



## Meeting Agenda General Committee

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Monday, May 2, 2011

7:00 PM

Council Chamber

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### 1. PUBLIC MEETING(S).

APPLICATION FOR REZONING 145 BRADFORD STREET - G.D. COATES HOLDINGS  
(May 2, 2011) (File: D14-1484)

The purpose of the public meeting is to review an application for a rezoning submitted by Innovative Planning Solutions on behalf of G. D. Coates Holdings.

The subject lands are located on the north side of John Street, east of Bradford Street and west of Ellen Street. The property is legally described as Lots 7-12 east side of Bradford Street and Lots 7-12 west side of Ellen Street, Registered Plan 22, City of Barrie, County of Simcoe, and is located within the City Centre Planning Area. The property is known municipally as 145 Bradford Street and has a total area of approximately 1.2 ha.

The lands are designated City Centre within the City's Official Plan and are zoned General Commercial C4 in accordance with the comprehensive Zoning By-law.

The owner has applied to amend the current zoning of the property from General Commercial C4 to Transition Centre Commercial C2-2 SP with Special Provisions to permit a proposed mixed use residential and commercial development, consisting of 254 apartment dwellings, 9 live/work units and 4588 m<sup>2</sup> (49,386 ft<sup>2</sup>) of commercial space. The Special Provisions proposed by the applicant in the C2-2 SP Zone would include:

increased maximum building height from 45 m to 65 metres;

decreased side yard setback (Bradford Street) from 5 m to 0 metres;

decreased side yard setback (Ellen Street) from 5 m to 3 m (for buildings over 10 m in height) and from 3 m to 2 m (for buildings less than 10 m in height);

reduction of the 3 m landscape strips and elimination of the 2 m tight board fence on the side property lines (adjacent to the Bradford and Ellen Street flankages);

location of a required loading space which is not screened from view of a municipal street (Bradford Street);

reduction of the minimum gross floor area for commercial/non-residential uses from 50% to 14% (includes proposed Live-Work units);

new provisions for 9 Live-Work units related to parking, setbacks, height, permitted use as outlined below:

#### Live-Work Unit (definition)

Means a dwelling unit, part of which may be used as a business establishment with the dwelling unit as the principal residence of the business operator.

General Provisions for Live-Work Units are as follows:

The business establishment is restricted to the first storey.

The first storey shall have a minimum ceiling height of 2.75 metres above grade.

A live-work unit may be located within a building containing no more than nine live-work units that is divided vertically and whereby each dwelling unit and each "work" unit has an independent entrance into the unit from the outside.

Minimum off-street parking requirements for a live-work unit are as follows:

1 space per dwelling unit, and

1 space per 30 m<sup>2</sup> of Gross Floor Area of the business establishment or "Work" component in a common Parking Area.

A parking area setback to a street line of a local road shall be a minimum of 0 metres provided that a landscape buffer of a minimum of 1.5 metres wide is maintained for 50% of the length.

The following is the proposed list of permitted uses as part of that live-work unit:

Bake Shop  
Bank/Credit Union  
Custom Workshop  
Data Processing Centre  
Florist  
Office  
Office, Medical  
Personal Service Store  
Photography Studio  
Private Club  
Recreational Establishment  
Rental Store  
Restaurant  
Retail Store  
Service Store  
Veterinary Clinic  
Crisis Care Facility  
Day Nursery  
Training and Rehabilitation Centre

Special Site Provisions:

The following provisions shall apply to live-work units:

Provision	Proposed Standard
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Maximum Lot Coverage	35%
Maximum Gross Floor Area Live-Work Units	
1) Maximum total Gross Floor Area	1,270 m2
2) Maximum Gross Floor Area (non-residential - ground floor)	635 m2
3) Maximum Gross Floor Area for individual unit (non-residential)	110 m2
Minimum Required Front Yard	1.5 m *
Minimum Required Exterior Side Yard	1.5 m
Minimum Required Distance between Buildings containing live-work Units	0 m
Maximum Building Height	12.5 m
Minimum Required Landscape Buffer along a front yard or an exterior side yard	1.5 m

\* For the purposes of calculating setbacks, John Street and Ellen Street are deemed to be the frontages of the Live-Work Units.

Presentation by Darren Vella, Innovative Planning Solutions.

See attached correspondence.

**Attachments:** [PM1 145 Bradford Street 2011 05 02.pdf](#)  
[110502 Simcoe County District School Board Correspondence.pdf](#)  
[110502 - Caulfield Correspondence D14-1484.pdf](#)  
[110502 - Ricciuti Correspondence D14-1484.pdf](#)  
[110502 - Whiteside Correspondence D14-1484.pdf](#)

APPLICATION FOR REZONING - T. MOUZAFAROV, MEGATRON GROUP, - 540 ESSA ROAD (May 2, 2011) (File: D14-1505)

The purpose of the public meeting is to review an application for approval of a Rezoning submitted by B. Goodreid, on behalf of the owner, T. Mouzafarov, Megatron Group.

