



Meeting Agenda  
General Committee

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Monday, December 12, 2016

7:00 PM

Council Chamber

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1. CONSENT AGENDA

2. PUBLIC MEETING(S)

**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED (MHBC) ON BEHALF OF THE OWNER 3251586 CANADA INC. (BARRIE HERITAGE PHASE IV) - YONGE STREET AND POPLAR DRIVE (WARDS 9 AND 10) (FILES: D12-394/D14-1495/D09-127)**

The purpose of the public meeting is to review an application for an Official Plan Amendment, a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) on behalf of the owner 3251586 Canada Inc. (Barrie Heritage Phase IV). The lands are located on the east side of Yonge Street, east and west of the Rail line and immediately north of the South Barrie GO Station. The applications relate to two parcels of land, the first is generally located between Yonge Street and the Rail line (referred to as the “Yonge Street” property) and the second east of the Rail line are located directly south of the dead end of Poplar Drive (referred to as the “Poplar Drive” property).

Official Plan and Proposed Amendment

The subject lands are designated Residential, General Commercial, Open Space and Institutional in the City of Barrie Official Plan. The Yonge Street property is identified as being within an Intensification Corridor and partially within a Major Transit Station Node (lands adjacent to the South Barrie GO station) on Schedule I of the City’s Official Plan.

The Commercial, Open Space, and Institutional designations on the lands are conceptual and were identified as part of the approval of the Painswick South Secondary Plan. The location of these uses was intended to be conceptual until such time as development approvals solidified the actual location. The Institutional block has now been developed as St. Peters Catholic School. The Commercial block will be incorporated within the development proposal as part of the mixed Residential/Commercial development adjacent to the GO Station lands and within the Major Transit Station Node. The Open Space will be located in various parts of the subject lands.

The proposed Official Plan amendments are therefore technical in nature and the development as proposed conforms to the Official Plan.

#### Zoning By-law Amendment

The Yonge Street property is zoned Agriculture (A) within the City of Barrie Zoning By-law. The Poplar Drive property is zoned Residential Hold (RH). On the Yonge Street property, the Zoning By-law is proposed to be amended to rezone the subject lands from Agriculture (A) to Mixed Use Node (MU1) for the lands immediately north of the GO Station, and Mixed Use Corridor (MU2) for the remainder of the lands between Yonge Street and the rail line. The Poplar Drive property is proposed to be rezoned from Residential Hold (RH) to Open Space (OS).

The implementing Zoning By-law will also contain a number of site specific provisions to accommodate the general development concept where it varies from the standard provisions of the MU1 and MU2 zone.

The proposed zoning on the portion of the lands within the Major Transit Station Node (MU1 zone) will allow for heights between 2 storeys and 10 storeys, notwithstanding that the proposed plan is currently based on heights using a maximum of 6 storeys.

#### Draft Plan of Subdivision

The Yonge Street property is proposed to be subdivided to accommodate a development concept that generally envisions mid to high density residential, mixed use Residential/Commercial development with an area adjacent to the South Barrie GO station that is generally identified as a Major Transit Station Node on Schedule I of the Official Plan. This portion of the site is proposed to be developed as a grouping of higher density residential buildings, some of which will have ground floor commercial, and is also planned to include back to back townhouses and stacked townhouses. The remainder of the property is proposed to be developed as street townhouses and stacked townhouses, generally fronting onto internal roads and will include a connected network of smaller park blocks and a large park block as an extension of the existing Painswick Park. The Poplar Drive property is intended to accommodate a stormwater pond and the remainder of the lands will remain in their naturalized state with the exception of some walking trails and park lands.

The subject lands are proposed to be developed as follows:

Draft Plan Total Area = 26.59 hectares

Stormwater Management Area = 4.50 hectares

## Park Area:

Yonge Street Property	5.99 hectares
Poplar Drive Property	3.95 hectares

Total Parkland: 9.94 hectares

A buffer adjacent to the rail line on the Yonge Street property will be for Open Space uses = 1.28 hectares

## Dwelling Units:

Townhouse	168
Stacked Townhouse	168
Back to Back Stacked Townhouse	192
Mid-Rise (6 storey buildings)	756

Total Dwelling Units: 1284

Total Commercial Floor Area within the mid-rise buildings = approximately 30,000 square feet (2785 square metres).

