



Meeting Agenda
General Committee

Monday, November 28, 2016

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

PROPOSED ZONING BY-LAW AMENDMENT - CITY OF BARRIE GENERALLY AND PRIMARILY IN THE HEWITT'S AND SALEM SECONDARY PLANS (ANNEXED LANDS) (FILE: D14-1614)

The purpose of the public meeting is to review a proposed Zoning By-law Amendment to the Comprehensive Zoning By-law 2009-141 in order to introduce zoning categories, permitted uses, definitions, provisions and standards to guide development in the City of Barrie generally and primarily in the Salem and Hewitt's Secondary Plan Areas (Annexed Lands).

The Secondary Plans, which were adopted in June 2014 as Official Plan Amendments #38 and #39, create a vision for the Hewitt's and Salem areas and related policies/directions that will ensure its successful implementation. The proposed Zoning By-law Amendment would implement this policy direction of the Secondary Plans by providing appropriate lands uses and standards for the implementation of the Official Plan Amendments.

The proposed Zoning By-law Amendment would not zone any specific property. The intent for the Zoning By-law Amendment is to be a text addition which would provide a template to guide consideration of future Zoning and Draft Plan of Subdivision Applications. The land to which the proposed Zoning By-law Amendment applies includes those lands within the City of Barrie limits.

Presentation by Stephen Naylor, Director of Planning and Building Services.

See attached correspondence.

Attachments: [PM Notice - Hewitt's and Salem Secondary Plans.pdf](#)
[PM Correspondence - Hewitt's and Salem Secondary Plans.pdf](#)

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

PRESENTATION BY A REPRESENTATIVE(S) OF FORUM RESEARCH INC. REGARDING THE CITIZEN SATISFACTION SURVEY

Attachments: [Presentation - Citizen Satisfaction Survey.pdf](#)

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)**1 - 15 BAYFIELD STREET AND 9 SIMCOE STREET RATIONALIZATION AND DISPOSITION PROCESS (WARD 2)**

1. That the following lands as further described in Appendix "C", be re-declared surplus to the City's needs:
 - a) 15 Bayfield Street;
 - b) The land segment immediately adjacent and to the east of 15 Bayfield Street with no fixed address;
 - c) 9 Simcoe Street; and
 - d) 1 Bayfield Street.
2. That staff in the Planning and Building Services Department be authorized to initiate a re-zoning application for the lands known municipally as 1 - 15 Bayfield Street and 9 Simcoe Street from the current site specific Central Area Commercial C1-1 (SP-422) designation to a C1-1 commercial zoning with modified Special Provisions as summarized in paragraph 31 of Staff Report BDD012-16 and that the City Clerk be authorized to execute the required application for same.
3. That the parts of the lands known municipally as 31, 33 - 37 Dunlop Street East also zoned C1-1 (SP-422), also be included in the application for rezoning subject to the property owners consent.
4. That staff be authorized to obtain a Phase II Environmental Site Assessment (ESA) including any supplemental reports for offsite investigation for the subject lands, and that funding to a maximum of \$75,000 be provided from the Industrial Land Reserve to complete the Phase II ESA.
5. That a maximum amount of \$7,000 be funded from the Industrial Land Reserve, to complete appraisals for the subject lands.

6. That proceeds from the sale of the Properties reimburse the Industrial Land Reserve for both the appraisal and ESA Phase II assessment, with any additional proceeds being allotted to the benefit of the Parking Reserve.
7. That staff in the Business Development Department be directed to proceed with the disposition process identified and attached as Appendix "A" to Staff Report BDD012-16.
8. That staff in the Business Development Department be authorized to negotiate an agreement of Purchase and Sale for 1 - 15 Bayfield Street and 9 Simcoe Street and report back to General Committee for approval of same. (BDD012-16) (File: L14)

Attachments: [BDD012-161128.pdf](#)

SALE OF CITY OWNED INDUSTRIAL LAND, 52 - 68 RAWSON AVENUE (WARD 8)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Morriello Construction Limited for the 5.4 acre parcel of City owned industrial land described as Lots 76, 77, 78 and 79 on Plan 51M-379 Plan of Subdivision of Part of N1/2 and S1/2 Lot 10, Concession 11 Township of Innisfil now in the City of Barrie, County of Simcoe and known municipally as 52 - 68 Rawson Avenue (the "Property"), for the purchase price of \$121,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser agrees that it is purchasing the Property in its present condition "as is" and further acknowledges and agrees that it will conduct such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property.
 - b) The sale of the Property is subject to the Purchaser obtaining at its own risk and expense, an Official Plan Amendment, a rezoning and a Building Permit;
 - c) That the Business Development standard preliminary development agreement be amended to eliminate the requirement of the Purchaser to construct a building of any particular minimum or maximum size and the development be subject to zoning and Site Plan requirements in that regard only; and
 - d) The Purchaser acknowledges the Purchase Agreement incorporates the City's standard preliminary development agreement which in part stipulates the following:

