



City of Barrie

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

Meeting Agenda General Committee

Monday, November 27, 2017

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - RIEPMA CONSULTANTS INC. C/O CLARE RIEPMA ON BEHALF OF THE BFM FOUNDATION REAL ESTATE MANAGEMENT (2008) LTD. - 512 BIG BAY POINT ROAD (WARD 8) (FILE: D14-1637)

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment submitted by Riepma Consultants Inc. c/o Clare Riepma on behalf of The BFM Foundation Real Estate Management (2008) Ltd, for lands municipally known as 512 Big Bay Point Road and are located just east of Yonge Street on the north side of Big Bay Point Road.

The Applicant is proposing an Official Plan Amendment and Zoning By-law Amendment to construct a parking lot on the 512 Big Bay Point Road property to serve the existing Thrift store.

The lands are designated Residential within the City's Official Plan and are zoned Single Detached Residential R1 in accordance with Zoning By-law 2009-141. The Applicant has applied to re-designate the lands to Commercial and to rezone the lands to General Commercial C4.

Presentation by a representative of Riepma Consultants Inc.

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

Attachments: [PM 171127 Notice - 512 Big Bay Point Rd.pdf](#)
[PM 171127 Presentation - 512 Big Bay Point Rd.pdf](#)
[PM 171127 Memo - 512 Big Bay Point Rd.pdf](#)

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2440511 ONTARIO INC. - 521, 527, 531 BIG BAY POINT ROAD (WARD 9) (FILE: D14-1640)

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of 2440511 Ontario Inc. for lands municipally known as 521, 527, 531 Big Bay Point Road. The lands are designated Residential in the City's Official Plan and are currently zoned Single Detached Residential First Density (R1) and Multiple Residential Second Density with Special Provisions (RM2 (SP-546)) in accordance with the Zoning By-law 2009-141. The lands comprise a total area of approximately 0.50 hectares (1.24 acres).

The owner has applied to amend the current zoning of the property to Residential Multiple Dwelling Second Density (RM2-Special Provisions) pursuant to Zoning By-law 2009-141 to permit 60 back-to-back condominium townhouses. They are proposed in three buildings across the subject lands. The Special Provisions (SP) would allow for a reduction in the front and rear yard setbacks, parking requirements (both standard and accessible spaces), increased maximum lot coverage, gross floor area, building height and density, and removal of the requirement to have consolidated amenity space.

Presentation by a representative of Innovative Planning Solutions.

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

Attachments: [PM 171127 Notice - 521, 527, 531 Big Bay Point Rd.pdf](#)
[PM 171127 Presentation - 521, 527, 531 Big Bay Point Rd.pdf](#)
[PM 171127 Memo - 521, 527, 531 Big Bay Point Rd.pdf](#)
[ADDITIONS - PM 171127 Corres. 521, 527, 531 Big Bay Point Rd.pdf](#)

APPLICATION FOR HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW 2009-141 - CITY OF BARRIE (FILE: D14-1641)

The purpose of the Public Meeting is to review an application by the City of Barrie initiated for housekeeping amendments to the Zoning By-law 2009-141. The proposed amendments are to update and refine the intent of Zoning By-law 2009-141 and are intended to address inconsistencies, barriers for implementation, errors and omissions that have become apparent through the use of the By-law since its approval on August 10th, 2009 and includes both text and mapping changes. The revisions relate to legislative changes, modified definitions and revised standards that should assist and improve implementation of the By-law. (Note: The changes may also trigger associated revisions to standard requirements in other sections of the By-law.)

The proposed amendments to the text of the By-law are summarized as follows:

1. Section 3.0 - Definitions
 - a) Revise the definition of 'Commercial Vehicle' to provide greater clarity and improve the application of the term from a land use perspective;

