



# City of Barrie

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

## Meeting Agenda General Committee

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Monday, September 11, 2017

7:00 PM

Council Chamber

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1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

**APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ABDALLAH ASSAF GUIRGIS, ARCONS CONSTRUCTION MANAGEMENT CORPORATION - 340 PENETANGUISHENE ROAD (WARD 1) (FILE: D14-1634)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of Abdallah Assaf Guirgis, Arcons Construction Management Corporation. The lands are legally described as Part of Lot 5, Concession 1 and is located within the Georgian Drive Planning Area. The property is known municipally as 340 Penetanguishene Road and has a total area of approximately 0.3 hectares (3,000 square metres).

The lands are considered to be designated 'Residential' within the City's Official Plan and are currently zoned 'Agricultural' (A) in accordance with Zoning By-law 2009-141.

The owner has applied to amend the current zoning of the property to 'Single Detached Residential Third Density - Special' (R3)(SP) to permit the development of four new single detached residential dwellings and lots.

Presentation by a representative(s) of The Jones Consulting Group Ltd.

Presentation by C. McLaren, Planner, Planning and Building Services.

- Attachments:** [PM1 170911 Notice - 340 Penetanguishene Rd.pdf](#)  
[PM1 170911 Memo - 340 Penetanguishene Rd.pdf](#)  
[PM1 170911 Presentation - 340 Penetanguishene Rd.pdf](#)  
[PM1 170911 Correspondence - 340 Penetanguishene Rd.pdf](#)

**APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND REZONING - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS C/O GREG BARKER ON BEHALF OF 1862145 ONTARIO INC. C/O DAVID SEAMAN - 2,4,6 AND 8 TECK ROAD AND 350, 354 AND 358 ARDAGH ROAD (WARD 6) (FILE: D14-1636)**

The purpose of the Public Meeting is to review an application for a Draft Plan of Subdivision and Rezoning submitted by Innovative Planning Solutions C/O Greg Barker on behalf of 1862145 Ontario Inc. C/O David Seaman for lands municipally known as 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road and which are located just north of Ardagh Road immediately east of Wright Road.

The applicant is proposing to amend the zoning of the subject lands from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density - Special' (R4)(SP) to permit the development of seventeen (17) single detached residential dwellings.

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

Presentation by E. Terry, Planner, Planning and Building Services.

**Attachments:** [PM2 170911 Notice - Teck Rd and Ardagh Rd.pdf](#)  
[PM2 170911 Memo - Teck and Ardagh Road.pdf](#)  
[PM2 170911 Presentation - Teck Rd and Ardagh Rd.pdf](#)  
[PM2 170911 Correspondence - Teck and Ardagh Road.pdf](#)  
[PM2 ADDITIONS Correspondence Teck and Ardagh Rd.pdf](#)

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

Nil.

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**

Nil.

**6. STAFF REPORT(S)****BARRIE COLLINGWOOD RAILWAY (BCRY) - PLANNING APPROVALS IN TOWNSHIP OF ESSA TO FACILITATE BUSINESS OPPORTUNITIES**

1. That in order to facilitate new business opportunities for the Barrie Collingwood Railway (BCRY) and to bring the Utopia Rail Yard into legal conformance with the Township of Essa's Zoning By-law, CANDO Rail Services (CANDO Rail) be authorized to submit the required planning applications to obtain the necessary approvals for the lands located at 8716 Simcoe Road #56 (Concession 6, E Pt Lot 30, 51R-27836, Parts 1 and 2) to be changed to a 'General Industrial' use that would include a bulk fuel transfer facility under the Township's By-law, and any requests for site specific provisions to the satisfaction of the Director of Roads, Parks and Fleet and Director of Business Development.
2. That the City of Barrie contribute a maximum of \$50,000 towards the cost of the planning application(s), to be 50% funded from the existing operating budget for the rail operations and 50% from the industrial land reserve.
3. That the Director of Roads, Parks and Fleet and Director of Business Development be authorized to sign on behalf of the City of Barrie, as a co-owner of the lands, the planning application(s) and ancillary document(s) associated with CANDO Rail Services' submission for planning approvals.
4. That the City of Barrie be authorized to enter into negotiations with CANDO Fuels and the County of Simcoe, where required, to lease a portion of the Utopia Rail Yard to CANDO Fuels to facilitate a business opportunity for a bulk fuel transfer facility and report back to General Committee for approval of any lease agreement/with the results of the negotiations.
5. That the City of Barrie be authorized to enter into discussions with the County of Simcoe to determine the County's interest in retaining its portion of the jointly owned Utopia Rail Yard and report back to General Committee for the approvals as required. (BDD010-17) (File:T06)

