



Meeting Agenda
General Committee

Monday, September 9, 2013

7:00 PM

Council Chamber

1. CONSENT AGENDA

Nil.

2. PUBLIC MEETING(S)

APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - HARMONY VILLAGE - LAKE SIMCOE INC. - 51 - 83 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2) (September 9, 2013) (File: D14-1561)

The purpose of the public meeting is to review an application for an Amendment to the Zoning By-law submitted by Harmony Village - Lake Simcoe Inc., for lands generally located between Bradford Street and Lakeshore Drive, north of Vespra Street and south of Simcoe Street. The subject lands are located within the City Centre Planning Area, are known municipally as 51-83 Bradford Street and 20 Checkley Street, and have a total area of approximately 3 hectares.

The lands are designated City Centre within the City's Official Plan and are zoned Transition Centre Commercial (C2-2) (SP-436) (H-114); (C2-2) (SP-437) (H-114); (C2-2) (SP-438) (H-114); and Environmental Protection (EP) in accordance with Zoning By-law 2009-141. The current zoning is site specific for the former Blue Sails Property development concept.

The applicant is requesting to amend Zoning By-law 2009-141 to create a new site specific Zoning By-law to reflect currently proposed development plans. The current plans generally include:

- 5 residential towers varying in height from 22 to 31 storeys (1231 units);
- A 3-storey townhouse complex (24 units);
- A mix of small scale and large scale commercial uses including stand alone and ground floor commercial at the base of the residential towers;
- A community centre and dinner theatre;
- Medical offices and a wellness centre;
- Landscaped park/open space areas;
- Continuation of environmentally protected (EP) lands; and

- A new private road connecting Lakeshore Drive with Bradford Street.

Presentation by Andrew McNeil, Vice President of LiveWorkLearnPlay (LWLP), John Bousfield of Bousfields Inc., Roland Rom Colthoff of Raw Design and Rob Spanier, Partner of LiveWorkLearnPlay (LWLP).

See attached correspondence.

Attachments: [130909 - Public Notice - Harmony Village.pdf](#)
[130909 - Presentation - Harmony Village.pdf](#)
[130909 - Correspondence - Harmony Village.pdf](#)

APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE OWNER 1765469 ONTARIO INC. - 76 EDGEHILL DRIVE (WARD 4) (September 9, 2013) (File: D09-OPA32/D14-1558)

The purpose of the public meeting is to review applications for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of the owner, 1765469 Ontario Inc., for lands located on the north side of Edgehill Drive, north-west of Highway 400 and east of Anne Street North. The property is legally described as Lot 3 and Part of Lot 2, Registers Compiled Plan 1513, City of Barrie and is located within the Sunnidale Planning Area. The property is known municipally as 76 Edgehill Drive and has a total area of approximately 1.9ha.

The lands are considered to be designated Residential Area and Environmental Protection Area within the City's Official Plan and are currently zoned Single Detached Residential Dwelling R2 and Environmental Protection EP. The owner has applied to amend Section 4.8 and Schedule "C" of the Official Plan to include the subject lands as a Defined Special Policy Area and to amend the current R2 zoning of the property to Residential Apartment Dwelling Second Density 2 (RA2-2) to permit the future development of the property for a twelve storey, 218 unit, residential apartment building. The current Environmental Protection designation and zoning on the subject lands is intended to remain.

Presentation by Darren Vella of Innovative Planning Solutions.

See attached correspondence.

Attachments: [130909 - Public Notice - 76 Edgehill Drive.pdf](#)
[130909 - Presentation - 76 Edgehill Drive.pdf](#)
[130909 - Correspondence - 76 Edgehill Drive.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 DEVELOPMENT SERVICES COMMITTEE DATED AUGUST 28, 2013.**

Attachments: [DSC - Minutes.pdf](#)

147 TORONTO STREET - HERITAGE WOODLOT ASSESSMENT (WARD 2)

1. That the memorandum from the Engineering Department to the Development Services Committee dated August 13, 2013 concerning the 147 Toronto Street - Heritage Woodlot Assessment be referred to the Heritage Barrie Committee for review and consideration.
2. That the Heritage Barrie Committee be requested to provide comments to the Committee of Adjustment with respect to the severance application and request for the heritage designation to be removed from the southern portion of the property, in light of the Urban Forester's memorandum on the sustainability of the southern portion of the property as a wooded area. (13-G-174) (File: C00)

Attachments: [Memo - 147 Toronto Street.pdf](#)

6. STAFF REPORT(S)**DECOMMISSIONING OF WELL 10 (WARDS 8 AND 9)**

That Well 10 - Huronia Road be discontinued as a source of municipal drinking water, as per Section 14 of Ontario Regulation 287/07 under the Clean Water Act. (ENG028-13) (File: W09-SO)

Attachments: [ENG028-130909.pdf](#)

EXPROPRIATION OF PORTION OF 2 VICTORIA STREET (WARD 2)

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire a fee simple interest in land for the purpose of a daylighting triangle on lands legally described as Part of Common Elements, Simcoe Standard Condominium Plan 354, designated as Part 8 on Plan 51R-38766 (the "Lands").
2. That the Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Lands and that the Mayor, and the City Clerk be authorized to execute the necessary forms of application.

3. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiring Officer and the Chief Inquiring Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services have delegated authority to settle the expropriation in an amount up to a maximum of \$30,000 and 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. (LGL010-13) (File: L07-969)

Attachments: [LGL010-130909.pdf](#)

OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT A CONCRETE READY MIX PLANT (WARD 8)

1. That the application to amend the Official Plan to permit a Concrete Ready Mix Plant submitted by Planscape on behalf of Champlain Ready Mix Inc. for the property legally known as Lots 80, 81, 82 and 83 on Plan 51M-379, be approved.
2. That the Official Plan be amended to include the subject lands legally defined as Lots 80, 81, 82 and 83 on Plan 51M-379 as a Defined Policy Area to permit only a Concrete Ready Mix Plant.
3. That Part A and Part B of the Official Plan Amendment, as set out in Appendix "A" attached to Staff Report PLN018-13, be approved.
4. That the Zoning By-law Amendment application submitted by Planscape on behalf of Champlain Ready Mix Inc. to rezone the subject lands legally described as Lots 80, 81, 82 and 83 on Plan 51M-379 from Restricted Industrial (EM5)(SP-413)(H-107) to Restricted Industrial (EM5) Special Provision (SP) Holding (H) be approved.
5. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) The permitted uses on the subject lands be limited to a Concrete Ready Mix Plant; Outdoor Storage; and Outdoor Storage of sand and stone.
6. That the By-law for the purpose of lifting the Holding Zone from the Zoning By-law Amendment as it applies to the subject lands legally described as Lots 80, 81, 82 and 83 on Plan 51M-379, shall be brought forward for approval upon completion of the following:
 - a) Confirmation of Ministry of the Environment (MOE) Environmental Compliance Approval;
 - b) A registered Site Plan Agreement with the City;

- c) Evidence that Lots 80, 81, 82 and 83 on Plan 51M-379 have merged in title; and
 - d) If applicable, payment of any outstanding local improvements or City of Barrie Act charges.
7. That the current site specific zoning (EMS) (SP-413) (H-107) be repealed for the subject lands.
8. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN018-13) (File: D09-OPA028 and D14-1548)

Attachments: [PLN018-130909.pdf](#)

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT FOR 40 FERNDAL DR. S. TO PERMIT LOW AND MEDIUM DENSITY RESIDENTIAL ON TWO SEPARATE SITES ADJACENT THE BEAR CREEK WETLAND (WARD 6)

1. That the application submitted by the Jones Consulting Group Ltd. on behalf of Pratt Development (998817 Ontario Inc. and 433513 Ontario Inc.) for lands identified as Part of the North Half of Lot 4 and Lot 5, Concession 14 to amend the Official Plan to permit residential development be approved to include the following (D09-OPA019):
- a) Amend Official Plan Schedule "A" - Land Use to designate the subject lands as Environmental Protection and Residential as illustrated in Appendix "A" attached to Staff Report PLN019-13;
 - b) Amend Official Plan Schedule "C" - Defined Policy Area to identify the Residential parcels as Defined Policy Area BB as illustrated in Appendix "B" to Staff Report PLN019-13;
 - c) Add text to the Official Plan Section 4.8 - Defined Policy Areas as follows:
 - 4.8.13 Part of the North Half of Lot 4 and 5, Concession 14 shall be permitted medium density residential units as four storey walk-up apartments to a maximum density of 70 units per net hectare.
 - d) Amend Schedule 2 - Land Use of the Ardagh Secondary Plan to designate the subject lands as Environmental Protection, Low Density Residential and Medium Density Residential as illustrated in Appendix "C" attached to Staff Report PLN019-13; and
 - e) Add text to the Ardagh Secondary Plan Section 2.5.1.4 - Residential Densities (Medium Density) Policies as follows:

