



City of Barrie

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

Meeting Agenda General Committee

Monday, March 18, 2019

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

2.1 **APPLICATION FOR A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF ENCORE DEVELOPMENT GROUP - 521 AND 525 ESSA ROAD (WARD 7) (FILE: D11-015-2018 AND D12-442)**

The purpose of the Public Meeting is to review an application for a Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of Encore Development Group for lands municipally known as 521 and 525 Essa Road. The subject lands are located in the Holly Planning Area and have a total area of approximately 0.45 hectares (1.11 acres).

The subject lands are designated 'Residential Area' within the City of Barrie's Official Plan and are zoned 'Residential Multiple Dwelling Second Density Special Provision No. 560' (RM2) (SP-560) in accordance with Zoning By-law 2009-141. The applicant is proposing to create a block on a registered plan of subdivision on the subject lands to facilitate the registration of a condominium. The subject lands are currently subject to an active site plan control application for the development of thirty-six (36) back-to-back townhouse units and twelve (12) traditional townhouse units.

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Michelle Banfield, Manager of Growth and Development, Planning and Building Services.

Attachments: [PM 190318 Notice - 521 and 525 Essa Road](#)
[PM 190318 Presentation - 521 and 525 Essa Road](#)
[PM 190318 Memo - 521 and 525 Essa Road](#)
[ADDITION PM 190318 Correspondence - 521 and 525 Essa Road_Redacted.p](#)

2.2 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF 750 MAPLEVIEW INC. - 750 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D09-OPA070 AND D14-1662)

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 Inc. on behalf of 750 Mapleview Inc. for the lands municipally known as 750 Mapleview Drive East.

The applicant has requested a change to the Official Plan land use boundary for Residential and Environmental Protection designated lands and a change in Zoning from Residential Single Detached (R1) and Environmental Protection (EP) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP) lands. The project is to permit a 90 unit condominium townhouse development consisting of back-to-back and stacked townhouse blocks with special provisions to the RM2 zone including: an increase in density to 87upha, a reduced front yard setback from 7 metres to 4.5 metres, increased gross floor area from 60% to 105%, and increased height from 10 metres to 15 metres.

Presentation by a representative(s) of Innovative Planning Solutions Inc.

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

See attached correspondence.

Attachments: [PM 190318 Notice - 750 Mapleview Drive](#)
[PM 190318 Presentation - 750 Mapleview Drive](#)
[PM 190318 Memo - 750 Mapleview Drive](#)
[PM 190318 Correspondence - 750 Mapleview Drive](#)

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 CITY BUILDING COMMITTEE DATED MARCH 5, 2019**

Attachments: [190305 City Building.pdf](#)

COLLAPSED PIPE REPAIR ON CITY PROPERTY - 22 COMMONWEALTH ROAD

That the Roads, Parks and Fleet Department investigate the information provided by the Open Delegation concerning the collapsed pipe repair on the City Property located at 22 Commonwealth Road and report back the City Building Committee.

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MARCH 6, 2019

Attachments: [190306 Finance and Corporate Services](#)

2018 AUDIT SERVICE PLAN

That the 2018 Audit Service Plan presented by Deloitte LLP to the Finance and Corporate Services Committee on March 6, 2019, be approved. (File: F00)

6. STAFF REPORT(S)**COUNCIL STRATEGIC PRIORITIES 2018 - 2022**

That the Strategic Priorities and Goals outlined in Appendix "A" of Staff Report ACC001-19 be approved for the 2018 - 2022 Term of Council. (ACC001-19) (File: C00)

Attachments: [ACC001-190318](#)

PUBLIC ART DONATION

1. That the Mayor and City Clerk be authorized to execute an agreement with the family of the late Mr. Robert Hunter to accept their donation of \$50,000 for a public art project in accordance with the City's Donation Policy with terms and conditions agreed to by the Director of Creative Economy and to the satisfaction of the Director of Finance and Director of Legal Services.
2. That the Barrie Public Art Committee be authorized to fundraise at least \$50,000 in accordance with the City's Donation Policy in matching funds to be used to commission a piece of public art in honour of Mr. Hunter.
3. That the Barrie Public Art Committee be authorized to plan for and promote a call for a commissioned piece of public art to be installed on the existing public art footing at Meridian Place, shown in the drawings attached as Appendix "A" to Staff Report CE002-19.

