



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Meeting Agenda General Committee

Monday, March 31, 2014

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

**APPLICATION FOR AN OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
- CITY OF BARRIE - INTENSIFICATION NODE AND CORRIDOR ZONES FOR
MIXED USE DEVELOPMENT (March 6, 2014) (File: D14:1571)**

The purpose of this public meeting is to review an application for a municipally initiated Official Plan Amendment and Amendment to Zoning By-law 2009-141.

The purpose of the proposed Zoning By-law amendment is to create new medium and high density mixed use development zones with accompanying standards and provisions. The effect of the proposed standards are to create new zones to address scale, bulk, height, and setback to facilitate a pedestrian friendly environment throughout the Intensification Nodes and Corridors comprising parts of Bayfield Street, Burton Avenue, Codrington Street, Duckworth Street, Dunlop Street West, Essa Road, and Yonge Street, as identified on Schedule 1 of the Official Plan. The proposed amendment also includes changes to Table 4.6 (Parking Standards) to require 1 parking space per dwelling unit for development within the Intensification Nodes, Corridors, and the Urban Growth Centre.

The proposed Official Plan Amendment will expand Section 4.2.2.6 Intensification Policies to promote mixed use development and improvements to the pedestrian realm within the Intensification Areas.

Presentation by Aslam Shaikh, Planner.

See attached correspondence.

Attachments: [140331 - Public Notice - Zoning for the Intensification Areas.pdf](#)
[140331 - Presentation - Zoning for the Intensification Areas.pdf](#)
[140331 - Correspondence - Zoning for the Intensification Areas.pdf](#)

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT - CITY OF BARRIE - HOUSEKEEPING CHANGES (March 7, 2014) (File: D09-OPA 41)

The purpose of the public meeting is to review a proposed Official Plan Amendment (No. 41) to deal with a number of housekeeping changes which are described as follows:

- a) Amend Schedule A Land Use to address remnant parcels created by the realignment of Lakeshore Drive and Simcoe Street owned by the City of Barrie. The City Centre Commercial designation is proposed for these lands.
- b) Amend Schedule A Land Use to change the designation of 44 and 42 Anne Street North from Residential to General Commercial to reflect the previous Official Plan as amended.
- c) Amend Schedule A Land Use to change the designation of City owned lands to rear of 92 and 96 Ardagh Road from Residential to Environmental Protection Area to reflect the Natural Heritage attributes of the lands.
- d) Amend Schedule A Land Use to change the designation of City owned land to the east of 8 and 10 Trotter Court from Residential to Environmental Protection Area, to reflect the floodplain boundary.

Presentation by Kathy Brislin, Senior Policy Planner.

See attached correspondence.

Attachments: [140331 - Public Notice - Housekeeping Amendments.pdf](#)
[140331 - Presentation - Housekeeping Amendments.pdf](#)

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

Nil.

4. DEFERRED BUSINESS**OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands municipally known as 40 Pringle Drive (Ward 5) from Educational Institutional' to 'Residential', be approved (D09-OPA034).

2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to rezone the lands municipally known as 40 Pringle Drive from Education Institutional (I-E) to Residential Single Detached Third Density (R3) and Residential Single Detached Third Density with Special Provision (R3) (SP), be approved (D14-1559).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the minimum lot frontage for Lots 10-13 and for Lots 26-28 be reduced to 11.25 metres.
4. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required as there have been no significant revisions to the application that was presented at the Public Meeting. (PLN009-14) (File: D09-OPA34)

Attachments: [PLN009-14-140331.pdf](#)

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MARCH 19, 2014

Attachments: [FIN - Minutes 140319.pdf](#)

6. STAFF REPORT(S)

WATERFRONT AND MARINA STRATEGIC PLAN CONSULTATION AND UPDATE

1. That the resident poll questions, as per Appendix "A" in Staff Report ENG007-014 be approved.
2. That funding in an amount not to exceed \$8,000 from the Council Priorities Reserve (13-04-0410) be utilized to retain a research firm to conduct the random telephone poll.
3. That a survey procedure for the additional public consultation be implemented as follows:
 - a) Procurement of a Research Firm to issue the random telephone poll with a recommended sample size of 1,000 residents;
 - b) Creation and promotion of an online survey on the City's external website; and

- c) Through a partnership with Tourism Barrie, conduct face-to-face surveys with both residents and non-residents along Barrie's waterfront from mid-May to the end of August 2014. (ENG007-14) (File: R04-WA) (Pending #: P1-14)

Attachments: [ENG007-14-140331.pdf](#)

ADDITIONAL FUNDING FOR CONCRETE REHABILITATION PROJECT AT THE WASTEWATER TREATMENT FACILITY

That additional funding be provided for the Concrete Rehabilitation Project at the Wastewater Treatment Facility in the amount of \$475,000.00 to be funded from the Wastewater Capital Reserve Fund (12-05-0575). (ENG008-14) (File: 2014-002T)

