



City of Barrie

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

Meeting Agenda General Committee

Monday, April 15, 2019

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF MICHLER HOLDINGS INC. - 440 VETERAN'S DRIVE AND 104 WHITE CRESCENT (WARD 7) (FILE: D14-1664)

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Michler Holdings Inc. for lands municipally known as 440 Veteran's Drive and 104 White Crescent, Barrie.

The Applicant is proposing to amend the zoning of the subject lands from 'Residential Single Detached Dwelling Fourth Density' (R4) and 'Residential Multiple Dwelling Second Density - Townhome' (RM2-TH) to 'Residential Multiple Dwelling Second Density - Special' (RM2)(SP-XXX) with site-specific provisions to permit the development of eight (8) townhouse units in one (1) block fronting onto Veteran's Drive.

Presentation by representative(s) of Innovative Planning Solutions.

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

See attached correspondence.

- Attachments:** [PM 190415 Notice - 440 Veteran's Dr and 104 White Cres](#)
[PM 190415 Presentation - 440 Veteran's Dr and 104 White Cres](#)
[PM 190415 Memo - 440 Veterans and 104 White](#)
[PM 190415 Correspondence - 440 Veterans and 104 White.pdf](#)

2.2 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF PIVAG - 45 AND 51 PENETANG STREET (WARD 2) (FILE: D14-1660)

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of PIVAG for lands known municipally as 45 and 51 Penetang Street, Barrie.

The Applicant is proposing to create a new Defined Policy Area on Schedule C to permit a maximum density of 186 units per hectare.

The Applicant is also proposing to amend the current zoning of the property from C4 (General Commercial) and RM2 (Residential Multiple Dwelling Second Density) to 'Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2-SP)' with seven special provisions to permit the development of a 5-storey Residential Apartment Building.

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Edward Terry, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 190415 Notice - 45 and 51 Penetang.pdf](#)
[PM 190415 Presentation - 45 and 51 Penetang.pdf](#)
[PM 190415 Memo - 45 and 51 Penetang.pdf](#)
[PM 190415 Correspondence - 45 and 51 Penetang.pdf](#)

2.3

APPLICATION FOR AN OFFICIAL PLAN AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF FERNBROOK HOMES (PARKSIDE) LTD. - 70 PIONEER TRAIL (WARD 10) (FILE: D09-OPA059, D14-1613)

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment submitted The Jones Consulting Group on behalf of Fernbrook Homes (Parkside) Ltd. for the lands municipally known as 70 Pioneer Trail, Barrie.

The Applicant is proposing to change the current zoning from Residential Single Detached (R2) (SP-442) to RM2 (SP-XXX) to permit a Medium Density residential townhouse development located at 70 Pioneer Trail. The proposal is for 43 townhouses with special provisions to permit an increase in height from 10 metres to 12 metres and suggested provisions to ensure minimum standards for urban design on site.

Presentation by representative(s) of The Jones Consulting Group Ltd.

Presentation by Celeste Kitsetmetry, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 190415 Notice - 70 Pioneer Trail](#)
[PM 190415 Presentation - 70 Pioneer Trail](#)
[PM 190415 Memo - 70 Pioneer Trail](#)
[PM 190415 Correspondence - 70 Pioneer Trail.pdf](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)**SANDBOX ENTREPRENEURSHIP CENTRE UPDATE**

1. That the key performance indicators defined in Section 18 of Staff Report CE003-19 for Invest Barrie staff to report annually to Council on the benefits and impact of the City of Barrie's investment in the Sandbox Entrepreneurship Centre Project, and which cumulatively would be the basis for the three year assessment report to Council on the benefits of the project, be approved.
2. That the Director of Corporate Facilities, in consultation with the Director of Legal Services, be authorized to enter a lease agreement to extend and formalize the temporary re-location of the transit terminal lunchroom facilities at 39 Dunlop Street West, pending completion of a new transit hub. (CE003-19) (FILE: R05-SAN)

Attachments: [CE003-190415.pdf](#)

