



City of Barrie

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

Meeting Agenda General Committee

Monday, August 13, 2012

7:00 PM

Council Chamber

1. PUBLIC MEETING(S).

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF ADVANCE TECH DEVELOPMENTS - 376 BLAKE STREET, BARRIE (WARD 1) (AUGUST 13, 2012) (File: D09-OPA021/D14-1539)

The purpose of this public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Advance Tech Developments for lands located on the north side of Blake Street between Steel Street and Johnson Street (Ward 1). The property is legally described as Part Lots No. 7 and 8, south Adam Street, Part 8 - North Monk Street, Part of Adam Street, all in Block "J", Registered Plan No. 1, City of Barrie. The lands are known municipally as 376 Blake Street and are situated in the Codrington Planning Area. The property has a total area of 0.4 hectares (1.2 acres).

The lands are designated General Commercial within the City's Official Plan and are currently zoned General Commercial C4 in Zoning By-law 2009-141. The owner has applied to redesignate the subject lands to Residential within the Official Plan.

The owner has also applied for an Amendment to the Zoning By-law to request a Residential Multiple-Family Dwelling Second Density Special Provision (RM2-SP) zoning to permit the future development of 22 residential townhouse units.

The Special Provisions are noted as follows:

	<u>Required</u>	<u>Proposed</u>
Density (Maximum units per hectare)	40	46.2
Units (Maximum)	19	22
Parking (Minimum)	33	31

Presentation by Cameron Sellers of Innovative Planning Solutions.

See attached correspondence

Attachments: [Public Notice - 376 Blake Street.pdf](#)
[Correspondence - 376 Blake Street.pdf](#)

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.

Nil.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.**REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED JUNE 27, 2012.**

Attachments: [Finance and Corporate Services Comm120627.pdf](#)

2011 AUDITED CONSOLIDATED FINANCIAL STATEMENTS

1. That the 2011 Audited Consolidated Financial Statements be approved.
2. That the expense resulting from setting up an allowance in relation to the MacLaren Art Centre notes receivable of \$3,941,141 be funded as follows:
 - a) \$1,970,571 from the Tax Capital Reserve (13-04-0440)
 - b) \$1,970,570 from the Tax Rate Stabilization Reserve (13-04-0461)
3. That in the event any future funds are recovered related to the allowance for the MacLaren Art Centre notes receivable, the funds be allocated to the Tax Capital Reserve (13-04-0440) and the Tax Rate Stabilization Reserve (13-04-0461).
4. That staff in the Legal Department investigate and report to General Committee by memorandum concerning the following:
 - a) That the City in making this accounting adjustment, does not change its place in line for recompense during any possible creditor claims if the MacLaren Art Centre is forced into bankruptcy after the 10 year period (2016);
 - b) The possibility of obtaining the Spirit Catcher as a City asset in exchange for monies owed and before the possibility of the MacLaren Art Centre being forced into bankruptcy in 2016; and
 - c) That the City building that houses the MacLaren Art Centre is and will be held safe from harm in 2016. (File: F03)

Attachments: [2011 Audited Consolidated Financial Statements.pdf](#)