Total Plan Density (Yonge Street property) = 1284 units / 18.14 hectares = 70.78 units per hectare.

Presentation by a representative of MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC).

Presentation by Merwan Kalyaniwalla, Manager of Sustainable Development, Planning and Building Services Department.

See attached correspondence.

**Attachments:** [PM 161212 Notice - Barrie Heritage Phase IV.pdf](#)  
[PM 161212 Presentation - Barrie Heritage Phase IV.pdf](#)  
[PM 161212 - Memo - Barrie Heritage Phase IV.pdf](#)  
[PM 161212 - Correspondence - Barrie Heritage Phase IV.pdf](#)

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

#### 3.1 PRESENTATION REGARDING THE SALT OPTIMIZATION STRATEGY

**Attachments:** [Salt Optimization Strategy.pdf](#)

#### 3.2 PRESENTATION REGARDING THE SANDBOX - BUSINESS KNOWLEDGE EXCHANGE

**Attachments:** [The Sandbox - Business Knowledge Exchange](#)

**4. DEFERRED BUSINESS****DEFERRED BY MOTION 16-G-285****PARKING PROHIBITION ON BASSWOOD DRIVE (WARD 7)**

That parking not be restricted on Basswood Drive. (RPF013-16) (File: T02-PA) (P24/10)

**Attachments:** [RPF013-161212.docx](#)

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED NOVEMBER 23, 2016.****2016 AUDIT SERVICE PLAN**

That the 2016 Audit Service Plan presented by Deloitte LLP to the Finance and Corporate Services Committee on November 23, 2016, be approved. (File: F00)

**Attachments:** [2016 Audit Service Plan.pdf](#)

**LIVING WAGE CALCULATION FOR BARRIE**

That the Living Wage Information Sheet provided as part of the Finance and Corporate Services Committee Agenda package, be received. (H00)

**Attachments:** [Living Wage Summary.pdf](#)

**20TH ANNIVERSARY OF THE SIGNING OF THE TWINNING AGREEMENT  
WITH ZWÉIBRÜCKEN, GERMANY - MAY, 2017**

1. That the Mayor's Office extend an invitation to The Lord Mayor and nine Council members and/or citizens of Zwéibrücken, Germany from May 4, 2017 to May 10, 2017 for a celebration of the 20th Anniversary of the signing of the Twinning Agreement between the City of Zwéibrücken and the City of Barrie.
2. That an official event be held on May 7, 2017 to commemorate the actual anniversary date of the signing of the Twinning Agreement between the City of Zwéibrücken and the City of Barrie.
3. That other activities and events in celebration of the 20th Anniversary of the Twinning Agreement be arranged by the Barrie German Twinning Committee. (File: C06)

**6. STAFF REPORT(S)****CONFIDENTIAL ACQUISITION OF PROPERTY MATTER - WASTEWATER TREATMENT FACILITY (ENV006-16) (FILE: E00)****INVESTIGATION - INSTALLATION OF LEVEL II EV CHARGING STATIONS**

1. That the General Manager of Community and Corporate Services or designate be authorized to enter into an agreement with the Province of Ontario to accept funding for 100% of the cost to install Electric Vehicle charging stations, should the Province offer a program substantially similar to the Electric Vehicle Chargers Program offered in 2015-2016.
2. That the Planning and Building Services Department recommend to all building permit applicants for single family, townhouses, apartment buildings, condominiums, commercial and industrial buildings that they rough in or install Level II charge stations until Provincial legislation requiring them is established.
3. That new city facilities that provide public uses include Level II charge stations for use by the public.
4. That all Level II Electric Vehicle Charge Stations installed by the City of Barrie offer free charging of vehicles, however the stations must have the ability to charge for the electricity used should Council choose to implement a charge for use in the future.
5. That staff investigate and report back to General Committee on the following matters:
  - a) Possible partnerships or advertising opportunities for Electric Vehicle charging stations to reduce the costs associated with them;
  - b) The feasibility of expanding the number of electric/hybrid vehicles within the City of Barrie's corporate fleet; and
  - c) The use of City owned street light poles as bases for Level II charge stations for curbside charging. (FCT005-16) (File: E00)

