



Meeting Agenda
General Committee

Monday, June 20, 2016

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 AN APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW -
SUBMITTED BY 2431805 ONTARIO INC. AND 2432874 ONTARIO LIMITED -
368, 372 AND 376 ESSA ROAD (WARD 6) (FILE: D14-1602)

The purpose of the public meeting is to review an application for an amendment to the Zoning By-Law submitted by 2431805 Ontario Inc. and 2432874 Ontario Limited. The lands are municipally located at 368, 372 and 376 Essa Road. The property is located within the Holly Secondary Planning Area and has a total area of approximately 0.38 hectares (0.94 acres).

The lands are designated Residential Area by the Official Plan and are currently zoned Residential Hold RH in accordance with Zoning Bylaw 2009-141. The owner has applied to amend the current zoning of the property from RH to Residential Apartment Dwelling Second Density RA2-1 SP, to permit a 6-storey apartment building. The SP Special Provisions would allow for a reduction in the front and side yard setbacks, deficient parking, reduced landscape open space area and landscape buffer adjacent to a parking area.

See attached correspondence.

Presentation by a representative of Innovative Planning Solutions.

Presentation by Janet Foster, Senior Planner, Planning Services.

- Attachments:** [PM 160620 Notice - 368, 372, 376 Essa Rd.pdf](#)
[PM 160620 Presentation - 368, 372, 376 Essa Road.pdf](#)
[PM 160620 Memo - 368, 372, 376 Essa Rd.pdf](#)
[PM 160620 Correspondence - 368, 372, 376 Essa Rd.pdf](#)

2.2 AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - AFFORDABLE HOUSING - CITY OF BARRIE (FILE: D14-1605)

PRESENTATION BY THE BUILT FORM TASK FORCE WORKING GROUP

The purpose of the public meeting is to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by the City of Barrie to consider the introduction of new policies, definitions and standards to remove barriers and assist in increasing the supply of affordable housing.

The Official Plan is proposed to be amended by the addition of three new policies under Section 3.3.2.2 - Affordable Housing which; establish the policy framework for supplementary zoning standards for identified affordable housing projects; establish limited, in some cases, and no site plan application requirements in other cases for identified affordable housing projects; and remove the requirement for parkland dedications as well as exempt identified affordable housing projects from the Height and Density Bonus requirements of Section 6.8 of the Plan.

The Zoning By-law is proposed to be amended by including new definitions under Section 3.0 - Definitions for "Affordable Housing"; "Micro-Housing"; "Back to Back Townhouse"; "Laneway House"; and "Container House". Section 4.2 - General Provisions is also proposed to be amended by the addition of a new table which sets out which zones identified affordable housing in its various built forms will be permitted through all the residential zones, the Central Area Commercial (C1), Transition Centre Commercial (C2), Shopping Centre Commercial (C3), Mixed Use Nodes (MU1), Mixed Use Corridors (MU2) and Institutional (I) zones. In addition Section 4.2 is also amended by the inclusion of a new Table of Standards for identified Affordable Housing units which reduces or eliminates minimum standards for lot area, front, side and rear yard setbacks, landscaped open space, dwelling unit floor area, lot coverage, gross floor area and parking. The new standards also establish maximum lot frontage, lot depth and height for these types of projects.

The intent and purpose of these proposed amendments is to encourage the development of affordable housing in the City while removing barriers that increase the cost of construction of housing. The cost of land and the size of housing has been cited as being instrumental in increasing the cost of providing housing in Barrie. These measures along with other initiatives undertaken by the City are intended to address these issues for projects that meet the definition of affordable housing without impacting the general standards and urban fabric of the City.

See attached correspondence.

Presentation by Merwan Kalyaniwalla, Manager of Planning Policy, Planning Services.

Attachments: [PM 160620 Notice - Affordable Housing.pdf](#)
[PM 160620 Presentation - Built Form Task Force.pdf](#)
[PM 160620 Correspondence - Affordable Housing.pdf](#)

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

Nil.