The subject lands are located at 540 Essa Road. The property is legally described as Lot 5, Plan 1101, City of Barrie and is located within the Holly Planning Area. The property has a total area of approximately 3,360 m2.

The lands are designated Residential Area within the City's Official Plan and are zoned Residential Single Detached - First Density R1 Zone in accordance with Zoning By-laws 85-95 and 2009-141.

The owner has applied to amend the current zoning of the property from Residential Single Detached - First Density R1 Zone to Residential Multiple Dwelling-Second Density RM2 (SP) Zone with Special Provisions to permit the future development of the property for a medium density 14 unit residential condominium development (comprised of a twelve unit stacked townhouse and two semi-detached units). The Special Provision proposed by the applicant identifies that the proposed semi-detached units will be subject to the same standards of a stacked/block townhouse development in regards to density, parking and amenity space calculations.

Presentation by Brian Goodreid, Goodreid Planning Group.

See attached correspondence.

**Attachments:** [PM2 Notice 540 Essa Road 2011 05 02.pdf](#)  
[PM2 Presentation.pdf](#)  
[110502 Oliver, Rutherford, Wilson, Snook Correspondence.pdf](#)  
[110502 Simcoe County District School Board Spacek Correspondence.pdf](#)  
[110502 J. Chapelle, Bell Correspondence.pdf](#)  
[110502- Love Correspondence D14 - 1505.pdf](#)  
[110502 - Goulet Correspondence D14-1505.pdf](#)  
[110502 - Correspondence D14-1505.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT - MOFAN HOLDINGS INC.,  
141-149 WELHAM ROAD (May 2, 2011) (File: D14-1506)

The purpose of the public meeting is to review an amendment to the Zoning By-Law submitted by Innovative Planning Solutions on behalf of Mofan Holdings Inc.

The subject lands are located on Welham Road. The property is legally described as Concession 13 Pt S 1/2 Lot 10, RP 51R21868 Part 3, and is located within the 400 East Planning Area. The property is known municipally as 141-149 Welham Road and has a total area of approximately 1.68ha (4.17acres).

The lands are designated General Industrial within the City's Official Plan and are currently zoned General Industrial EM4 in accordance with Zoning By-law 85-95 and 2009-141.

The owner has applied to amend the current zoning of the property from General Industrial Zone EM4 to Service Industrial Zone EM3 to permit the future development of the property for a range of additional uses that are not permitted in the General Industrial EM4 Zone; including assembly hall, bank conference centre, health club, medical office, recreational establishment, photography studio, trade centre, school, or day nursery. Some industrial manufacturing type uses that are permitted in the EM4 zone would not be permitted in the proposed Service Industrial EM3 Zone.

Presentation by Cameron Sellers, Innovative Planning Solutions.

See attached correspondence.

**Attachments:** [PM3 Notice 141-149 Welham Road 2011 05 02.pdf](#)  
[PM3 Presentation - D14-1506 110502.pdf](#)  
[110502 - Simcoe County District School Board Correspondence 1506.pdf](#)

**2. CONSENT AGENDA.**

Nil.

**3. DEFERRED BUSINESS.**

Nil.

**4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.**

Report of the Municipal Election Compliance Audit Committee dated April 12, 2011.

**Attachments:** [110412.pdf](#)

**5. STAFF REPORT(S).****GO STATION NAMES**

1. That the name for the Barrie south end GO Station be \_\_\_\_\_.
2. That the name for the Barrie Secondary GO Station (at Allandale Station Lands) be \_\_\_\_\_.

(ENG023-11) (File: T05-G)

**Attachments:** [ENG023-110502.pdf](#)

**PARKING PROHIBITION ON PATTERSON ROAD**

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

"Patterson Road From Florence Park Road to a West Side  
point 189 metres south thereof

(ENG024-11) (File: T02-PA)

**Attachments:** [ENG024-110502.pdf](#)

## PARKING PROHIBITION ON ALLIANCE BOULEVARD

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

"Alliance Boulevard (East End)

From Bell Farm Road to a point 205 metres north thereof - East Side"

Alliance Boulevard (East End)

From a point 99 metres north of Bell Farm Road to a point 92 metres north thereof - West Side"

(ENG025-11) (File: T02-PA)

**Attachments:** [ENG025-110502.pdf](#)

## 2010 BUSINESS PLAN - YEAR END REPORT

1. That staff be authorized to transfer the year end Building code surplus of \$1,009,518 to the Building Code reserve account 13-04-0434 as required under the Building Code Act.

