



City of Barrie

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

Meeting Agenda General Committee

Monday, September 24, 2018

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS INC. C/O DARREN VELLA ON BEHALF OF 1980168 ONTARIO INC. - 105, 107, 109, 111 EDGEHILL DRIVE (WARD 5) (FILE: D14-1653)

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of 1980168 Ontario Inc. for lands known municipally as 105, 107, 109 and 111 Edgehill Drive.

The proposal is to rezone the lands from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density with Special Provisions (RM2-[SP-XXX]) to permit the development of 78 back-to-back townhouse units within 5 buildings. The special provisions are requested to allow: the development of back-to-back townhouse units, a reduced front yard setback, an increase in maximum lot coverage, maximum gross floor area, building height, and density, a reduction in the number of required parking spaces, and the request to permit unconsolidated amenity space.

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Bailey Chabot, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [ADDITIONS - PM 180924 Correspondence - 105-111 Edgehill Dr.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 COMMUNITY SERVICES COMMITTEE DATED SEPTEMBER 10, 2018**

Attachments: [CSC Report 180910.pdf](#)

REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED SEPTEMBER 17, 2018

Attachments: [IIDSC Report 180917.pdf](#)

GEORGIAN COLLEGE NEIGHBOURHOOD COMMUNITY IMPROVEMENT PLAN (CIP) TAX INCREMENT BASED GRANT APPEAL

That the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant Appeal submitted by WCPT Georgian Inc. be deferred until the next Infrastructure, Investment and Development Services Committee meeting for further consideration of the following additional information requested from the appellant, WCPT Georgian Inc. and City staff:

- a) Any correspondence related to the grant application;
- b) A copy of the application form for the submission of CIP grant requests; and
- c) The calculations associated with the potential grant amount over the full five years.

REQUEST TO ADD 27 WILLIAM STREET TO THE CITY'S HERITAGE REGISTER

That, at the request of the property owners of 27 William Street to add their property to the City of Barrie Heritage Register, be approved.

HERITAGE REGISTER REVIEW

That, at the request of the property owners of 62 William Street and 250 Dunlop Street West to add their properties to the City of Barrie Heritage Register, be approved.

GEORGIAN COLLEGE NEIGHBOURHOOD CIP TAX INCREMENT BASED GRANT - APPEAL

That the Report to the Infrastructure, Investment and Development Services Committee dated September 17, 2018 concerning the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant - Appeal, be deferred to the next Infrastructure, Investment and Development Services Committee meeting for further consideration.

Attachments: [Report - Georgian College Neighbourhood CIP.pdf](#)

6. STAFF REPORT(S)**SANDBOX ENTREPRENEURSHIP CENTRE LEASE (WARD 2)**

1. That the extended roof top space, on the second floor of the Transit Terminal located at 24 Maple Avenue, be included in the total leasable space defined in the lease agreement between the City of Barrie and the Sandbox Entrepreneurship Centre.
2. That the use of the extended roof top space for an outdoor patio be approved, subject to the Sandbox Entrepreneurship Centre meeting all building permit requirements and specified conditions of the lease. (CE010-18) (File: R05-SAN)

Attachments: [CE010-180924.pdf](#)

BUSINESS PLAN STATUS AS AT JUNE 30, 2018

1. That Staff Report FIN016-18 concerning the 2018 Budget and Business Plan Status as of June 30, 2018 be received.
2. That staff in the Finance Department be authorized to proceed with existing projects requiring additional funding as identified in Appendix "G" to Staff Report FIN016-18 in the amount of \$331,899, with \$164,225 to be funded from the Tax Capital Reserve (13-04-0440), \$125,000 from the Wastewater Capital Reserve (12-05-0575), and \$42,674 to be funded from the DC Reserve (11-05-0520).
3. That staff in the Finance Department be authorized to undertake a new capital project, #000656 Sunnidale Road Hwy 400 Crossing Reconstruction - Environmental Assessment (within CAH limits), in the amount of \$95,000 to be funded from the Wastewater Capital Reserve (12-05-0575). (FIN016-18) (File: F00)

Attachments: [FIN016-180924.pdf](#)

2018-2022 COUNCIL TECHNOLOGY SERVICES

That the technology services for the 2018 - 2022 Term of Council as described in Appendix "A" to Staff Report ICT001-18 be approved. (IT001-18) (File: C00)

Attachments: [IT001-180924.pdf](#)

CONFIDENTIAL LABOUR RELATIONS AND POTENTIAL PERSONAL INFORMATION MATTER - NON-UNION COMPENSATION (HRS008-18) (FILE: H07)

CONFIDENTIAL ACQUISTIION OF PROPERTY MATTER - SUNNIDALE ROAD (LGL011-18) (P49/13)

