / Meridian Place be increased by \$945,538 and funded as follows:
 - a) \$263,639 from the BIA (fundraising);
 - b) \$263,638 from the BIA (City loan);
 - c) \$418,261 from the Tax Capital Reserve Fund (13-04-440).

(ENG003-16) (File: R04-MEM)

Attachments: [ENG003-160404.pdf](#)

PROVISION OF SANITARY AND WATER SERVICING FOR MAPLEVIEW DRIVE EAST, HURONIA ROAD TO COUNTRY LANE (WARD 9)

- 1. That a by-law be prepared to authorize the recovery of capital costs for the installation of sanitary servicing of unserved properties on Mapleview Drive East between Huronia Road and Country Lane, as outlined in Staff Report ENG006-16, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of sanitary sewer, as provided under Section 326 of the Municipal Act, with the option of payment of the sanitary charges over a 10 year period with interest.
- 2. That a by-law be prepared to authorize the recovery of capital costs for the installation of water servicing on Mapleview Drive East between Huronia Road and Country Lane, as outlined in Staff Report ENG006-16, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of watermain, as provided under Section 326 of the Municipal Act, with the option of payment of the water charges over a 10 year period interest free.

3. That in support of the Fisheries Act Application for the Lover's Creek crossing of Mapleview Drive East, the Mayor and Treasurer be authorized to provide a Letter of Credit to Fisheries and Oceans Canada in the amount of \$2,106,400 for a period of three years with the financing costs charged to the Mapleview Drive East, Huronia Road to Country Lane capital project.
4. That a letter to Fisheries and Oceans Canada, with copies sent to MP John Brassard and MP Alex Nuttall, be drafted expressing the City of Barrie's concern regarding the requirement for the provision of a Letter of Credit for financial security when the possibility of default on the project by a municipality is minimal. (ENG006-16) (File: T05-MAP)

Attachments: [ENG006-160404.pdf](#)

CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENTS TO THE ENVIRONMENTAL ADVISORY AND HERITAGE BARRIE COMMITTEES
(LCS006-16) (File: C06)

PARKING PROHIBITION ON COLLEGE CRESCENT, COOK STREET AND NELSON STREET (WARD 1)

1. That By-law 80-138 Schedule "A", "No Parking Anytime" be amended by adding the following:

Column 1

Column 2

"College Crescent

Northerly portion of College Crescent on the south side from Nelson Street to a point approximately 65 metres west of Lonsdale Place."

"College Crescent

Southerly portion of College Crescent on the west and south side between East Gate and Nelson Street."

"College Crescent

West side from East Gate to a point 178 metres north."

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

Column 1

Column 2

Column 3

"College Crescent

Odd house numbered side

1st of the month to the 15th of the month."

"College Crescent

Even house numbered side

16th of the month to the end of the month."

3. That By-law 80-138 Schedule "A", "No Parking Anytime" be amended by deleting the following:

Column 1Column 2

"Cook Street

Both sides from Georgian College entrance southerly 90 metres"

And adding the following:

Column 1Column 2

"Cook Street

West side from Georgian College Entrance southerly 90 metres"

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

Column 1Column 2Column 3

Cook Street from 90 metres southerly of Georgian College entrance to Grove Street

Both sides

8:00 a.m. to 5:00 p.m. excluding Saturdays, Sundays and Statutory Holidays."

And adding the following:

Column 1Column 2Column 3

"Cook Street from 90 metres southerly of Georgian College entrance to Grove Street

West side

8:00 a.m. to 5:00 p.m. excluding Saturdays, Sundays and Statutory Holidays."

"Cook Street from the Georgian College entrance to Grove Street

East side

8:00 a.m. to 5:00 p.m. excluding Saturdays, Sundays and Statutory Holidays."

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

Column 1

"Nelson Street between Corbett Drive and the north limit

Column 2

Both sides

Column 3

8:00 a.m. to 5:00 p.m. Monday to Friday."

And adding the following:

Column 1

"Nelson Street between Corbett Drive and the north limit

Column 2

Both sides

Column 3

8:00 a.m. to 5:00 p.m. Monday to Friday, excluding Saturdays, Sundays, and Statutory Holidays."