2. That the 2010 tax rate supported surplus of \$5,189,621 (excluding the amount of \$1,009,518 approved in #1) be distributed as follows:

a) \$392,817 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010;

b) \$2,398,402 to the Tax Capital Reserve 13-04-0440; and.

c) \$2,398,402 to the Tax rate Stabilization Reserve 13-04-0461.

3. That the 2010 wastewater rate surplus of \$853,066 be distributed as follows:

a) \$355,666 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010; and

b) \$497,400 to the Wastewater Rate Reserve 12-05-0575.

4. That the 2010 water rate surplus of \$4,564,457 be distributed as follows:

a) \$175,235 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010; and

b) \$4,389,222 to the Water Rate Reserve 12-05-0580.

(FIN012-11) (File: F00)

**Attachments:** [FIN012-110502.pdf](#)

## 2011 TAX RATES

1. That the tax rates for the 2011 taxation year be established as set out in Appendix "A" of FIN013-11.
2. That the five year property tax phase-in plan for residential, farm and managed forest properties in the annexed lands described in Bill 196 be revised to allow the 2009 base amount to be adjusted to reflect property class changes or gross or manifest errors resulting from Assessment Review Board decisions.
3. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2011 taxation rates as described herein. (FIN013-11) (File: F00)

**Attachments:** [FIN013-110502.pdf](#)

## 2011 DOWNTOWN IMPROVEMENT AREA BOARD LEVY

1. That the City of Barrie establish a special charge of 0.363941% for 2011 to levy an amount of \$425,965 upon commercial properties in the Downtown Improvement Area.
2. That the appropriate by-law be prepared authorizing the 2011 special charge rate and levy requirement. (FIN014-11) (File: F00)

**Attachments:** [FIN14-110502.pdf](#)

## 2010 PURCHASING ACTIVITY REPORT

1. That the 2010 Purchasing Activity Report for awards under delegated authority and contracted goods and services (renewals and amendments) exceeding \$1,000,000 attached as Appendices "A" and "B" to Staff Report FIN015-11 be received for information.
2. That the 2010 Annual Information Report for Professional Services that have received payments with a total cumulative value exceeding \$250,000 within each calendar year attached as Appendix "C" to Staff Report FIN015-11 be received for information. (FIN015-11) (File: F00)

**Attachments:** [FIN015-110502.pdf](#)

## 2010 ANNUAL DEVELOPMENT CHARGES REPORTS

That the following 2010 annual development charge reports be received:

- a) Municipal Development Charge Reserve Fund Statement (Appendix "A" to FIN016-11);
- b) Molson Park Drive/Highway 400 Area Specific Development Charge Reserve Fund Statement (Appendix "B" to FIN016-11);
- c) Whiskey Creek Area Specific Development Charge Reserve Fund Statement (Appendix "C" to FIN016-11);
- d) Listing of Section 13 Credits (Appendix "D" to FIN016-11) owing where a front ending agreement existed prior to the first City by-law under the Development Charges Act, 1997; and
- e) Listing of Section 38 Credits (Appendix "E" to FIN016-11) owing where a front ending agreement exists subsequent to the first City by-law under the Development Charges Act, 1997. (FIN016-11) (File: F00)

**Attachments:** [FIN016-110502.pdf](#)



## EXEMPTION TO THE OPEN AIR FIRES BY-LAW

1. That the Fire Chief be authorized to allow exemptions, through the issuing of a burning permit, from the Open Air Fires By-law 2004-185 and the Outdoor Solid Fuel Burning Appliances By-law 2007-210 for farmers, who operate an agricultural operation as defined under the Farming and Food Production Protection Act (FFPPA) and whose burning practices abide by the Outdoor Fire Regulation Ontario (Ontario Regulation 207/96) and constitute a Normal Farm Practice as defined under the Nutrient Management Act, 2002.

2. That the Fire Chief be authorized to allow exemptions, through the issuing of a burning permit, from the Open Air Fires By-law 2004-185 and the Outdoor Solid Fuel Burning Appliances By-law 2007-210 for Beekeepers, as defined under the Bees Act R.S.O. 1990, Chapter B.6 and whose burning practices abide by the Outdoor Fire Regulation (Ontario Regulation 207/96). (FES02-11) (File: P00)

**Attachments:** [FES02-110502.pdf](#)

## TO PERMANENTLY CLOSE, DECLARE SURPLUS AND SELL WIDENING IN FRONT OF 34 NORTH STREET

1. That the road widening in front of 34 North Street legally described as Part of Lot 7, Plan 13, designated as Part 2 on Reference Plan 51R-23619, being all of PIN 58815-0259 City of Barrie, be permanently closed, declared surplus and sold to the abutting property owners James and Rebecca Anderson for the sale price of \$1.00.

