



Meeting Agenda
General Committee

Monday, October 16, 2017

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENTS - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF BEMP 2 HOLDINGS INC. - 515 MAPLEVIEW DRIVE EAST - LOCKMAPLE INNISFIL INVESTMENTS LTD. - 565, 573 AND 577 MAPLEVIEW DRIVE EAST - RAINSONG LAND DEVELOPMENT INC. - 680 LOCKHART ROAD - BARRIE (WARD 9) (FILE: D12-431, D14-1628, D12-432, D14-1632, D12-433 AND D14-1633)

The purpose of the three public meetings are to review applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of the followings:

1. Bemp Holdings 2 Inc. for lands municipally known as 515 Mapleview Drive East, to develop 288 single-detached dwelling units and 32 street townhouse dwelling units, and 196 mixed-use (residential and commercial) units. The owner has applied to amend the current zoning of the lands to Neighbourhood Residential (R5) and Mixed Use (MU2-A) zone.
2. Lockmaple Innisfil Investments Ltd. for lands municipally known as 565, 573 and 577 Mapleview Drive East, to develop 772 single-detached dwelling units and 307 street townhouse units; together with lands that are to be zoned for institutional, environmental, and park/open space uses. The owner has applied to amend the current zoning of the lands to Neighbourhood Residential (R5) zone, Institutional Elementary (I-E) zone; Open Space (OS) zone and Environmental Protection (EP) zone.
3. Rainsong Land Development Inc. for land municipally known as 680 Lockhart Road, to develop 142 single-detached dwelling units, 100 duplex/semi-detached dwelling units and 154 street townhouse units; together with lands dedicated for a school and a community centre. The owner has applied to amend the current zoning of the lands to Neighbourhood Residential (R5) zone.

Presentation by a representative of The Jones Consulting Group Ltd.

Presentation by Andrew Gameiro, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM Notice - Hewitt's Group 2.pdf](#)
[PM Presentation - Hewitt's Group 2.pdf](#)
[PM Memo - Hewitt's Group 2.pdf](#)
[PM Correspondence - Hewitt's Group 2.pdf](#)
[ADDITIONS PM Correspondence Hewitts Group 2.pdf](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED SEPTEMBER 26, 2017.

Attachments: [FCS Report - 170926.pdf](#)

REQUESTS TO RETROACTIVELY GRANT CHARITABLE ORGANIZATIONS TAX REBATES

1. That the requests from the following Charitable Organizations to be granted a retroactive charitable tax rebate, be received:
 - a) Kidney Clothes Barrie;
 - b) Seasons Centre for Grieving Children; and
 - c) Barrie Film Festival.
2. That staff in the Finance Department identify the annual exposure associated with providing a one year tax rebate for extenuating circumstances of a Charitable Organization located on commercial and industrial properties and report back to the Finance and Corporate Services Committee.

3. That staff in the Finance Department develop a policy to grant retroactive charitable tax rebates pursuant to Section 361 of the *Municipal Act, 2001* under extenuating circumstances to Charitable Organizations and report back to the Finance and Corporate Services Committee. (File: F00)

MEMORIAL SQUARE/MERIDIAN PLACE RE-DESIGN PLANS

That the following recommendation be formally referred to the Corporate Facilities Department for their records:

“That the Accessibility Advisory Committee endorse the Meridian Square/Meridian Place re-design plans as presented to the Committee on May 25, 2017 on the basis of accessibility.”

2ND AND 3RD QUARTER INTERNAL AUDIT STATUS REPORT

That the 2nd and 3rd Quarter Internal Audit Status Report be received as information.

Attachments: [Report - 2nd and 3rd Quarter Internal Audit Status.pdf](#)
[Presentation - 2nd and 3rd Quarter Internal Audit Status.pdf](#)

INFRASTRUCTURE GAP REPORTING OPTIONS

That the Infrastructure Gap Reporting Options Report be received as information.

Attachments: [Report - Infrastructure Gap Reporting Options.pdf](#)
[Presentations - Infrastructure Gap Reporting Options.pdf](#)

REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED OCTOBER 2, 2017

Attachments: [OSC Report 171002.pdf](#)

REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED OCTOBER 4, 2017.

Attachments: [CSC Report 171004.pdf](#)

GOVERNING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL

1. That the draft By-law attached as Appendix “A” to the Community Services Committee Report dated October 4, 2017 regarding Governing Backflow Prevention and Cross Connection Control be adopted.
2. That By-law 2010-102 Governing Backflow Prevention and Cross Connection Control be repealed. (ENV001-17) (File: E00)

Attachments: [171004 Report Governing Backflow Prevention and Cross Connection.pdf](#)
[171004 PRES Governing Backflow Prevention and Cross Connection Control.p](#)

DRAFT PLAN OF SUBDIVISION - WATERSANDS DEVELOPMENT 45 MCKAY ROAD - IMPLEMENTATION OF CITY AND PROVINCIAL POLICIES

That the recommendation from the Environmental Advisory Committee Report dated June 7, 2017 regarding the Draft Plan of Subdivision for Watersands Development, 45 McKay Road - Implementation of City and Provincial Policies be received and no further action be taken. (File: E00)

CORNERSTONE STANDARDS COUNCIL (CSC) - STANDARDS FOR RESPONSIBLE AGGREGATES

That staff in the Engineering, Finance and Planning and Building Services Departments investigate the feasibility of implementing the Cornerstone Standards Council (CSC) Standards for Responsible Aggregates and report back to the Community Services Committee. (File: E00)

