



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Monday, March 7, 2011

7:00 PM

Council Chamber

1. PUBLIC MEETING(S).

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, REZONING AND DRAFT PLAN OF SUBDIVISION - JONES CONSULTING GROUP LIMITED ON BEHALF OF THE OWNER, 3251586 CANADA INC. -YONGE STREET NORTH OF MAPLEVIEW DRIVE EAST- (March 7, 2011) (File: D09-OPA127, D14-1495 and D12-394)

The purpose of the public meeting is to review an application for an Official Plan Amendment, Rezoning and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd. on behalf of the owner, 3251586 Canada Inc.,

The applicant has submitted a complete application for approval of an Official Plan Amendment, Rezoning and Plan of Subdivision for lands located on Yonge Street north of Maplevue Drive East, with a portion of the subject lands on the east side of the GO Transit Rail Corridor and a portion of the subject lands on the west side of the GO Transit Rail Corridor. The subject property is legally described as Part of Lot 15, Concession 12, Being Part 1, Plan 51R-10923, and is located within the Painswick South Planning Area and the Bayshore Planning Area. The area of the subject property is approximately 30 ha (74 ac).

The lands are currently designated Residential, Institutional, General Commercial and Open Space within the City's Official Plan, the Painswick South Secondary Plan and the Bayshore Secondary Plan. The applicant proposes to re-designate the subject lands within these plans to Residential, General Commercial and Open Space in accordance with the proposed development scheme.

The subject lands are currently zoned Agriculture (A) and Residential Holding (RH) in accordance with Zoning By-law 85-95 and By-law 2009-141. The Applicant proposes to rezone the subject lands to Residential Apartment Dwelling First Density Special (RA1-SP), General Commercial, Multiple Residential Second Density Townhouse (RM2-TH) in accordance with the proposed development scheme.

The proposed Official Plan Amendment, Rezoning and Plan of Subdivision would permit the development of the subject property for a total of 973 dwelling units with a variety of housing forms including block/cluster townhouses, stacked townhouses, street townhouses, and 3 - 5 storey apartment buildings. The application also includes single storey retail/office commercial development.

The following is a summary of the primary development standards for the proposed development blocks. The performance standards that do not satisfy the proposed zoning categories require Special Provisions (SP). These proposed Special Provisions have been listed below, compared to the performance standard of the Zoning By-law (italicized):

Proposed Zoning:	Residential Apartment Dwelling First Density (Special) - RA1 (SP)
Block Number (s):	16, 17 and 18
Performance Standards:	Density = 60 to 100 units per ha. Building Height = 30 metres (4 to 6 storeys) Parking at 1 space/unit (<i>1.5 spaces/unit required</i>). Maximum Lot Coverage = 50% (<i>Maximum permitted is 35%</i>). Front Yard Setback = 3m (<i>Minimum required is 7m</i>). Side Yard Setback = 1.2m (<i>Minimum required is 5m</i>). Rear Yard Setback = 5m (<i>Minimum required is 7m</i>).
Proposed Zoning:	Residential Apartment Dwelling First Density (Special) - RA1 (SP).
Block Number (s):	9
Performance Standards:	Permit townhouses in RA-1 zone (<i>Townhouses not currently permitted in this zone</i>). Density = 60 to 100 units per ha Parking at 1 space/unit for stacked townhouses (<i>1.5 spaces/unit required</i>). Maximum Lot Coverage = 50% (<i>Maximum permitted is 35%</i>). Front Yard Setback = 3m (<i>Minimum required is 7m</i>). Side Yard Setback = 1.2m (<i>Minimum required is 5m</i>). Rear Yard Setback = 5m (<i>Minimum required is 7m</i>).
Proposed Zoning:	Residential Apartment Dwelling First Density (Special) - RA1 (SP).
Block Number (s):	10 - 15
Performance Standards:	Permit townhouses in RA-1 zone (<i>Townhouses not currently permitted in this zone</i>). Density = 60 to 100 units per ha Parking at 1 space/unit (<i>1.5 spaces/unit required</i>). Maximum Lot Coverage = 50% (<i>Maximum permitted is 35%</i>). Front Yard Setback = 3m (<i>Minimum required is 7m</i>). Side Yard Setback = 1.2m (<i>Minimum required is 5m</i>). Rear Yard Setback = 5m (<i>Minimum required is 7m</i>).

