



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Monday, January 9, 2017

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - HEDBURN DEVELOPMENT CORPORATION - 20, 30 AND 40 MILLER DRIVE (WARD 5) (FILE: D14-1610)

The purpose of the public meeting is to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Hedburn Development Corporation. The lands are municipally known as 20, 30 and 40 Miller Drive in the City of Barrie and the property has a total area of approximately 3 hectares (7.41 acres).

The lands are designated Commercial and Residential within the City's Official Plan and are currently zoned General Commercial (C4) and Residential One (R1) in accordance with the City's Comprehensive Zoning By-law 2009-141. The owner has applied to redesignate 20 and 30 Miller Drive from Commercial to Residential and to rezone the lands located at 20, 30 and 40 Miller Drive from General Commercial (C4) and Residential One (R1) to Residential Multiple Two with an exception to permit the future development of the property for a total of 185 residential units that will be comprised of 59 townhouse units, 96 apartment units, and 30 units within stacked townhouses.

Presentation by a representative of Innovative Planning Solutions.

Presentation by Merwan Kalyanawalla, Manager of Sustainable Development, Planning and Building Services.

Attachments: [PM Notice 20, 30 and 40 Miller Drive.pdf](#)
[PM Presentation 20, 30 and 40 Miller Drive.pdf](#)
[PM Correspondence 20 30 and 40 Miller Drive.pdf](#)
[ADDITIONS PM - Memo 20 30 40 Miller Drive.pdf](#)

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

PRESENTATION REGARDING THE 2017 BUSINESS PLAN AND BUDGET

Attachments: [170109 - PRES 2017 Business Plan and Budget.pdf](#)

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED DECEMBER 7, 2016.**

Attachments: [CSC Report - 161207.pdf](#)

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED DECEMBER 14, 2016.

Attachments: [FCS Report - 161214.pdf](#)

COUNCIL COMPENSATION REVIEW COMMITTEE TERMS OF REFERENCE

1. That a Council Compensation Review Committee comprised of five citizen members of the community be struck to review the base compensation only for the 2018 to 2022 Council members.
2. That the proposed Terms of Reference for the Council Compensation Review Committee attached as Appendix "A" to the Report of the Finance and Corporate Services Committee dated December 14, 2016 be approved.
3. That the one-third tax free allowance on remuneration paid to the elected Members of Council and its local boards continue to be deemed as expenses incidental to the discharge of their duties as Members of City Council or local board. (LCS017-16) (File: C05) (16-G-261)

Attachments: [Appendix A to FCS Report 161214.pdf](#)

2016 MULTI-YEAR ACCESSIBILITY PLAN

That the 2016 updates to the 2013 - 2018 Multi-Year Accessibility Plan and 2013 - 2018 Transit Multi Year Accessibility Plan as presented to the Accessibility Advisory Committee by the Accessibility Co-ordinator on November 24, 2016, be approved. (File: C05)

INTERNAL AUDIT FRAMEWORK, CHARTER AND WORK PLAN

1. That the framework identified in paragraph 6 contained within the Report to the Finance and Corporate Services Committee dated December 14, 2016 providing clarification of the Finance and Corporate Services Committee's oversight of Internal Audit, be approved.
2. That the Internal Audit Charter attached as Appendix "A" to the Report to the Finance and Corporate Services Committee dated December 14, 2016 be approved and the previous Internal Audit Mandate approved in 2008, be repealed.
3. That the Internal Audit work plan for 2017 attached as Appendix "B" to the Report to the Finance and Corporate Services Committee dated December 14, 2016, be approved. (File: F03)

6. STAFF REPORT(S)**2016/17 PROVINCIAL GAS TAX AGREEMENT**

1. That the Mayor and Treasurer be authorized to execute a Letter of Agreement with the Province of Ontario as represented by the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program to allow for the alignment of the program year with the Provincial fiscal year.
2. That in response to a request from the Province of Ontario as represented by the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program, the City of Barrie reconfirm its commitment to continue to act as the host for the provision of public transit service to the Township of Essa. (ACC001-17) (File: T03)