6. STAFF REPORT(S)**SANDBOX ENTREPRENEURSHIP CENTRE (WARD 2)**

1. That a commitment of \$500,000 in capital contributions be made towards the Sandbox Entrepreneurship Centre Project through the creation of a capital project to be funded from the Strategic Priorities Reserve (GL 13-04-0410) and released in two phases contingent upon target private sector capital contributions being secured as identified in the within the Financial section of Staff Report CE006-17.
2. That Invest Barrie staff work with the Sandbox organization representatives and stakeholders to establish a formal operating entity and associated governance structure, to include representation from the City.
3. That Invest Barrie and Facilities staff be directed to work with the Sandbox organization to finalize architectural drawings in support of the Sandbox Entrepreneurship Centre. (CE006-17) (File: R05-SAN) (P1/17)

Attachments: [CE006-171016.pdf](#)

[Appendix "A" CE006-17 Sandbox Entrepreneur Centre Business Plan.pdf](#)

DORIAN PARKER CENTRE (WARD 4)

1. That Corporate Facilities staff include in the 2019 capital plan a capital project supporting Option #1 of the potential future options (installation of a stand-alone dual washroom unit) as described in Appendix "A" to Staff Report FCT005-17 to satisfy the immediate need at the Dorian Parker Centre for exterior accessible washrooms, with a total capital budget of \$385,000.
2. That Corporate Facilities staff include in the 2020 capital plan a \$150,000 project to advance the long term future of the Dorian Parker Centre by proceeding with a feasibility study as described in Appendix "A" Staff Report FCT005-17. (FCT005-17) (File: R05-DOR)

Attachments: [FCT005-171016.pdf](#)

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)

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 as, to change the zone from 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.
 - 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)

Attachments: [PLN024-171016.pdf](#)

[ADDITIONS - Correspondence - YMCA Lands.pdf](#)

BARRIE CENTRAL REALIGNED LAND OWNERSHIP AND LAND USE CONCEPT (WARD 2)

1. That the properties municipally known as Red Storey Field and 34, 36, 38 and 40 Bradford Street being part of PIN 587970003 and all of PINS 587970008, 587970009, 587970010 and 587970011 as identified in Appendix "A" to Staff Report PLN034-17, be declared surplus to the needs of The Corporation of the City of Barrie in accordance with By-law 95-104.
2. That notwithstanding the provisions of By-law 95-104, staff in Planning and Building Services and Legal Services continue to negotiate appropriate agreements exclusively with HIP Developments (HIP) to facilitate the realigned land ownership as illustrated in Appendix "A" to

Staff Report PLN034-17.

3. That staff in Planning and Building Services and Legal Services utilize the following principles in negotiations to achieve the proposed realigned land ownership:
 - a) Agreement(s) of land purchase and sale based on fair market value as determined by a professionally prepared appraisal, acceptable to the City;
 - b) Other required infrastructure (ie: Fisher building shell, parking, Kidd's Creek drainage solution) necessary to achieve the desired comprehensive development vision, be appropriately valued and included in the negotiation process, as appropriate;
 - c) The City's purchase decision shall not be tied to development concepts for lands to be owned by HIP;
 - d) Closing of any agreement of land purchase and sale shall be dependent on Council's final acceptance of a business case for development and operation of W.A. Fisher Auditorium and Event Centre and a binding ground lease with YMCA; and
 - e) The Kidd's Creek drainage solution be professionally designed and approved by the City and Lake Simcoe Region Conservation Authority (LSRCA) and other regulatory agencies as required.
4. That the Mayor and City Clerk be authorized to execute Agreements of Purchase and Sale conditional upon Council approval and any related document or Agreement necessary to achieving the recommended motion.
5. That HIP be permitted to submit planning applications on City owned land, subject to Council approval of a conditional Agreement of Purchase and sale, subject to such applications meeting the requirements of the Director of Planning and Building Services and the Director of Legal Services. (PLN034-17) (File: D18-BAR)

Attachments: [PLN034-171016.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**8.1 RESTRICTION OF DRIVING SCHOOLS IN NEIGHBOURHOODS USED FOR PROVINCIAL DRIVE-TEST**

That staff in Enforcement Services Branch of the Legislative and Court Services Department investigate the feasibility to restrict driving schools to train in neighbourhoods used for the Provincial Drive-Test and report back to General Committee. (Item for Discussion 8.1, October 16, 2017) (File: P00)

Sponsor: Councillor, A. Prince

8.2 TRAFFIC CONGESTION - MAPLEVIEW DRIVE EAST AND BAYVIEW DRIVE

That staff in the Roads, Parks and Fleet Department and Barrie Police Service investigate and report back to General Committee regarding methods to mitigate traffic congestion, reduce gridlock and discourage vehicles from blocking the intersection of Mapleview Drive East and Bayview Drive, including but not limited to:

- a) The implementation of a pilot project, at the intersection of Mapleview Drive East and Bayview Drive, similar to the “Don’t Block the Box” initiative implemented by the City of Toronto at the intersection of Yonge Street and Bloor Street, involving the painting of physical lines in the interior of the intersection with subsequent enforcement by Barrie Police Service; and
- b) The engagement of the industrial and business community in the Bayview Drive/Lockhart Road/Huron Road Business Park Area to review alternatives and suggestions for vehicular access to the area, including utilizing Mapleview Avenue via Welham Road to avoid gridlock; and
- c) The review of traffic signal timing alternatives with an aim to clear the intersection and corridor in a more timely/effective manner; and
- d) That any recommendations be implemented utilizing funds available within the current operating budgets. (Item for Discussion 8.2, October 16, 2017) (File: T00)

Sponsor: Councillor, A. Khan

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 regarding a request for an ASL Interpreter as soon as possible, to ensure availability.