Proposed Zoning:	General Commercial (C4)
Block Number (s):	19
Performance Standards:	Parking at 1 space per 20msq of gross floor area (<i>Minimum required is 1 space per 30msq of gross floor area</i>). Rear Yard Setback Adjacent to Residential = 6m (<i>Minimum 10m is required</i>).
Proposed Zoning:	Multiple Residential Second Density - Townhouses (RM2-TH)
Block Number (s):	1-8 and 39
Performance Standards:	No special provisions requested

Presentation by Brandi Clement, The Jones Consulting Group Ltd.

See attached correspondence.

Attachments: [PM1.1-110307.pdf](#)
[Correspondence from L.S.R.C.A..pdf](#)
[Correspondence from Enbridge.pdf](#)
[Correspondence from C. Goodreau.pdf](#)

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - JONES CONSULTING GROUP LIMITED ON BEHALF OF THE OWNER, 3251586 CANADA INC. - (March 7, 2011) (File: D14-1496/D09-OPA126)

The purpose of the public meeting is to review an application for an Official Plan Amendment and a Re-zoning submitted by Jones Consulting Group Limited on behalf of the owner, 3251586 Canada Inc.

The applicant has submitted applications for an Official Plan Amendment and Rezoning for lands located at the south westerly corner of Yonge Street and Madelaine Drive. The property is legally described as Block 128 and Block 129 on Registered Plan 51M-672 (see attached), City of Barrie and is located within the Painswick South Planning Area. The property is known municipally as 39 Madelaine Drive and has a total area of approximately 3ha.

The subject lands (Block 128 and Block 129) are considered to be designated Residential within the City's Official Plan. The owner has applied to re-designate Block 129 from Residential to General Commercial.

Both Block 128 and Block 129 are currently zoned RA2 (SP-164). The owner has applied to rezone Block 128 from RA2 (SP-164) to RA2 (SP). The proposed site specific zoning for Block 128 would permit walk-up apartments, street, cluster and/or block townhouses and includes the deletion of the existing minimum/maximum height and minimum/maximum density requirements. The current site specific zoning of this block requires a minimum height of a main building of 6 storeys and maximum height of 12 storeys together with a minimum density of 90 units per hectare and a maximum density of 150 units per ha.

The owner has also applied to rezone Block 129 from RA2 (SP-164) to General Commercial (C4) (SP). The site specific zoning includes a request to provide a rear yard setback adjoining Residential of 6 metres whereas the Zoning By-law requires a minimum of 10 metres.

The proposed OPA and rezoning would permit the future development of the properties for a variety of residential and/or commercial uses.

Presentation by Brandi Clement, The Jones Consulting Group Ltd.

Attachments: [PM1.1-210307.pdf](#)

2. CONSENT AGENDA.

Nil.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.

Report of the Development Services Committee meeting dated February 15, 2011.

Attachments: [DSC-110215.pdf](#)

Report of the Community Services Committee meeting dated February 7, 2011.

Attachments: [CSC-110207.pdf](#)

Report of the Transportation and Economic Development Services Committee meeting dated February 16, 2011.

Attachments: [TEDS-110216.pdf](#)

TRAFFIC FLOW AT SCHOOLS

That staff in the Engineering Department send a letter to the Simcoe County District School Board requesting a meeting to discuss overcrowded schools and the impact they have on traffic flow on City streets. (File: T00) (11-TED-002)

5. STAFF REPORT(S).

CITY COUNCIL 2010-2014 STRATEGIC PLAN

That the Vision, Goals and Strategies described in Appendix "A" of Staff Report CIA001-11 be approved as the Strategic Plan for the 2010 - 2014 term of Council

Attachments: [CIA001-110307.pdf](#)

COUNCIL CONFERENCE ATTENDANCE

1. That _____, _____ and _____ be granted approval to attend the 2011 Federation of Canadian Municipalities (FCM) annual conference to be held in Halifax, Nova Scotia as an official delegation for the City of Barrie.
2. That _____, _____, _____ and _____ be granted approval to attend the 2011 Association of Municipalities of Ontario (AMO) annual conference in London as an official delegation for the City of Barrie.
3. That the applicable related expenses (including registration, travel, accommodation and meals) be funded from the Council Conference Account to a maximum of \$15,000 for both conferences subject to the approval of the 2011 Business Plan. (Account # 01-06-0950-0000-3071). (CLK006-11) (08-G-511) (File: A04)

Attachments: [CLK006-11.pdf](#)

COMMUNITY GRANT PROGRAM

That the Community Grant Program described in FIN004-11 be approved for implementation in 2011. (FIN004-11) (File: F00)

Attachments: [FIN004-110307.pdf](#)