- 2.5.1.4 m) Notwithstanding Section 2.5.1.4, Part of the North Half of Lot 4 and 5, Concession 14 shall be permitted medium density residential units as four storey walk-up apartments to a maximum density of 70 units per net hectare.
2. That the application, submitted by the Jones Consulting Group Ltd. on behalf of Pratt Development (998817 Ontario Inc. and 433513 Ontario Inc.), to amend the Zoning By-law from Environmental Protection (EP) and Residential Hold (RH) to Residential Single Detached Third Density (R3), Residential Multiple with Special Provisions (RM2-SPXXX)(RM2-SPXXX), and Residential Multiple Townhouse with Special Provisions (RM2-TH SPXXX) on the property legally described as Part of the North Half of Lot 4 and 5, Concession 14, be approved as illustrated in Appendix "D" attached to Staff Report PLN019-13.
3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law:
- a) RM2 (SP-XXX) identified as Block 45 on Appendix "G" to Staff Report PLN019-13:
- i) Permit a maximum of 144 residential units to a maximum density of 70 units per hectare;
 - ii) Permit 4-storey walk-up apartment buildings to a maximum building height of 18 metres;
 - iii) Permit a rear yard setback of 5 metres;
 - iv) Require a minimum of 45% of the parking spaces for the apartment buildings be provided as structured/enclosed parking below the residential units;
 - v) Require a minimum of 3% of the parking spaces to be dedicated to barrier free and accessible parking;
 - vi) Permit a maximum of 50 surface parking stalls in the front yard;
 - vii) Permit the required outdoor amenity area of 12m² per unit to be unconsolidated and inclusive of the required rear/side yard setback in accordance with the approved Site Plan;
 - viii) Permit a 0 metre landscape buffer area along the side and rear property line to any parking area
 - ix) Permit an accessory structure (utility building) to be located in the front yard to a maximum size of 17m²;
 - x) Permit a maximum gross floor area of 70%;

- xi) Permit construction columns in the structured parking area to encroach into the required parking space;
 - xii) Permit a minimum of 5 metres of landscape open space from the face of the building wall for each ground floor unit with a secondary means of access to the exterior area at ground level; and
 - xiii) Permit accessory buildings and structures to exceed a total of 50m² for the site in accordance with the approved Site Plan.
- b) RM2 (SP-XXX) identified as Block 44 on Appendix "G" to Staff Report PLN019-13:
- i) Permit a maximum of 96 residential units and a maximum density of 70 units per hectare;
 - ii) Permit 4-storey walk-up apartment buildings to a maximum building height of 18 metres;
 - iii) Permit a rear yard setback of 5 metres;
 - iv) Require a minimum of 45% of the parking spaces for the apartment buildings be provided as structured/enclosed parking below the residential units;
 - v) Require a minimum of 3% of the parking spaces to be dedicated to barrier free and accessible parking;
 - vi) Permit a maximum of 65 parking stalls in the front yard;
 - vii) Permit the required outdoor amenity area of 12m² per unit to be unconsolidated and inclusive of the required rear/side yard setback in accordance with the approved Site Plan;
 - viii) Permit a maximum gross floor area of 78%;
 - ix) Permit construction columns in the structured parking area to encroach into the required parking space;
 - x) Permit a minimum of 5 metres of landscape open space from the face of the building wall for each ground floor unit with a secondary means of access to the exterior area at ground level; and
 - xi) Permit accessory buildings and structures to exceed a total of 50m² for the site in accordance with the approved Site Plan.

- c) RM2-TH (SP-XXX) identified as Blocks 41-43 on Appendix "G" to Staff Report PLN019-13:
 - i) Permit a minimum driveway length of 6 metres for street townhouses.
4. That no further notice is required in accordance with Section 34 (17) of the Planning Act. (PLN019-13) (File: D14-1533)

Attachments: [PLN019-130909.pdf](#)

AMENDMENT TO THE ZONING BY-LAW - 240 KOZLOV STREET - SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD (WARD 4)

1. That the Zoning By-law Amendment Application submitted by the Simcoe Muskoka Catholic District School Board (SMCDSB) to rezone a portion of the lands known municipally as 240 Kozlov Street from Single Detached Residential Dwelling Third Density (R3) to Education Institutional (I-E) be approved.
2. That pursuant to Section 34 (17) of the Planning Act, no further written notice be required. (PLN022-13) (File: D14-1554)

Attachments: [PLN022-130909.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

8.1 APPROVED STREET NAME LIST - AL ZABA

That in memory of Al Zaba and in recognition of his significant contributions to the community, staff in the Planning Services Department add Al Zaba to the approved street name list, subject to obtaining concurrence from the Emergency Service Partners and Council be notified via memorandum once a suitable street within the annexed lands has been identified. (Item for Discussion 8.1) (File: D00)

Sponsors: Mayor J. Lehman

8.2 CONSULTATION REGARDING REGULATING THE BUSINESS OF RESIDENTIAL RENTAL HOUSING UNITS

That staff in the Building and By-law, Legal and Planning Services Departments and Councillor Ainsworth consult with representatives from the City of Oshawa concerning Oshawa's experiences with respect to regulating the business of residential rental housing units through their zoning and licensing by-laws. (Item for Discussion 8.2) (File: P00)

Sponsors: Councillor B. Ainsworth

8.3 INVESTIGATION OF POTENTIAL SPEED REDUCTION - COUNTY LANE (WARD 9)

That staff in the Engineering Department investigate the feasibility of lowering the speed limit along the entire length of Country Lane and report back to General Committee. (Item for Discussion 8.3) (File: P00)

Sponsors: Councillor B. Jackson

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES

Nil.

11. ANNOUNCEMENTS

Nil.

12. ADJOURNMENT**HEARING DEVICES AND AMERICAN SIGN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.

American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.