2018 BUDGET AND BUSINESS PLAN YEAR-END REPORT

1. That the 2018 Budget and Business Plan Year-End Report be received.
2. That the net 2018 year-end Tax Rate supported surplus of \$2,097,642 after the following adjustments, be allocated 70% to the Tax Capital Reserve (13-04-0440) and 30% to the Tax Rate Stabilization Reserve (13-04-0461) in accordance with the City's Financial Policies:
 - a) \$1,236,388 be transferred to the Tax Rate Stabilization Reserve (13-04-0461) and carried forward to 2019 to fund items that were committed in 2018 by purchase order or contract, but remained incomplete or undelivered at December 31, 2018;
 - b) \$1,362,403 be transferred to the County of Simcoe Capital Reserve (13-04-0446);

- c) \$400,000 be transferred to the WSIB Reserve (13-04-0404); and
 - d) \$163,560 in discretionary development charge discounts and exemptions granted during the year be funded from the DC Discounts and Exemptions Reserve (11-05-0583).
3. That the net 2018 year-end Wastewater rate supported deficit of \$82,729 after the following adjustments, be funded from the Wastewater Rate Stabilization Reserve (12-05-0577) in accordance with the City's Financial Policies:
- a) \$355,987 be transferred to the Wastewater Rate Stabilization Reserve (12-05-0577) and carried forward to 2019 to fund items that were committed in 2018 by purchase order or contract, but remained incomplete or undelivered at December 31, 2018.
4. That the net 2018 year-end Water rate supported surplus of \$1,205,745 be allocated 70% to the Water Capital Reserve (12-05-0580) and 30% to the Water Rate Stabilization Reserve (12-05-0582) in accordance with the City's Financial Policies.
5. That staff be authorized to proceed with existing projects with an expanded scope as identified in Appendix "H" to Staff Report EMT002-19 - Capital Projects Requiring Additional Funding and that funding in the amount of \$1,584,759 be committed in the Tax Capital Reserve (13-04-0440).
6. That the additional Federal Gas Tax Funding to be received in 2019 in the amount of \$8.6 million be allocated to projects as shown in Appendix "I" to Staff Report EMT002-19. (EMT002-19) (File: F00)

Attachments: [EMT002-190415.pdf](#)

ACQUISITION OF PROPERTY FOR THE CURRIE EAST STORMWATER MANAGEMENT IMPROVEMENTS (WARD 2)

- 1. That staff complete the property acquisitions necessary for the expansion of the Currie East Storm Water Management Facility identified as Parts 1, 2 and 3 on Reference Plan 51R-41941, being part of 364 St. Vincent Street, Barrie as represented in Appendix "A" (the "Subject Properties") to Staff Report ENG004-19.
- 2. That the Director of Legal Services be authorized to commence negotiations and/or expropriation proceedings to acquire fee simple interests in the Subject Properties in accordance with the Sophia Creek Watershed and Mulcaster Drainage Area Municipal Class Environmental Assessment Phases 1 and 2.
- 3. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the subject properties and that the City Clerk be authorized to execute the necessary forms of application.

4. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and that the Chief Inquiry Officer be requested to report to Council with respect to any such request.
5. That the Director of Legal Services have delegated authority to settle the expropriations or any negotiated agreements relating to the subject properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG004-19)(File: E02-KID)

Attachments: [ENG004-190415](#)

DUNLOP STREET WEST ROW REPLACEMENT - ECCLES TO TORONTO (WARD 2)

That the approved budget for project EN1071 (Dunlop Street West ROW Replacement - Eccles to Toronto) be increased by \$2,800,000 for a total of \$12,925,600 with amendments to the project funding plan consisting of a \$3,467,473 increase to be funded from the Federal Gas Tax and a \$667,473 decrease to be funded from the Tax Capital Reserve. (ENG005-19) (File: T04-DUN)

Attachments: [ENG005-190415.pdf](#)