2. That the road closure and sale be subject to the following conditions:

a) That the purchasers pay all fees including legal and survey costs associated with the transfer;

b) That the property merge in title with the property municipally known as 34 North Street currently owned by James and Rebecca Anderson. (LGL006-11) (File: L17-65)

**Attachments:** [LGL006-110502.pdf](#)

MUNICIPAL ALCOHOL POLICY (MAP) - MUNICIPALLY OWNED FACILITIES/  
PROPERTIES

1. That the Municipal Alcohol Policy (MAP) governing the consumption of alcohol under a Liquor License Board of Ontario (LLBO) Special Occasions Permit on/or within municipally owned facilities, attached as Appendix "A" to Staff Report LTF009-11 be adopted.
2. That the policies related to the sale, distribution and/or consumption of alcohol on or within municipally owned facilities and properties outlined in motions 83-G-430, 85-G-378 and 92-G-233 be repealed.
3. That the General Manager of Community Operations be delegated the authority to periodically review and update the inventory of municipal properties, facilities, and parks eligible for Special Occasion Permits in compliance with the Municipal Alcohol Policy. (LTF009-11) (File: R00)

**Attachments:** [LTF009-110502.pdf](#)

CONFIDENTIAL SETTLEMENT OF LITIGATION MATTER - BAYFIELD STREET.

(LGL010-11) (File: L02-A24)

DEVELOPMENT PERMIT SYSTEM

1. That staff be directed to investigate the implementation of a Development Permit System in the City of Barrie.
2. That staff hold a general Public Information Session about the Development Permit System to obtain feedback from citizens and the development community. (PLN008-11) (File: D00-DEV)

**Attachments:** [PLN008-110502.pdf](#)

## BROWNFIELDS OFFICIAL PLAN POLICY

1. That an Open House and Public Meeting be held to introduce Official Plan policies for Brownfields that encourage redevelopment and provide an opportunity for increased market exposure for sites that participate on a voluntary basis. (Appendix "A").
2. That staff investigate the opportunity for Community Improvement Plan Financial Incentives for the clean-up and redevelopment of Brownfields in the City through the Downtown: The Next Wave and Allandale Centre Community Improvement Plans.
3. That staff be directed to initiate improvements to the development application process that enhance the early identification of Brownfield sites and provides a framework for the effective processing of Brownfield redevelopment opportunities. (PLN010-11) (A09-BRO)

**Attachments:** [PLN010-110502.pdf](#)

## RENAMING AND RENUMBERING OF LAKESHORE DRIVE AND SIMCOE STREET

1. That the Mayor and City Clerk be authorized to execute an agreement in accordance with the following terms and conditions:
  - a) Rename and renumber the portion of Lakeshore Drive, between Bayfield Street and Mulcaster Street to Simcoe Street; and
  - b) Rename and renumber the portion of Simcoe Street between Bayfield Street and Fred Grant Street to Chase McEachern Way.
2. That the affected property owners be notified of the proposed address changes. (PLN012-11) (File: D19-LAK)

**Attachments:** [PLN012-110502.pdf](#)

**6. ITEM(S) FOR DISCUSSION.****PARKING PROHIBITION ALONG THE WEST SIDE OF MARGARET DRIVE BETWEEN LIVINGSTON STREET AND NICOLE MARIE AVENUE**

That staff in the Engineering Department investigate the feasibility of implementing "parking prohibition" along the west side of Margaret Drive between Livingstone Street and Nicole Marie Avenue and report back to General Committee.

**Sponsors:** Councillor D. Shipley

**REQUEST FOR PRESENTATION CONCERNING COMMUNITY LIVING MONTH, FAMILY HOME AWARENESS WEEK AND THE FAMILY HOME PROGRAM**

That representatives of Simcoe Community Services be invited to make a presentation to City Council concerning Community Living Month, Family Home Awareness Week and the Family Home Program.

**Sponsors:** Councillor L. Strachan

**DOWNTOWN SAFETY AND POLICING ISSUES**

That the Police Services Board be requested to invite Councillor Strachan, a representative from the Barrie Downtown Neighbourhood Association and a representative from the BIA to attend an upcoming board meeting to discuss downtown safety and policing issues.

**Sponsors:** Councillor L. Strachan

**INVESTIGATION OF PARTNERSHIP/SPONSORSHIP OPPORTUNITIES - COMMUNITY SAFETY INITIATIVES**

That staff in the Engineering Department investigate the feasibility of engaging the business community to form partnerships and provide sponsorship for community safety initiatives including traffic calming measures in residential neighbourhoods and report back via memorandum or staff report, as appropriate.

**Sponsors:** Councillor J. Brassard

**7. INFORMATION ITEMS.**

Nil.

**8. ENQUIRIES.**

Nil.

**9. ANNOUNCEMENTS.**

Nil.

**10. ADJOURNMENT.**