



Meeting Agenda
General Committee

Monday, October 19, 2015

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF PINEMOUNT DEVELOPMENTS - 400 AND 430 FERNDALE DRIVE SOUTH AND 134 HAWTHORNE CRESCENT (WARD 6) (FILE: D14-1585)

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 Pinemount Developments, for parcels of land fronting on the southwest corner of Ferndale Drive South and Hawthorne Crescent, north of the intersection of Ferndale Drive South and Cumming Drive, in the Ardagh Secondary Planning Area. The property is legally described as Blocks 16 and 17 Plan 51M-642 and Block 223, Plan 51M-526, City of Barrie. The property is municipally known as 400 and 430 Ferndale Drive South and 134 Hawthorne Crescent. The total area of the property is approximately 0.78 hectares (1.92 acres).

The lands are designated Residential within the City's Official Plan and are zoned Residential Second Density RM2(SP-82)(H-12) and RM2(SP-191)(H-58) in accordance with Zoning By-law 2009-141. This zone permits the development of a walk-up apartment to a maximum height of 10 metres or 3 stories and a maximum unit count of 41 units. The Special provision (SP-82) and (SP-191) indicates that only a walk-up apartment shall be permitted.

The owner has applied to amend the current zoning of the property to Residential Second Density RM2 with amended Special Provisions (SP) to permit a four storey walk-up apartment building with 65 units. The proposed Special Provision would permit the following variances to Zoning By-law 2009-141:

Maximum Number of Storeys (Permitted 3)	Proposed 4 storeys
Maximum Height of the Main Building (Permitted 10 metres)	Proposed 13 metres
Maximum Density (Permitted 53 units/hectare)	Proposed 84 units/hectare
Maximum Gross Floor Area as a Percentage of the Lot (Permitted 60%)	Proposed 78.0%

Minimum Setback for a Secondary Means of Access at Ground Level (Required 7 metres) Proposed 5.5 metres

Minimum Outdoor Amenity Space (780metres²) Proposed 650 metres²

Presentation by a representative of Innovative Planning Solutions.

Presentation by Steve Farquharson, Development Planner, Planning Services.

See attached correspondence.

Attachments: [2.1 PM Notices - 400, 430 Ferndale & 134 Hawthorne.pdf](#)
[2.1 PM Presentation - 400, 430 Ferndale & 134 Hawthorne.pdf](#)
[2.1 PM Memorandum - 400, 430 Ferndale & 134 Hawthorne.pdf](#)
[2.1 PM Correspondenc - 400, 430 Ferndale & 134 Hawthorne.pdf](#)

2.2

APPLICATION FOR MUNICIPALITY INITIATED HOUSEKEEPING AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 2009-141- CITY OF BARRIE (File: D14-HOU)

The purpose of the public meeting is to review an application for municipally initiated housekeeping amendments to the Comprehensive Zoning By-law 2009-141. The proposed amendments are to address minor inconsistencies, errors and omissions that have come to light since the passage of Comprehensive Zoning By-law 2009-141 approved August 10th, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law relate primarily to points of clarification or interpretation, and include a new definition, amended standards to address deficiencies, omissions, conflicts or inconsistencies that have come to light through day to day usage of the By-law since it was approved in August of 2009.

The following constitutes a summary of text changes proposed to various sections of the By-law:

1. Section 2.7 Provincial Statutes:
 - a) Clarify this section to also recognize federally regulated acts referenced in the Zoning By-law.
2. Section 3.0 Definitions:
 - a) Revise the definition of Nursery or Garden Supply Centre to ensure the use of the property as a business and to restrict plantings independent of a formal use.
3. Section 4.2.1.5 Temporary Building:
 - a) Delete the requirement for a maximum allowable time frame under the Building Code in its entirety and renumber section 4.2.1 as necessary.

4. Section 4.2.1.12 Sale of Fruits and Vegetables:
 - a) Delete the requirement that these uses must locate on vacant land and add text to outline that Farm Produce sale is permitted on all commercially zoned properties provided the required zoning standards are not impacted.
5. Section 4.6.2 Parking Standards:
 - a) Revise the parking standards for Industrial and Commercial areas to be more reflective of parking based on multiple uses by using a blended parking rate.
6. Section 5.0 Residential Zone Standards:
 - a) Add an amendment to allow for garages on residential lots to be closer to the property line on interior side yards where the accessory building or structure such as a garage is attached to the main building.
7. Section 5.3.5 Accessory Buildings and Structures:
 - a) Add an expansion of accessory structures for multi-unit development projects to allow for a maximum of 10% lot coverage or 100m² whichever is lesser.
8. Section 5.3.6.1 Parking in Front Yards:
 - a) Add an amendment to require uses in the Multi-Residential RM2 zone to be subject to the maximum parking standard (60%).
9. Crisis Care Facilities:
 - a) Delete and replace the term “Crisis Care Facility” with “Social Services Facility” throughout the entire Zoning By-law as necessary, and create a new definition for Social Services facility to capture the full range of social support services.
 - b) Delete the parking standard for “Crisis Care Facility” and add a parking standard of 1 space per 30m² of office space for “Social Services Facility” where permitted.
 - c) Delete Section 6.2.4 Crisis Care Facility in its entirety and renumber section 6.2 as necessary.
 - d) Remove the requirement for minimum distance separation for “Crisis Care Facility” and “Group Homes” in Sections 6.4.2, and 8.3.2.
 - e) Consider restricting “Social Services Facilities” to the City Centre Planning Area.

