



Meeting Agenda General Committee

Monday, March 19, 2018

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

APPLICATION FOR A ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP LTD. C/O RAY DUHAMEL ON BEHALF OF LOTCO LTD. (C/O GARO BOSTAJIN) - 70 DEAN AVENUE (WARD 9) (FILE: D14-1644)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of Lotco Ltd. (c/o Garo Bostajin). The lands are municipally known as 70 Dean Avenue. The parcel of land is located west of Yonge Street, south of Painswick Library, and on the north side of Dean Avenue. The property has a total area of approximately 1.34 hectares (3.3 acres).

The Applicant is proposing to rezone the subject land from Institutional (SP-457) to Apartment Dwelling Second Density (RA2-1 (SP-XXX)) to permit a 3 to 9 storey residential rental apartment building, with a total of 199 units. The special provision is requested to allow for 0.2 tandem parking spaces per unit.

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

Presentation by Bailey Chabot, Planner, Planning and Building Services Department.

See attached correspondence.

Attachments: [PM 180319 Notice - 70 Dean Avenue](#)
[PM 180319 - Presentation - 70 Dean Avenue](#)
[PM 180319 Memo - 70 Dean Avenue](#)
[PM 180319 - Correspondence - 70 Dean Ave](#)
[PM 180319 ADDITIONS Correspondence 70 Dean Avenue.pdf](#)

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

PRESENTATION REGARDING DOWNTOWN HOTEL EXPLORATION

Attachments: [180319 Downtown Hotel Exploration](#)

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE
DATED FEBRUARY 28, 2018**

Attachments: [FCS Report 180228](#)

**AMENDMENT TO THE TOWN AND GOWN COMMITTEE'S TERMS OF
REFERENCE RELATED TO COMMITTEE COMPOSITION**

That the Terms of Reference for the Town and Gown Committee be amended to add a student property manager from the private sector to the Committee's composition.

**4TH QUARTER INTERNAL AUDIT STATUS REPORT, SUMMARY OF 2017
INTERNAL AUDIT ACTIVITY, AND 2018 INTERNAL AUDIT WORK PLAN**

1. That the 4th Quarter Internal Audit Status Report be received as information.
2. That the Summary of 2017 Internal Audit Activity attached as Appendix "E" to the Report to the Finance and Corporate Services Committee dated February 28, 2018 be received as information.
3. That the Internal Audit Work Plan for 2018 attached as Appendix "F" to the Report to the Finance and Corporate Services Committee dated February 28, 2018 be approved.

Attachments: [4th Quarter Internal Audit Status 2017 Summary and 2018 Work Plan](#)

**REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT
SERVICES COMMITTEE DATED MARCH 5, 2018**

Attachments: [IIDSC Report 180305](#)

**PROPOSED RENOVATIONS TO A DESIGNATED PROPERTY - 205
LAKESHORE DRIVE**

That consent be granted in accordance with Section 33 of the *Ontario Heritage Act* to the Corporate Facilities Department of the City of Barrie for the proposed revitalization to the roof of the Southshore Community Centre located at 205 Lakeshore Drive, as described in their correspondence dated December 11, 2017.

6. STAFF REPORT(S)**BARRIE COLLINGWOOD RAILWAY (BCRY) - STATUS OF PLANNING APPROVALS & REQUEST FOR MARKET ASSESSMENT STUDY**