4. That the Barrie Public Art Committee undertake the call for a commissioned piece of public art for installation in Meridian Place in accordance with the Barrie Public Art Policy. (CE002-19) (File: R10-BOB)

Attachments: [CE002-190318](#)

OUTDOOR RECREATION FACILITY STUDY AND 2017 UPDATE TO THE PARKS AND RECREATION GROWTH STRATEGY

1. That the Outdoor Recreation Facility Study identified in Staff Report ENG002-19 be approved in principle to guide future planning and development within the City of Barrie.
2. That the 2017 Update to the Parks and Recreation Growth Strategy identified in Staff Report ENG002-19 be approved in principle to guide future planning and development within the City of Barrie. (ENG002-19) (File: D00)

Attachments: [ENG002-190318](#)

IMPLICATIONS OF DECLARING A LOCAL EMERGENCY RELATED TO THE OPIOID CRISIS

That Staff Report FES002-19 concerning the Implications of declaring a local emergency under the *Emergency Management and Civil Protection Act* related to the opioid crisis, be received for information purposes. (FES002-19) (File: P01)

Attachments: [FES002-190318](#)

PAST AND FUTURE USE OF CLOSED PORTION OF FORMER MCDONALD STREET BETWEEN MULCASTER STREET AND POYNTZ STREET (WARD 2)

1. That The Corporation of the City of Barrie (the "City") accept payment of \$907,000.00 in satisfaction of outstanding obligations contained within a terminated lease agreement between Her Majesty the Queen in right of Ontario (the "Province") and the City for the property shown on Appendix "A" to Staff Report LGL001-19 being all of PIN # 588180074 (the "Subject Property").
2. That the City Clerk be authorized to execute a release of obligations relating to the terminated lease agreement related document with the Province in a form satisfactory to the Director of Legal Services.
3. That the payment of \$907,000.00 by the Province be transferred to the Parking Capital Reserve and used to fund the future capital project to replace the existing surface on the Subject Property.
4. That the 2019 Capital Plan be amended by adding the project McDonald Municipal Parking Lot Reconstruction and approving new funding for this project totalling \$907,000 to be funded from the Parking Capital Reserve as follows:

- a) \$77,000 - design phase - 2019; and

b) \$830,000 - construction phase - 2020. (LGL001-19) (File: L18-74)

Attachments: [LGL001-190318](#)

LEASE OF CITY OWNED PROPERTY - 17 ECCLES STREET NORTH (WARD 2)

1. That The Corporation of the City of Barrie (the "City") lease its property located at 17 Eccles Street North shown on Appendix "A" to Staff Report LGL002-19 being all of PIN # 587980167 (the "Subject Property") to The Salvation Army.
2. That the Lease Agreement include the following terms:
 - a) The rent paid for the term of lease shall be the City's cost to prepare the Subject Property for occupancy and not exceed \$10,000.00;
 - b) The term of lease will be from April 1, 2019 until December 31, 2019 unless extended by mutual agreement; and
 - c) The Tenant shall be responsible throughout the term of the lease for:
 - i) Arranging for and paying the costs of any repairs or upkeep that become necessary;
 - ii) Transferring over utility accounts and paying utility costs; and
 - iii) Maintaining liability insurance.
3. That the City Clerk be authorized to execute the Lease Agreement and any related documents necessary to extend, amend or terminate the Lease Agreement on the recommendation of and in a form satisfactory by the Director of Legal Services. (LGL002-19) (File: L18-75)

Attachments: [LGL002-190318](#)

PLANNING ACT SECTION 37 - UTILIZATION OF A PORTION OF THE COMMUNITY BENEFITS TO FUND THE COMMUNITY FACILITY IMPROVEMENT RESERVE, A PROPOSED AFFORDABLE HOUSING RESERVE AND PROPOSED AMENDMENTS TO THE CITY'S IMPLEMENTATION GUIDELINES TO SECURE COMMUNITY BENEFITS