**Attachments:** [BDD010-170911.pdf](#)

**AMENDMENT TO SALE OF CITY INDUSTRIAL LANDS FOR SKYTEK PHARMACEUTICAL (WARD 8)**

1. The City Clerk be authorized to execute the Amendment to the Agreement of Purchase and Sale between the City and 1923903 Ontario Ltd. (Skytek Pharmaceutical) to amend the property description to include the complete parcels of City owned industrial land described as Lots 72-75, Plan 51M-379, City of Barrie, County of Simcoe, being PIN's 587280320, 587280321, 587280322 and 587280323, the Property, subject to the following terms and conditions:
  - a) The Purchaser acknowledges that acceptance of this amending agreement is conditional upon the approval of the Council of the City of Barrie.
2. That the City Clerk be authorized to execute amendments to extend the closing date through to January 31st, 2018 and no further extensions to the closing date be provided. (BDD011-17) (File: L16)

**Attachments:** [BDD011-170911.pdf](#)

**CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE (LCS021-17) (File: C06)**

**APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4)**

1. That the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corporation, to rezone the lands known municipally as 101 Kozlov Street (Ward 4) from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density with Special Provisions (RM2)(SP), be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
  - a) Permit a maximum density of 94 units per hectare, whereas a maximum density of 53 units per hectare would be permitted;
  - b) Permit a maximum gross floor area of 85%, whereas a maximum gross floor area of 60% would be permitted;
  - c) Permit a maximum building height of 3.5-storeys (12 metres) for the proposed stacked townhouse units, whereas a maximum building height of 3-storeys (10 metres) would be permitted;
  - d) Permit a minimum parking ratio of 1.15 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required;
  - e) That a minimum outdoor amenity area of 1,104 square metres be provided on site, of which a minimum of 834 square metres shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 1,104 square metres would be required to be provided in a consolidated form;
  - f) Provide a minimum side yard setback of 6 metres, whereas a minimum side yard setback of 1.8 metres would be permitted;
  - g) Notwithstanding (f) above, provide a minimum side yard setback of 25 metres from the proposed stacked townhouse units to the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas 7 metres would be permitted;
  - h) Provide a minimum 4 metres wide landscape buffer area along the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas a minimum of 3 metres would be permitted;
  - i) Provide a minimum 9 metres building setback between the proposed stacked townhouse units and the existing apartment building on-site; and
  - j) That the existing 7-storey (129 units) residential apartment building be recognized as a permitted use.

3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN022-17: proposed increase in density and height, proposed setbacks/proximity of the proposed development to the existing apartment building on-site and residential properties in the area resulting in a decrease in privacy, reduced parking ratio, on-street parking, existing tree preservation/removals and compensation plantings, increase in traffic, provision of parking adjacent to existing residential properties, site access, emergency vehicle access, impact on existing municipal services (water and sanitary) and stormwater management, refuse programming, proposed rental tenure, adverse effects on property values, perceived increase in crime rates and timing of the proposed development. (PLN022-17) (File: D14-1596)

**Attachments:** [PLN022-170911.pdf](#)

**PROPOSED OFFICIAL PLAN AMENDMENT AND REZONING AT 52, 60, 64 AND 68 RAWSON AVENUE (WARD 8)**

1. That the Official Plan Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to amend the land use designation on Schedule A - Land Use from Restricted Industrial to General Industrial be approved as shown in Appendix "A" to Staff Report PLN023-17.
2. That the Zoning By-law Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to rezone the lands from Restricted Industrial with Special Provisions and a Hold [RI (SP-413)(H-107)] to General Industrial (GI) be approved as shown in Appendix "B" to Staff Report PLN023-17.
3. That neither written nor verbal comments were received from the public with respect to this application to be taken into consideration as part of the deliberations and final decision related to the application(s).
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN023-17) (File: D09-OPA065 and D14-1635)