- i) The Purchaser will, within one (1) year of registration begin construction of the industrial complex, and complete said construction within one (1) year of its initiation;
 - ii) If construction is not completed as required, the City shall have the option to repurchase the Property at 90% of the original sale price; and
 - iii) If construction is not completed as required the Purchaser cannot sell the Property without first offering to sell the lands to the City at 90% of the original sale price.
2. That the City as owner of the Property, authorize the Purchaser at its own risk and expense, to proceed with its application to rezone and obtain the necessary Official Plan Amendment for the Property to facilitate the proposed usage of the Property (General Industrial) and the City Clerk be authorized to execute the necessary documents for same.
3. That the net proceeds from the sale of 52 - 68 Rawson, less the 2% parkland dedication fee be allocated to the Parkland Reserve, be allocated to the Industrial Land Reserve (13-04-0430). (BDD013-16) (File: L14)

Attachments: [BDD013-161128.pdf](#)

BAYVIEW DRIVE AND BIG BAY POINT ROAD CLASS EA PHASES 3 AND 4 (WARD 8)

1. That the preferred design alternative for the Municipal Class Environmental Assessment for Bayview Drive and Big Bay Point Road, Phases 3 and 4 as outlined in Staff Report ENG012-16 be approved.
2. That in accordance with the requirements of the Municipal Class Environmental Assessment process, the Engineering Department publish a Notice of Completion for the Bayview Drive and Big Bay Point Road Municipal Class Environmental Assessment Phases 3 and 4 Environmental Study Report.
3. That based on the successful conclusion of this Municipal Class Environmental Assessment process and available budgets being approved through the capital planning process:
 - a) The Engineering Department proceed with the implementation of the preferred alternative solution for sanitary servicing and stormwater management;
 - b) The staff in the Legal Services Department complete the proposed property acquisitions necessary for the preferred design alternative identified in the Bayview Drive and Big Bay Point Road Municipal Class Environmental Assessment Phases 3 and 4 Environmental Study Report and in the associated linkage project

Harvie Road/Big Bay Point Road/Highway 400 overpass Municipal Class Environmental Assessment Phases 3 and 4 Environmental Study Report;

- c) The Director of Legal Services be authorized to commence expropriation proceedings against the required properties where negotiated agreements are not in place by October 31, 2017;
- d) The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the required interests in land and that the City Clerk be authorized to execute the necessary forms of application;
- e) 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 Inquiring Officer and the Chief Inquiring Officer be requested to report to City Council with respect to any such request; and
- f) The Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements in an amount up to the maximum amount budgeted for property acquisition and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG012-16) (File: T05-BA3)

Attachments: [ENG012-161128.pdf](#)

CAPITAL PROJECT STATUS REPORT

1. That staff be authorized to close the capital projects as identified as completed in Appendix “C-1” - Projects with Excess Committed Funding, and release the funding commitments in the amount of \$3,848,681.72 as described in Appendix “C-1”, and identified in Appendix “C-2” of Staff Report FIN012-16.
2. That staff be authorized to close the capital projects as identified as completed in Appendix “D-1” - Projects Requiring Additional Funding, and increase the funding commitments in the amount of \$13,319,780.79 as described in Appendix “D-1”, and identified in Appendix “D-2” of Staff Report FIN012-16.
3. That staff be authorized to undertake the new capital projects as well as existing projects with an expanded scope as identified in Appendix “B-1” - New Capital Projects, and add the funding commitments in the amount of \$200,000 as described in Appendix “B-1”, and identified in Appendix “B-2” of Staff Report FIN012-16.

4. That staff be authorized to close the capital projects as identified as completed in Appendix "F-1" - Housekeeping - Projects with Outstanding Balances - Pre-SAP Conversion Clean-up, and increase the funding commitments in the amount of \$902,136.10 as described in Appendix "F-1", and identified in Appendix "F-2" of Staff Report FIN012-16. (FIN012-16) (File: F00)

Attachments: [FIN012-161128.docx](#)

[FIN012-161128 Appendix A-F.pdf](#)

WATER AND WASTEWATER BILLING BY-LAW REVISIONS

1. That the Water and Wastewater Billing By-law 2011-104 be repealed, and the updated By-law attached to Staff Report FIN014-16 as Appendix "A", be approved.
2. That the Extreme Cold Weather Procedure attached to Staff Report FIN014-16 as Appendix "B" be approved.
3. That the recommended housekeeping changes to By-law 2011-104, included in the updated By-law as Appendix "A" to Staff Report FIN014-16, be approved. (FIN014-16) (File: F00)

Attachments: [FIN014-161128.docx](#)