- b) Add a definition for 'Shipping Container';
 - c) Revise the definition of 'Group Home' to remove the reference to 'unrelated' individuals; and
 - d) Revise the definition of 'Accessory Building or Structure' to specify that attached garages are not considered accessory buildings.
2. Section 4.2.1.4 - Temporary Sales Trailer
- a) Rename as 'Temporary Sales Structure' and create new zoning provisions; and
 - b) Require an agreement with the City of Barrie for 'Temporary Sales Structures' to regulate location, design, servicing and duration.
3. Section 4.3.1 (j) - Prohibited Uses (Commercial Vehicles)
- a) Revise to clarify that the provision also applies to commercial vehicles that are designed for and/or used for commercial, industrial or agricultural purposes. The revision will provide consistency between the zoning provision and the definition of Commercial Vehicles.
4. Section 4.3.2 - Use of Trailer
- a) Include additional zoning provisions to regulate the use of shipping containers.
5. Section 4.6 - Parking
- a) Remove references to tenancy for low density residential uses.
6. Section 4.6.2.6 - Parking Surface Treatment
- a) Revise to require all non-residential parking spaces, driveways, aisles and loading spaces to be constructed and maintained with a stable surface and continuous curbing.
7. Section 4.14 - Exemptions
- a) Add a provision to exempt clothes poles, flag poles, ornamental light poles, required retaining walls or other similar accessory structures from setback and height standards in the Zoning By-law; and
 - b) Add a provision to exempt accessibility ramps from setback provisions for residential accessory structures and permit accessibility ramps in the front yard in any residential zone.
8. Section 5.2.1 - Permitted Uses

- a) Add 'Bed and Breakfast Establishment' to the list of Permitted Uses in Table 5.2 and add a sub-note to direct readers to Section 4.2.1.6 - Bed and Breakfast Establishments of the Zoning By-law.
9. Section 5.2.9.1(f) - Second Suites
 - a) Delete minimum unit sizes for second suites as unit sizes are regulated by the Ontario Building Code (OBC).
 10. Section 5.3.1 - Residential Zone Provisions
 - a) Delete minimum dwelling unit sizes for all Residential Zones as unit sizes are regulated by the Ontario Building Code (OBC); and
 - b) Revise to include minimum setback requirements for attached garages in Residential zones in Table 5.2.
 11. Section 5.3.5 (h) - Accessory Buildings and Structures
 - a) Delete the maximum collective area provision of 50 m² (538.19 ft²) for residential accessory buildings and structures. Permit a maximum lot coverage of 10% for accessory buildings and structures in all residential zones.
 12. Section 5.3.5.3 - Swimming Pools
 - a) Delete provision exempting above-ground swimming pools from lot coverage. Provide consistency in the zoning provisions for both above and in-ground swimming pools.
 13. Section 5.3.6.1 (c) - Parking in Front Yards
 - a) Revise Section title to 'Parking';
 - b) Revise to require residential driveways and/or parking spaces in all yards to be constructed and maintained with an asphaltic, concrete or brick paver surface; and
 - c) Revise to require a minimum setback of 0.6 metre (2 foot) from side and rear lot lines for driveways in residential zones.
 14. Section 5.3.3.1 (b) and (d) - Yard Variations
 - a) Revise to include an encroachment/setback provision for air conditioner units; and
 - b) Revise to include an encroachment/setback provision for below-grade and unenclosed entryways.
 15. Section 6.2.1 - Permitted Uses
 - a) Revise to include 'Arcade and Game Establishment' as a permitted accessory use in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones and a permitted

use in the 'General Commercial' (C4) zone;

- b) Add a sub-note to 'Bed and Breakfast Establishment' direct readers to Section 4.2.1.6 - Bed and Breakfast Establishments of the Zoning By-law; and
 - c) Remove stand-alone residential use class from the permitted uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones.
16. Section 6.3.2. - Additional Standards for Commercial Zones
- a) Delete the minimum coverage for commercial uses (percentage of lot coverage) from the table.
17. Section 6.3.4. - Residential Uses
- a) Add provisions for a minimum percentage of street level, gross floor area used for commercial purposes.
18. Section 13.3.18. - Special Provisions
- a) Correct a typographical error by deleting reference to the 'LI (SP-338)' zone and replace with the 'BP (SP-338)' zone to provide consistency between the Zoning By-law document and the Zoning By-law map.
19. Section 14.6.1. - Permitted Uses
- a) Add a provision permitting car-wash and drive-through facilities in the 'Neighbourhood Mixed-use' (NMU) Zone.
20. Section 14.6.2.1. - Residential Uses
- a) Correct a typographical error in the Zoning By-law by deleting references to Section 5.4.2.3(a) and Table 14.2 and replacing with Section 5.3.4.2(a) and Table 14.5.6.

