



Meeting Agenda
General Committee

Monday, June 12, 2017

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - SUBMITTED BY MHBC PLANNING FOR GROVE STREET DEVELOPMENTS - 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST, YMCA LANDS (WARD 2) (FILE: D09-64 AND D14-1630)

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 MHBC Planning for Grove Street Developments Inc. for lands owned by the YMCA of Simcoe/Muskoka. The lands are municipally known as 10, 14, 18, 20, 22 and 24 Grove Street West. The property is legally described as Part of Park Lots 6 & 7, Registered Plan 135, City of Barrie. The property has a total area of approximately 2.64 hectares (6.5 acres).

The lands are designated Institutional and Residential within the City’s Official Plan and are currently zoned Institutional I and Residential Multiple Dwelling First Density RM1 in accordance with Zoning By-law 2009-141.

The Applicant has applied to redesignate the subject lands from Institutional and Residential to Residential and Open Space as well as propose a “Special Policy Area” to recognize a residential density of 455 units per hectare where, in accordance with Section 4.2.2.3 (c) of the Official Plan, high density residential development in excess of 150 units per hectare is restricted to locations within the City Centre.

The Applicant is proposing to amend the current zoning of the property from Institutional I and Residential Multiple Dwelling First Density RM1 to Residential Apartment Dwelling Second Density RA2-2 SP with Special Provisions and Open Space OS to permit the construction of 4 apartment buildings ranging in height from 19 - 22 storeys, a 2 storey amenity building and an Open Space area. The SP Special Provisions seek the following variances to the Zoning Bylaw for the proposed zoning of RA2-2 SP:

Proposed Special Zoning Provisions

<u>Proposed Variance</u>	<u>Required by Bylaw For RRA2-2</u>	<u>Proposed Special Provision</u>
Front Lot Line	Toronto Street	Grove Street

	(shortest frontage)	
Building Height	45 metres	65 metres
Gross Floor Area	200% (maximum % of lot area)	355%
Parking Spaces	1.5 spaces per residential unit	1.0 space per residential unit
Permitted Use	Community Centre not permitted	Community Centre as a permitted use
Landscape Buffer Area for Parking Lot Areas	Continuous 3 metres from the abutting lot line with a 2 metre tight board wood fence	0 metres
Landscape Buffer along the side and rear yards	Continuous 3 metres from the abutting lot line	0 metres
Ground Level Units with Secondary Means of Access	Where ground level dwellings have a secondary means of access to the exterior, a landscape open space area of 7 metres is to be provided	1.6 metres for units with a ground floor balcony or patio 3 metres for units without a ground floor balcony or patio

Presentation by a representative (s) of MHBC Planning.

Presentation by Janet Foster, Senior Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM1 170612 Notice YMCA Lands.pdf](#)
[PM 170612 Presentation - YMCA.pdf](#)
[PM1 170612 - Memo YMCA Lands.pdf](#)
[PM1 170612 - Correspondence YMCA Lands.pdf](#)
[PM1 170612 - ADDITIONS Correspondence YMCA Lands.pdf](#)

APPLICATION OF AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - SUBMITTED BY MORRIELLO CONSTRUCTION LTD - 52-68 RAWSON AVENUE (WARD 8) (FILE: D09-065/D14-1635)

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 Morriello Construction Ltd. for Lots 76, 77, 78 & 79, Plan 51M-379, City of Barrie, municipally known as 52 - 68 Rawson Avenue.

The applications are to change the land use designation from Restricted Industrial to General Industrial, and the zoning from Restricted Industrial with Special Provisions and a Hold (RI)(SP-413)(H-107) to General Industrial (GI).