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS (MASON HOMES LIMITED) - 410 YONGE STREET AND 343 LITTLE AVENUE (WARD 8)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Mason Homes Limited to change the designation of the lands known municipally as 410 Yonge Street and 343 Little Avenue from General Commercial to Residential be approved.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Mason Homes Limited to rezone the lands known municipally as 410 Yonge Street and 343 Little Avenue (Ward 8) from General Commercial (C4) to Residential Multiple Second Density with Special Provisions (RM2) (SP-XXX), Open Space (OS) and a Hold (H-XXX) provision, be approved.
3. That land will be dedicated to the City of Barrie in accordance with Official Plan Section 6.4 Parkland Dedication Requirements. The location, size, and configuration of the public open space/park block is required to be finalized to the satisfaction of City staff prior to the the lifting of the Hold (H-XXX) provision to ensure accurate representation of the block as Open Space (OS) in site specific Zoning By-law RM2 (SP-XXX)(H-XXX).
4. That the By-law to remove the Hold (H-XXX) provision, and identify an Open Space (OS) block on the Zoning Map Schedule, be brought forward

to Council for approval once the location, size, and configuration of the public open space/park block has been finalized to the satisfaction of City staff.

5. That the following Special Provisions for (RM2)(SP-XXX)(H-XXX) be referenced in the site specific Zoning By-law for the subject lands:
 - a) Notwithstanding the standard definition of frontage, Yonge Street will be considered the frontage for the purpose of implementing zoning for the blocks of land known municipally as 410 Yonge Street and 343 Little Avenue;
 - b) Notwithstanding the provisions set out in Section 4.6.1 Table 4.6 of By-law 2009-141, a minimum of 1 parking space per unit shall be permitted whereas 1.5 spaces per unit are required;
 - c) Notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a density of 50 - 120 units per hectare shall be permitted whereas the standard townhouse built form permits 40 - 53 units per hectare;
 - d) Notwithstanding the provisions set out in Section 5.2.5.2 b) of By-law 2009-141, 12 square metres of unconsolidated amenity space shall be permitted whereas consolidated amenity space is the required standard;
 - e) Notwithstanding the provisions set out in Section 5.3.1 Table 5.2 of By-law 2009-141, back-to-back townhouse units are a permitted use;
 - f) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 4 metres shall be permitted whereas 7 metres is required;
 - g) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 1.5 metres shall be permitted whereas 7 metres is required;
 - h) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 1.5 metres adjacent a street shall be permitted whereas 3 metres is required;
 - i) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a setback of 1.5 metres abutting an Open Space block shall be permitted;
 - j) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum Landscape Open Space of 25% shall be permitted whereas 35% is required;

- k) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Lot Coverage shall not be applied whereas 35% is permitted;
 - l) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) shall not be applied whereas 60% is permitted;
 - m) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum building height of 17 metres shall be permitted whereas a maximum of 10 metres is permitted; and
 - n) Notwithstanding the provisions set out in Section 5.3.3.2 d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be permitted whereas 7 metres is required.
6. That the written and oral submission received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, as further detailed in Staff Report PLN005-2019.
 7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (PLN005-19) (File: D09-OPA068, D14-1655)

Attachments: [PLN005-190415.pdf](#)

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SECOND SUITES PERMISSIONS IN THE GEORGIAN NEIGHBOURHOOD STUDY BOUNDARY AREA (WARDS 1, 2 AND 3)

That a Public Meeting be scheduled to consider amendments to the City's Official Plan and Zoning By-law 2009-141, as amended, that may be appropriate with respect to second suite permissions in the Georgian Neighbourhood Study Boundary Area. (PLN011-19) (File: D00)

Attachments: [PLN011-190415.pdf](#)

TEMPORARY USE ZONING BY-LAW FOR 164 INNISFIL STREET (1911940 ONTARIO INC. - LIQUIDATION NATION) (WARD 2)

1. That the Temporary Use Zoning By-law application, submitted by MHBC Planning on behalf of 1911940 Ontario Inc. for lands municipally known as 164 Innisfil Street, to permit a retail store on the subject lands be approved for one (1) year and six (6) months from the date of passing the Temporary Use Zoning By-law.
2. That the written and oral submissions received as part of the Public Meeting held on February 25, 2019, relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application for the Temporary Use By-law, including parking and traffic concerns.