WATER AND WASTEWATER BILLING AND COLLECTION POLICY

1. That the Water and Wastewater Billing and Collection By-law attached as Appendix "A" to FIN005-11 be enacted effective October 1, 2011.
2. That the Water and Wastewater Policies attached to FIN005-011 as Appendix "B" be in effect until September 30, 2011. (FIN005-11) (10-G-119) (File: F00)

Attachments: [FIN005-110307.pdf](#)

PARKING PROHIBITION ON DUNSMORE LANE

That no additional parking restrictions be implemented on Dunsmore Lane. (ENG006-11) (File: T02-PA) (P46/10)

Attachments: [ENG006-110307.pdf](#)

BAYVIEW PARK DESIGN CONCEPT APPROVAL

1. That the Bayview Park Conceptual Design for an Outdoor Performance Centre as outlined in Staff Report ENG011-11 be approved in principle.
2. That subject to the approval of this pre-design project in the 2011 Business Plan, the City Clerk and Mayor be authorized to enter into an Agreement with the Outdoor Performance Centre Committee to utilize the Barrie Molson Community Fund Grant for the purposes of establishing a Pre-Design Program and Preliminary Budget Analysis for the Bayview Park Outdoor Performance Centre.
3. That the Outdoor Performance Centre Pre-Design Report be presented to General Committee for approval before proceeding with the detailed design.
4. That should the City of Barrie not proceed with the construction of a performance stage within the 2010-2014 Term of Council, the City of Barrie will reimburse all funding back to the Outdoor Performance Centre Committee, utilizing the Tax Capital Reserve. (ENG011-11) (File R04-BA)

Attachments: [ENG011-110307.pdf](#)

EIGHTEEN EIGHTEEN (COUNTRY CLUB SOUTH) ACCEPTANCE OF MUNICIPAL SERVICES

That the “as-constructed” municipal services within, and complementary to, the Country Club South Plan of Subdivision described as Registered Plan 51M-822 (Ministry File 43T-90020) be accepted, and that a by-law be prepared to assume the streets within the plan of subdivision as public highways subject to the satisfaction of the Director of Legal Services, City Clerk, Director of Engineering, PowerStream Inc., and subject to the following conditions:

- a) That a Letter of Credit, in the amount of \$227,470.88 be held until the completion of the one (1) year maintenance period at which time a final inspection of the works, within and associated with this plan, will be performed with the developer.
- b) That a Letter of Credit in the amount of \$12,050.00 be held for the purpose of securing uncompleted work associated with the removal of the temporary turning circle and lot grading certification which shall be held until the work is completed or cash settlement after the one (1) year maintenance period.

Attachments: [ENG012-110307.pdf](#)

PROVISION OF SANITARY AND WATER SERVICING, MAPLEVIEW DRIVE EAST (HURONIA ROAD TO WELHAM ROAD)

1. That a By-law be prepared to authorize the recovery of capital costs for the installation of watermain and sanitary servicing on Mapleview Drive East, between and Huronia Road and Welham Road through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of watermain and sanitary sewer, as provided under Section 326 of the Municipal Act, with the option of payment of the watermain and sanitary sewer charges over a 10 year period with interest per applicable policies.
2. That the property owner's share of the project costs in the amount of \$57,900 be financed internally using the ten year Canada Savings Bond rate as at the time of billing as the interest rate. (ENG013-11) (File: T04-2011-027)

Attachments: [ENG013-110307.pdf](#)

OVERNIGHT PARKING - WINTER CONTROL

1. That By-law 2007-209 be amended to reduce the period during which on-street overnight parking is prohibited from "November 1 of one year to April 15 of the next year" to "December 1 of one year to March 31 of the next year" commencing immediately upon passage of the amending by-law.
2. That By-law 2007-209, as amended, be pro-actively enforced for the entire duration of the overnight parking restrictions, regardless of weather conditions and not on a "complaint only" basis.
3. That the Operations Department, in consultation with the Legal Services Department, develop specific provisions to be incorporated into By-law 2007-209 to address winter events occurring prior to December 1 or after March 31st, and to authorize the General Manager of Community Services, or his designate, to declare a winter event at any time where winter maintenance activities would be required and report back to General Committee. (LGL001-11) (P13/10; P28/10) (File: P00)

Attachments: [LGL001-110307.pdf](#)

AGREEMENT WITH METROLINX FOR JOINT PROCUREMENT OF TRANSIT BUSES

1. That the Mayor and City Clerk be authorized to enter into a Governance Agreement for the 2011-2013 Joint Procurement of Transit buses with Metrolinx.
2. That the Manager of Transit be appointed as the City of Barrie's representative to the Common Bus Purchasing Steering Committee under the Governance Agreement and the Manager of Fleet be appointed as an alternate member.