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

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

Attachments: [PM2 170612 Notice 52-68 Rawson Avenue.pdf](#)
[PM2 170612 Presentation 52-68 Rawson.pdf](#)
[PM2 170612 Memo 52-68 Rawson Avenue.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 COUNCIL COMPENSATION REVIEW COMMITTEE DATED MAY 31, 2017

Attachments: [170531 Council Compensation Review Committee.pdf](#)

REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE DATED JUNE 6, 2017

Attachments: [170606 Council Compensation Review.pdf](#)

REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE

That the following recommendations contained within the Council Compensation Review Committee Report CCRC001-17 attached as Appendix "A" to the Report of the Council Compensation Review Committee dated June 6, 2017, be adopted:

1. That the following recommendations with respect to the 2018 to 2022 Council compensation matters, be adopted:
 - a) That the base rate of compensation for the Mayor remain at the current rate of \$93,729.05 per annum (plus any applicable annual economic adjustments for 2018 and effective January 1, 2019);
 - b) That effective January 1, 2019 the base rate of compensation for Members of Council be increased to \$33,814 per annum (plus any applicable economic adjustments for 2018 and effective January 1, 2019);
 - c) That the annual economic adjustment effective January 1, 2019 be calculated based on the annual economic adjustment provided to non-union staff in accordance with motion 15-G-242;
 - d) That effective January 1, 2020, the formula utilized to calculate any economic adjustment to the base rate of compensation for the Mayor and Councillors be the sum of (i) and (ii) as follows:
 - i) the annual economic adjustment provided to non-union staff;
 - ii) an indicator of the economic health of the citizens of Barrie, based on the rise or fall of the unemployment rate in the Barrie area relative to Ontario in the preceding year, calculated using the following formula:
 $A_y = (B(y-2) - O(y-2)) - (B(y-1) - O(y-1))$
Where:
A = "Level of employment" factor to be applied as a modifier to the annual economic adjustment (%);
y = Year where base compensation adjustment will be applied;
B = Unemployment rate for Barrie Census Metropolitan Area (CMA) in October (%).
O = Unemployment rate for Ontario in October (%).
Subject to lower and upper boundaries for the sum of (i) and (ii) of -0.75% and +2.25% respectively.
and as further illustrated in Appendix "A" to the Council Compensation Review Committee Report CCRC001-17;
- e) That notwithstanding the above, City Council may authorize a lesser increase for the annual economic adjustment applied to the compensation of the Mayor and members of City Council,

subsequent to finalization of the non-union economic adjustment;
and

- f) That upon the Federal government's elimination of the one-third tax free allowance on remuneration paid to the elected Members of Council and its local boards, the base rate of compensation be adjusted for members of Council to ensure that the same net compensation amount (take home compensation) is received and should the regulations permit, the adjustment be made over more than one year.

Attachments: [Appendix "A" CCRC report re 2018 to 2022 compensation](#)

6. STAFF REPORT(S)

DISPOSITION OF 10-14 COLLIER STREET/32 CLAPPERTON STREET (WARD 2)

1. That the disposition of the Property known municipally as 10-14 Collier Street and 32 Clapperton Street, described as Part of Lots 64, 65 and 66 of Plan 2, now further described as Parts 1, 2, 3, 4, 5 and 6 of Plan 51R-17218 and Part 1, Plan 51R-19316 the City of Barrie, County of Simcoe be made available for sale as an independent parcel and that it no longer be required to be assembled with the adjoining parcel known municipally as 4-8 Collier Street.
2. That the Property known municipally as 10-14 Collier Street and 32 Clapperton Street, described as Part of Lots 64, 65 and 66 of Plan 2, now further described as Parts 1, 2, 3, 4, 5 and 6 of Plan 51R-17218 and Part 1, Plan 51R-19316 the City of Barrie, County of Simcoe remain deemed as surplus to the City's needs.
3. That Invest Barrie staff in consultation with the Director of Engineering determine the most appropriate, efficient, and strategic configuration and disposition of the Property to facilitate the implementation of the preferred design alternative for transportation improvements at the Ross Street/Collier Street/Bayfield Street intersection as proposed in Staff Report ENG006-17 and reflecting the criteria set out in Staff Report BDD002-15 related to the disposition of downtown parking lots.
4. That if the Preferred Design Alternative outlined in Staff Report ENG006-17 is approved, Invest Barrie staff and Legal Services staff be authorized to enter into negotiations with the property owner of 65, 79 and 85 Bayfield Street and 2 Collier Street for the acquisition of the required property and the associated disposition of 10-14 Collier Street and 32 Clapperton Street to facilitate the preferred design alternative (roundabout) and jointly report back to General Committee for approval.