5. STAFF REPORT(S).**COMMUNITY INFRASTRUCTURE IMPROVEMENT FUND**

1. That based on funding program project eligibility guidelines and criteria, as well as the City's capital plan prioritization criteria, the following projects be submitted to the Federal Economic Development Agency for Southern Ontario for funding under the Community Infrastructure Improvement Fund, ranked in the following order:
 - a) Allandale Recreation Centre facility refurbishment;
 - b) Queen's Park improvements,
 - c) Lampman Lane Community Centre Park refurbishment;
 - d) Barrie Molson Centre (Part A) expansion
2. That subject to the City being successful in the funding application, and receiving a financial contribution towards the Barrie Molson Centre (Part A) expansion, that staff be authorized to;
 - a) Negotiate a single source agreement in accordance with section 15.1 of the Purchasing By-law 2008-121 with Salter Pilon Architecture in partnership with Lett Architects, to an upset limit of \$335,000 which will include structural, mechanical, and electrical sub consultants to implement the project delivery plan as presented in Appendix 'A' of CAM002-12.
 - b) Hire a Design Build Contractor through Requests for Tenders process to be administered by the Consultant, in accordance with the Canadian Construction Association's process for Design Build Contractors.
3. That Carla Ladd, Chief Administrative Office, be authorized to sign the applications to the Federal Economic Development Agency for Southern Ontario for funding under the Community Infrastructure Improvement Fund on behalf of the City of Barrie.
4. That Blaine Parkin, Director of Corporate Asset Management Department (Interim) be authorized to submit the applications to the Federal Economic Development Agency for Southern Ontario for funding under the Community Infrastructure Improvement Fund on behalf of the City of Barrie.
5. That, if the City is successful in any applications under the Community Infrastructure Improvement Fund, the Mayor and City Clerk be authorized to execute any associated documents and agreements.

6. That the City's portion of the funding for each applicant project, as outlined in the Financial section of CAM002-12, be approved as follows:
- a) Allandale Recreation Centre facility refurbishment - funded in the amount of \$2,352,000 from the Tax Capital Reserve (13-04-0440);
 - b) Queen's Park improvements, including tennis courts, washrooms, skate board park and internal walkways - funded in the amount of \$1,863,700 from the Tax Capital Reserve (13-04-0440);
 - c) Lampman Lane Community Centre refurbishment - funded in the amount of \$1,964,200 from the Tax Capital Reserve (13-04-0440);
 - d) Barrie Molson Centre (Part A) expansion - funded in the amount of \$2,575,000 from the Tax Capital Reserve (13-04-0440). (CAM002-12) (File: F06)

Attachments: [CAM002-120813.pdf](#)

DECLARATION OF WARD 8 VACANCY AND TEMPORARY COMMITTEE ASSIGNMENTS

1. That in accordance with Section 262 of the Municipal Act, S.O. 2001, the office of Councillor - Ward 8 be declared vacant.
2. That the following members of Council be appointed on a temporary basis to serve in Councillor J. Robinson's capacity on the committees/boards below until such time as the appointments of members of Council to committees/boards for 2013/2014 are considered:
 - a) Councillor _____ - Community Services Committee;
 - b) Councillor _____ - Accessibility Advisory Committee;
 - c) Councillor _____ - Environmental Advisory Committee;
 - d) Councillor _____ - International Relations Committee;
 - e) Councillor _____ - Order of the Spirit Catcher Committee; and
 - f) Councillor _____ - Ontario Society for the Prevention of Cruelty to Animals (OSPCA), if required by the OSPCA.

(CLK007-12) (File: C07)

Attachments: [CLK007-120813.pdf](#)

BY-ELECTION TO FILL WARD 8 VACANCY

That a by-election be held to fill the vacancy in the office of Councillor - Ward 8.

(CLK008-12) (File: C07)

Attachments: [CLK008-120813.pdf](#)

PARKING PROHIBITION ON LESLIE AVENUE (WARD 7)

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

Column 1

Column 2

"Leslie Avenue

From Mapleton Avenue to a point 30 metres north thereof, West side"

"Leslie Avenue

From Mapleton Avenue to Basswood Drive, East Side"

(ENG021-12) (File: T02-PA)

Attachments: [ENG021-120813.pdf](#)

PARKING PROHIBITION ON WESSENGER DRIVE (WARD 7)

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

Column 1

Column 2

"Wessenger Drive

From a point 56 metres west of Churchland Drive to a point 45 metres west and north thereof, East side"

"Wessenger Drive

From a point 137 metres north and west of Churchland Drive to a point 36 metres north and east thereof, East side"

(ENG022-12) (File: T02-PA)

Attachments: [ENG022-120813.pdf](#)