The proposed amendments to the Map Schedule result from a variety of causes including property line adjustments, land assembly and mapping errors.

The following constitutes a summary of Map Schedule changes proposed to the Zoning Map Schedule of By-law 2009-141.

1. 379, 381, 383, 385 and 387 Leacock Drive, and 374, 376, 378, 380, 382, 384, 386 and 388 Leacock Drive - Change from Residential Hold Zone RH to Residential Single Detached Second Density R2 - **Key Map 1**
2. 146 to 161 on the north and south sides of Birkhall Place; and 22, 24, 26, 28, 30, 32, 34 and 36 on the north side of Sovereign's Gate - Change from Single Detached Residential Third Density Zone (R3) to Single Detached Residential Fourth Density Zone R4 - **Key Map 2**
3. 18 - 21 Revelstoke Court - Change from Environmental Protection Zone (EP) to Single Detached Residential Third Density Zone (R3), and Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-138) - **Key Map 3**
4. 16 Surrey Drive - Change from Environmental Protection Zone (EP) to Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-353) - **Key Map 4**
5. 277 Mary Anne Drive and 221-251 (odd numbers only) Cox Mill Road - Change from Residential Hold Zone (RH) to Single Detached Residential First Density Zone (R1) - **Key Map 5**
6. 366 Cox Mill Road - Change from Single Detached Residential First Density Zone (R1) to Open Space Zone (OS) to align with City owned Sheppard's Park - **Key Map 6**
7. 315 Tollendale Mill Road - Change from Single Detached Residential First Density Zone (R1) to Environmental Protection Zone (EP) to align with City owned EP lands - **Key Map 7**
8. 240 Hurst Drive - Change from Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-136) to Environmental Protection Zone (EP) to align with City owned EP Lands - **Key Map 8**
9. Dock Road Extension - Change from Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-136) and Single Detached Residential First Density Zone (R1) to Environmental Protection Zone (EP) - **Key Map 9**
10. 539 Yonge Street - Change from Single Detached Residential First Density Zone (R1) and Residential Hold Zone (RH) to Environmental Protection Zone (EP) - **Key Map 10**
11. West Side of Huronia Road, South of Mapleview Drive East - Change from Environmental Protection Zone (EP) to General Commercial Zone (C4) - **Key Map 11**

12. West Side of Huronia Road, South of Mapleview Drive East - Change from General Commercial Zone (C4) to Environmental Protection Zone (EP) - **Key Map 12**
13. 751 Big Bay Point Road - Change from Agricultural Zone (A) to Environmental Protection Zone (EP) - **Key Map 13**
14. 160 Cumberland Street - Change from Multiple Residential First Density Zone (RM1) to Open Space Zone (OS) - **Key Map 14**
15. 90 Madelaine Drive - Change from Single Detached Residential Third Density Zone (R3) to Open Space Zone (OS) - **Key Map 15**

Presentation by K. Brislin, Senior Policy Planner and C. Terry, Policy Planner, Planning Services.

See attached correspondence.

Attachments: [2.2 PM Notice - Housekeeping Amendment -Zoning Bylaw 2009-141.pdf](#)

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

- 3.1 PRESENTATION BY J. THOMPSON, DIRECTOR OF ENVIRONMENTAL SERVICES REGARDING RESIDENTAL MULTI-UNIT WASTE DIVERSION STRATEGY.
- 3.2 PRESENTATION BY Z. LIFSHIZ, EXECUTIVE DIRECTOR OF INVEST BARRIE REGARDING THE INVESTMENT STRATEGY

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED SEPTEMBER 30, 2015.

Attachments: [FCS Report 150930.pdf](#)

REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED OCTOBER 9, 2015.