3. That in accordance with Section 34(17) of the *Planning Act*, no further public notification is required. (PLN013-19) (File: D14-1657)

Attachments: [PLN013-190415.pdf](#)

BARRIE TRANSIT FARE STRATEGY 2019 - 2031

1. That the Barrie Transit Fare Strategy attached as Appendix “A” to Staff Report TPS002-19 be adopted in principle and used as the guiding document over the next twelve (12) years.
2. That the fare increases identified within the Barrie Transit Fare Strategy be approved through the annual Business Plan and Fees By-law.
3. That Fees By-law 2019-023 be amended by deleting Schedule ‘O’, Transit Department and replacing it with the Schedule ‘O’ attached as Appendix “B” to Staff Report TPS002-19, effective November 1, 2019.
4. That during the month of June, 2019 free transit services be provided to seniors in recognition of “Seniors’ Month”.
5. That the Barrie Transit transfer validity time be extended from 60 minutes to 75 minutes effective November 1, 2019. (TPS002-19) (File: T00)

Attachments: [TPS002-190415.pdf](#)
[TPS002-190415 Appendix A.pdf](#)
[TPS002-190415 Appendix B.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION

8.1 COMPOSITION OF THE COMMUNITY SAFETY AND WELL-BEING COMMITTEE

That the composition of the Community Safety and Well-Being Committee be amended by adding the following members:

- Councillor, Natalie Harris;
- A representative from the Simcoe Muskoka District Health Unit; and
- A representative from the Simcoe Muskoka Opioid Strategy. (Item for Discussion 8.1, April 15, 2019)

Sponsor: Councillor, J. Harris

8.2 BARRIE TO BECOME A BEE CITY

WHEREAS the goal of Bee City Canada designation is to promote healthy, sustainable habitats and communities for pollinators;

AND WHEREAS bees and other pollinators around the globe have experienced dramatic declines due to land fragmentation, habitat loss, use of pesticides, industrialized agriculture, climate change and the spread of pests and diseases, with serious implications for the future health of flora and fauna;

AND WHEREAS communities and their residents have the opportunity to support bees and other pollinators on both public and private land;

AND WHEREAS supporting pollinators fosters environmental awareness and sustainability, and increases interactions and engagement among community stewards.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the City of Barrie, by becoming a Bee City, highlight initiatives already in place and further engage local communities in an environment of creativity and innovation which will promote a healthier life for our community.
2. That staff be authorized to submit the Bee City Canada Application to designate the City of Barrie as a Bee City.
3. That the City of Barrie accepts the designation and commits to the standards of the Bee City Canada Program. (Item for Discussion 8.2, April 15, 2019)

Sponsor: Councillor, M. McCann

8.3 PARKING ESSA ROAD/BURTON AVENUE

That staff in the Transit and Parking Strategy and Roads, Parks and Fleet Departments investigate the feasibility of removing the existing on-street paid parking along Essa Road between Burton Avenue and Gowan Street and report back to General Committee. (Item for Discussion 8.3, April 15, 2019)

Sponsor: Councillor, J. Harris

8.4 IMPLEMENTING NO PARKING/STOPPING RESTRICTIONS ON LETITIA STREET BEHIND PORTAGE VIEW PUBLIC SCHOOL

That staff in Roads, Parks and Fleet Department investigate implementing no parking/stopping restrictions on both sides of Letitia Street behind Portage View Public School and report back to General Committee. (Item for Discussion 8.4, April 15, 2019)

Sponsor: Councillor, R. Thomson

8.5 REQUEST FOR LIFT OF PROVINCE-WIDE CAP ON CONSUMPTION AND TREATMENT SERVICES (CTS) SITES

That correspondence be sent to the Ministry of Health and Long-Term Care requesting that the Province-wide cap of 21 Consumption and Treatment Services (CTS) sites be lifted. (Item for Discussion 8.5, April 15, 2019)

Sponsor: Councillor, K. Aylwin

8.6 ALL-WAY STOP - THE QUEENSWAY AND EMPIRE DRIVE

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of The Queensway and Empire Drive and report back to General Committee. (Item for Discussion 8.6, April 15, 2019)

Sponsor: Councillor, M. McCann

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5353 or cityclerks@barrie.ca to ensure availability.