1. That further to motion 17-G-200 approved by Council on September 17, 2017, CANDO Rail Services be authorized to temporarily cease the pursuit of planning approvals with the Township of Essa to bring the Utopia Rail Yard into legal conformance with the Township's Zoning By-law, for the lands located at 8716 Simcoe Road #56 (Concession 6, E Pt Lot 30, 51R-27836, Parts 1 & 2), by re-zoning the property to a 'General Industrial' use that would include a bulk fuel transfer facility under the Township's By-law.
2. That the Director of Business Development and Director of Roads, Parks and Fleet be authorized to sign on behalf of the City of Barrie as a co-owner of the lands, any documents required to revoke the planning application(s) and ancillary document(s) associated with CANDO Rail Services' submission for planning approvals.
3. That the City of Barrie conduct an Economic Feasibility and Impact Study in partnership with the County of Simcoe to assess the future potential of the BCRY given the current infrastructure, industry interests, zoning parameters, and the general macroeconomic environment of short line rail service across Ontario.
4. That the City of Barrie contribute to 50% of the costs of the Economic Feasibility and Impact Study to a maximum of \$25,000 from the Industrial Land Reserve (13-04-0430).
5. That based upon the outcomes of the Economic Feasibility and Impact Study, the City of Barrie be authorized to enter into discussions with the County of Simcoe to determine the County's interest in retaining the jointly owned Utopia Rail Yard and report back to General Committee for the approvals as required. (BDD005-18) (File: T06) (P22/17)

Attachments: [BDD005-180319](#)

AUTHORIZATION FOR INCLUSION OF CITY LANDS FOR DEVELOPMENT APPLICATION AND EXPLORATION OF UNDERGROUND PARKING STRUCTURE - 155-157 DUNLOP STREET EAST (WARD 2)

1. That HCA Architecture Incorporated Architects, on behalf of the Developer of 149-153 Dunlop Street East be authorized to submit a development application for a downtown hotel/condominium development that includes the City's property at 155-157 Dunlop Street East (Sam Cancilla Park) in order to explore a 'park over parking' solution that would achieve improvements to Sam Cancilla Park and foster a strategic development in the downtown.
2. That any planning applications submitted by the Developer that include the City's lands, be at the Developer's own expense and with the understanding that any development application will be considered on its own merits and no approval is being implied by agreeing to include City property in an application.
3. That the City Clerk be authorized to execute any documents to provide such authorization.
4. That any exploration of the City's property for including a 'park over parking' model, be conducted in alignment with the following principles:
 - a) The City retain ownership of 155-157 Dunlop Street East (Sam Cancilla Park) and any consideration for utilization of the property be for the sub-surface (underground) of the park and for lease only;
 - b) The property surface (Sam Cancilla Park), be preserved as public open space and the Kiwanis Pavilion remain a feature of the park;
 - c) Engagement be initiated between the Developer, the City and the existing public consultation process on the park design for Sam Cancilla Park to ensure a collaborative approach to improvements to Sam Cancilla Park that achieves a shared vision for Sam Cancilla Park;
 - d) The City achieving fair market value or equivalent for leasing; and
 - e) Exploration of the 'park over parking' solution to include opportunities to improve overall grade of Sam Cancilla Park, access/connections to North Shore Trail, aesthetic or use improvements to Sam Cancilla Park, adaptive re-use of the reservoir underground, retaining existing buildings within Sam Cancilla Park (pump house), and other benefits that may be identified.

5. That staff in Business Development report back to General Committee upon completing the exploration to use of the City's sub-surface property for lease for a 'park over parking' model with a recommendation on its viability to be utilized for a 'park over parking' model and associated next steps. (BDD005-18) (File: D00)

Attachments: [BDD006-180319](#)