**Attachments:** [FCT005-161212.pdf](#)  
[FCT005-161212 - Appendix C.pdf](#)

**BUSINESS PLAN STATUS AS AT SEPTEMBER 30, 2016**

1. That the 2016 Budget and Business Plan Status as of September 30, 2016 be received.
2. That staff be authorized to proceed with existing projects with an expanded scope as identified in Appendix "G" to Staff Report FIN016-16, Capital Projects Requiring Additional Funding and add the funding commitments in the amount of \$245,150. (FIN016-16) (File: F00)

**Attachments:** [FIN016-161212.pdf](#)

**IMPLEMENTATION OF A DIGITAL (PAPERLESS) AGENDA PACKAGE**

1. That should a member of Council wish to switch to a paperless agenda package utilizing his/her existing device, the member advise Legislative staff accordingly and the necessary arrangements be made to implement the individual's decision.
2. That staff consider the complete elimination of paper agenda packages for the 2018 to 2022 term of Council. (LCS018-16) (File: C00) (P18/16)

**Attachments:** [LCS018-161212.pdf](#)

**SHORTAGE OF JUDICIAL RESOURCES FOR PROVINCIAL OFFENCES ACT COURT SERVICES**

1. That a letter be sent to the Premier and the Ministry of the Attorney General requesting that the Ministry immediately provide additional Justices of the Peace in the Central East Region, particularly Barrie and Orillia Court Service Areas to ensure that the Province adheres to its obligations to provide timely access to justice with respect to Provincial Offences Act administration.
2. That a copy of the letter be sent to the Association of Municipalities of Ontario, Ann Hoggarth, Member of Provincial Parliament Barrie, Regional Senior Justice of the Peace, Brian Norton and the municipalities within the Barrie and Orillia Court Service Areas. (LCS020-16) (File: J00)

**Attachments:** [LCS020-161212.pdf](#)

**SALT OPTIMIZATION STRATEGY**

1. That the Salt Optimization Strategy, in Appendix "A" of Staff Report RPF015-16, be approved to support Source Water Protection objectives and current Operational Practices in the Roads, Parks and Fleet Department. (RPF015-16) (File: T00)

**Attachments:** [RPF015-161212.pdf](#)  
[Appendix A - Salt Optimization Strategy.pdf](#)

**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****8.1 INVESTIGATION OF NO PARKING RESTRICTIONS - CATHERINE DRIVE (WARD 9)**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of implementing no parking on the south side of Catherine Drive, in the vicinity of Catherine Drive Park. (Item for Discussion 8.1, December 12, 2016) (File: T00)

Sponsor: Councillor, S. Morales

**8.2 INVESTIGATION OF REMOVING NO PARKING RESTRICTIONS - KENNETH AVENUE AND ASHFORD DRIVE (WARD 9)**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of removing the no parking signs in the area of Kenneth Avenue and Ashford Drive. (Item for Discussion 8.2, December 12, 2016) (File: T00)

Sponsor: Councillor, S. Morales

**8.3 ENFORCEMENT OF OVERNIGHT PARKING RESTRICTIONS ON NEW YEAR'S EVE**

1. That the Director of Roads, Parks and Fleet or his designate be authorized to make a determination on December 30, 2016 and request staff in the Enforcement Services Branch and Barrie Police Service not to enforce the overnight parking restrictions from midnight on December 31, 2016 to 7:00 a.m. on January 1, 2017, should the weather forecast for New Year's Eve be suitable.
2. That should the direction be provided not to enforce the overnight parking restrictions on New Year's Eve, the matter be publicly announced through the City's normal communication methods. (Item for Discussion 8.3, December 12, 2016) (File: P00)

Sponsors: Mayor, J. Lehman and Councillor, A. Prince

**8.4 CHANGE IN DUTIES OF REFERENCE COMMITTEES RELATED TO PARKING OPERATIONS MATTERS**

That Schedule "A" of the Procedural By-law 2013-072 as amended, be further amended as follows:

- a) By deleting the reference to "parking operations" in Section 6 as a duty of the Infrastructure, Investment and Development Services Committee; and
- b) By adding a reference to "parking operations" to Section 4 as a duty of the Community Services Committee. (Item for Discussion 8.4, December 12, 2016) (File: C01)

Sponsors: Councillor, B. Ainsworth and Councillor, D. Shipley

**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](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**