WATER QUALITY TRADING TO REDUCE PHOSPHORUS LOADING TO THE LAKE SIMCOE WATERSHED

That staff continue their participation in the development of the Water Quality Trading Program for the Lake Simcoe Watershed and that the City of Barrie's portion of the costs be funded from the Tax Rate Stabilization Reserve (Account # 13-04-0461) in the amount of \$70,000. (ENG024) (File: E12-LA)

Attachments: [ENG024-120813.pdf](#)

RESERVED TAXICAB PARKING STALL REMOVAL (WARD 2)

That By-law 80-138, Schedule "E", "Taxicab Stands" be amended by deleting the following:

Street/Location:

"Clapperton Street

Meter Number:

1 Space immediately adjacent to #9 Clapperton Street

Time And Use:

24 hours a day, 7 days a week exclusively for use by all licensed Deluxe Taxicabs."

(ENG025-12) (File: T02-PA)

Attachments: [ENG025-120813.pdf](#)

**PROPERTY ACQUISITIONS FOR THE RECONSTRUCTION OF ESSA ROAD
(BRYNE DRIVE TO ANNE STREET)**

1. That staff in the Legal Services Department complete the proposed property acquisitions necessary for the Essa Road transportation improvements (Bryne Drive to Anne Street) as identified in Phases 3 and 4 of the Municipal Class EA Preferred Design Alternative, and the City Clerk be delegated the authority to execute Agreements of Purchase and Sale for the purpose of acquiring the required land.
2. That the Director of Legal Services be authorized to commence expropriation proceedings against the properties identified in the Essa Road Municipal Class EA where negotiated agreements are not in place by October 1, 2012.
3. That staff be directed to serve and publish the "Notice of Application for Approval to Expropriate" and to forward any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" to the Chief Inquiring Officer and the Chief Inquiring Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services be delegated the authority to settle the expropriation amounts and that the Mayor and the City Clerk be authorized to execute all associated and required documents to the satisfaction of Director of Legal Services.

5. That the property acquisitions for the Essa Road Reconstruction project in the amount of \$2.5M. be added to the 2012 Capital Plan and be funded as follows:

\$1,616,200.00 - Road DC (11-05-0520)

\$883,800 - Tax Capital Reserve (13-04-0440)

(ENG026-12) (File: T05-2012-017P)

Attachments: [ENG026-120813.pdf](#)

ENHANCEMENTS TO WATER AND WASTEWATER BILLING COLLECTION PROCESSES

1. That Section 12 of the Water and Wastewater Billing By-law 2011-104 be amended to include the following:

“12.11 Within 14 days of the final reminder notice being sent to a Tenant for outstanding water wastewater charges, a Property Owner or their Designate has the option to provide written authorization to the City to commence procedures to shut off the supply of water to the tenanted premise:

- a) The Tenant will be advised, via a register letter from the City, that they have two weeks to pay their outstanding account balance before the water supply to the premise is shut off.
- b) Within 48 hours of the City receiving payment for the arrears, the water supply will be reinstated to the premise.
- c) After 14 days from the water shut off date, any accounts that remain in arrears will be added to the property tax account. A notice will be sent to the Property Owner indicating the amount applied to the property tax account.
- d) The Property Owner will be responsible for any applicable fees, as identified in the Fees By-law, for shutting off and/or reinstating the water supply to an identified premise.
- e) The Tenant will be responsible for any applicable fees, as identified in the Fees By-Law, for the administrative costs to issue the registered letter.” (FIN013-12) (File F00)

Attachments: [FIN013-120813.pdf](#)

