



Meeting Agenda  
General Committee

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Monday, March 23, 2015

7:00 PM

Council Chamber

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1. CONSENT AGENDA

2. PUBLIC MEETING(S)

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF TERRA CAPITAL GROUP INC. (C/O TIM MOUZAFAROV) - 534, 536 AND 540 ESSA ROAD AND PART OF 8 BOAG COURT (WARD 7) (FILE: D14-1583)**

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 Terra Capital Group Inc. (c/o Tim Mouzafarov), for parcels of land fronting on the east side of Essa Road, north of the intersection of Mapleton Avenue and Essa Road, in the Holly Planning Area. The properties are municipally known as 534, 536, and 540 Essa Road and Part of 8 Boag Court. The total area of the property the subject application is approximately 0.95 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473), and Single Detached Residential First Density (R1) in accordance with Zoning By-Law 2009-141. The existing Special Provision allows for an apartment use only, reduced landscaping buffer lot coverage for parking and density.

The owner has applied to amend the current zoning of the property from Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473) to Multiple Residential Dwelling Second Density Special Provision RM2 (SP) to permit a 55 unit block cluster/townhouse development. The proposed Special Provision would be for building setbacks, to exceed both the maximum gross floor area and maximum height and the allowable density.

Presentation by John Stuart, Innovative Planning Solutions.

Presentation by Steven Farquharson, Development Planner, Planning Services, City of Barrie

See attached correspondence.

- Attachments:** [PM Notice - 534, 536, 540 Essa Rd. & Part of 8 Boag Crt.pdf](#)  
[PM Presentation - 534, 536, 540 Essa Rd. & Part of 8 Boag Crt.pdf](#)  
[PM Correspondence - 534, 536, 540 Essa Rd. & Part of 8 Boag Crt.pdf](#)

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF GEORGIAN DRIVE BARRIE CORPORATION - 306, 310, 314 AND 318 GEORGIAN DRIVE (WARD 1) (FILE: D14-1578)**

The purpose of this public meeting is to review an application for an amendment to the Zoning By-Law submitted by MHBC Planning on behalf of Georgian Drive Barrie Corporation, for four parcels of land fronting on the north side of Georgian Drive east of the intersection of Gallie Court, in the Georgian Drive Planning Area. The properties are municipally known as 306, 310, 314 and 318 Georgian Drive and have a total area of approximately 2.7 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Residential Single Detached First Density R2 and Residential Apartment Second Density (RA2-2) (SP-500) (H-127) in accordance with Zoning By-law 2009-141. The Special and Holding Provisions allow for a dormitory (student residence), a reduced parking standard and a requirement for site plan control.

The applicant has applied to amend the current zoning of the property from R2 and RA2-2 to Multiple Residential Dwelling Second Density RM2 (SP) with Special Provisions, to permit a 4 storey stacked townhouse form of development. The Special Provisions sought would allow for a development with increased building height, a reduced parking standard, a reduced amenity area and increased lot coverage for a detached accessory building.

The proposed development would include 73 stacked townhouse units designed to accommodate 360 bedrooms. The development of the site is intended for student housing. In addition, the application would serve to recognize a natural heritage feature on the site and zone it to Environmental Protection EP, such that it would remain in a natural state.

Presentation by Christian Huggett, Planning & Development Manager for Podium Developments and Jamie Robinson, MHBC Planning.

Presentation by Janet Foster, Senior Development Planner, Planning Department, City of Barrie.

See attached correspondence.

**Attachments:** [PM Notice - 306, 310, 314, 318 Georgian Dr.pdf](#)  
[PM Presentation - 306, 310, 314, 318 Georgian Dr.pdf](#)  
[PM Correspondence - 306, 310, 314, 318 Georgian Dr.pdf](#)

**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 COMMUNITY SERVICES COMMITTEE DATED FEBRUARY 4, 2015.**

**Attachments:** [150204 Community Services Committee Minutes.pdf](#)

**FIRE MASTER PLAN UPDATE 2014 - 2023**

1. That the Short Term Goals (1 - 3 years) for the period of 2014 - 2016 identified in the Fire Master Plan Update 2014 - 2023, with the exception of the implementation of the marine response service levels and capabilities for open water rescue, be adopted in principle to provide strategic direction for the Barrie Fire and Emergency Services Department.
2. That the marine response service levels and capabilities for open water rescue, as well as the Medium and Long Term Goals identified in the Fire Master Plan Update 2014 - 2023 be referred back to staff for further consideration and report back to the Community Services Committee. (File: P00)

**SUSTAINABLE DEVELOPMENT STRATEGY WORK PROGRAM**

That staff incorporate and consider the principles of the Sustainable Development Strategy Work Program set out in motion 13-G-059 for inclusion in all Development Approval Staff Reports with the insertion of an explanation in the Environmental Analysis portion of the Report. (File: E00)