OUTSOURCING IMPLEMENTATION OF CORPORATE SPONSORSHIP STRATEGY

1. That the Sponsorship Pilot Program as outlined in Staff Report INV001-16, be approved.
2. That the City of Barrie's Sponsorship Policy, attached as Appendix "C" to Staff Report INV001-16, be approved.
3. That staff in Invest Barrie report to the Finance and Corporate Services Committee to initiate the Sponsorship Pilot Program, and for updates and approvals regarding the Sponsorship Pilot Program.
4. That staff in Invest Barrie initiate a "Request for Information" process, in order to assess and promote interest in the Naming Rights for the Mady Centre for the Performing Arts. (INV001-16) (File: M00)

Attachments: [INV001-161128.pdf](#)

SURPLUS OF PROPERTY - PART OF EDGEHILL DRIVE (WARD 5)

1. That the portion of Edgehill Drive outlined in Appendix "A" and "B", being Part of PIN# 587680492(LT) and to be further described on a reference plan to be deposited in the Simcoe County Land Registry Office (the "Subject Property") be declared surplus to the needs of the Corporation of the City of Barrie (the "City").
2. That the Subject Property be declared surplus be permanently closed in accordance with Section 34 of The *Municipal Act, 2001* and the City's Notice By-law 2003-116.
3. That the Subject Property be offered for sale to Guyval Investments Inc. (the "Purchaser") and the City Clerk be authorized to execute an Agreement of Purchase and Sale conditional on Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to make application to rezone the Subject Property on behalf of the City and include it in a Site Plan Application.
5. That the sale proceeds be transferred to the Tax Capital Reserve (Account # 13-04-0440). (LGL008-16) (File: L17-90)

Attachments: [LGL008-161128.docx](#)

SURPLUS OF PROPERTY - TECK ROAD (WARD 6)

1. That Block 178 and Teck Road identified on Plan 51M-867 outlined in Appendix "A", being all of PIN#'s 587631430(LT) and 587631437(LT) respectively (the "Subject Property") be declared surplus to the needs of the Corporation of the City of Barrie (the "City").
2. That Teck Road be permanently closed in accordance with Section 34 of The *Municipal Act, 2001* and the City's Notice By-law 2003-116.
3. That the Subject Property be offered for sale to 3590 Peter Limited, an affiliated company or an assignee (the "Purchaser") in order to facilitate the development of adjacent properties and the City Clerk be authorized to execute an Agreement of Purchase and Sale conditional on Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to make application to rezone the Subject Property on behalf of the City and include it in a Site Plan Application.
5. That the sale proceeds be transferred to the Tax Capital Reserve (Account # 13-04-0440). (LGL009-16) (File: L17-91)

Attachments: [LGL009-161128.docx](#)

**CONFIDENTIAL LITIGATION MATTER - 681 - 685 YONGE STREET
(LGL010-16) (File: L00)**

**TEMPORARY USE ZONING BY-LAW TO PERMIT AGRICULTURAL USE ON
PROPERTY LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 400
AND HARVIE ROAD (WARD 7)**

1. That the application submitted by Smart Centres on behalf of Barrie-Bryne Developments Limited to extend a Temporary Use By-law for the property legally described as Part Lot 7, Plan 67, Part Lots 5 - 7, Plan 51R-34356 and Part of Part 1, Parts 2 - 8, Concession 12, City of Barrie to permit agriculture activity limited to field crops in an open field, be extended for a period of 3 years from the date of passage of the implementing Temporary Use By-law, attached as Appendix "A" to Staff Report PLN023-16.
2. That the written and oral submissions received as part of the original public meeting held on October 28, 2013, 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 for the extension of the Temporary Use By-law, including access and buffering.
3. That in accordance with Section 34(17) of *The Planning Act*, no further public notification is required. (PLN023-16) (File: D14-1612)

Attachments: [PLN023-161128.docx](#)

**APPLICATION FOR ZONING BY-LAW AMENDMENT - ADVANCE TECH
DEVELOPMENTS - 5 POINTS SITE (2- 14 DUNLOP STREET WEST, 40 - 43
MAPLE AVENUE AND 30 - 40 BAYFIELD STREET) (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Advance Tech Developments, to rezone the lands municipally known as 2 - 14 Dunlop Street West, 40 - 43 Maple Avenue and 30 - 40 Bayfield Street (Ward 2) from "Central Area Commercial (C1-1)" to "Central Area Commercial with Special Provisions (C1-1)(SP)", be approved as per the requirements and provisions contained in Appendix "A" to Staff Report PLN024-16.
2. That the implementing Zoning By-law Amendment be prepared and presented to Council for consideration following the submission and approval of a Site Plan application that incorporates the requirements and provisions contained in the City's Comprehensive By-law 2009-141 and satisfactorily addressing the requirements and provisions as set out in Appendix "A" attached to Staff Report PLN024-16.
3. That the required Site Plan application, following its submission and review by staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.