FISHER AUDITORIUM AND EVENT CENTRE

1. That in response to feedback from Council related to the facility design, Option A for the Fisher Auditorium and Events Centre, which includes a side loading dock, expanded catering kitchen, storage facilities, as well as the fly gallery for increased revenue generation and utilization, be endorsed in principle, subject to future capital prioritization and approvals.
2. That Facilities staff be directed to include the preferred Facility Design Option A for the Fisher Auditorium and Event Centre project, and the associated budget of \$25.6M, as part of the 2019 Capital Planning process.
3. That the approved 2018 Capital Budget for Project #000633, Fisher Auditorium Redevelopment, be increased from \$250,000 to \$550,000 funded fully from the Council Strategic Priority Reserve (1304-0410).
4. That the allocated funds in Capital Project #000633, Fisher Auditorium Redevelopment, be used to provide power to the site as well as properly secure, seal and maintain the existing structure until construction commences or until demolition occurs, subject to the land acquisition by the City.
5. That a Fisher Auditorium Implementation Capital project be created with an allocated 2018 budget of \$200,000 funded from the Council Strategic Priority Reserve (1304-0410) to act as seed funding to initiate the capital fundraising component of the project that includes the recruitment of a Fundraiser/Fundraising organization, which would be self-funded as part of the capital fundraising model.
6. That staff encourage the cultural and business community stakeholders to create a Not for Profit (NFP) Corporation that would commit to engaging a professional staff including an Executive Director to lead the operational functions of the facility, including professional staffing and programming, in addition to pursuing grant funding opportunities.
7. That the recommended Governance and Operating model as outlined in Staff Report CE001-18 be approved, with the intent that an independent Not for Profit corporation would enter into an operating agreement with the City, subject to approval of Council.

8. That the funding equivalent to a temporary full time position of a professional Executive Director be included in 2019 and 2020 budget planning, with the understanding that the position would be transitioned to the Not for Profit Corporation once the operations of the facility are transferred from the City to the Not for Profit organization. (CE001-18) (File: R05-FIS) (P24/17)

Attachments: [CE001-180319](#)

[Appendix A - CE001-18 Q&A.pdf](#)

[Appendix B - CE001-18 Memo re Fisher Auditorium - October 2, 2017.pdf](#)

[Appendix C - CE001-18 Cobalt Report Phase III.pdf](#)

[Appendix D - CE001-18 - Tourism Barrie Market Scan Report.pdf](#)

[Appendix E to CE001-18 Concept Drawings.pdf](#)

STREET PERFORMER PROGRAM

1. That the Street Performer Program be renamed to the Emerging Musician Program to capitalize on the successful track record of the program in launching musical careers.
2. That musicians be issued annual permits and perform during scheduled shifts in return for gratuities from the public and increased marketing support as compensation.
3. That the following objectives of the program, be approved:
 - a) Animation of downtown Barrie, outside of high traffic time such as festivals and events; and
 - b) Harnessing the downtown community as a platform to showcase emerging Barrie musicians.
4. That staff in Creative Economy report back to General Committee through a memorandum regarding the Emerging Musician Program's effect on downtown visitors and revitalization by March 31st of each year.
5. That staff in Creative Economy continue to explore opportunities for increased partnership and program enhancements to ensure sustainability. (CE003-18) (File: M02-STR) (P31/17)

Attachments: [CEO03-180319](#)

DEVELOPMENT OF SUSTAINABILITY PLAN

1. That capital project "Community Wide Green House Gas Inventory Development" be established with a total budget of \$180,000, to be funded from Federal Gas Tax funds.
2. That should the capital project "Community Wide Green House Gas Inventory Development" be successful in obtaining provincial funding from the Municipal Energy Plan Program, the City Clerk be authorized to execute any agreements or documents that may be requisite and the Director of Finance or his/her designate be authorized to adjust the budgeted funding source accordingly.
3. That staff provide a memorandum identifying whether the funding applications for the Provincial Green House Gas Challenge Fund were successful. (FCT001-18) (File: E00)

Attachments: [FCT001-180319](#)

**CONFIDENTIAL LABOUR RELATIONS MATTER/EMPLOYEE NEGOTIATION
MATTER - BARRIE PROFESSIONAL FIREFIGHTERS ASSOCIATION
LABOUR NEGOTIATIONS (HRS004-18) (FILE: H00)**

SURPLUS OF PROPERTY - 72 AND 76 MAPLE AVENUE (WARD 2)