**Attachments:** [EAC Report November 5, 2014.pdf](#)

**REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED FEBRUARY 23, 2015.**

**Attachments:** [150223 Infrastructure Investment Development Services Committee.pdf](#)

**ZONING FOR MIXED USES**

1. That the Official Plan Amendment for the addition of Section 4.9 "Mixed Use", as included in Appendix "A" attached to Staff Report PLN018-14, be approved for the portions related to intensification nodes.
2. That the Zoning By-law Amendment for the addition of Section 5.4 "Mixed Use", as included in Appendix "B", in Staff Report PLN018-14, be approved for the portions related to intensification nodes.
3. That staff in the Planning Services Department report back to the Infrastructure, Investment and Development Services Committee with additional detail regarding the following:
  - a) Which parts of intensification corridors and which proposed uses are appropriate for intensification;

- b) The potential to require parking spaces for visitors and specific barrier free parking in intensification corridors; and
- c) The potential to increase maximum building heights, to reflect the change to the Ontario Building Code to six storeys in intensification corridors. (14-G-162) (File: D00)

**Attachments:** [PLN018-14.pdf](#)  
[Pres - SMDHU 2015 02 23.pdf](#)  
[Correspondence - Mixed and Intens.pdf](#)  
[Pres - Zoning for Mixed Uses.pdf](#)

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

1. That Part A and B of the Official Plan Amendment, as set out in Appendix "F" of Staff Report PLN023-14, to permit outside storage in both the General Industrial and Highway 400 Industrial designations and include the redesignation of lands to Highway 400 industrial, General Industrial and General Commercial be approved.
2. That Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 be repealed and replaced with the amended table of permitted uses as illustrated in Appendix "A" of Staff Report PLN023-14.
3. That the Zoning Map of Comprehensive Zoning By-law 2009-141 be amended as illustrated in Appendix "B" including the Highway Industrial Map.
4. That the Zoning By-law Amendment for revisions to Section 3.0 "Definitions" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "C" of Staff Report PLN023-14, be approved.
5. That the Zoning By-law Amendment for revisions and amendments to Section 4.11 "Outdoor Storage Standards" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "D" of Staff Report PLN023-14, be approved.
6. That the Zoning By-law Amendment for revisions and amendments to Section 7.2.2 "Accessory Retail Uses" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "E" of Staff Report PLN023-14, be approved.
7. That Subsection 3 of Site Plan Control By-law 99-312 be amended to read as follows:
  - a) "That all properties that are zoned Restricted Industrial (RI) and Business Park (BP) be and they are hereby designated as site plan control areas."

8. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (14-G-240) (PLN023-14) (File: D14-IND) (P94/04, P12/14)

**Attachments:** [PLN023-140908.pdf](#)  
[A3 20140908 Review of the Industrial Policies.pdf](#)  
[Map HI to Appendix B.pdf](#)  
[Maps.pdf](#)  
[Matrix no names.pdf](#)  
[Correspondence - Industrial.pdf](#)  
[Correspondence - Industrial 2.pdf](#)  
[Correspondence - Industrial 3.pdf](#)  
[IPS Essa Rd.pdf](#)  
[Correspondence Industrial 5.pdf](#)  
[A8 Memo Industrial Rationalization Report PLN023-14.pdf](#)  
[C2 Innovative Planning - City Initiated Industrial Zoning Change ZBA.pdf](#)  
[C3 Innovative Planning City initiated Zoning Change ZBA.pdf](#)  
[C4 Jones Consulting Group - Industrial Zoning Changes.pdf](#)

#### **GOWAN PORTRAIT RESTORATION PROJECT**

That the funds remaining in the 2014 Heritage Barrie account after all expenses for the Heritage Barrie Awards have been paid for, be given to the Barrie Historical Society for the Gowan Portrait Restoration Project as a donation from the Heritage Barrie Committee. (File: C05)

**6. STAFF REPORT(S)****COUNCIL CONFERENCE ATTENDANCE**

1. That \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ be granted approval to attend the 2015 Federation of Canadian Municipalities (FCM) annual conference to be held in Edmonton, Alberta as an official delegation for the City of Barrie.
2. That \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ be granted approval to attend the 2015 Association of Municipalities of Ontario (AMO) annual conference in the City of Niagara Falls as an official delegation for the City of Barrie.
3. That Councillor B. Ainsworth, on behalf of the Town and Gown Committee be granted approval to attend the annual Town and Gown Association of Ontario Symposium to be held May 11 - 13, 2015 in Mississauga.
4. That the applicable related expenses (including registration, travel, accommodation and meals) be funded from the Council Conference Account to a maximum of \$15,000 for the three conferences (Account # 01-06-0950-0000-3071). (CLK002-15) (File: A04)

**Attachments:** [CLK002-150323.pdf](#)

**CORPORATE POSTAGE REVIEW**

1. That Staff Report CLK003-15 concerning a Corporate Postage Review be received for information purposes.
2. That staff in the Legislative and Court Services Department report back to General Committee should amendments or authorization be required from Council to implement any future initiatives related to addressing the rising cost of Corporate postage. (CLK003-15) (File: F00)

