



# City of Barrie

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

## Meeting Agenda General Committee

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Monday, September 25, 2017

7:00 PM

Council Chamber

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1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF HI-WAY PENTECOSTAL CHURCH - 40, 42, 44 AND 50 ANNE STREET AND 124, 128 AND 130 HENRY STREET (FILE: D14-1622) (WARD 2)**

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Hi-Way Pentecostal Church for lands municipally known as 40, 42, 44 and 50 Anne Street and 124, 128 and 130 Henry Street. The property is legally described as Part of Lots 23 and 24, Concession 6, geographic Township of Vespra, City of Barrie and County of Simcoe. The subject properties have an area of 1.98 hectares (4.89 acres).

The amendments would allow the development of a new two storey church building for 800 attendees with a large sanctuary, gym facility, nursery, and support spaces such as classrooms and meeting rooms. A second two storey structure will contain staff offices and additional meeting rooms and classrooms.

The lands are designated Residential and General Commercial and are currently zoned Multiple-Family Dwelling First Density (RM1) and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)).

The Applicant has applied to redesignate the subject lands from 'Residential' to 'General Commercial', and a portion of the lands from 'Residential' to 'Environmental Protection Special Policy Area' and 'General Commercial to Environmental Protection Special Policy Area' to recognize a watercourse area and satisfy requirements of the Lake Simcoe Conservation Authority. A new section will be added to Section 4.8 - Defined Policy Area of the Official Plan to permit the use of a Bioretention Cell and associated stormwater management controls in EP areas, and require a scoped Environmental Impact Study (EIS) to be completed to the satisfaction of the Lake Simcoe Conservation Authority prior to site plan approval.

The Applicant is proposing to amend the current zoning of the property from 'Multiple-Family Dwelling First Density' (RM1) to 'General Commercial Special

Provision 419 Hold 109' C4 (SP-419) (H-109) to align with existing lands on the subject site already zoned General Commercial.

A portion of lands adjacent to a watercourse will be rezoned from 'General Commercial Special Provision 419 Hold 109' C4 (SP-419) (H-109) and 'Multiple-Family Dwelling First Density' (RM1) to 'Environmental Protection Special Provision XXX Hold XXX' (EP-XXX) (H-XXX).

The Special Provisions seek the following variances to the Zoning Bylaw:

<b><u>Proposed Variance</u></b>	<b><u>Required by By-law</u></b>	<b><u>Proposed Special Provision</u></b>
Side Yard Adjoining Residential Zone (minimum)	10 metres	5 metres
Rear Yard Adjoining Street (minimum)	15 metres	5 metres
Parking in the front yard (maximum 20% of the required parking)	32 (20%)	>20%

In addition to the permitted uses in Environmental Protection (EP) Zone, the application will also permit the use of a Bioretention Cell and associated stormwater management controls.

A holding provision will be applied to the site until a scope Environmental Impact Study (EIS) is completed to the satisfaction of the Lake Simcoe Conservation Authority.

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

Presentation by Jordon Lambie, Senior Urban Design Planner.

**Attachments:** [PM 170925 Notice - Hi-Way Pentecostal Church.pdf](#)  
[PM 170925 Memo - Hi-Way Pentecostal Church.pdf](#)  
[PM 170925 ADDITIONS Presentation - Hi-Way Pentecostal Church](#)

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

#### PRESENTATION CONCERNING THE W.A. FISHER AUDITORIUM AND EVENT CENTRE

**Attachments:** [W.A. Fisher Auditorium and Event Centre.pdf](#)

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED SEPTEMBER 18, 2017.**

**Attachments:** [IIDSC Report 170918.pdf](#)

**HERITAGE REGISTER REVIEW**

That, at the request of the property owner, 190 Shanty Bay Road be added to the Heritage Register.

**6. STAFF REPORT(S)****W.A. FISHER AUDITORIUM**

1. That Staff Report CE008-17 regarding the potential development of a 650 seat multi-purpose cultural and events centre (Option A in the Lett report) in the W.A. Fisher Auditorium, be received.
2. That staff be directed to review seed funding options available to the municipality for the proposed Fisher project, with the intent of attracting sponsorship, investment and grant funding, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed.
3. That staff in the Creative Economy and Legal Services Departments be authorized to explore an operating model for the W.A. Fisher Auditorium and Events Centre, based on a collaborative structure between City staff and not-for-profit arts organizations, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed, and report back to General Committee.
4. That staff in the Creative Economy Department be authorized to investigate the potential to engage a professional fundraiser to create a sponsorship program for a portion of the capital project and the potential alignment with the existing sponsorship pilot program, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed. (CE008-17) (File: R05-FIS)

**Attachments:** [CE008-170925.pdf](#)  
[Appendix "A" Cobalt Connects Phase I.pdf](#)  
[Appendix "B" Lett Architects Report.pdf](#)  
[Appendix "C" Cobalt Connects Phase II.pdf](#)  
[Appendix "D" Letters of Support.pdf](#)

