



Meeting Agenda
General Committee

Monday, April 24, 2017

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2440511 ONTARIO INC. - 521 AND 527 BIG BAY POINT ROAD (WARD 9) (FILE: D12-424 / D14-1619)

The purpose of the public meeting is to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of 2440511 Ontario Inc. for the lands municipality known as at 521 and 527 Big Bay Point Road, Barrie.

The lands are designated Residential in the City's Official Plan and are currently zoned Single Detached Residential First Density (R1) in accordance with the City of Barrie Comprehensive Zoning By-law 2009-141. The lands are located within the Bayshore Secondary Plan and comprise a total area of approximately 0.36 hectares (0.88 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 25 condominium townhouses. The SP Special Provisions would allow for a reduction in the front and rear yard setbacks, a secondary means of access, 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(s) of Innovative Planning Solutions.

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

See attached correspondence.

- Attachments:** [PM 170424 Notice - 521 and 527 Big Bay Point Rd.pdf](#)
[PM 170424 Presentation - 521 and 527 Big Bay Point Rd.pdf](#)
[PM 170424 Memo - 521 and 527 Big Bay Point Rd.pdf](#)
[PM 170424 Correspondence - 521 and 527 Big Bay Point Rd.pdf](#)

2.2 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - SUBMITTED BY ELDON THEODORE OF MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED ON BEHALF OF THE OWNER, D.D. 37 JOHNSON LTD. - 37 JOHNSON STREET (WARD 1) (FILE: D09-OPA62 / D14-1618)

The purpose of the public meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment submitted by Eldon Theodore of MacNaughton Hermesen Britton Clarkson Planning Limited on behalf of the owner, D.D. 37 Johnson Ltd., for the lands municipally known as 37 Johnson Street and located within the North Shore Secondary Planning Area.

The lands are designated Residential within the City of Barrie's Official Plan and are zoned Residential Apartment RA1-3. The purpose of the application is to permit an 11-storey residential building consisting of 222 units on the site which contains an existing 11-storey 196 unit residential building. The applicant is proposing to amend Section 4.2.2.3 (c) of the Official Plan which restricts the location of high density development in excess of 150 units per hectare to the City Centre. The existing residential apartment in combination with the proposed development would result in a total of 413 units for the 1.42 hectare site making an overall site density to 293 units per hectare.

In accordance with Zoning By-law 2009-141, the subject lands are zoned Residential Apartment RA1-3. To accommodate the new building, the applicant has requested that the following site specific Special Provisions be added to the Zoning By-law standards for this property:

<u>Zoning Standard (RA1-3)</u>	<u>Required</u>	<u>Requested (SP)</u>
Minimum Front Yard	7.0 metres	5.4 metres
Maximum Gross Floor Area	100%	206%
Maximum Building Height	30.0 metres	33.52 metres
Minimum Landscape Buffer Area	3.0 metres	1.93 metres rear yard 2.17 metres side yard
Minimum Parking Space Requirement	1.5 spaces per unit (Total 620 spaces)	1.0 space per unit (Total 423 spaces provided)
Maximum Lot Coverage of Parking	35%	42.5%

Presentation by a representative(s) of Eldon Theodore of MacNaughton Hermesen Britton Clarkson Planning Limited.

Presentation by Celeste Terry, Planner, Planning and Building Services.

See attached correspondence.

Attachments: [PM 170424 Notice - 37 Johnson St.pdf](#)
[PM 170424 Presentation - 37 Johnson St.pdf](#)
[PM 170424 Memo - 37 Johnson St.pdf](#)
[PM 170424 Correspondence - 37 Johnson Street.pdf](#)
[ADDITIONS - PM 170424 Correspondence - 37 Johnson St.pdf](#)

2.3 APPLICATION FOR PROPOSED HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW 2009-141 - CITY OF BARRIE (FILE: D14-1629)

The purpose of the public meeting is to review an application for proposed amendments to update and refine the intent of the Comprehensive Zoning By-law 2009-101. The proposed amendments 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 10, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law are summarized below. The revisions relate to legislative changes, modified definitions and revised standards that should assist and improve implementation of the By-law. These changes may also trigger associated revisions to standard requirements in other sections of the By-law.

1. Section 3.0 Definitions

- a) Revise Day Nursery to remove the reference to outdated legislation and simplify standards to improve application of the term from a land use perspective;
- b) Delete and combine existing definitions for a Nursing Home, Rest Home or Home for the Aged, Retirement Home, and Senior Citizens Home, to remove the reference to outdated legislation and simplify standards to improve application of the terms from a land use perspective;
- c) Revise Second Suite to clarify the use as accessory to the principle land use; and
- d) Delete Two-Unit Dwelling as more specific definitions are included in the By-law, such as Semi-Detached, Duplex and Second Suite.

2. Section 4.2.1.10 c) Outdoor Patios

- a) Delete requirements for screening outdoor commercial patios to provide flexibility for site design and potential screening materials that may be reflected through the Site Plan Control process.

3. Section 4.6 Parking Standards

- a) Update Barrier Free Parking standards required to reflect the

Accessibility for Ontarians with Disabilities Act;

- b) Remove references to permitting or restricting tandem parking to simplify parking requirements as this standard is often modified through Special Provisions in the By-law; and
- c) Revise standard for parallel parking to remove conflicting measurements regarding distance to the curb.

4. Section 5.2.9 Second Suites

- a) Delete requirements for the location of a second suite entrance door at the side or rear yard to ensure options are available for accessing the second suite in existing built situations; and
- b) Add text to exempt existing built situations from meeting new By-law standards to eliminate the need to apply to Committee of Adjustment for an existing previously permitted design standard.