4. DEFERRED BUSINESS

MOTION 16-G-147 FROM GENERAL COMMITTEE REPORT DATED JUNE 6, 2016 DEFERRED THE FOLLOWING STAFF REPORT PLN009-16 TO THE GENERAL COMMITTEE MEETING OF JUNE 20, 2016:

**PROPOSED BUILT BOUNDARY COMMUNITY IMPROVEMENT PLAN
REPORT ON PUBLIC MEETING AND CONSULTATION**

1. That a new Community Improvement Plan (CIP) known as the Built Boundary Community Improvement Plan be approved as outlined in Appendix "A" to Staff Report PLN009-16.
2. That By-law 2016-001 adopting the Built Boundary Community Improvement Project Area be amended in accordance with Schedule "A" attached to the Built Boundary Community Improvement Plan in Appendix "A" to Staff Report PLN009-16.
3. That the additional taxes realized through increased tax assessment relating to CIP projects that are not paid to the applicant as outlined in Table A (Tax Increment Based Payment Schedule Staff Report PLN009-16) be transferred to the CIP Reserve to fund future CIP Projects. (PLN009-16) (File: D18-BUI) (P35/15) (16-G-147)

Attachments: [PLN009-160606.pdf](#)

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)

**METROLINX FARE INTEGRATION AGREEMENT AND PROPOSED BUS
STORAGE AND SERVICE AGREEMENT**

1. That the Mayor and City Clerk be authorized to execute a Fare Integration Agreement with Metrolinx attached as Appendix "A" to Staff Report ACC002-16.
2. That staff be authorized to negotiate a Bus Storage and Service Agreement with Metrolinx subject to the satisfaction of the City Solicitor and Chief Administrative Officer and that the Mayor and City Clerk be authorized to execute the agreement. (ACC002-16) (File: T00)

Attachments: [ACC002-160620.pdf](#)

SALE OF CITY OWNED INDUSTRIAL LAND - 564 VETERAN'S DRIVE (WARD 7)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City of Barrie and MJJJ Developments Inc. (for a company to be named at a later date) for the 4.5 acre parcel of City owned industrial land described as Part of Block B, (by Judges order SC46082), Plan 51M495, Except Parts 3 and 4 on Plan 51R35924, Parts 5 and 6 on Plan 51R3595, Part 1 on Plan 51R35959, in the City of Barrie, County of Simcoe and known municipally as 564 Veteran's Drive, for the purchase price of \$260,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
 - b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;
 - c) The Purchaser has agreed that the property is subject to an easement along the north-westerly boundary, in favour of the City for the purpose of storm drainage; and
 - d) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price.
2. That the net proceeds from the sale of 564 Veteran's Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (13-04-0430). (BDD007-16) (File: L15)

Attachments: [BDD007-160620.pdf](#)

SALE OF CITY OWNED INDUSTRIAL LAND - 55, 65 AND PART OF 45 REID DRIVE (WARD 7)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Kingslea Developments Limited for the 5.0 acre parcel of City owned industrial land described as Part of Block B, (by Judges order SC46082) Plan 51M495, Except Parts 3 and 4 on Plan 51R35924, Part 3 and Part of Part 4 on Plan 51R35959, in the City of Barrie, County of Simcoe and known municipally as 55, 65 and part of 45 Reid Drive, for the purchase price of \$260,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
 - b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;
 - c) The Purchaser has agreed that the property is subject to an easement along the south and easterly property boundaries, in favour of the City for the purpose of storm drainage; and
 - d) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price.
2. That the net proceeds from the sale of 55, 65 and part of 45 Reid Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (BDD009-16) (File: L15)

Attachments: [BDD009-160620.pdf](#)

SALE OF CITY OWNED INDUSTRIAL LAND - 250 MAPLEVIEW DRIVE WEST AND EXTENSION IN CONSTRUCTION START DATE, REID DRIVE AND CAPLAN AVENUE (WARD 7)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Maplereid Properties Inc. for the 3.39 acre parcel of City owned industrial land described as Part of Block C, (by Judges order SC46082) Plan 51M495, Designated as Parts 1 and 2 on Plan 51R35239, T/W Easement over Pt 3 51R35239 as in SC560703; S/T Easement over PT 2 51R35239 in Favour of PTS 3 and 4 51R35239 as in SC560707; City of Barrie, County of Simcoe and known municipally as 250 Mapleview Drive West for the purchase price of \$255,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
 - b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;
 - c) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price; and
 - d) That the construction covenants requiring construction to commence within one (1) year from the transfer of the property be extended to the adjacent property, Part 6, on Registered Plan 51R-33133, known municipally as 220 Mapleview Drive West owned by the same Purchaser, Maplereid Properties Inc.
2. That the net proceeds from the sale of 250 Mapleview Drive West be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve.
3. That a two-year extension in the period to start construction to be granted to Capreid Inc. on Parts 5 and 6 on Registered Plan 51R-35959 on Reid Drive as required by the Development Agreement Registered on title April 30, 2008 and that the City Clerk be authorized to execute all documents as may be required in order to effect same, subject to the Purchaser agreeing to the following conditions:

- a) The provision of a written undertaking to commence construction on Parts 5 and 6 on Registered Plan 51R-35959 on Reid Drive on or before June 1, 2018;
- b) That the owner reimburse the City for administration and legal costs as set by the current Fees By-Law in the amount of \$1,400.00; and
- c) That all undertakings be received within 30 days of the notification from the Legislative and Court Services Department of the extension. (BDD010-16) (File: L15)