5. That if the Preferred Design Alternative as outlined in Staff Report ENG006-17 is not approved, the Executive Director of Invest Barrie be delegated the authority to place the parcel on the market and determine the offer period, timing of sales, to repeat the sales process or develop an alternate disposition method for the subject property that reflects the approved criteria related to the strategic disposition of downtown parking lots. (BBD012-17) (File: L00)

Attachments: [BDD012-170612.pdf](#)
[170612 ADDITIONS 10-14 Collier 32 Clapperton St.pdf](#)

ROSS STREET/COLLIER STREET/BAYFIELD STREET MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PHASES 3 AND 4

1. That the preferred design alternative for the Municipal Class Environmental Assessment for Ross Street/Collier Street/Bayfield Street Phases 3 & 4 be adopted as outlined in Staff Report ENG006-17.
2. That in accordance with the requirements of the Class Environmental Assessment process, the Engineering Department publish a Notice of Completion for the Ross Street/Collier Street/Bayfield Street Class Environmental Assessment Phases 3 & 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 Ross Street/Collier Street/Bayfield Street.
 - b) That the preferred design alternative be considered for inclusion in future budgets.
 - c) That 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.
 - d) That the Director of Legal Services be delegated the authority to settle any negotiated agreements up to the maximum amount budgeted for property acquisition.
 - e) That the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG006-17) (File: T05-RO)

Attachments: [ENG006-170612.pdf](#)

2017 DOWNTOWN BARRIE BUSINESS ASSOCIATION (BIA) LEVY

1. That the City of Barrie establish a special charge of 0.343521% for 2017 to levy an amount of \$499,657 upon commercial and industrial properties in the Downtown Improvement Area.
2. That Council approve the Downtown Barrie Business Association (BIA) 2017 Operating and Capital budgets, as presented in Staff Report FIN012-17.
3. That the City Clerk be authorized to prepare the appropriate by-law authorizing this 2017 special charge rate and levy requirement. (FIN012-17) (File: F00)

Attachments: [FIN012-170612.pdf](#)

2017 PROPERTY TAX CLAWBACK RATES

1. That the 2017 property tax clawback percentages for properties in the Commercial, Industrial and Multi-residential properties be established as follows:
 - a) Commercial 9.9810%
 - b) Industrial 39.0809%
 - c) Multi-residential 0.0000%
2. That the City Clerk be authorized to prepare the necessary Tax Capping By-law to establish the 2017 property tax clawback percentages as described herein. (FIN015-17) (File: F00)

Attachments: [FIN015-170612.pdf](#)

CASH-IN-LIEU OF PARKLAND REVIEW

1. That the draft By-law attached as Appendix "C" to Staff Report FIN016-17 be enacted and By-law 89-341, as amended by By-laws 90-168, 91-31 and 96-62, being a By-law to provide for the dedication of land for park purposes for development or redevelopment of residential, commercial or industrial land, be repealed.

2. That the following Cash-in-Lieu of Parkland policies be approved, effective July 1, 2017:
 - a) Establish a unit rate per dwelling unit for medium and high density developments of \$5,000 per unit;

 - b) Establish a unit rate to be applied to in-fill development of single family units in the former City Boundaries, of \$5,000 per dwelling unit;

 - c) That, for greenfield development of low density units, land dedication at a rate of one hectare per 300 dwelling units be the preferred form of parkland dedication, however, in the case that land cannot be dedicated, Cash-in-Lieu of Parkland will be required based on the market value of serviced developable land at a rate of one hectare per 500 dwelling units;

 - d) That the unit rates be indexed annually at the same rate as the City-wide Development Charges, i.e. by the percentage change during the preceding year as recorded in the Statistics Canada's Construction Cost Index (non-residential building) (CANSIM table 327-0043), as may be amended or replaced from time to time;

 - e) That the Cash-in-Lieu of Parkland rates undergo a full review at least every five years, in conjunction with the review of the City of Barrie's Development Charges;

 - f) That Cash-in-Lieu of Parkland for institutional land be at a rate of 5% of the market value of serviced land for the proposed development; and

 - g) That Cash-in-Lieu of Parkland for other non-residential land (i.e. industrial and commercial land) be at a rate of 2% of the market value of serviced land for the proposed development.