Attachments: [LTF001-110307.pdf](#)

ICE ALLOCATION POLICY

1. That the Ice Allocation Policy, attached as Appendix 'A', to Staff Report LTF003-11 governing the equitable assignment and management of indoor ice time within municipally owned arena facilities, be approved for implementation effective September 1, 2011.
2. That the Leisure, Transit and Facilities Department be delegated the 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. (LTF003-11) (File: R00)

Attachments: [LTF003-110307.pdf](#)

2010 WATER OPERATIONS BRANCH ANNUAL REPORT, SUMMARY REPORT AND MANAGEMENT REVIEWS

1. That Staff Report OPR002-11 concerning the 2010 Municipal Summary Report and Annual Drinking Water System Report regarding the City of Barrie's Drinking Water system be received for information purposes.
2. That the Water Operations Branch Annual Report for 2010 be received for information purposes.
3. That the Water Operations Branch Management Reviews, dated November 18th, 2010 and December 2nd, 2010 be received for information purposes. (OPR002-11) (File: W00)

Attachments: [OPR002-110307.pdf](#)

LANDFILL RE-ENGINEERING SINGLE SOURCE PURCHASE OF PROFESSIONAL SERVICES

1. That a one (1) year extension of a Professional Services Agreement with Graeme Clark Holdings as a Single Source Purchase with an upset limit of \$120,000 per year be approved with options for further extensions as necessary to satisfy the requirements of and fully complete Phase 2 of the Landfill Re-engineering Project.
2. That the Mayor and Clerk be authorized to execute a Professional Services Agreement with Graeme Clark Holdings to the satisfaction of the Director of Legal Services. (OPR003-11) (08-G-372) (08-G-585) (File: E00)

Attachments: [OPR003-11.pdf](#)

PARK PLACE LIFESTYLE CENTRE - AMENDMENT TO SITE PLAN AGREEMENT

1. That any proposed amendments to the registered Park Place Commercial Development Site Plan Agreement to permit occupancy of any and/or all buildings constructed in Stage 1 prior to completion of the eleven (11) road improvements identified in s. 25 (a) (i) of the Site Plan Agreement, only be considered upon the submission of the following to the satisfaction of City staff and the MTO:
 - a) A detailed summary of proposed building(s) for which occupancy is being requested and the corresponding occupancy dates; and
 - b) A Traffic Study completed by a Qualified Engineer that reviews the potential traffic impacts from the proposed occupancy and confirms what if any of the eleven (11) road improvements would be required to be completed to accommodate occupancy of the proposed building(s); and
 - c) A Functional Servicing Report (FSR) completed by a Qualified Engineer that addresses the need and timing of required services including: stormwater management, sanitary sewer, water, and internal roadways.
2. That staff report back to General Committee with a recommendation and suggested next steps, upon receipt and review of the required material.

Attachments: [PLN004-110307.pdf](#)

6. ITEM(S) FOR DISCUSSION.**INVESTIGATION OF POTENTIAL PARKING PROHIBITION - GRACE CRESCENT**

That staff in the Engineering Department investigate the feasibility of implementing parking restrictions on the south side of Grace Crescent between Shaina Court and Raquel Street, on weekdays from 8:00 a.m. to 4:00p.m., during the period of September to June and report back to General Committee.

Sponsors: Councillor B. Jackson

RECOGNITION OF THE CARLEY FAMILY

That the Heritage Barrie Committee investigate the feasibility of recognizing the Carley Family (owners of former Carley Boat Works) at Heritage Park with a heritage plaque or signage.

Sponsors: Councillor L. Strachan

OPPORTUNITIES FOR ENHANCED SERVICE PROVISION THROUGH A SHARED FACILITY - SOCIAL AND HEALTH RELATED SERVICES

That the General Manager of Infrastructure, Development and Culture meet with representatives of the agencies and organizations providing social and health related services within the City Centre, the County of Simcoe and other levels of government to discuss opportunities for enhanced service provision through a shared facility in an alternative location with proximity to the downtown core and report back to General Committee.

Sponsors: Councillor A. Nuttall and Councillor M. Prowse

ALTERNATIVE SERVICE DELIVERY REVIEW - FITNESS SERVICES AND MARINA

That the Executive Management Team review alternative service delivery methods including privatization and/or private-public partnerships for fitness services in City recreation centres and the operation of the Marina, and report back to General Committee.

Sponsors: Councillor A. Nuttall and Councillor M. Prowse

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.