**Attachments:** [CLK003-150323.pdf](#)

**AWARD OF CONTRACT 2015-004T ESSA ROAD IMPROVEMENTS, FERNDALE TO COUGHLIN ROAD (WARDS 6 AND 7)**

That Contract 2015-004T, for Essa Road Improvements, be awarded to Arnott Construction Limited, (Arnott) in accordance with their tender dated February 24, 2015, in the amount of \$4,447,000.00 excluding HST, with the funding adjusted as per Appendix "A" of Staff Report ENG004-15. (ENG004-15) (File: 2015-004T)

**Attachments:** [ENG004-140323.pdf](#)

**DEVELOPMENT CHARGES DEFERRAL AGREEMENT (WARD 10)**

1. That staff be authorized to enter a Development Charge Deferral Agreement with the owner of 1093 Big Bay Point Road, Maureen Jennings, for the lesser of five years, or until a new Development Charges By-law is approved by Council.
2. That staff be directed to include, for Council's consideration as part of the next Development Charges By-law, exemption for Development Charges for agricultural buildings. (FIN002-15) (File: F00)

**Attachments:** [FIN002-150323.pdf](#)

**CONFIDENTIAL LITIGATION MATTER - AGC DEVELOPMENTS INC. - PL100297- 201 MILLER DRIVE (WARD 5)**

(LGL004-15) (File: D14-1465)

**EMPLOYMENT LANDS CONVERSION POLICY**

1. That a public meeting be scheduled to consider an Official Plan Amendment to amend policies on the use, protection and/or conversion of employment lands within the City of Barrie as follows:

That a new section 3.1.2.1 (d) be added and that the remainder of the section be renumbered accordingly. The new 3.1.2.1 (d) reads as follows:

"3.1.2.1.(d) Applications to convert existing employment lands to a non-employment land use are generally discouraged with the exception of those properties identified through the municipal comprehensive review. When such applications are received by the City they shall be evaluated based on the following criteria:

- The site is located outside or on the fringe of a designated Employment Area;
- The site is isolated from surrounding designated employment lands;
- The site is surrounded by non-employment uses on at least three sides;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;

- The conversion will be consistent/supportive of City policy planning objectives;
- The conversion doesn't contravene any City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons; and
- The site does not offer potential for future expansion on existing neighbouring employment lands."

That Section 4.4 Industrial be amended as follows:

Section 4.4.1 Goals is proposed to be amended by the addition of a new Goal which states:

- "(c) To ensure the primacy of industrial uses as the principal driver of economic prosperity in the City of Barrie."

Section 4.4.2.1 (a) is proposed to be amended by the inclusion of a new sentence at the end of the subsection which will state:

"Conversion of lands within these employment areas from industrial to any other land use including, commercial, institutional and residential shall be discouraged. Where applications for conversion are received they will be evaluated based on the criteria established in Section 3.1.2.1(b), (c), and (d)."

Section 4.4.2.1(e) of the Official Plan is proposed to be amended deleting the word "or" and replacing it with the word "and" such that the policy would read:

"Commercial uses such as retail stores which are not directly related to the function of industrial areas, and which are more appropriate in commercial zones, are discouraged."

Section 4.4.2.1(e) is proposed to be further amended by adding a new sentence at the end of the policy such that the policy would read:

"Institutional uses which are not directly related to the function of industrial areas and which are more appropriate on institutionally zoned lands are discouraged."



2. That in accordance with motion 09-G-398 (as amended) should the above recommendation be approved, and no appeals are received to the Official Plan Amendment, the moratorium on the processing of applications for the conversion of employment lands be lifted following the last day of the appeal period. (PLN008-15) (File: D09-ELCP)

**Attachments:** [PLN008-150323.pdf](#)

#### **ON-STREET PARKING RESTRICTION - CORONATION PARKWAY AND MONARCHY STREET (WARD 10)**

1. That Traffic By-law 80-138 Schedule "B" "No Parking in Specified Places Where Signs on Display at Stated Times" be amended by adding the following:

"Coronation Parkway" from a point 124 metres west of Prince William Way to a point 93 metres west thereof	North side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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2. That Traffic By-law 80-138 Schedule "D" "Stopping Prohibited" be amended by adding the following:

"Coronation Parkway" from Prince William Way to a point 304 metres west thereof	South side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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"Coronation Parkway" from Prince William Way to a point 124 metres west thereof	North side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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"Monarchy Parkway" from Coronation Parkway to a point 30 metres south thereof	Both sides	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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(RPF002-15) (File: T02-PA)

**Attachments:** [RFP002-150223.pdf](#)

#### **BRADFORD STREET SPEED LIMIT (WARD 2)**

That the posted speed limit along Bradford Street between Tiffin Street and Simcoe Street remain at 50 km/h. (RPF003-15) (File: T07-SI)

**Attachments:** [RFP003-150323.pdf](#)

**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****INVESTIGATION OF ALL-WAY STOP AT TOLLENDAL MILL ROAD AND COX MILL ROAD (WARD 8)**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of Tollendal Mill Road and Cox Mill Road and report back in accordance with the All-Way Stop Policy by June 1, 2015. (Item for Discussion 8.1, March 23, 2015) (File: T00)

Sponsor: Councillor A. Khan

**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 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.**