Attachments: [OSCC Report 151009.pdf](#)

6. STAFF REPORT(S)**CUSTOMER CONTACT CENTRE BUSINESS PLAN**

1. That the Customer Contact Centre Business Plan detailed in Appendix "A" to Staff Report ACC001-15, be approved.
2. That the Intake Form(s) associated with the Customer Contact Centre be considered as part of the 2016 Budget and Business Plan. (ACC002-15) (File: C08)

Attachments: [ACC002-151019.pdf](#)

PET LICENSING SERVICES REVIEW

1. That the Pet Licensing Program be replaced with a Pet Registration Program that incorporates the following features:
 - a) All domestic dogs shall be registered with the City of Barrie upon submission of a complete application that provides information about the dog and the dog owner's contact information, proof the dog has been immunized against the rabies virus, and payment of the required registration fee;
 - b) All domestic cats, at the option of their owners, can be registered with the City of Barrie upon submission of a complete application that provides information about the cat and the cat owner's contact information, proof the cat has been immunized against the rabies virus, and payment of the required registration fee;
 - c) All dogs and cats registered with the City of Barrie shall be assigned a Barrie pet registration tag bearing a unique identification number, which shall be worn by the pet whenever the pet is not on the owner's property; and
 - d) Any dog or cat found running at large and wearing the assigned pet registration tag shall be returned to the pet owner free of any charges unless the animal is impounded when attempts to contact with the owner are unsuccessful.
2. That the Animal Control By-law 2010-035 be amended to implement the new Pet Registration Program and to rescind the Pet Licensing Program as outlined in Staff Report BBS003-15.

3. That the Fees By-law 2015-025 be amended to replace the Pet Licensing Fees with Pet Registration Fees as follows:
- | | | |
|----|---|--------------|
| a) | Registration Fee, each dog or cat | \$50.00 each |
| b) | Registration Fee for Previously Licensed Pets | \$25.00 each |
| c) | Change of Contact Information, per pet | \$10.00 |

(BBS003-15) (File: P14) (P5-15)

Attachments: [BBS003-151019.pdf](#)

EMPLOYMENT LANDS CONVERSION POLICY

1. That an Official Plan Amendment to amend policies on the use, protection and/or conversion of employment lands within the City of Barrie be approved 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 meeting a minimum of six of the following nine 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 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 site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands;
- The site has been vacant for a minimum of 10 years and is a brownfield (previously used, now vacant) industrial site; and
- The site is an opportunity for intensification in an area designated for intensification.”

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 Council Resolution 09-G-398 (as amended) should the above recommendation be approved, and no appeals to the Ontario Municipal Board are received to the Official Plan Amendment, that the moratorium on the processing of applications for the conversion of employment lands be lifted following the last day of the appeal period. In the event that one or more appeals are received, the moratorium shall be lifted following the City’s receipt of the Ontario Municipal Board Order. (PLN027-15) (File: D09-ELCP)

Attachments: [PLN027-151019.pdf](#)

OFFICIAL PLAN AMENDMENT TO INCLUDE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

That the Official Plan be amended to include Crime Prevention Through Environmental Design principles as outlined below:

- a) Section 2.2 COMMUNITY SAFETY AND SECURITY be amended by the addition of the following new sentence:

Additionally, promote a safe environment for the community through developing security measures for physical spaces (private and public) and implementing good urban environmental and commercial design.

- b) Section 6.1 IMPLEMENTATION - GENERAL POLICIES be amended by the addition of the following new section:

6.1.6 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The following Crime Prevention through Environmental Design (CPTED) principles should be considered when developing public spaces and should be incorporated into building and site plan designs to enhance community safety:

- (a) Natural Surveillance is a design strategy that is directed at keeping unauthorized persons under observation through the placement of physical features, activities, and people in a way that maximizes visibility and fosters positive social interactions amongst legitimate users of private and public spaces. Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. The proper placement and design of windows, lighting and landscaping increase the visibility of a property and building. They include creating clear sightlines, through the combination of proper placement of low-lying shrubs and lighting designs.
- (b) Natural Access Control is a design strategy that is directed at decreasing crime opportunities by denying access to a crime target and creating a perception of risk of apprehension in offenders. Through the design strategies, clear boundaries are defined between public, semi-public and private areas. These boundaries can be established via signs, walls, fences, landscaping, and pavement treatments. Careful consideration should be given to the strategic placement of physical attributes so not to hinder the mobility of potential victims.

- (c) Territorial Reinforcement promotes definition of space and improved proprietary concern. Owners have vested interest and are more likely to challenge intruders or report them to the police. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. These tools create an increased sense of ownership and territory which would deter offenders from intruding properties. (PLN029-15) (File: D09-OPA53 and D18-CPTED)

Attachments: [PLN029-151019.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION

8.1 ALL-WAY STOP INVESTIGATION - PRINGLE DRIVE AND RUFFET DRIVE

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of Pringle Drive and Ruffet Drive and report back to General Committee in accordance with the All-Way Stop Policy. (Item for Discussion, 8.1, October 19, 2015) (File: T00)

Sponsor: Councillor, P. Silveira

8.2 PARKING CHANGES - WEST SIDE OF PRINCE WILLIAM WAY

That staff prepare a by-law to permit parking for 10 minutes on the west side of Prince William Way northerly from a point just north of the intersection with Coronation Parkway to the north end of the park, between the hours of 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday. (Item for Discussion 8.2, October 19, 2015) (File: P00)

Sponsors: Councillor, M. McCann

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 regarding a request for an ASL Interpreter as soon as possible, to ensure availability.