Attachments: [BDD010-160620.pdf](#)

ROYAL OAK DRIVE-BAY LANE-GABLE'S PARK RECOVERY OF SANITARY SERVICING COSTS, WATER SERVICING COSTS AND TENDER AWARD OF CONTRACT 2016-001T (WARD 8)

1. That the Director of Finance be authorized to issue 10-year debentures for the owners' share of the sanitary sewer works and water works.
2. That Contract 2016-001T, for Royal Oak Drive Urbanization/Gable's Park, Part 1 be awarded to Arnott Construction Ltd. in accordance with their tender dated May 17, 2016, in the amount of \$1,673,000.00, excluding HST. (ENG008-16) (File: W03-BAY)

Attachments: [ENG008-160620.pdf](#)

AWARD OF CONTRACT 2016-014T FOR MAPLEVIEW DRIVE EAST, HURONIA ROAD TO COUNTRY LANE (WARD 9)

That Contract 2016-014T, for Mapleview Drive East Improvements, Huronia Road to Country Lane be awarded to Arnott Construction Limited, (Arnott), in accordance with their tender dated May 31, 2016, in the amount \$13,378,690.00 excluding HST, with the funding adjusted as per Appendix "A" to Staff Report ENG010-16. (ENG010-16) (File: T05-MAP)

Attachments: [ENG010-160620.pdf](#)

ROADS, PARKS AND FLEET OPERATIONS MASTER PLAN

1. That the Service Delivery Model #1 (Location B), as described in Staff Report FCT003-16 be adopted, and that this model be used as a basis to plan the delivery of Roads, Parks and Fleet operations with timing subject to future Capital Plans.
2. That staff be authorized to further investigate co-location opportunities and land acquisition costs for Service Delivery Model #1 (Location B), and report back to General Committee with a proposed strategy. (FCT003-16) (File: T00)

Attachments: [FCT003-160620.pdf](#)

2015 ANNUAL DEVELOPMENT CHARGE REPORTS

1. That the following 2015 Annual Development Charge reports be received:
 - a) Municipal Development Charge Reserve Fund Statement (Appendix "A" to FIN010-16);
 - b) Municipal Development Charge Reserve Fund Statement with Project Activity (Appendix "B" to FIN010-16);
 - c) Listing of Section 13 Credits (Appendix "C" to FIN010-16) owing where a front ending agreement existed prior to the first City by-law under the Development Charges Act, 1997;
 - d) Listing of Section 38 Credits (Appendix "D" to FIN010-16) owing where a front ending agreement exists subsequent to the first City by-law under the Development Charges Act, 1997; and
 - e) Whiskey Creek Area Specific Development Charge Reserve Fund Statement (Appendix "E" to FIN010-16).
2. That funding of the development charge discretionary discounts totalling \$1,983,378 be approved as follows: \$400,000 from the Development Charge Discounts & Exemptions Reserve; and the remaining \$1,583,378 to be funded proportionately from the Tax Capital Reserve, Water Rate Capital Reserve, and Wastewater Rate Capital Reserve, based on their proportionate shares. (FIN010-16) (File: F00)

Attachments: [FIN010-160620.pdf](#)

ANNEXED LANDS AGREEMENTS

1. That the Chief Administrative Officer receive delegated authority to negotiate and finalize a Hewitt's Sanitary Trunk North of Mapleview Developer Delivery Agreement in form satisfactory to the Director of Legal Services wherein the Annexed Lands owners groups and the City agree to the details of the land owners commitments to design and construct this Development Charges project in accordance with the terms of the Memorandum of Understanding (MOU).
2. That the Mayor and City Clerk be authorized to execute a Hewitt's Sanitary Trunk North of Mapleview Developer Delivery Agreement with the Annexed Lands owners groups.
3. That the Chief Administrative Officer receive delegated authority to negotiate and finalize a Master Parkland Agreement in a form satisfactory to the Director of Legal Services wherein the Annexed Lands owners groups and the City agree to the details of the parkland to be dedicated to the City in accordance with the Salem and Hewitt's Secondary Plans.

