



Meeting Agenda  
General Committee

Monday, May 8, 2017

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW -  
SUBMITTED BY ZELINKA PRIAMO LTD. ON BEHALF OF GREEN VALLEY  
CONSTRUCTION CORP. - 101 KOZLOV STREET (WARD 4) (FILE: D14-1596)**

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-Law submitted by Zelinka Priamo Ltd. on behalf of Green Valley Construction Corp. for the lands known municipally as 101 Kozlov Street, Barrie. The property is located within the Sunnidale Planning Area and has a total area of approximately 2.3 hectares.

The lands are designated Residential Area within the City of Barrie’s Official Plan and are currently zoned Multiple Residential Dwelling Second Density (RM2) in accordance with Zoning By-law 2009-141.

The owner has applied to amend the current zoning of the property from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density Special (RM2-SP) to permit the development of 92 residential units in the form of stacked townhouses in addition to the existing 7-storey (129 units) apartment building on the subject lands. The existing parking area on the site is proposed to be reconfigured and expanded to include a total of 288 spaces on site.

The current RM2 zoning over the subject lands would permit the proposed stacked townhouse use, however it does not permit the existing apartment building on site. The proposed RM2-SP zoning would serve to recognize the existing apartment building as well as the following site specific provisions associated with the proposed stacked townhouse units on site:

|                            | <u>Required (RM2)</u> | <u>Proposed</u>      |
|----------------------------|-----------------------|----------------------|
| Density (maximum)          | 53 units per hectare  | 94 units per hectare |
| Gross Floor Area (maximum) | 60%                   | 85%                  |
| Building Height (maximum)  | 10 metres             | 12 metres            |

|                             |   |  |
|-----------------------------|---|--|
| Height of Stacked Townhouse | 3 Storeys   | 3.5 Storeys (9.6 metres)                 |
| Parking (minimum)           | 1.25 spaces/unit for existing Apartment=160 spaces<br>1.5 spaces/unit for proposed stacked townhouse units = 138 spaces<br>TOTAL Required = 298 | 1.15 spaces/unit<br>TOTAL Proposed = 288 |

Presentation by representative(s) of Zelinka Priamo Ltd.

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

See attached correspondence.

**Attachments:** [PM 170508 Notice 101 Kozlov Street..pdf](#)  
[PM 170508 Presentation 101 Kozlov Street..pdf](#)  
[PM 170508 Memo 101Kozlov Street.pdf](#)  
[PM 170508 Correspondence - 101 Kozlov St.pdf](#)

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF CHRISTOPHER MCCASKIE - 544 AND 550 ST. VINCENT STREET (WARD 3) (FILE: D14-1631)**

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-Law submitted by Innovative Planning Solutions on behalf of Christopher McCaskie for the lands known municipally as 544 and 550 St. Vincent Street, Barrie and has a total area of approximately 0.49 hectares.

The lands are designated Residential Area within the City of Barrie's Official Plan and are currently zoned Residential Multiple Dwelling Second Density (RM2) (SP-439) (H-88) and Residential Single Detached Second Density (R2) in accordance with the Zoning By-law 2009-141.

The owner has applied to amend the current zoning of the property from Single Residential Second Density and Multiple Dwelling Second Density SP - 439 (H-88) to Multiple Dwelling Second Density with special zoning provisions to permit the development of 27 residential units in the form of 3 storey townhouses.