Presentation by Ryan White, Zoning Administrative Officer, Planning and Building Services.

See attached correspondence.

Attachments: [PM 171127 Notice - Housingkeeping Amendments.pdf](#)
[PM 171127 Memo - Housingkeeping Amendments.pdf](#)
[PM 171127 Correspondence - Housingkeeping Amendments.pdf](#)
[ADDITIONS 171127 PRES - Housekeeping Amendments Zoning By-law](#)

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)

TRANSIT SERVICE PARTNERSHIP AGREEMENT - FOR THE PROVISION OF TRANSIT SERVICES TO THE TOWNSHIP OF ESSA

That the Mayor and City Clerk be authorized to execute the Transit Services Partnership Agreement with the Township of Essa, subject to the satisfaction of the Director of Legal Services and Executive Director of Access Barrie. (AAC005-17) (File: T03) (P12/13)

Attachments: [AAC005-171127.pdf](#)

ALLANDALE HISTORIC TRAIN - ENGINE 1531

1. That staff in the Creative Economy and Legal Services Departments be directed to enter into exploratory negotiations with the Simcoe County Museum and “The Friends” organization regarding a potential donation of Engine 1531 to the Simcoe County Museum, to be included as part of the Museum’s larger exhibit that aims to educate the public about local railway heritage and the role of railways in developing Simcoe County, with an emphasis on City of Barrie and the Allandale Station.
2. That should the gifting of the historic Engine be approved, staff in the Creative Economy and Corporate Facilities Departments report back to General Committee regarding options and associated costs for recognition of the significance of railways to the development of the City of Barrie in and around the Allandale Train Station through community displays.
3. That staff in the Creative Economy Department report back to General Committee updating the status of negotiations, and any resulting financial implications. (CE010-17) (File: R03-TRA) (P23/15)

Attachments: [CE010-171127.pdf](#)

STREET PERFORMER PROGRAM

1. That staff in Creative Economy in consultation with the Downtown Barrie Business Association (BIA) review the Street Performer Program on an annual basis.
2. That staff in Creative Economy report back to General Committee through a memorandum regarding the Street Performer Program's effect on downtown visitors and revitalization, while exploring opportunities for increased partnership and program enhancements to ensure sustainability by February of each year. (CE012-17) (File: M02-STR) (P39/10)

Attachments: [CE012-171127.pdf](#)

CONFIDENTIAL ACQUISITION OF PROPERTY MATTER - DUNLOP STREET
(ENG015-17) (File: L00)**CAPITAL PROJECT STATUS REPORT**

1. That staff in the Finance Department be authorized to close completed projects, release funding commitments in the amount of \$6,524,962.85, and adjust funding plans as described in Appendix "C-1" (Projects with Excess Committed Funding), and Appendix "C-2" of Staff Report FIN018-17.
2. That staff in the Finance Department be authorized to close completed projects, increase funding commitments in the amount of \$2,173,219.68, and adjust funding plans as described in Appendix "D-1" (Projects Requiring Additional Funding - Council Approval Required), and Appendix "D-2" of Staff Report FIN018-17. (FIN018-17) (File: F00)

Attachments: [FIN018-171127.pdf](#)

ACQUISITION OF PROPERTIES FOR HARVIE ROAD CROSSING (WARD 6 AND 7)

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire the property requirements necessary to facilitate the reconstruction of Harvie Road/Big Bay Point Road between Bayview Drive and Essa Road as identified in Appendices "A" - "E" and to negotiate the acquisition of property identified in Appendix "F" to Staff Report LGL011-17 (the "Subject Properties").
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the properties identified in Appendices "A" - "E" to Staff Report LGL011-17 and that the City Clerk be authorized to execute the necessary forms of application.