3. That staff in the Planning and Building Services and Finance Departments report back to General Committee in the Fall with cash-in-lieu financial incentive options to include in the Built Boundary Community Improvement Plan (CIP) to support the development of affordable housing including emergency shelter, transitional housing, rent-geared-to-income housing, affordable rental, and non-profit "sweat equity" homeownership. (FIN016-17) (File: F00)

Attachments: [FIN016-170612.pdf](#)

DECLARATION OF COUNCILLOR WARD SIX SEAT TO BE VACANT AND FILLING OF VACANCY

1. That in accordance with Section 262 of the *Municipal Act, 2001*, the office of Councillor - Ward Six, be declared vacant.
2. That an appointment process be utilized to fill the vacancy in the office of Councillor - Ward Six as outlined in Appendix "A" to Staff Report LCS011-17. (LCS011-17) (File: C07)

Attachments: [LCS011-170612 declaring seat vacant and filling of vacancy.pdf](#)

SALE OF PROPERTY - PART OF EDGEHILL DRIVE (WARD 5)

1. That Part 1 on Plan 51R-40947 as shown in Appendix "A" to Staff Report LGL006-17, being Part of PIN 58768-0492 (LT) (the "Subject Property") be sold to Guyval Investments Inc. (the "Purchaser") in accordance with the terms and conditions set out in the Agreement of Purchase and Sale (the "APS") attached as Appendix "B" to LGL006-17.
2. That the City Clerk be authorized to execute all associated and required documents necessary to remove the condition of sale or amend any term contained in the APS on the recommendation of and in a form approved by the Director of Legal Services.
3. That the proceeds from the sale be transferred to the Tax Capital Reserve (Account # 13-04- 0440). (LGL006-17) (File: L17-90)

Attachments: [LGL006-17 -Sale of Property- Part of Edgehill Drive - Final.pdf](#)

ACQUISITION OF ROAD WIDENINGS - DUCKWORTH STREET (WARDS 1 AND 2)

1. That Staff complete the property acquisitions necessary for the Duckworth Street (Bell Farm Road to St. Vincent Street) transportation improvements as identified in Phases 3 and 4 of the Municipal Class EA Preferred Design Alternative, indicated in Appendix "A" to Staff Report LGL007-17, (the "Subject Properties").
2. That the Director of Legal Services be authorized to commence negotiations and/or expropriation proceedings to acquire fee simple interests in the Subject Properties to facilitate the reconstruction of Duckworth Street between St. Vincent Street and Bell Farm Road.
3. That the Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Subject Properties and that the City Clerk be authorized to execute the necessary forms of application.
4. 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 Inquiry Officer and the Chief Inquiry Officer be requested to report to Council with respect to any such request.
5. That the Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements relating to the Subject Properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (LGL007-17) (File: L00)

Attachments: [LGL007-170612.pdf](#)

REQUEST FOR MUNICIPAL SERVICING - BEYOND BARRIE'S BOUNDARY - TOWN OF INNISFIL

1. That the request from the Town of Innisfil to provide inter-municipal servicing (water and wastewater) for a potential future aged care development located at 1870 Big Bay Point Road be approved in principle pending the negotiation of a Municipal Servicing Agreement.
2. That a Municipal Servicing Agreement with the Town of Innisfil/InnServices be negotiated and presented to Barrie Council for consideration, with said Agreement at minimum to include the matters identified in Appendix "A" of Staff Report PLN006-17.