TAXI INDUSTRY CONSULTATION PROCESS

1. That a Taxi Industry Working Group with the mandate of facilitating consultation and communications between the taxi industry and the City, be established.
2. That the Taxi Industry Working Group be composed of the following:
 - three (3) members representing the taxi company's sector, as selected by the industry
 - three (3) members representing the taxi cab owner's sector, as selected by the industry
 - three (3) members representing the taxi cab driver's sector, as selected by the industry
 - two (2) Municipal Law Enforcement representatives
 - _____ member of Council
3. That each taxi industry sector, namely Taxi Companies, Taxicab Owners and Taxicab Drivers, be requested to select its representatives from among individuals in the licensing classification holding a valid City of Barrie Business Licence, in a manner satisfactory to such sector members, and to communicate the names of such representatives to the City.
4. That such taxi industry representatives be required to maintain their City of Barrie Business Licence in good standing at all times while serving as a representative on the working group.
5. That any individual failing to maintain his/her business licence in good standing shall immediately forfeit his/her position as a representative on the working group.
6. That such individual and the working group be immediately notified and the industry sector be required to select a replacement for such representative for the balance of the term.
7. That the term of the industry representatives on the Taxi Industry Working Group be established firstly for the period ending December 31, 2014 and in each instance thereafter, for a term of five years to correspond with the review period previously approved by Council for the Transportation By-law particularly as it relates to the Taxi Industry.
8. That the Taxi Industry Working Group be chaired by an industry member, selected from among the industry representatives by the industry representatives, at the first meeting of the working group.

9. That meetings be held twice yearly.
10. That as a first order of business after the selection of the Chair, the objectives of the Taxi Industry Working Group for the period ending December 31, 2014, be established.
11. That the Taxi Industry Working Group be requested to consider the following as a potential objective for the period ending December 31, 2014:

“To engage in regular communications with the taxi industry as a whole, and at a minimum conduct an industry wide survey, as part of the by-law review process to gather comments and concerns regarding the current regulatory provisions of the by-law, required or proposed changes, and challenges within the industry.”

12. That staff in the Municipal Law and Prosecution Services Branch of the Legal Services Department provide the Finance and Corporate Services Committee with either a memorandum or report after each Taxi Industry Working Group meeting outlining the discussions and/or recommendations of the working group. (LGL015-12) (File: P18-Taxi)

Attachments: [LGL015-120813.pdf](#)

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 430 AND 434 FERNDAL DRIVE NORTH BY THE CORPORATION OF THE CITY OF BARRIE (WARD 5)

1. That the Official Plan Amendment Application submitted by the Corporation of the City of Barrie to redesignate the lands known municipally as 430 and 434 Ferndale Drive North be approved so that the lands are redesignated from Environmental Protection Area to Environmental Protection Area - Defined Policy Area Y (D09-OPA020) on Schedule C of the City's Official Plan.
2. That the text of the Official Plan be amended by the addition of new Section 4.8.16 Defined Policy Area Y to permit a disc golf course as an additional use in the Environmental Protection Area designation as it pertains to the subject lands known municipally as 430 and 434 Ferndale Drive North.
3. That the associated Zoning By-law Amendment Application to rezone the subject lands from Environmental Protection EP Zone to Environmental Protection - Special EP (SP) also be approved (D14-1535).

4. The Special Provisions (SP) for the subject lands would restrict the uses to the following:
 - Ecological management measures
 - Environmental monitoring
 - Environmental conservation
 - Lookout points
 - Naturalized buffer
 - Natural restoration
 - Nature trails
 - Disc golf course
5. That pursuant to Sections 34 (17) of the Planning Act, no further written notice be required. (PLN028-12) (File: D09-OPA020 and D14-1535)

Attachments: [PLN028-120813.pdf](#)

REZONING FROM RESIDENTIAL FIRST DENSITY (R1) TO GENERAL COMMERCIAL (C4) - 372 YONGE STREET (WARD 9)

1. That the application submitted by Andrew McIntyre Design and Drafting on behalf of Carrie Wallisch to permit the rezoning of the lands legally described as Lot 9, Registered Plan 898, known municipally as 372 Yonge Street, from Residential First Density (R1) to General Commercial C4(SP) be approved (D14 1534).
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) The west interior side yard be reduced to 1.6 metres.
 - b) The east interior side yard be reduced to 4.0 metres.
 - c) The 3.0 metre required landscaping strip along the west interior lot line be reduced to 1.6 metres.
 - d) The 3.0 metre required landscaping strip along the east interior lot line be reduced to 1.0 metres and be reduced to 0 metres in the front yard along the east interior lot line.

