



City of Barrie

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

Meeting Agenda General Committee

Monday, April 9, 2018

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

2.1 **APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES INC. - 405 ESSA ROAD (WARD 6) (FILE: D14-1643 AND D12-436)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Sean Mason Homes Inc. The land is known municipally as 405 Essa Road and is located within the Holly Planning Area.

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

The applicant has applied to amend the current zoning of the property to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 16 residential units in the form of block, stacked and back to back townhouse units. The Special Provisions relate to a reduced front yard setback, an increase in the permitted gross floor area, an increase to the maximum permitted height, a reduced driveway length, a reduction in the required dwelling unit floor area (bedroom size) and an increase in the permitted density. The density proposed for the development is 59 units per hectare. Access to the development is proposed from Essa Road via the Phase 2 entrance.

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

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

See attached correspondence.

- Attachments:** [PM 180409 Notice - 405 Essa Road.pdf](#)
[PM 180409 Presentation - 405 Essa Rd.pdf](#)
[PM 180409 Memorandum - 405 Essa Road.pdf](#)
[PM 180409 Correspondence - 405 Essa Road.pdf](#)

2.2 APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY MHBC PLANNING ON BEHALF OF BARRIE OWEN SERVICE INC. - 53, 55, 59, 61, 67 OWEN STREET; 70 - 74, 76, 78 WORSLEY STREET; 55, 57 MCDONALD STREET (WARD 2) (FILE: D14-1645)

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by MHBC Planning on behalf of Barrie Owen Service Inc. The lands are municipally known as 53, 55, 59, 61, 67 Owen Street; 70 - 74, 76, 78 Worsley Street and 55, 57 McDonald Street and has a total area of approximately 0.4 hectares.

The lands are designated City Centre Commercial in the City's Official Plan and Zoned Transition Centre Commercial (C2) and Transition Centre Commercial -1 (C2-1) in accordance with Zoning By-law 2009-141.

The applicant has applied to amend the current zoning of the subject site to Transition Centre Commercial - Special (C2(SP)) to permit the development of a 307 unit mixed-use building consisting of: a 5 storey podium structure with an amenity area on the 6th level; an 8-storey building located on the north side of the site with 7 townhouse units proposed at grade within the podium structure; and a 20-storey tower located on the south side of the site with 413 square metres of ground floor commercial space. The proposed development would provide 326 underground parking spaces.

Summary of Proposed Special Provisions:

	<u>Required in Zoning By-law 2009-141</u>	<u>Proposed Special Provision</u>
Side Yard Setback Adjoining street	3 metres + 0.5 metres for every 2 metres of additional height over 11 metres	1 metres
Side Yard Setback adjoining residential	6 metres + 0.5 metres for every 2 metres of additional height over 11 metres	South 1 metres North 3 metres
Gross Floor Area (maximum percentage of lot area)	400%	706%
Building Height	C2 15 metres C2-1 10 metres within 5 metres of front line and flankage, 30 metres beyond 5 metres of front lot line and flankage	North 29 metres South 67 metres

Minimum Coverage 50% 10%
for Commercial uses
(percentage of lot
area)

Presentation by a representative(s) of MHBC Planning.

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

See attached correspondence.

Attachments: [PM 180409 Notice - Owen Worsley McDonald St.pdf](#)
[PM 180409 Presentation - Owen Worsley McDonald.pdf](#)
[PM 180409 Memorandum - Owen Worsley McDonald.pdf](#)
[PM 180409 Correspondence Owen Worsley McDonald.pdf](#)

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

**PRESENTATION CONCERNING THE LOCAL PLANNING APPEAL TRIBUNAL
(LPAT)**

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)

**PROJECT FUNDING REQUEST - BAYFIELD STREET PAVEMENT
REHABILITATION - COULTER STREET TO CUNDLES ROAD (WARDS 3 AND
4)**

1. That the approved budget for project 14-16-2510-2016 (Bayfield Street Pavement Rehabilitation - Cundles Road to Coulter Street) be increased by \$960,000 for a total approved project budget of \$1,860,000 with the increase funded from the Federal Gas Tax Reserve Fund.
2. That the Tax Capital Reserve component of the funding plan for the construction phase of project 14-16-2510-2016 (Bayfield Street Pavement Rehabilitation - Cundles Road to Coulter Street) be reduced by the amount of the grant funding received (\$778,464).