CLEARANCE OF DUE DILIGENCE CONDITIONS FOR THE CITY AND HIP PROPERTY TRANSACTIONS

1. That the conditions identified on Appendix "A" to Staff Report LGL012-18 and contained in the Agreement of Purchase and Sale (the "APS") between HIP Barrie Central Inc. ("HIP") and the Corporation of the City of Barrie (the "City") related to the City's acquisition of the Fisher Auditorium property (the "Fisher Property") be removed.
2. That should HIP remove its conditions contained in the agreements it entered into with the City to purchase 34-40 Bradford Street, 44 Bradford Street and Red Storey Field, staff in the Legal Services Department be directed to close on those transactions and the Fisher Property transaction in accordance with the terms of the agreements approved pursuant to motion 18-G-107, subject to any amendment(s) approved by the Chief Administrative Officer.
3. That the Mayor and City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services necessary to remove the City's conditions on purchasing the Fisher Property and complete the transactions identified in paragraphs 2 and 3.
4. That staff be directed to:
 - a) Continue working with the YMCA regarding an integrated site plan for the Fisher Auditorium and Events Centre re-use and the proposed YMCA building on the Fisher Property should the YMCA select this location;
 - b) Continue negotiations with the YMCA concerning possible use by the YMCA of property surplus to the City's needs; and
 - c) Report back to General Committee with a staff report seeking further direction related to the potential inclusion of the YMCA in the development of the Fisher Property site or other potential alternatives should the YMCA choose to locate elsewhere. (LGL012-18) (File: L07 -1139) (P13/18)

Attachments: [LGL012-180924.pdf](#)

UPDATES ON VARIOUS PLANNING POLICY MATTERS

1. That staff in the Planning and Building Services Department undertake the necessary public engagement process in accordance with the *Planning Act* on the following matters:
 - a) Potential Amendments to the City's Comprehensive Zoning By-law 2009-141;
 - b) Potential Amendments to the City's Community Improvement Plans;
 - c) Potential Amendments to the City's Official Plan and Comprehensive Zoning By-law to implement the findings of the intensification analysis of the Essa Road/Bradford Street Corridor Study;
 - d) Proposed Mid-Rise Design Guidelines; and
 - e) Completion of the Sustainable Development Strategy.

2. That staff in the Planning and Building Services Department consider the conversion of the three employment lands identified within paragraph 35 of Staff Report PLN025-18 following the resolution of the appeals to the Official Plan Amendments 44 and 55. (PLN025-18) (File: D00)

Attachments: [PLN025-180924.pdf](#)

TELECOMMUNICATION FACILITIES ON CITY OWNED PROPERTY

1. That Section 5 of the City of Barrie Protocol for Consideration of Telecommunication Facilities Applications be updated to read as follows:

“Any request to install a facility on lands owned by the City shall be made to the City **Planning and Building Services**, in accordance with the **Third Party Cell Towers/Antennas on City Owned Property** policy. A formal application for approval shall be required in accordance with Section 4.0 of this protocol.”

2. That the Commercial Cell Towers / Antennas on City Owned Property Policy attached as Appendix “A” to Staff Report PLN027-18 be approved.

3. That the Director of Planning and Building Services, Director of Corporate Facilities and Director of Information Technology, in consultation with the Director of Legal Services be given the following:
 - a) Authority to conclude negotiations, execute and deliver, master agreements with Third Party communications companies incorporating the general terms and conditions outlined in this report and such other terms and conditions satisfactory to the Director of Legal Services as well as, when applicable, the Director of Corporate Facilities; and

 - b) Standing authority to negotiate, execute and deliver, agreements for specific installations covered by the general terms in the master agreements and incorporating specific terms and conditions satisfactory to the Director of Legal Services as well as, when applicable, the Director of Corporate Facilities. (PLN027-18)

Attachments: [PLN027-180924.pdf](#)

BARRIE SOCCER CLUB GOAL POSTS

1. That the Mayor and City Clerk be authorized to execute a Soccer Goals and Nets Agreement between The Corporation of the City of Barrie and the Barrie Soccer Club for the fields located at Huronia North Park, 311 Huronia Drive, Barrie, ON, generally in accordance with the agreement attached as Appendix "A" to Staff Report REC004-18, and subject to the agreement conforming to the following:
 - a) The agreement shall be for the removal of existing goal posts and for the purchase and installation of new soccer goal posts and nets;
 - b) The project costs are estimated at \$45,000 dollars, with the City of Barrie agreeing to fund up to \$22,500 of the project and the Barrie Soccer Club to cover the remainder of all costs;
 - c) The Barrie Soccer Club would be responsible to purchase the appropriate goals and netting and the City of Barrie would be responsible for removal and installation of goals and nets;
 - d) Upon completion of the installation project, the goals would become the property of the City of Barrie;
 - e) Signage would be installed referring to the fields as the Home of the Barrie Soccer Club;
 - f) Huronia North Park would remain dedicated to soccer pitches for a minimum of 5 years (2019 to 2024 inclusive); and
 - g) 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.
2. That a capital project be established in 2018 for \$45,000, with \$22,500 funded from Barrie Soccer Club and the remaining \$22,500 from the Tax Capital Reserve. (REC004-18) (File: R00)

Attachments: [REC004-180924.pdf](#)

ELLEN STREET PARKING INVESTIGATION (WARD 2)

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

"Ellen Street East side from John Street to a point 57 metres northerly thereof."

"Ellen Street East side from John Street southerly to the end of the cul-de-sac."

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

Ellen Street East side from Victoria Street to southerly limit."

(RPF010-18) (File: T00) (P22/18)

Attachments: [RPF010-180924.docx.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION**INSTALLATION OF AN ALL-WAY STOP AT THE INTERSECTION OF CONSORT DRIVE AND SANDRINGHAM DRIVE**

That an All-way Stop be installed at the intersection Consort Drive and Sandringham Drive. (Item for Discussion 8.1, September 24, 2018) (File: T00)

Sponsor: Councillor, M. McCann

9. INFORMATION ITEMS

Nil.

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.