1. That the lands known municipality as 72 and 76 Maple Avenue, as identified on Appendix "A" to Staff Report LGL004-18, being all of PIN#'s 587990037(LT) and 587990036(LT) respectively (the "Subject Properties") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the Subject Properties be offered for sale to The Corporation of the County of Simcoe (the "Purchaser") in order to facilitate the development of a Paramedic Station, as identified on Appendix "B" to Staff Report LGL004-18.
3. That the City Clerk be authorized to execute an Agreement of Purchase and Sale ("APS") conditional upon Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to include the Subject Properties in Development Applications including Site Plan and Minor Variance if required.
5. That the sale proceeds be transferred to the Parking Reserve Fund. (LGL004-18) (File: L17-99)

Attachments: [LGL004-180319.pdf](#)

COST SHARING AGREEMENTS WITH THE MINISTRY OF TRANSPORTATION FOR HIGHWAY 400 CROSSING WORKS

1. That the General Manager of Infrastructure and Growth Management be authorized to complete cost sharing agreements for various Highway 400 Crossing projects within the City's boundaries with the Ministry of Transportation (MTO) in a form approved by the Director of Legal Services, the Director of Engineering and the Director of Finance.
2. That the Mayor and City Clerk be authorized to execute cost sharing agreements for Highway 400 Crossing Projects with the MTO. (LGL005-18) (File: L00)

Attachments: [LGL005-180319](#)

ZONING BY-LAW AMENDMENT & SITE PLAN CONDITIONS - ADVANCE TECH DEVELOPMENTS - 5 POINTS SITE (2-14 DUNLOP STREET WEST, 40-43 MAPLE AVENUE AND 30-40 BAYFIELD STREET) (WARD 2)

1. That the Zoning By-law Amendment application submitted by Advance Tech Developments for the rezoning of lands municipally known as 2-14 Dunlop Street, 40-43 Maple Avenue and 30-40 Bayfield Street from Central Area Commercial C1-1 to Central Area Commercial with Special Provisions C1-1 SP be approved.
2. That the following special zoning provisions be referenced in the implementing zoning by-law as attached in Appendix "A" to Staff Report PLN001-18:
 - a) An increased building height for the east half of the parcel from 30 metres to 68.25 metres;
 - b) An increase in building height within 5m of the front lot line and flankage from 10 metres to 15.6 metres;
 - c) A decrease in the minimum commercial coverage from 50% to 26%;
 - d) A decrease in the minimum landscape buffer from 3 metres to 0 metres; and
 - e) An increase of the minimum balcony setback from 1.5m into the required yard to 2.6m into the required yard;
3. That in accordance with Section 37 of *The Planning Act* the following community benefits shall apply to the subject lands and be included in the site specific zoning by-law:
 - a) The provision of 9 residential units to be available at affordable rental rates in accordance with Provincial Policy and Official Plan Affordable Housing Policy 3.3.2.2a) for a period of 20 years; and

- b) The dedication of 1,000SF of land to the City of Barrie, located on the northwest corner of Bayfield and Dunlop Streets, to be utilized as a public square; and that \$10,000 be provided for public programming of the space.
- 4. That the Maple Lane access from Maple Avenue to Bayfield Street, through and under the proposed building, not be restricted by way of overhead vehicular garage doors.
- 5. That the applicant's request for exemption from the Sign By-law 2005-093 section 11.1.1.0.0 to permit a flashing illuminated electronic/digital sign and section 11.1.11.0.0 which prohibits the advertising of goods, products and services attached or erected on a wall of a building which is not available at that location (Third Party) be denied.
- 6. That the site plan conditions provided for in Appendix "B" to Staff Report PLN001-18 be approved.
- 7. That the Director of Planning and Building Services be delegated authority to approve any amendments to the conditions of site plan approval, attached as Appendix "B" to Staff Report PLN001-18.
- 8. That pursuant to Section 34(17) of *The Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN001-18) (File: D14-1589 and D11-022-17)

Attachments: [PLN001-180319](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS INC. C/O DARREN VELLA ON BEHALF OF 2440511 ONTARIO INC. - 521, 527 AND 531 BIG BAY POINT ROAD (WARD 9)