Attachments: [ACC001-170109.pdf](#)

SALE OF CITY OWNED INDUSTRIAL LAND - 35 REID DRIVE (WARD 7)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and 2086192 Ontario Limited (the Purchaser) for the 3.8 acre parcel of City owned industrial land described as Part of Parts 3 & 4, Plan 51R-35959, Plan of Survey of Part of Block B, Registered Plan 51M-495 City of Barrie, County of Simcoe, to be further described by Reference Plan to be deposited and known municipally as 35 Reid Drive, for the purchase price of \$285,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;

- b) The Purchaser agrees that it is purchasing the property in its present condition “as is” and further acknowledges and agrees that it will conduct such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property; and
 - c) The Purchaser has agreed that the property is subject to an easement described as Part of Part 4 on Plan 51R-35959, along the easterly property boundaries, in favour of the City for the purpose of storm drainage.
2. That the net proceeds from the sale of 35 Reid Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (BDD001-17) (File: L15)

Attachments: [BDD001-170109.pdf](#)

GOVERNING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL

1. That the draft by-law attached as Appendix “B” to Staff Report ENV001-17 governing Backflow Preventions and Cross Connection Control be adopted.
2. That By-law 2010-102 governing Backflow Preventions and Cross Connection Control be repealed. (ENV001-17) (File: W04) (P47/14)

Attachments: [ENV001-170109.pdf](#)

APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 480-500 DUCKWORTH STREET (WARD 3)

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of the Little Lake Seniors Community Inc., for the lands known municipally as 480-500 Duckworth Street to redesignate the lands from Open Space to General Commercial be approved (OPA No. 057).
2. That the Official Plan, Schedule “A” - Land Use, be amended from Open Space to General Commercial for lands known municipally as 480-500 Duckworth Street as identified in Appendix “A” to staff report PLN003-17.
3. That the Official Plan, Schedule “H” - Natural Heritage Resources, be amended by removing the Level 3 notation on the lands known municipally as 480-500 Duckworth Street as identified in Appendix “B” to staff report PLN003-17.

4. That notwithstanding the provisions of Sections 5.2c) (Residential Policy Area C) and 5.3 (Commercial) of the Little Lake Secondary Plan, the lands known municipally as 480-500 Duckworth Street shall be identified as Commercial on Figure 2, Concept Plan in the Little Lake Secondary Plan as identified in Appendix "C" to staff report PLN003-17.
5. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd. on behalf of the Little Lake Seniors Community Inc. to rezone the lands known municipally as 480-500 Duckworth Street from Open Space OS to General Commercial C4 (SP) with Special Provisions, be approved.
6. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) Parking shall be the only use permitted;
 - b) Permit a landscape buffer area adjacent to the Highway 400 right of way in accordance with the Schedule as identified in Appendix "D" to staff report PLN003-17; and
 - c) For the purpose of the Zoning By-law and in consideration of zoning standards, the subject lands will be treated as one parcel with the adjoining lands municipally known as 13 Little Lake Drive, for zoning purposes.
7. 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 as amended, including the following matters raised in those submissions and identified within Staff Report PLN003-17: stormwater management, justification for parking requirements for the existing Medical Facility development, tree preservation and removal, traffic impacts and need for emergency access onto Cundles Road.
8. That the remnant portion of Duckworth Street north be renamed to JC Massie Way as identified in Appendix "E" to staff report PLN003-17; and that the affected parcels of land be renumbered accordingly.
9. That the owners of the affected parcels be notified of the new addressing and be requested to post the new numbers on their properties.
10. That, as a condition of site plan approval, the applicant be required to financially compensate the City for the removal of public trees in accordance with Public Tree By-law No. 2014-116, in an amount estimated at \$75,000, either through payment or equivalent plantings.
11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law. (PLN003-17) (File: D14-1606 and D09-OPA057)

Attachments: [PLN003- 170109.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 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.