(RPF003-16) (File: T02-PA)

Attachments: [RPF003-160404.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

8.1 INVESTIGATION - SHIPPING CONTAINERS FOR USE AS BUILDINGS, BUILDING ADDITIONS AND ACCESSORY STRUCTURES

1. That Planning Services staff be directed to investigate the advisability of permitting shipping containers to be used for buildings, building additions and accessory structures in all land use zones within the City.
2. That a Public Meeting be scheduled under the Planning Act at which the report and recommendations from staff shall be presented. (Item for Discussion 8.1, April 4, 2016) (File: D00)

Sponsor: Councillor, R. Romita

8.2 LETTER - LAURENTIAN UNIVERSITY STUDENTS

That a letter be sent to Laurentian University, the Ministry of Training, College and Universities and M.P.P. Ann Hoggarth requesting that arrangements be made to permit Laurentian students enrolled at the Barrie campus to finish their degrees in Barrie or if that option is not made available by the parties, reasonable financial compensation be provided by the University and/or Ministry to students who must relocate to an educational institution outside of Barrie due to Laurentian University's decision to leave the City of Barrie. (Item for Discussion 8.2, April 4, 2016) (File: A16)

Sponsors: Councillor, A. Prince and Councillor, S. Morales

8.3 PARKING PROHIBITION - ANNE STREET SOUTH (WARD 8)

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

"Anne Street South South side from Essa Road to a point 55 metres south thereof."

(Items for Discussion 8.3, April 4, 2016) (File: T02)

Sponsor: Councillor A. Khan

8.4 PARKING PROHIBITION - SPRINGHOME ROAD (WARD 8)

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

"Springhome Road East side from Bayview Avenue to a point 60 metres east thereof."

(Item for Discussion 8.4, April 4, 2016) (File: T02)

Sponsor: Councillor A. Khan

8.5 INSTALLATION OF FLASHING AMBER BEACONS - MARSHALL STREET AREA (WARD 8)

That staff in Roads, Parks and Fleet install flashing amber beacons at the following locations:

- a) Northbound on Marshall Street approaching Innisfil Street to advise caution due to children/pedestrians crossing;
- b) Eastbound on Innisfil Street west of Marshall Street, to advise that cross traffic does not stop; and
- c) Westbound on Innisfil Street, east of Marshall Street to advise that cross traffic does not stop.

(Item for Discussion 8.5, April 4, 2016) (File: T02)

Sponsor Councillor, A. Khan

8.6 PILOT FOR A 2016 ANNUAL PARKING PASS

1. That staff in Roads, Parks and Fleet be delegated the authority to create a 2016 annual parking pass to be available to the public by August 31, 2016 as a pilot for the remainder of the year, including the authority to:
 - a) Establish a price for a 2016 annual yellow parking pass based on providing one month free (prorated) as a further discount to the current 40% discount of the monthly yellow pass;
 - b) Amend the Fees By-law to establish the annual parking pass fee;
 - c) Determine the method of marketing the annual passes to major employers in the urban core; and
 - d) Make the 2016 annual parking pass available for pick up at any of the current locations.
2. That staff in Roads, Parks and Fleet report via memorandum before June 30th, 2016 on the following matters:
 - a) The costs/benefits of implementing the pass; and
 - b) The estimated incremental costs associated with introducing an annual pass, if any.

(Item for Discussion 8.6, April 4, 2016) (File: T00)

Sponsor: Mayor, J. Lehman

8.7 ICE STORM CLEAN UP - TEMPORARY EXEMPTION TO FEES BY-LAW FOR TREE TRIMMINGS AND BRUSH

That notwithstanding the Fees By-law, a temporary exemption be provided retroactive to April 5, 2016 with respect to the leaf and yard waste fees, for the drop off of tree trimmings and brush associated with the ice storm and emanating from Barrie properties at the landfill site, subject to the following conditions:

- a) The tree trimmings and brush be separated from all garbage and not be mixed with any other waste;
- b) The tree trimmings and brush be received during normal operating hours;
- c) Proof of residency in the City of Barrie be provided;
- d) The tree trimmings and brush be identified as generated from a City of Barrie property and resulting from the weather incident over the Easter weekend; and
- e) The temporary exemption continue until April 23, 2016.

(Item for Discussion 8.7, April 4, 2016) (File: F00)

Sponsors: Councillor, B. Ward, Councillor, A. Prince and Councillor, S. Morales

9. INFORMATION ITEMS

Update provided by Member of Parliament Alex Nuttall on Federal Matters.

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

Assistive listening devices for the Council Chamber 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.