**Attachments:** [PLN023-170911.pdf](#)

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1)**

1. That the Official Plan Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street, to permit a density of 290 units per hectare outside of the City Centre be approved as an amendment to policy section 4.8 Defined Policy Areas and shown in Appendix "A" to Staff Report PLN025-17. (D09-OPA062)
2. That the Zoning By-law Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street, be approved as recommended for revision by staff, to change the zone from Residential Apartment First Density (RA1-3) to Residential Apartment Second Density with Special Provisions (RA2-1) (SP) (as shown in Appendix "B" to Staff Report PLN025-17), including:
  - a) A reduced front yard setback from 7 metres to 5 metres;
  - b) A reduced setback for secondary means of egress from 7 metres to 5 metres;
  - c) An increase in gross floor area from 200 percent to 206 percent;
  - d) An increase in building height from 30 metres to 34 metres;
  - e) A decrease in parking ratio from 1.5 spaces per unit to 1 space per unit;
  - f) A reduced side and rear landscape buffer for the parking lot from 3 metres to 1 metre; and
  - g) An increase in surface parking lot coverage from 35 percent to 44 percent.
3. That the written and oral submissions received relating to this application, have been on balance taken in consideration as part of the deliberations and final decision related to the approval of the application, including but not limited to the increase in density and traffic; availability of infrastructure; source water protection; previous planning applications and impact on the community.
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN025-17) (File: D09-OPA062 and D14-1618)

**Attachments:** [PLN025-170911.pdf](#)  
[ADDITIONS Memo 37 Johnson Street.pdf](#)

**AFFORDABLE HOUSING ACTION ITEM #9: REPORT ON DEMOLITION CONTROL AND DEMOLITION AND CONVERSION OF RESIDENTIAL RENTAL PROPERTIES BY-LAWS**

1. That no new by-laws be introduced with respect to demolition and rental conversions at this time.
2. That the Condominium Conversion portion of Section 5 Housing, Condominium Conversion of the Council Policy Manual be deleted in its entirety. (PLN026-17) (File: D04-AFF)

**Attachments:** [PLN026-170911.pdf](#)

**SITE PLAN "BUMP UP" - COLLIER CENTRE SITE PLAN AMENDMENT, 90 COLLIER/55 MULCASTER STREETS (FORTRESS) (WARD 2)**

1. That the Site Plan Amendment application submitted by Fortress Collier Centre Ltd. for lands municipally located at 90 Collier and 55 Mulcaster Streets be approved in accordance with the site plan conditions as provided for in attached Appendix "A" to Staff Report PLN030-17.
2. That the Parking Obligation Development Agreement for lands located at 90 Collier and 55 Mulcaster Streets be amended in accordance with site plan conditions as provided for in Appendix "A" to Staff Report PLN030-17. (PLN030-17) (Ward 2) (D11-020-2017)

**Attachments:** [PLN030-170911.pdf](#)

[ADDITIONS Legal Memo - Collier Centre.pdf](#)

[ADDITIONS PLN Memo - Collier Centre.pdf](#)

**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****INVESTIGATIONS OF POTENTIAL REDUCTIONS TO TRAFFIC ALONG MAPLETON AVENUE**

That staff in the Roads, Parks and Fleet Department investigate the potential to reduce the amount of traffic utilizing Mapleton Avenue including undertaking consultation with residents along Mapleton Avenue regarding potential options, and report back to General Committee.

Sponsor: Councillor, A. Prince

**PRESENTATION INVITATION - REPRESENTATIVES OF ROYAL VICTORIA REGIONAL HEALTH CENTRE REGARDING ADVANCE CARDIAC AND CHILD AND YOUTH MENTAL HEALTH PROGRAMS**

That a representative(s) of the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council regarding its Advanced Cardiac Program and the Child and Youth Mental Health Program.

Sponsor: Mayor, J. Lehman

**COMMITTEE APPOINTMENTS**

1. That Councillor, S. Trotter be appointed to the following boards and committees for a term ending November 30, 2018:
  - a) Finance and Corporate Services;
  - b) Order of the Spirit Catcher Committee; and
  - c) Lake Simcoe Regional Airport Board of Directors
2. That Councillor, A. Khan's resignation from the Finance and Corporate Services Committee be accepted and Councillor, B. Ward be appointed to the Finance and Corporate Services Committee and serve as Chairman of the Committee for a term ending November 30, 2018.
3. That Councillor B. Ward's resignation from the Infrastructure, Investment and Development Services Committee be accepted and Councillor A. Khan be appointed to the Infrastructure, Investment and Development Services Committee for a term ending November 30, 2018.
4. That the Township of Oro-Medonte and County of Simcoe be requested to provide written confirmation in accordance with Section 6.09 of the Lake Simcoe Regional Airport Agreement of the City of Barrie's appointment of Councillor S. Trotter to the Lake Simcoe Regional Airport Board of Directors. (File: C06) (Item for Discussion 8.3, September 11, 2017)

Sponsor: Mayor J. Lehman

**9. INFORMATION ITEMS**

Nil.

**ENQUIRIES**

**ANNOUNCEMENTS**

**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](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**