**DUNLOP STREET EAST CORRIDOR IMPROVEMENTS MULCASTER STREET TO TORONTO STREET (WARD 2)**

That Staff Report ENG012-17 regarding Dunlop Street East Corridor Improvements (Mulcaster Street to Toronto Street), be received for information purposes. (ENG012-17) (File: T05-DUN)

**Attachments:** [ENG012-170925.pdf](#)

**TRANSPORTATION IMPROVEMENTS CLASS EA - BRYNE DRIVE / HARVIE ROAD / ESSA ROAD (WARD 6 AND 7)**

1. That the preferred design alternatives for Bryne Drive (Essa Road to Caplan Avenue), Harvie Road (Essa Road to future Bryne Drive) and Essa Road (Coughlin Road to Mapleview Drive) be adopted as outlined in Staff Report ENG013-17.
2. That in accordance with the requirements of the Class Environmental Assessment process, the Engineering Department publish a Notice of Completion for the Class Environmental Assessment Phases 3 and 4 Environmental Study Report.
3. That based on the successful conclusion of this Class Environmental Assessment process and available budgets being approved through the capital planning process:
  - a) The Engineering Department proceed with implementation of the preferred design alternative for transportation improvements on Bryne Drive (Essa Road to Caplan Avenue), Harvie Road (Essa Road to future Bryne Dr) and Essa Road (Coughlin Road to Mapleview Drive);
  - b) The Director of Legal Services be authorized to commence negotiations for the acquisition of all required property interests subject to the property acquisition budget being approved;
  - c) The Director of Legal Services be delegated the authority to settle any negotiated agreements up to the maximum amount budgeted for property acquisition; and
  - d) The City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG013-17) (File: T05-BR)

**Attachments:** [ENG013-170925.pdf](#)

**BUSINESS PLAN STATUS AS AT JUNE 30, 2017**

That the 2017 Budget and Business Plan Status as of June 30, 2017 be received. (FIN017-17) (File: F00)

**Attachments:** [FIN017-170925.pdf](#)

**BILL 68, MODERNIZING ONTARIO'S MUNICIPAL LEGISLATION ACT, 2017**

That Staff Report LCS014-17 regarding Bill 68, *Modernizing Ontario's Municipal Legislation Act, 2017*, be received for information purposes. (LCS014-17) (File: L11)

**Attachments:** [LCS014-170925.pdf](#)

**INVESTIGATING THE APPROPRIATENESS OF REZONING THE VISTA PLACE UNOPENED ROAD ALLOWANCE FROM RESIDENTIAL (R2) TO OPEN SPACE (OS) (WARD 8)**

That the lands located in the area south of Highway 400 to 406 Innisfil Street, west of Marshall Street, legally described as Lots 17 to 20 inclusive on Registered Plan 51M-1473 and the Vista Place unopened road allowance be rezoned from Single Detached Residential Second Density (R2) to Open Space (OS). (PLN017-17) (File: D14-GEN) (P39/16) (16-G-227)

**Attachments:** [PLN017-170925.pdf](#)

**RECREATIONAL VEHICLE PARKING IN RESIDENTIAL ZONES**

That a Public Meeting be scheduled to consider amendments to Zoning By-law 2009-141 as they relate to parking recreational vehicles in residential zones, specifically:

- a) Section 5.0 of the City of Barrie Zoning By-law 2009-141 be amended to add the following:
  - i) The parking of Recreational Vehicles is permitted in all residential zones subject to the following:
    - a) The parking of Recreational Vehicles is prohibited in the front yard or side yard abutting a street;
    - b) The minimum rear yard and side yard setback for a Recreational Vehicle shall be 0.6 metres; and
    - c) A Recreational Vehicle is permitted to be parked in a front yard or side yard abutting a street, for a duration not exceeding 72 hours each calendar month, for the purposes of maintenance, loading or unloading. (PLN031-17) (File: D14-GEN) (P45/16)

**Attachments:** [PLN031-170925.pdf](#)

**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****8.1 NOTTAWASAGA VALLEY CONSERVATION AUTHORITY INTEGRATED WATERSHED MASTER PLAN**

1. That The Corporation of the City of Barrie will participate with the Nottawasaga Valley Conservation Authority in the development of an Integrated Watershed Management Plan that will focus on responding to the risks posed by climate change.
2. That subject to confirmation of project funding from the Federation of Canadian Municipalities and other project partners, the Integrated Watershed Management Plan will be developed starting in January 2018 and completed by March 2019.
3. That The Corporation of the City of Barrie's contribution to initiative will be in-kind, by providing the Nottawasaga Valley Conservation Authority with access to background information utilized in preparation of the City's Climate Change Adaptation Strategy. (Item for Discussion 8.1, September 25, 2017) (File: E00)

Sponsor: Councillor, R. Romita

**8.2 INVESTIGATION OF INSURANCE BILLING SERVICES FOR FIRES AND INSURED PERILS**

That staff in the Barrie Fire and Emergency Service Department in consultation with the Finance Department investigate the feasibility of using an outside agency for insurance collection related to house fires and insured perils and report back to General Committee, such report to include information on potential procurement processes. (Item 8.2, September 25, 2017) (File: P00)

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