3. That the approved budget for project 14-16-2510-1966 (2018 Road Resurfacing Program) be reduced by \$960,000 for a total approved project budget of \$2,190,000 with a corresponding decrease to the approved draw from the Federal Gas Tax Reserve Fund. (ENG004-18) (File: T06-2018-037)

Attachments: [ENG004-180409.pdf](#)

UPDATE ON BARRIE DISC GOLF LAND USE AGREEMENT (WARD 5)

1. That the Land Use Agreement for the use of the Barrie Disc Golf Course by the Barrie Disc Golf Association as detailed in Staff Report ENG009-18 be endorsed.
2. That the Mayor and City Clerk be authorized to enter into a Land Use Agreement with the Barrie Disc Golf Association for the annual use of the Barrie Disc Golf Course for a five (5) year period starting January 2018, including the potential for an additional five (5) year extension, on terms acceptable to the Director of Engineering, the Director of Roads, Parks and Fleet, and the Director of Legal Services. (ENG009-18) (File: R04-DI)

Attachments: [ENG009-180409.pdf](#)

CONSIDERATION OF A REQUEST FROM THE BLUE DOT GROUP

That Staff Report ENV002-18 concerning the consideration of a request from the Blue Dot Group be received for information purposes. (ENV002-18) (File: E00) (P24/15)

Attachments: [ENV002-180409.pdf](#)

2018 TAX RATIOS AND CAPPING POLICIES

1. That the tax ratios for the 2018 taxation year be established as follows:

a)	Residential/farm property class	1.000000
b)	New Multi-residential	1.000000
c)	Multi-residential	1.000000
d)	Commercial Occupied	1.433126
e)	Industrial Occupied	1.516328
f)	Pipelines	1.103939
g)	Landfill	1.067122
h)	Farmlands	0.250000

- i) Managed forest 0.250000
2. That the capping program be funded by clawing back decreases from within the affected property tax classes.
3. That the recommended capping parameters for commercial and industrial properties be maintained, as follows:
- a) The property tax cap be set at an amount representing 10% of the previous year's annualized taxes;
 - b) Any property within +/- \$500 of the Current Value Assessment (CVA) taxes be moved directly to CVA taxation;
 - c) Any property that reaches the CVA level of taxation be removed from the capping program;
 - d) Exclude any property whose classification changes from capped to clawed back, or vice versa;
 - e) A minimum cap of 10% of the previous year's CVA taxes; and
 - f) Reassessment related increases for 2018 be excluded from the capping calculations.
4. That the option to exit capping for the multi-residential class be adopted.
5. That the capping phase-out option for the industrial class be adopted, resulting in the reduction from CVA taxes to annualized taxes based on the following schedule:
- a) 1/4 in 2018;
 - b) 1/3 in 2019;
 - c) 1/2 in 2020; and
 - d) Full CVA in 2021.
6. That the discounts for the commercial and industrial sub-classes for vacant land and excess land be maintained at 30% and 35% respectively.
7. That staff consult with the local business community regarding potential changes to the City's discounts for the commercial and industrial sub-classes for vacant land and excess land, and provide recommendations on the future of these discounts in the 2019 Business Plan.
8. That two sub-classes for Farmland Awaiting Development be maintained in each of the multi-residential, commercial, and industrial property classes at the following discounts:

- a) Phase I - 25% discount off of the residential tax rate; and
 - b) Phase II - 0% discount off of the applicable property class tax rate.
9. That the City of Barrie continue with its existing Rebates for Charitable Organizations Program providing a tax rebate for Registered Charitable Organizations, as defined in Section 248(1) of the *Income Tax Act*, R.S.C. 1985, Chapter 1, at a rate of 40% of the current year's taxes applicable to the space occupied.
 10. That the Registered Charities eligible for the tax rebate program continue to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate, as per the City's vacancy tax rebate policy.
 11. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2018 taxation and capping policies as described herein. (FIN004-18) (File: F00)

Attachments: [FIN004-180409.pdf](#)

2018 TAX RATES

1. That the tax rates for the 2018 taxation year be established as set out in Appendix "A" to Staff Report FIN005-18.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2018 tax rates as described herein. (FIN005-18) (File: F00)

Attachments: [FIN005-180409.pdf](#)

CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENTS TO THE SPORT EVENTS/FACILITIES ADVISORY COMMITTEE (LCS007-18)
(File: C06)

SURPLUSING OF PROPERTY - ARDAGH ROAD (WARD 6)

1. That the Property identified on Appendix "A" to Staff Report LGL006-18, being all of PIN# 587630093 (LT) respectively (the "Subject Property") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the Subject Property be offered for sale to 2596843 Ontario Inc. (the "Purchaser") in order to facilitate the development of a residential extension of the mixed-use development contemplated for the adjacent property at 224 Ardagh Road.
3. That the City Clerk be authorized to execute an Agreement of Purchase and Sale ("APS") conditional upon Council approval in a form approved by the Director of Legal Services.