3. 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 City Council with respect to any such request.
4. That the Director of Legal Services be 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. (LGL011-17) (File: L07-1040)

Attachments: [LGL011-171127.pdf](#)

FEE BY-LAW AMENDMENTS - CONFORMITY REVIEW PROCESS AND ZONING/SECOND SUITE CERTIFICATE

1. That Schedule "K" of Fees By-law 2017-014 be amended by adding the following fee:
 - i) Conformity Review Fee: \$1,908.20.
2. That Schedule "K" of Fees By-law 2017-014 be amended by removing the following fee:
 - i) Zoning / Second Suite Certificate Fee: \$137.03. (PLN036-17) (File: F21-FEE)

Attachments: [PLN036-171127.pdf](#)

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1862145 ONTARIO INC. - TECK ROAD AND ARDAGH ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 1862145 Ontario Inc. to rezone the lands known municipally as 2, 4, 5, 8 Teck Road, 344, 350 and 354 Ardagh Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density - with special zoning provision (R4) (SP), 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) Minimum rear yard setback of 6m, whereas the By-law requires 7m;
 - b) Minimum front yard setback to a garage of 6m, whereas the By-law requires 7m;
 - c) Minimum landscape buffer abutting parking area of 2.6m, whereas

the By-law requires 3m; and

- d) The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in Zoning By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1 whereas the By-law requires a municipal right-of-way.
3. That the special conditions of the Draft Plan of Subdivision include:
 - a) A 2m tight board fencing be erected where it does not currently exist between the subject lands and neighboring properties;
 - b) The snow be cleared by a private contractor at the expense of the condominium corporation and once snow storage demands outpace supply, the snow be removed from the site by the private contractor at the expense of the Condominium Corporation;
 - c) The garbage be collected curb side by a private garbage contractor paid by the Condominium Corporation and that no communal garbage bins be allowed on the site;
 - d) The Condominium Agreement as well as the Purchase and Sale Agreement include a notification clause that snow removal and garbage will solely be the responsibility of the Condominium Corporation and not the City of Barrie;
 - e) A landscape plan be submitted to the satisfaction of City staff to address privacy for neighboring property owners on the north side of the proposed development; and
 - f) Any drainage swales which are proposed/required on private property be subject to an easement in favour of the Condominium Corporation to ensure the drainage swales remain in place in the future.
 4. 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 approval of the application as amended and including the matters identified within Staff Report PLN040-17.
 5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (PLN040-17) (File: D14-1636)

Attachments: [PLN040-171127.pdf](#)

2018 ONTARIO WINTER GAMES

That the City of Barrie become a host partner with the City of Orillia for the 2018 Ontario Winter Games with a total financial commitment of \$10,000 including \$1,853 of in kind facility rental space to be accommodated within the 2017 Business Plan. (REC004-17) (File: F11)

Attachments: [REC004-171127.pdf](#)

CUMMING DRIVE TRAFFIC CALMING UPDATE (WARD 6)

That Staff Report RPF010-17 on the Cumming Drive Traffic Calming update be received for information purposes. (RPF010-17) (File: T02-PA) (P25/16)

Attachments: [RPF010-171127.pdf](#)

GADWALL AVENUE PARKING INVESTIGATION (WARD 9)

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Gadwall Avenue South and East side between Loon Avenue
and Widgeon Street".

(RPF011-17) (File: T02) (P6/17)

Attachments: [RPF011-171127.pdf](#)

LION'S GATE BOULEVARD PARKING INVESTIGATION (WARD 3)

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Lion's Gate Boulevard South side from Livingstone Street to
Pacific Avenue".

(RPF012-17) (File: T02)

Attachments: [RPF012-171127.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**INVESTIGATION OF A DEPUTY MAYOR POSITION**

That staff in the Legislative and Court Services Department investigate options for the replacement of the current Acting Mayor position with a Deputy Mayor position for the 2018 to 2022 term of office and report back to General Committee. (Item for Discussion 8.1, November 27, 2017) (File: C00)

INVESTIGATION OF NAMING OPPORTUNITIES IN RECOGNITION OF THE CITY'S RELATIONSHIP BETWEEN ZWEIBRUCKEN GERMANY AND MURAYAMA JAPAN

That staff investigate naming opportunities in recognition of the City of Barrie's Twinning relationship with the City of Zweibrücken, Germany and Friendship Agreement with the City of Murayama, Japan. (Item for Discussion 8.2, November 27, 2017) (File: A00)

Sponsor: Councillor, B. Ward

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.