Attachments: [ENG008-14-140331.pdf](#)

ONTARIO ONE CALL SERVICE AGREEMENT

That the Mayor and City Clerk be authorized to execute the standard form of Services Agreement for the provision of a system of centralized underground infrastructure and utility locates provided by Ontario One Call together with all other associated and ancillary documents pertaining to the Services Agreement with Ontario One Call. (ENV002-14) (File: L00)

Attachments: [ENV002-14-140331.pdf](#)

GROWTH MANAGEMENT UPDATE

That the growth management update related to the Annexed Lands Secondary Plans; the Infrastructure Implementation Plan; the fiscal framework; and the work plan required to move forward to approve the Secondary Plans and to advance the growth management program, as outlined in Staff Report IGM001-14, be received. (IGM001-14) (File: D09-ANN)

Attachments: [IGM001-14-140331.pdf](#)

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 3251586 CANADA INC. - 39 AND 49 MADELAINE DRIVE AND 100 DEAN AVENUE (WARD 9)

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 3251586 Canada Inc., for the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672) (Ward 9) to amend Schedule C - Defined Policy Area, be approved (D09-OPA003).

2. That notwithstanding the provisions of Section 2.4.2(b)(iii) of the Painswick South Secondary Plan for the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672), the text of the Official Plan be amended by adding Section 4.8.XX to allow for block/cluster townhousing and 3 to 4-storey walk-up apartment buildings with a minimum density of 53 units per hectare and a maximum density of 70 units per hectare.
3. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 3251586 Canada Inc., to rezone the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672) (Ward 9) from Residential Apartment RA2(SP-164) to Multiple Residential Dwelling Second Density RM2(SP) be approved (D14-1496).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) Permit a minimum density of 53 units per hectare;
 - ii) Permit a maximum density of 70 units per hectare;
 - iii) Permit a minimum front yard setback of 2m adjacent to the Yonge Street frontage;
 - iv) Permit a maximum gross floor area of 88%;
 - v) Permit 4-storey walk-up apartment buildings with a maximum building height of 20m;
 - vi) Permit accessory buildings and structures with a collective maximum lot coverage of 750m² in accordance with an approved Site Plan;
 - vii) Permit accessory structures to be located within 0.3m of the lot line associated with any required front, side and rear yard and in accordance with an approved Site Plan;
 - viii) Permit a minimum landscape open space area of 3m where a secondary means of access has been provided for each ground floor unit;
 - ix) Permit construction columns in the structured parking areas to encroach into the required parking spaces;
 - x) Permit a Temporary Sales Pavilion to be located on site for a period of three years; and

xi) All other standards of the By-law shall apply.

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. (PLN010-14) (File: D14-1496, D09-OPA003)

Attachments: [PLN010-14-140331.pdf](#)

PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141

That a public meeting be scheduled to consider amending the City of Barrie's Official Plan and Comprehensive Zoning By-law and the Site Plan Control By-law, as discussed in Staff Report PLN011-14. (PLN011-14) (File: D14-IND) (Pending #: P94-04)

Attachments: [PLN011-14-140331.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

INVESTIGATION OF TRAFFIC CONTROL - 20TH SIDE ROAD AND MAPLEVIEW DRIVE AND 20TH SIDE ROAD AND BIG BAY POINT ROAD (WARD 9)

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an All-Way Stop with solar flashing lights above each sign at the intersection of Mapleview Drive and 20th Side Road and larger stop signs with a solar flashing light above each sign to replace the existing signs installed at the intersection of the 20th Side Road and Big Bay Point Road, and report back to General Committee by staff report or memorandum, as appropriate. (Item for Discussion 8.1, March 31, 2014) (File: T00)

Sponsors: Councillor B. Jackson

MEETING REGARDING THE FUTURE OF COLOURS OF MUSIC FESTIVAL

That staff in the Department of Culture schedule a meeting with the Colours of Music Festival Board members to develop plans related to the continuation and long term sustainability of the festival and report back to General Committee. (Item for Discussion 8.2, March 31, 2014) (File: R00)

Sponsors: Councillor L. Strachan

HIGHWAY 400 WINTER CONDITIONS - LETTER TO THE MINISTRY OF TRANSPORTATION

That a letter be sent to the Ministry of Transportation advising of Barrie City Council's serious and ongoing concerns with winter conditions on Highway 400 and requesting that Ministry of Transportation:

- a) Expedite the installation of jersey barriers from Canal Road north through the City of Barrie;
- b) Investigate additional safety measures that could be taken to reduce the dangers of blowing/drifted snow between Canal Road and the City of Barrie; and
- c) Investigate partnering with Environment Canada and area municipalities including the City of Barrie to provide real-time traveller weather alerts through mobile phone technology. (Item for Discussion 8.3, March 31, 2014) (File: T00)

Sponsors: 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 Chambers are available upon request from the staff in the City Clerk's Office.

American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.