- e) The proposed fence along the interior lot lines be setback 10.0 metres from the front lot line.
 - f) The east interior side yard for the detached accessory building (garbage storage) be reduced to 1.4 metres from the east interior lot line.
- 3. That prior to consideration of the Zoning By-law Amendment, the owner enter into a Development Agreement with the City of Barrie requiring the submission of a Site Plan that is substantially in accordance with the plan prepared by Andrew McIntyre, Design and Drafting, dated July 20, 2012.
 - 4. That the owner convey to the City of Barrie a 3.0 metre road widening along Yonge Street.
 - 5. That in accordance with Section 34 (17) of the Planning Act, no further public notification is required with respect to the amendments as proposed. (PLN036-12) (File: D14-1534)

Attachments: [PLN036-120813.pdf](#)

TELECOMMUNICATION FACILITIES PROTOCOL

That the protocol for the review of applications and submission of comments to Industry Canada for telecommunication facilities in the City of Barrie as set out in Appendix "D" of Staff Report PLN038-12 be adopted. (PLN038-12) (File: A09-TRA and D14-1502)

Attachments: [PLN038-120813.pdf](#)

ZONING BY-LAW AMENDMENT TO PERMIT AN APARTMENT BUILDING AT 342 LITTLE AVENUE (WARD 9)

1. That the Zoning By-law Amendment application as revised, submitted by Innovative Planning Solutions on behalf of VVV Developments Inc. for the lands municipally known as 342 Little Avenue (Ward 9) be approved to rezone lands from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density with Special Provisions and a Hold (RA1-2)(SP)(H) in accordance with the Land Use Schedule as shown in Appendix "A" attached to Staff Report PLN039-12.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) (RA1-2)(SP)(H)
 - i) A minimum parking standard of 1.2 parking spaces per residential dwelling unit shall be permitted.
 - ii) A minimum front yard setback of 2 metres for the apartment building shall be permitted.
 - iii) A minimum easterly side yard setback of 1.3 metres for the apartment building shall be permitted provided no ground floor living units are located adjacent to the easterly side yard.
 - iv) A minimum density of 50 residential units and maximum density of 123 residential units per hectare shall be permitted.
 - v) That the Hold be removed when the Site Plan Agreement is registered for the development of an apartment building to the satisfaction of the City of Barrie.
3. That the By-law for the purpose of lifting the Holding provision from the Zoning By-law Amendment as it applies to 342 Little Avenue, be brought forward for approval once the Site Plan Agreement has been registered for the proposed apartment building.
4. That the owner convey to the City of Barrie, free and clear of all encumbrances, a 3 metre road widening across the entire frontage of Little Avenue.
5. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required with respect to the amendments as proposed. (PLN039-12) (File: D14-1524)

Attachments: [PLN039-120813.pdf](#)

6. ITEM(S) FOR DISCUSSION.**6.1 ONTARIO HERITAGE TRUST RECOGNITION PROGRAM**

That Mayor Lehman and Councillor B. Ward, member of Heritage Barrie Committee, be authorized to select and nominate an individual on behalf of the City of Barrie for the Ontario Heritage Trust's Heritage Community Recognition Award recognizing volunteer contributions to preserving, protecting and promoting community heritage.

Sponsors: Mayor J. Lehman and Councillor B. Ward

6.2 HOCKEY NIGHT IN BARRIE V FUNDRAISING EVENT

1. That the Barrie Molson Centre facility be provided to Royal Victoria Hospital at no cost on August 16, 2012 for their "Hockey Night in Barrie V" fundraising event.
2. That the costs contributed by the City of Barrie for the use of the facility for "Hockey Night in Barrie V" (estimated in the amount of \$10,670) be funded from the Council Strategic Priorities Account.
3. That staff in the Recreation, Facilities and Transit Department prepare a report for General Committee's consideration with respect to a policy to provide discounting options on the fees charged to not for profit or fundraising events that use the Barrie Molson Centre as a venue.

Sponsors: Councillor J. Brassard

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.

HEARING DEVICES

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.