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

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

**Attachments:** [PM 170508 Notice 544 and 550 St. Vincent St..pdf](#)  
[PM 170508 Presentation 544 and 550 St. Vincent St..pdf](#)  
[ADDITIONS - PM 170508 Memo 544 and 550 St. Vincent Street.pdf](#)  
[ADDITIONS PM 170508 Correspondence 544 and and 550 St. Vincent St.pdf](#)

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION****PRESENTATION CONCERNING THE CLIMATE CHANGE ADAPTATION STRATEGY.**

**Attachments:** [Presentation - Climate Change Strategy.pptx](#)

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED APRIL 26, 2017**

**Attachments:** [FSC Report - 170426.pdf](#)

**FIRST QUARTER INTERNAL AUDIT STATUS REPORT**

That the First Quarter Internal Audit Status Report be received for information purposes.  
(File: F00)

**Attachments:** [First Quarter Internal Audit Status Report.pdf](#)

**6. STAFF REPORT(S)****2016 BUDGET AND BUSINESS PLAN YEAR-END REPORT**

1. That the 2016 Budget and Business Plan Year-End Report be received.
2. That the 2016 year-end Tax rate supported result, be adjusted by \$618,740, as set out below:
  - a) \$563,935 be transferred to the Tax Rate Stabilization Reserve (13-04-0461) and carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract, but remained incomplete or undelivered at December 31, 2016;
  - b) \$1,110,269 be drawn from the Tax Capital Reserve (13-04-0440) to fund development charge discounts given during the year;
  - c) \$72,440 of additional Innisfil Annexation costs be funded from the Tax Rate Stabilization Reserve (13-04-0461);
  - d) \$24,750 be transferred to the Council Strategic Priorities Reserve (13-03-0410); and
  - e) \$24,717 be drawn from the Early Retirement Reserve (13-04-0462).

3. That the revised surplus of \$1,289,396, after the adjustments identified in recommendation two, be distributed as follows:
  - a) \$902,577 to the Tax Capital Reserve (13-04-0440) representing 70% of the adjusted 2016 tax rate surplus; and
  - b) \$386,819 to the Tax Rate Stabilization Reserve (13-04-0461) representing 30% of the adjusted 2016 tax rate surplus.
4. That \$494,002 (of \$678,344) in development charge discounts given during the year attributable to wastewater services be funded through in-year Wastewater rate supported operating results.
5. That the 2016 year-end Wastewater rate supported result, be adjusted by \$179,807, as set out below:
  - a) \$184,342 (of \$678,344) be drawn from Wastewater Rate Capital Reserve (12-05-0575) to fund development charge discounts given during the year; and
  - b) \$4,535 be transferred to the Wastewater Rate Stabilization Reserve (12-05-0577) and carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract, but remained incomplete or undelivered at December 31, 2016.
6. That the revised 2016 Wastewater rate deficit of \$314,195 be funded from the Wastewater Rate Stabilization Reserve (12-05-0577).
7. That \$980,138 in development charge discounts given during the year attributable to water services be funded through in-year Water rate supported operating results.
8. That the 2016 year-end Water rate supported result, be adjusted by transferring \$4,535 to the Water Rate Stabilization Reserve (12-05-0582). With this amount to be carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract but remained incomplete or undelivered at December 31, 2016.
9. That the revised 2016 Water rate surplus of \$1,337,494 be distributed as follows:
  - a) \$936,246 to the Water Rate Capital Reserve (12-05-0580) representing 70% of the 2016 water rate surplus; and
  - b) \$401,248 to the Water Rate Stabilization Reserve (12-05-0582) representing 30% of the 2016 water rate surplus.

10. That the 2016 Parking rate surplus of \$199,699 be distributed as follows:
  - a) \$180,267 be transferred to the Parking Rate Capital Reserve (12-05-0570) and carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract but remained incomplete or undelivered at December 31, 2016; and
  - b) \$19,432 to the Parking Rate Capital Reserve (12-05-0570).
11. That \$1,040,132 in operating expenditures eligible for Federal Gas Tax funding be carried forward to fund items that were committed in 2016 by purchase order or contract, but remain incomplete or undelivered at December 31, 2016, and be funded from the Federal Gas Tax Reserve (11-05-0596).
12. That \$4,579 be carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract, but remained incomplete or undelivered at December 31, 2016, be funded from the Industrial Land Reserve (13-04-0430).
13. That \$66,876 be carried forward to 2017 to fund items that were committed in 2016 by purchase order or contract, but remained incomplete or undelivered at December 31, 2016, be funded from the Development Charges Administration Reserve Fund (11-05-0565).
14. That staff be authorized to proceed with existing projects with an expanded scope as identified in Appendix "H" - Capital Projects Requiring Additional Funding and add funding in the amount of \$169,000 be committed in the Tax Capital Reserve (13-04-0440).
15. That staff be authorized to change the funding source from *Developer Front Ending (Annex)-Developer Build* to the funding source *Contribution from DC Reserves Water (Annex)* for the project entitled "County Road 27 New Transmission Watermain-South of Maplevue", approved in the 2017 Capital Plan in the amount of \$445,000. (EMT003-17) (File: F00)