4. That the Zoning By-law Amendment application be subject to the requirements under Section 37 of *The Planning Act*, as amended, and that 9 one bedroom units be dedicated as affordable rental units for a minimum period of 20 years, and that the public realm space be considered as a community benefit, together meeting 25% of the uplift value of \$500,000.
5. That for the purposes of calculating the uplift value in order to assess appropriate community benefits under Section 37 of *The Planning Act*, and under the Height and Density Bonus provisions of the Official Plan, the increase in value for the Advance Tech Developments Application be calculated on the basis of only that specific portion of the subject lands for which the increase in height and density is being requested, and which will be the only area of the subject lands to which the height and density increase shall apply.
6. 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, including the following matters raised in those submissions and identified within Staff Report PLN024-16: Maple Lane purchase; building massing, height and scale, setbacks and proximity to street; commercial space; design of building; shadowing; impact on neighbouring properties; parking structure interface with intersection; usability of public space; west elevation; site plan versus zoning amendment process; and conformity with Historical Neighborhood Strategy.
7. That pursuant to Section 34(17) of *The Planning Act*, no further public notification is required prior to the passing of this by-law.
8. That when assessing the uplift value for all future applications that are subject to Section 37 of *The Planning Act*, and for which increase in height and density is only being requested on a portion of the property, the uplift value shall be based only upon the portion of the lands subject to the proposed increase in height and/or density, and that the zoning of the property permit the height and density increase only for that portion of the lands. (PLN024-16) (File: D14-1589)

Attachments: [PLN024-161128](#)

CONFIDENTIAL LITIGATION MATTER - APPEAL OF OFFICIAL PLAN AMENDMENT #055 (PLN025-16) (File: D00)

VICTORIA VILLAGE WOODSHOP

1. That the City of Barrie discontinue the subsidy and service provided to the Barrie Community Woodshop and associated rental lease at Victoria Village until the Barrie Community Woodshop can develop a sustainable business plan that can be presented to Council and addresses the following:
 - a) The Barrie Community Woodshop becoming a registered Not-for-Profit organization;
 - b) A suitable facility location with adequate space for growth and ability to meet all safety requirements in the Fire Code and Building Code;
 - c) A capital financing plan to retrofit the designated facility space, any expected contribution from the City of Barrie, and a proposed financing agreement between the City of Barrie and the Barrie Community Woodshop to pay back capital funds required;
 - d) A sustainable funding strategy that limits the City of Barrie's commitment to the current subsidy level in the tax rate of \$17,948 (indexed); and
 - e) Limits the City of Barrie to be an arm's length party with all insurance, registration, and administration being conducted by the Barrie Community Woodshop.
2. That the City of Barrie provide a Notice of Lease Termination to Victoria Village Inc. for the woodshop rental space at Victoria Village. (REC003-16) (File: R00)

Attachments: [REC003-161128.pdf](#)

PARKING PROHIBITION ON BASSWOOD DRIVE (WARD 7)

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

Attachments: [RPF013-161128.docx](#)

DOWNTOWN THREE (3) HOUR PARKING LIMIT - BERGZY STREET (WARD 2)

1. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended and delete the following:

<u>"Berczy Street:</u>	East and west side between Collier Street and Amelia Street.	Any time"
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And add the following:

<u>"Berczy Street:</u>	West side between Collier Street and Amelia Street.	Any time"
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2. That Traffic By-law 80-138 Schedule "C" "Restricted Parking Between the Hours as Specified Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays for a Limited Time During Stated Hours Except on Statutory Holidays" be amended and add the following:

<u>"Berczy Street:</u>	East side between Collier Street and Amelia Street.	Three (3) hours from 7:00 a.m. to 5:00 p.m. Monday to Friday excluding Statutory holidays"
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(RPF014-16) (File: T02-PA)

Attachments: [RPF014-161128.docx](#)

7. REPORT TO OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

SUSTAINABLE FUNDING SUPPORT FOR CHILD ADVOCACY CENTRES AND THE CHILD ADVOCACY CENTRE SIMCOE/MUSKOKA

1. That a letter be sent to Province of Ontario indicating the City of Barrie's support of the Council of the City of St. Catharines' resolution concerning Sustainable Funding Support for Child Advocacy Centres.
2. That a copy of the letter be sent to the Ministry of the Attorney General, the Ministry of Children and Youth Services, the Ministry of Health, the Ministry of Corrections and Public Safety, MPP Ann Hoggarth, MPP Patrick Brown, MPP Norm Miller, County of Simcoe Council, all Simcoe/Muskoka municipalities and the Association of Municipalities of Ontario. (ITM 8.1, November 28, 2016) (File: C10)

Sponsor: Mayor, J. Lehman

Attachments: [ITM 8.1 161128.pdf](#)

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.