



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda City Council

Monday, October 23, 2017

7:00 PM

Council Chamber

1. **CALLING TO ORDER BY THE CITY CLERK, DAWN A. MCALPINE**

2. **STUDENT MAYOR(S)**

Nil.

3. **CONFIRMATION OF THE MINUTES**

Adoption of the Minutes of the City Council meeting held on October 2, 2017.

Attachments: [171002 City Council Minutes.pdf](#)

4. **AWARDS AND RECOGNITION**

Nil.

5. **DEPUTATION(S) ON COMMITTEE REPORTS**

5.1 Deputations regarding motion 17-G-254, Restriction of Driving Schools in Neighbourhoods Used for Provincial Drive-Test by the following:

1. David Holloway
2. Vernon Wood
3. Cory Pattison
4. Jeanette Steele
5. Chris Bissette
6. Jaime Charlebois
7. Adam Charlebois
8. Rob Newman - **The deputation request was withdrawn prior to the meeting**
9. Alan Henderson
10. Daniel and Emma Power

Attachments: [171023 DEP David Holloway.pdf](#)
[171023 DEP Vernon Wood.pdf](#)
[171023 DEP Cory Pattison.pdf](#)
[171023 DEP Jeanette Steele.pdf](#)
[171023 DEP Chris Bisette.pdf](#)
[171023 DEP Jaime Charlebois.pdf](#)
[171023 DEP Adam Charlebois.pdf](#)
[171023 DEP Rob Newman.pdf](#)
[171023 DEP Alan Henderson.pdf](#)
[171023 DEP Daniel and Emma Power.pdf](#)
[ADDITIONS - ROB NEWMAN.pdf](#)

- 5.2** Emergency Deputation request regarding motion 17-G-253, Application for Official Plan and Zoning By-law Amendment - Grove Street Developments Inc. c/o Grove Street Developments Inc., YMCA Lands 10-24 Grove Street West (Ward 2) by the following:

Note: Majority vote required.

- a) Julia Montgomery
- b) Dave Aspden

Attachments: [ADDITIONS DEP - Julia Montgomery.pdf](#)
[ADDITIONS DEP - Dave Aspden.pdf](#)

6. TAX APPLICATIONS

Application for Cancellation, Reduction or Addition to Taxes to Council dated October 23, 2017 in the amount of \$24,149.02.

Attachments: [171023 Tax Applications.pdf](#)

7. COMMUNICATION(S)

Nil.

8. COMMITTEE REPORTS

- 8.1** First General Committee Report dated October 16, 2017, Sections A, B and C.

Attachments: [171016 First General Committee Report.pdf](#)

- 8.2** Second General Committee Report dated October 16, 2017, Sections A, B, C, D, E, F, G and H.

Attachments: [171016 Second General Committee Report.pdf](#)

SECTION "G"

APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - GROVE STREET DEVELOPMENTS INC. C/O GROVE STREET DEVELOPMENTS INC., YMCA LANDS 10 - 24 GROVE STREET WEST (WARD 2) (17-G-253)

1. That the Official Plan Amendment application submitted by MHBC Planning on behalf of Grove Street Developments Inc., and the YMCA of Simcoe/Muskoka for lands municipally known as 10, 14, 18, 20, 22 and 24 Grove Street West and known as the YMCA of Simcoe Muskoka, to permit a density of 365 units per hectare outside of the City Centre be approved as an amendment to policy section 4.8 Defined Policy Areas and shown in Appendix "H" to Staff Report PLN024-17.
2. That the Zoning By-law Amendment application submitted by MHBC Planning on behalf of Grove Street Developments and the YMCA of Simcoe/Muskoka for lands municipally known 10, 14, 18, 20, 22 and 24 Grove Street West, be approved, to change the zone from Institutional (I) and Residential Multiple Dwelling First Density (RM1) to Residential Apartment Dwelling Second Density (RA2-2) with Special Provisions (as shown in Appendix "K" to Staff Report PLN024-17) where the Special Provisions include:
 - a) A designation of Grove Street West as the front lot line;
 - b) An increase in building height from 45 metres to 80 metres;
 - c) An increase in gross floor area from 200% percent to 290%;
 - d) A decrease in parking ratio from 1.5 spaces per unit to 1 space per unit;
 - e) An addition of 'Community Centre' in the list of Permitted Uses;
 - f) A reduced side and rear landscape buffer for the parking lot from 3 metres to 0 metres;
 - g) An increase in minimum building setback from the Side Lot Line from 5 metres to a minimum of 20 metres. Additionally, the side yard shall only be used for the following Open Space uses:
 - i) Park
 - ii) Playground
 - iii) Playing Field/Court
 - iv) Passive Uses listed in Table 9.2
 - v) Parking and Drive Aisles
 - vi) Storm Water Management
 - h) A reduction in Landscape Open Space Area where ground level dwellings have a secondary means of access to the exterior, from 7 metres to 1.6 metres for units with a ground floor balcony or patio, and 3 metres for units without a ground floor balcony or

patio.

3. That a Holding (H) provision be applied to the site, requiring the following conditions be cleared by the applicant:
 - a) A final land appraisal and determination of Community Benefit, completed to the satisfaction of the City of Barrie's Section 37 Negotiating Committee, prior to the rezoning of the site taking full force and effect; and
 - b) A parking study illustrating that a parking ratio of 1 parking stall per 1 residential unit can be accommodated internally to the site without creating any spill over impacts on adjacent streets. The study will be required prior to the initiation of Phase 2 and completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.
4. That the applicant agree to provide 10% of the proposed rental housing units (92 units) as affordable rental housing units in accordance with City of Barrie Official Plan Affordable Housing policies as contained in Section 3.3.2.2 Affordable Housing Policies of the Official Plan subject to appropriate government subsidies.
5. That the written and oral submissions received relating to this application, have been on balance taken in consideration as part of the deliberations and final decision related to the approval of the application, including but not limited to the increase in density and traffic; availability of infrastructure; source water protection; previous planning applications and impact on the community.
6. That no further public notice is required in accordance with Section 34 (17) of the Planning Act. (PLN024-17) (File: D00)

Councillor, M. McCann declared a potential pecuniary interest concerning the foregoing matter as members of his family owns property in the area. He did not participate in the discussions or vote on the matter. He left his seat at the Council table.