- 1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of 2440511 Ontario Inc., to rezone the lands known municipally as 521, 527, and 531 Big Bay Point Road (Ward 9) from Residential Single Detached First Density (R1) and Residential Multiple Dwelling Second Density - Special Provisions (RM2(SP-546)) to Residential Multiple Dwelling Second Density - Special Provisions ((RM2) (SP-XXX)), be approved.
- 2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
 - a) Permit a maximum density of 120 units per hectare, whereas a maximum density of 40 units per hectare would be permitted for back-to-back townhouse units;
 - b) Permit a maximum gross floor area of 133%, whereas a maximum gross floor area of 60% would be permitted;

- c) Permit a maximum lot coverage of 44%, whereas a maximum lot coverage of 35% would be permitted.
 - d) Permit a maximum building height of 12.0 metres for the proposed back-to-back townhouse units, whereas a maximum building height of 10.0 metres would be permitted;
 - e) Permit a minimum front yard setback of 5.3 metres, whereas a minimum of 7.0 metres would be permitted.
 - f) Permit a minimum rear yard setback of 5.0 metres, whereas a minimum of 7.0 metres would be permitted.
 - g) Require a minimum side yard setback of 3.0 metres along the eastern property line, whereas a minimum side yard setback of 1.8 metres would be required;
 - h) Require a landscape buffer area of 3 metres along the eastern side yard, whereas none is required;
 - i) Require a minimum side yard setback of 3.5 metres along the western property line, whereas a minimum side yard setback of 1.8 metres would be required;
 - j) That a minimum outdoor amenity area of 696 metres squared be provided on site, of which a minimum of 329 metres squared shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 696 metres squared would be required to be provided in a consolidated form;
 - k) Permit a minimum parking ratio of 1.25 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required; and
 - l) Require a minimum separation distance of 9.9 metres between buildings whereas none is required.
3. That the written and oral submissions received relating to the 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, including the matters raised in those submissions and identified within Appendix "D" to Staff Report PLN006-18.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (PLN006-18) (File: D14-1640)

Attachments: [PLN006-180319.pdf](#)

REMOVAL OF PENDING ITEM TO WAIVE APPLICATION FEES FOR SIERRA VISTA HOLDINGS LTD. (WARD 10)

That P46/11 Request for Planning Application Fees to be Waived - Sierra Vista Holdings Ltd. be removed from the Pending List. (PLN007-18) (File: D09-OPA012, D14-1527, D12-399 and D11-1658) (P46/11)

Attachments: [PLN007-180319](#)

TRAFFIC SENSOR DETECTORS (WARDS 5, 8 AND 9)

That Staff Report RPF001-18 regarding traffic sensor detectors be received for information purposes. (RPF001-18) (File: T08-TS) (P28/17)

Attachments: [RPF001-180319.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION**I LOVE BARRIE CONTEST**

That staff in Access Barrie work with Councillor, M. McCann to extend the "I Love Barrie" contest to students attending elementary schools within the City of Barrie for February, 2019 and that a memorandum be prepared to Council in advance of the contest opening. (Item for Discussion 8.1, March 19, 2018) (File: M00)

Sponsor: Councillor, M. McCann

INVITATION CONCERNING THE BARRIE HOUSING FIRST INITIATIVE

That representatives of the Housing First initiative in Barrie be invited to City Council to provide a presentation concerning the Barrie Housing First Initiative. (Item for Discussion 8.2, March 19, 2018) (File: D00)

Sponsor: Councillor, B. Ward

PRESENTATION INVITATION - REPRESENTATIVES OF ROYAL VICTORIA REGIONAL HEALTH CENTRE REGARDING THE ROYAL VICTORIA REGIONAL HEALTH CENTRE MASTER PLANNING

That a representative(s) of the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council regarding the Royal Victoria Regional Health Centre Master Planning. (Item for Discussion 8.3, March 19, 2018) (File: R00)

Sponsor: Mayor, J. Lehman

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.