4. That the Mayor and City Clerk be authorized to execute a Master Parkland Agreement with the Annexed Lands owners groups. (LGL004-16) (File: D17-GRO)

Attachments: [LGL004-160620.pdf](#)

APPLICATION FOR ZONING BY-LAW AMENDMENT - PINEMOUNT DEVELOPMENTS - 400/430 FERNDALE DRIVE AND 134 HAWTHORNE CRESCENT (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions (IPS), on behalf of Pinemount Developments, to rezone the lands known municipally as 400/430 Ferndale Drive and 134 Hawthorne Crescent (Ward 6) from Residential Multiple Dwelling Second Density RM2 (SP-82) and (SP-191) (H-12) and (H-58) to Residential Multiple Dwelling Second Density with Special Provision RM2 (SP) (D14-1585), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) A maximum density of 84 units per hectare, whereas 53 units per hectare is permitted;
 - ii) A maximum gross floor area of 78%, whereas 60% would be permitted;
 - iii) A maximum height of the main building of 13 metres, whereas 10 metres is permitted;
 - iv) A maximum parking area coverage of 38%, whereas 35% is permitted;
 - v) An amenity area that does not need to be consolidated in accordance with Section 5.2.5.2 b), such that the retained treed area serves as a passive amenity area, and a second amenity area being the balance of the required amenity area, be included as an active play area; and
 - vi) A minimum side yard setback where a secondary means of access is provided be 5.5 metres, whereas 7 metres is required.
3. That a Holding provision be included in the amending Zoning By-law, and that a By-law for the purpose of lifting the Holding provision be brought forward for approval upon the owner/applicant demonstrating that they are in good standing with the Ardagh West Development Corporation with respect to their participation in the cost sharing agreement and the obligations thereto, if applicable; payment of any outstanding local improvements and/or City of Barrie Act Charges; and confirmation that the development can be supported by the existing infrastructure (water, sanitary, and storm) and will pay for any upsizing that may be required as a result of the increased density.

4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN003-16)
(File: D14-1585)

Attachments: [PLN003-160620.pdf](#)

ZONING BY-LAW AMENDMENT APPLICATION - 401 ESSA ROAD AND PATTERSON ROAD UNOPENED ROAD ALLOWANCE - SEAN MASON HOMES (ESSA ROAD) INC. (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Road) Inc. to rezone lands known municipally as 401 Essa Road and a portion of the Patterson Road unopened road allowance located between Lots 5 and 6, Concession 13, being part of PIN 58914-0009 from Agricultural (A) and Residential Multiple Dwelling Second Density - Special (RM2)(SP-327) to Residential Multiple Dwelling Second Density Special Provision (RM2) (SP) and Environmental Protection (EP), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
- a) Permit a maximum density of 56 units per hectare, whereas 40 units per hectare is permitted;
 - b) Permit a minimum density of 40 units per hectare;
 - c) Permit a maximum lot coverage of 37%, whereas 35% is permitted;
 - d) Permit a minimum front yard setback of 1.4 metres, whereas 7 metres is required;
 - e) Permit a minimum rear yard setback of 2.3 metres, whereas 7 metres is required;
 - f) Permit a maximum Gross Floor Area of 75%, whereas 60% is permitted;
 - g) Permit a maximum building height of 11 metres, whereas 10 metres is permitted;
 - h) Permit a minimum driveway length of 5.8 metres for units 1-14, whereas 6.0 metres is required;
 - i) Permit a minimum driveway length of 1.5 metres for units 15-45, whereas 6.0 metres is required; and
 - j) Permit Tandem parking within the garages.
3. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required prior to the passing of this By-law. (PLN015-16)
(File: D14-1601)

Attachments: [PLN015-160620.pdf](#)

ICE ALLOCATION POLICY AMENDMENTS

1. That the amended Ice Allocation Policy, included as Appendix "B" to Staff Report REC001-16, governing the equitable assignment and management of indoor ice within City of Barrie owned facilities be adopted, and implemented for the 2017/2018 ice allocation season, starting September 1st, 2017.
2. That delegated authority be granted to the Director of Recreation Services, in consultation with the General Manager of Community and Corporate Services, to implement various pricing techniques throughout the year as appropriate to increase utilization of programs and facilities. (REC001-16) (File: R00)

Attachments: [REC001-160620.pdf](#)

PURCHASE OF ONE 50-75 FOOT AERIAL AND ONE RESCUE PUMPER

That a 50-75 foot Aerial Ladder Truck and one Rescue Pumper be purchased in lieu of one 100 foot Platform Aerial Truck, from the Tax Capital Reserve in the amount of \$1,500,000.00. (RPF007-16) (File: V01-AER)

Attachments: [RPF007-160620.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**REQUEST TO THE PROVINCE TO BAN DOOR TO DOOR SALES**

That a letter be sent to the Province of Ontario requesting to implement a ban on the sale or lease of heating, ventilating and air conditioning (HVAC) equipment, water heaters, water filtration systems and other related home energy products and services by door-to-door sales agents. (Item for Discussion, June 20, 2016) (File: A16)

Sponsor: Councillor, A. Prince

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.