Attachments: [PLN024-171016.pdf](#)
[GC ADDITIONS - Correspondence - YMCA Lands.pdf](#)
[CC ADDITIONS - Memo Grove Sreet Development -YMCA Lands.pdf](#)

9. DEFERRED BUSINESS

Nil.

10. DIRECT MOTIONS

Nil.

11. PRESENTATIONS

Nil.

12. ENQUIRIES**13. ANNOUNCEMENTS****14. BY-LAWS****Bill #106**

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Part of Lot 8, Concession 12, in the City of Barrie, County of Simcoe designated as Parts 15 and 16 on Plan 51R-41026; subject to an Easement as in RO1461677 being Part of PIN: 58734-0299 (LT). **(17-G-181) (Property Acquisitions to Facilitate the Harvie Road Crossing - 61 Big Bay Point Road) (Ward 6, 7 and 8) (ENG010-17) (Files: T05-HA and L07-1051)**

Attachments: [Bill 106.pdf](#)

Bill #107

A By-law of The Corporation of the City of Barrie to permanently close the soil and freehold described as Part of Capps Drive, Plan 51M-681, being Parts 10, 11 and 12, Plan 51R-39955; City of Barrie, being part of PINs 58910-1064(LT) and 58910-1069(LT). **(By-law 2010-166) (Vistacan Investments Inc. - 10 Capps Drive) (Ward 10) (File: D12-418)**

Attachments: [Bill 107.pdf](#)

Bill #108

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A). **(17-G-202) (Proposed Official Plan Amendment and Rezoning at 52, 60, 64 and 68 Rawson Avenue) (Ward 8) (PLN023-17) (File: D09-OPA065 and D14-1635)**

Attachments: [Bill 108.pdf](#)
[OPA 65 52,60,64 and 64 Rawson Ave.pdf](#)

Bill #109

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Part of Lot 8, Concession 13 (formerly Innisfil; being Parts 14 & 15, Plan 51R-22612, City of Barrie, County of Simcoe and being part of PIN 58734-0219(LT). **(17-G-181) (Property Acquisitions to Facilitate the Harvie Road Crossing - 250 Fairview Road) (Ward 6, 7 and 8) (ENG010-17) (Files: T05-HA and L07-1048)**

Attachments: [Bill 109.pdf](#)

Bill #110

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Part of Lot 8, Concession 13 (formerly Innisfil); being Parts 1 & 2, Plan 51R-41026, City of Barrie, County of Simcoe and being part of PIN 58734-0221(LT). **(17-G-181) (Property Acquisitions to Facilitate the Harvie Road Crossing - (220-238 Fairview Road) (Ward 6, 7 and 8) (ENG010-17) (Files: T05-HA and L07-1114)**

Attachments: [Bill 110.pdf](#)

Bill #111

A By-law of The Corporation of The City of Barrie to expropriate the lands described as Part of the Common Elements of Simcoe Condominium Plan No. 15, being Part 3 on Plan 51R-40969, City of Barrie, County of Simcoe and being part of PINs 59015-0001(LT) to 59015-0050 (LT) inclusive. **(17-G-164) (Acquisitions of Road Widening, Duckworth Street - 2 Bernick Drive) (Wards 1 and 2) (LGL007-17) (File: L07-1112)**

Attachments: [Bill 111.pdf](#)

Bill #112

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. **(17-G-202) (Proposed Official Plan Amendment and Rezoning at 52, 60, 64 and 68 Rawson Avenue) (Ward 8) (PLN023-17) (File: D09-OPA064 and D14-1635)**

Attachments: [Bill 112.pdf](#)

Bill #113

A By-law of The Corporation of the City of Barrie to appoint an Acting Fire Chief. **(05-G-475) (CLK108-05)(Cory Mainprize) (File: C06)**

Attachments: [Bill 113.pdf](#)

Bill #114

A By-law of The Corporation of the City of Barrie to accept the “as-constructed” municipal services within and complementary to the Lance Gate Development Inc. - Lance Gate Subdivision (Phase 3) Registered as Plan 51M-594 and to assume the streets within this plan of subdivision for public use. **(11-G-276) (Lance Gate Subdivision - Phase 3)(ENG047-11) (Ward 10) (File: D12-205)**

Attachments: [Bill 114.pdf](#)

Bill #115

A By-law of The Corporation of the City of Barrie to appoint Wendy Ann Cooke as Acting City Clerk for the City of Barrie and to repeal By-law 2007-198 appointing Dawn A. McAlpine as City Clerk (**Wendy Ann Cooke**) (File: H00)

Attachments: [Bill 115.pdf](#)

Bill #116

A By-law of The Corporation of the City of Barrie to appoint Dawn A. McAlpine as Deputy City Clerk for the City of Barrie. (**Dawn A. McAlpine**) (File: H00)

Attachments: [Bill 116.pdf](#)

Bill #117

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 23rd day of October, 2017.

Attachments: [Bill 117.pdf](#)

15. ADJOURNMENT

HEARING DEVICES AND AMERICAN SIGN LANGUAGE (ASL) INTERPRETERS

Assistive listening devices for use in 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.