Attachments: [PLN006-170612.pdf](#)

ZONING BY-LAW 2009-141 HOUSEKEEPING

1. That the proposed Housekeeping text and Zoning Map Schedule Amendments to Zoning By-law 2009-141 be approved as outlined in Appendix "A" to Staff Report PLN012-17.
2. That the written and oral submissions received relating to the proposed amendments 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 PLN012-17: the impact of changing definitions on site specific zoning by-laws.
3. That in accordance with Section 34 of the Planning Act, no further public meeting is required to finalize the proposed by-law. (PLN012-17) (File: D14-1629)

Attachments: [PLN012-170612.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT CRISDAWN CONSTRUCTION INCORPORATED AND BARRIE FINANCIAL INCORPORATED 851 ESSA ROAD (WARD 7)

1. That the application for a zoning by-law amendment (File Number D14-1615) submitted by KLM Planning Incorporated, on behalf of Crisdawn Construction Incorporated and Barrie Financial Incorporated, for the property municipally known as 851 Essa Road, be approved.
2. That By-Law Number 2009-141, entitled "City of Barrie Comprehensive Zoning By-Law", as amended, be further amended as per Appendix "A": Draft Zoning By-law Amendment to Staff Report PLN014-17.

3. That in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the 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 approval of the application as amended, including the matters raised in those submissions and identified within Appendix "F" to Staff Report PLN014-17. (PLN014-17) (File: D14-1615)

Attachments: [PLN014-170612.pdf](#)

APPLICATIONS FOR ZONING BY-LAW AMENDMENT - CHRISTOPHER MCCASKIE - 544 AND 550 ST. VINCENT STREET (WARD 3)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Christopher McCaskie to rezone the lands known municipally as 544 & 550 St. Vincent Street (Ward 3) from Residential Multiple Dwelling Second Density (RM2) (SP-439) (H-88) and Residential Single Detached Second Density (R2) to Multiple Dwelling Second Density RM2 with special zoning provision RM2 (SP), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) A minimum Front Yard Setback of 2.5m (7m required), along St. Vincent Street;
 - ii) A minimum Rear Yard Setback of 3.9m (7m required);
 - iii) A maximum building height of 11.5m, 3 storeys (10m required);
 - iv) Permit Tandem Parking, garage and driveway space;
 - v) A maximum density of 55.1 units per hectare (40 UPH permitted); and
 - vi) A reduced Minimum distance for secondary means of access of 5.5m (7m required).
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 approval of the application as amended, including the matters raised in those submissions and identified within Appendix "D" Staff Report PLN018-17. (PLN018-17) (File: D14-1617)

Attachments: [PLN018-170612.docx](#)

[170612 ADDITIONS Correspondence 544 and 550 St Vincent Street.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT 2440511 ONTARIO INCORPORATED AND 2431805 ONTARIO INCORPORATED 521 AND 527 BIG BAY POINT ROAD (WARD 9)

1. That the application for a zoning by-law amendment (File Number D14-1619) submitted by Innovative Planning Solutions, on behalf of 2440511 Ontario Incorporated and 2431805 Ontario Incorporated, for the properties municipally known as 521 and 527 Big Bay Point Road, be approved.
2. That By-Law Number 2009-141, entitled "City of Barrie Comprehensive Zoning By-Law", as amended, be further amended as per Appendix A: Draft Zoning By-law Amendment to Staff Report PLN019-17.
3. That in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the 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 approval of the application as amended, including the matters raised in those submissions and identified within Appendix "D" to Staff Report PLN019-17. (PLN019-17) (File: D14-1619)

Attachments: [PLN019-170612.pdf](#)
[170612 ADDITIONS Memo 521 & 527 Big Bay Point Road.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

LETTER OF SUPPORT - LAKE SIMCOE PHOSPHORUS OFFSET PROGRAM (LSPOP)

That a letter of support be sent to the Lake Simcoe Region Conservation Authority for the Lake Simcoe Phosphorus Offset Program (LSPOP) which is designed to reduce phosphorus loading from urban run-off and improve the health and quality of local rivers, streams and Lake Simcoe. (Item for Discussion 8.1, June 12, 2017) (File: C00)

Sponsor: Councillor, P. Silveira

Attachments: [Lake Simcoe Phosphorus Offset Program.pdf](#)

INVESTIGATION - POTENTIAL BY-LAW REGULATING HOME SECURITY VIDEO SURVEILLANCE SYSTEMS

That staff in the Legislative and Court Services and Legal Services Departments investigate the feasibility of implementing a potential by-law to regulate home security video surveillance systems/domestic closed-circuit television surveillance and report back to General Committee.

Sponsor: Councillor Silveira

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.