1. That a Public Meeting be scheduled to consider the utilization of a portion of the funds generated from an application of Section 37 (Height and Density Bonusing) under the *Planning Act*, as a funding mechanism for the Community Facility Improvement Reserve and a proposed Affordable Housing Reserve.
2. That the vision/approach for the Community Facility Improvement Grant Program Application Form, attached as Appendix "A" to Staff Report PLN001-19, and the proposed application process and evaluation criteria for selection of projects for funding from the Community Facility Improvement Reserve, be circulated for comment.
3. That staff in the Planning and Building Services Department prepare and circulate for comment, a process for administering the Affordable Housing Reserve.
4. That the following information related to the potential revisions to the City of Barrie's Section 37 Implementation Guidelines be presented at the Public Meeting:
 - a) A minimum of 10% of all community benefit bonusing money be deposited in the Community Improvement Facility Reserve;
 - b) A minimum of 70% of all community benefit bonusing money be deposited in an Affordable Housing Reserve; and
 - c) The Ward Councillor, on an annual basis, establish three key community priorities within their Ward to be considered when negotiating community benefits for the remaining 20% of all community benefit bonusing money.
5. That administration, negotiation and final determination of community benefits be delegated to the Director of Planning and Building Services, in consultation with relevant City staff and the applicable Ward Councillor.
6. That the City act as a client for the appraisal of the property uplift assessment, at the cost of the applicant.
7. That the required property uplift appraisal be undertaken after Council's approval of the rezoning application but prior to the site specific by-law being enacted. (PLN001-19) (File: D08TE-BON)

Attachments: [PLN001-190318](#)

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING ON BEHALF OF MIELE DEVELOPMENTS INC. C/O TONY MIELE - 967 AND 973 BIG BAY POINT ROAD (WARD 10)

1. That the Zoning By-law Amendment application submitted by MHBC, on behalf of Miele Developments Inc. c/o Tony Miele to rezone the lands known municipally as 967 and 973 Big Bay Point Road, Barrie from Agricultural General (AG) and Rural Residential (RR) to Neighbourhood Residential (R5) be approved.
2. That the written and oral submissions 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, including the matters raised in those submissions and identified within Staff Report PLN003-19.
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. (PLN003-19) (D14-1648)

Attachments: [PLN003-190318](#)

BARRIE SHARKS PROVINCIAL WOMEN'S HOCKEY TEAM DRESSING ROOM AGREEMENT

That the Director of Recreation Services and Manager of Recreation Facilities be authorized to execute an agreement between the City of Barrie and the Barrie Sharks Provincial Women's Hockey Team (Barrie Sharks) for the construction and lease of a new, dedicated home dressing room space at the East Bayfield Community Centre, 80 Livingstone Street East, subject to the agreement conforming to the following:

- a) The existing staff lunch room at East Bayfield Community Centre be altered to be used as a dedicated dressing room for the Provincial Jr. A Women's Hockey Team;
- b) The renovation costs be borne directly by the Barrie Sharks and the City of Barrie supply the facility space and project management staff to oversee the completion of the project;
- c) The rental fee for the dedicated space be \$20,000 per year plus a 2% increase each year, for a 5 year term with two 5 years extensions if both parties agree to an extension;
- d) The City acknowledges that the Barrie Sharks PWHL Hockey Team operates a junior hockey club and as such may be permitted to sell tickets and related items (programs, clothing, souvenirs, etc.) to its supporters and spectators; and

- e) The agreement shall contain any other terms and conditions deemed necessary by the General Manager of Community and Corporate Services, and the form of the agreement shall be prepared to the satisfaction of the Director of Legal Services. (REC003-18) (File: R05H)

Attachments: [REC003-190318](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION

Note: Revised wording to the General Committee Agenda dated March 18, 2019, Item for Discussion 8.1.

REQUEST TO METROLINX TO HOST TOWN HALL IN THE CITY OF BARRIE

That Metrolinx be requested to host a Metrolinx Town Hall or Community Information Session in the City of Barrie to provide an opportunity for service users and area residents to ask questions of the Metrolinx Leadership about Metrolinx Services. (Item for Discussion 8.1, March 18, 2019)

Sponsor: Councillor, J. Harris

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.