**Attachments:** [EMT003-170508.pdf](#)

#### **CLIMATE CHANGE ADAPTATION STRATEGY**

That the Climate Change Adaptation Strategy as identified in Staff Report ENG003-17 be approved to guide future planning and development within the City of Barrie. (ENG003-17) (File: E00)

**Attachments:** [ENG003-170508.pdf](#)  
[Hyperlink](#)

**CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE TOWN AND GOWN COMMITTEE (LSC010-17) (File: C06)**

**PROPOSED HOUSEKEEPING AMENDMENT TO ZONING BY-LAW 2009-141 TO PERMIT COLLEGE AND UNIVERSITY USES IN THE 'CENTRAL AREA COMMERCIAL' (C1) AND 'TRANSITION CENTRE COMMERCIAL' (C2) ZONES (WARDS 2 AND 8)**

1. That the proposed Housekeeping Amendment to Zoning By-law 2009-141 to permit College and University uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones be approved.
2. That the amending by-law, attached as Appendix "B" to Staff Report PLN009-17, be approved.
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 the proposed zoning by-law amendment have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the proposed amendment. In this case, no written or oral submissions were received with respect to this application. (PLN009-17) (File: D14-1621)

**Attachments:** [PLN009-170508.pdf](#)

**BARRIE COMMUNITY WOODSHOP**

That the City discontinue the subsidy and service provided to the Barrie Community Woodshop until the Barrie Community Woodshop can develop a sustainable business plan that can be presented to Council and addresses the following:

- a) The Barrie Community Woodshop becoming a registered Not-for-profit organization;
- b) A capital financing plan to retrofit the designated facility space, any expected contribution from the City, and a proposed financing agreement between the City and the Barrie Community Woodshop to pay back capital funds required;
- c) A sustainable funding strategy that limits the City's commitment to the current subsidy level in the tax rate of \$17,948 (indexed); and
- d) Limits the City to an arm's length party with all insurance, registration, and administration being conducted by the Barrie Community Woodshop. (17-G-028 and 16-G-281) (REC001-17) (File: R00)

**Attachments:** [REC001-170508.pdf](#)

**SPORTS FIELDS ALLOCATION POLICY**

1. That the Sports Fields Allocation Policy attached as Appendix "A", to the Staff Report REC002-17 governing the equitable assignment and management of sports fields within City of Barrie owned facilities be approved for implementation for the 2018 Sports Field allocation season.
2. That delegated authority be granted to the Director of Recreation Services, in consultation with the General Manager of Community and Corporate Services, to implement various pricing techniques throughout the year as appropriate to increase utilization of programs and facilities achieving greater participations rates towards a healthier citizenry while reducing overall operating cost to deliver recreation services.
3. That delegated authority be granted to the Director of Recreation Services, in consultation with the General Manager of Community and Corporate Services, to continue the various partnerships and work in cooperation with various partners and other service agencies in the delivery of programs and services.
4. That the Recreation Services Department be granted delegated authority, in compliance with City of Barrie by-laws and policies, to negotiate and enter into contractual rental agreements with user groups and individuals on behalf of the City of Barrie. (REC002-17) (File: R00)

Attachments: [REC002-170508.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](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**