4. That the Purchaser be permitted to make Official Plan and Zoning By-law Amendment applications for the Subject Property and include it in Development Applications. (LGL006-18) (File: L17-97)

Attachments: [LGL006-180409.pdf](#)

BARRIE TENNIS CLUB AGREEMENT

1. That the Mayor and City Clerk be authorized to execute the Barrie Tennis Club Inc. (Barrie Tennis), Facility Use Agreement for use of the Queens Park Club House located at Queens Park, 55 Ross St. Barrie, ON. subject to the agreement conforming to the following:
 - a) The user agreement between the City of Barrie and the Barrie Tennis Club for the Club's use of the building covering all operational aspects including but not limited to - insurance, building maintenance, utilities, taxes (if applicable), term, renewal and rent based on the premise that no rent will be charged in exchange for the Barrie Tennis Club paying the capital costs and all operational costs during the term of this agreement, generally in accordance with Appendix "A" to Staff Report REC001-18;
 - b) The term of the agreement shall be 5 years, from April 1st, 2018 to April 1st, 2023, with an option for an additional 5 years with the written notice prior to December 1st, 2022, and with agreement from the City of Barrie; and
 - c) 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 the Mayor and City Clerk be authorized to execute the extension of the agreement under the same general conditions. (REC001-18) (File: R05)

Attachments: [REC001-180409.pdf](#)

REVISED SPORTS FIELDS ALLOCATION POLICY

1. That the revised Sports Fields Allocation Policy attached as Appendix "A" to Staff Report REC003-18 be adopted.
2. That implementation of the revised Sports Fields Allocation Policy be effective for the 2018 season reflecting the following changes to the existing policy:
 - a) A Residency Requirement clause (page 7-8 of the Policy);
 - b) The Code of Conduct (Appendix "B" to the Policy); and

- c) The Inclement Weather: Poor/Wet Field Conditions Procedure (Appendix "C" to the Policy). (REC001-18) (File: R00)

Attachments: [REC003-180409.pdf](#)

QUANCE STREET PARKING INVESTIGATION (WARD 7)

That the current on-street parking be maintained on Quance Street. (RPF002-18) (File: T00) (P34/16)

Attachments: [RPF002-180409.pdf](#)

KENNETH AVENUE AND ASHFORD DRIVE PARKING INVESTIGATION (WARD 9)

1. That the Rates of Speed By-Law 2002-19, Schedule "A" Authorized Rates of Maximum Speed - 40 Kilometres Per Hour, be amended by adding the following:

<u>Street</u>	<u>From</u>	<u>To</u>
Ashford Drive	35 metres South of Big Bay Point Road	Yonge Street

2. That the current on-street restrictions be maintained on both Kenneth Avenue between Bertha Avenue and Ashford Drive and Ashford Drive between Yonge Street and Big Bay Point Road. (RPF003-18) (File: T00) (File: P48/16)

Attachments: [RPF003-180409.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION

8.1 CANCELLATION OF AUGUST GENERAL COMMITTEE AND CITY COUNCIL MEETINGS

That the General Committee Meeting scheduled for August 13, 2018 and the City Council Meeting scheduled for August 27, 2018 be cancelled. (Item for Discussion 8.1, April 9, 2018) (File: C05)

Sponsor: Councillor, B. Ward

8.2 INVESTIGATION - EXPANDING THE HISTORIC NEIGHBOURHOOD STRATEGY

That staff in Planning and Building Services investigate the feasibility of expanding the Historic Neighbourhood Strategy to include the Historic East End and Historic Kempenfelt Village Neighbourhoods and report back to General Committee. (Item for Discussion 8.2, April 9, 2018) (File: R01)

Sponsors: Councillor, B. Ainsworth

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.