5. Section 5.3.5 b) Accessory Buildings and Structures

- a) Delete standard that lists accessory uses that are permitted in the front yard as it is potentially conflicting with other text and is confusing to implement.

6. Section 5.3.6.1 Parking in Front Yards

- a) Reword to ensure driveways are defined, and permit a mixture of non-permeable and permeable materials that encourage stormwater infiltration.

The proposed amendments to the Map Schedule predate urbanization of the City. The lands described below are proposed to be zoned from Agriculture (A) to a more applicable zone category for the existing land use.

- 1. 549, 555, 561 and 571 Bayfield Street - Change from Agriculture (A) to General Commercial (C4).
- 2. 443 Anne Street - Change from Agriculture (A) to Municipal Services and Utilities (MSU).

Presentation by Celeste Terry, Planner, Planning and Building Services.

Attachments: [PM 170424 Notice - Housekeeping Amendments.pdf](#)
[PM 170424 Presentation - Housekeeping Amendments.pdf](#)
[PM 170424 Memo Houskeeping Amendments to Zoning By-law 2009-141.pdf](#)
[Summary Housekeeping Amendments 2017.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 FINANCE AND CORPORATE SERVICES COMMITTEE
DATED MARCH 29, 2017**

Attachments: [FCS Report - 170329.pdf](#)

BARRIE HISTORICAL ARCHIVE

1. That a link be provided from the City of Barrie's website to the Barrie Historical Archive's website.
2. That the Barrie Historical Archive be requested to provide additional detailed information regarding their request for funding. (File: C05)

ESTABLISHING AN ACCESSIBLE BUSINESSES AWARD

1. That an Accessible Business Award Program be established to recognize local businesses and organizations who encourage and support accessibility in the City of Barrie.
2. That the award be presented annually at a City Council meeting that is close to National Access Awareness Week.

BARRIE ARTS AWARD - ACCESSIBILITY BASED AWARD

1. That the annual contribution of \$1000 towards the Barrie Arts Award for an accessibility based award to be funded from the Accessibility Advisory Committee Account #01-06-0930-0000-3070, be approved.
2. That the Accessibility Advisory Committee continue to support the Culture Branch in obtaining a corporate sponsor from the private sector to fund the remaining \$1,000 towards the accessibility award.

**MADY CENTRE FOR THE PERFORMING ARTS AND GEORGIAN THEATRE
PROGRAMMING**

1. That the report to Finance and Corporate Services Committee dated March 29, 2017 regarding the development of additional programming for the Mady Centre for the Performing Arts and Georgian Theatre be received for information purposes.
2. That Invest Barrie staff report back to the Finance and Corporate Services Committee on the outcomes of implementation for additional programming at the two City of Barrie Theatres in the spring of 2018.

3. That any net profits associated with the extra theatre programming outlined in the presentation to the Finance and Corporate Services Committee on March 29, 2017, be allocated to the Public Art Committee. (File: R00)

Attachments: [170329 Report Mady Centre and Georgian College Theatre Programming.pdf](#)

OUTSOURCING IMPLEMENTATION OF CORPORATE SPONSORSHIP STRATEGY

1. That the criteria for a consultant listed in Appendix "A" to the report to the Finance and Corporate Services Committee dated March 29, 2017 concerning outsourcing the implementation of the Sponsorship Pilot Program be approved.
2. That the list of city assets identified in Appendix "B" of the report to the Finance and Corporate Services Committee as amended to add the Barrie Molson Centre, be approved as potential sponsorship naming opportunities in the Sponsorship Pilot Program.
3. That a Request for Proposals be issued to engage a consultant for the Sponsorship Pilot Program based on the criteria and assets identified in Appendices "A" and "B" (as amended) to the report of the Finance and Corporate Services Committee.
4. That staff report back to General Committee regarding all opportunities involving the direct naming and renaming of City property, buildings and structures.
5. That Invest Barrie and Access Barrie staff be authorized to undertake a non-standard procurement process to allow for negotiations for naming rights with new, potential sponsors of the Mady Theatre and report back to General Committee with a recommendation. (16-G-273) (INV001-16) (File: M00)

Attachments: [170329 Outsourcing Implementation of Corporate Sponsorship Strategy.pdf](#)

REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE DATED APRIL 12, 2017.

Attachments: [CCRC Report - 170412.pdf](#)

REPORT OF THE CHIEF ADMINISTRATIVE OFFICER / CITY MANAGER RECRUITMENT COMMITTEE DATED APRIL 18, 2017.

Attachments: [CAO - CM Recruitment Committee Report.pdf](#)

6. STAFF REPORT(S)**AUTHORIZATION TO SIGN APPROVAL FORM TO MOVE WASTEWATER TREATMENT FACILITY TO CLASS A BILLING**

1. That the Director of Corporate Facilities be authorized to execute the consent letter to have the Wastewater Treatment Facility opt into the Industrial Conservation Initiative (ICI) and move the Wastewater Treatment Facility to Class A billing for the Global Adjustment portion of the electrical bill for the plant.
2. That the Director of Corporate Facilities be authorized to execute future agreements (presently yearly) to remain in the ICI program that are in keeping with the general intent and purpose of the original agreement. (FCT002-17) (File: P01)

Attachments: [FCT002-170424.pdf](#)

AUTHORIZATION TO SIGN DEVIATION REQUEST FORM FOR SOLAR PROJECTS

1. That the City Clerk be authorized to execute the Rodent Deviation Request form attached as Appendix "A" to Staff Report FCT003-17. (FCT003-17) (File: E11)

Attachments: [FCT003-170424.pdf](#)

CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE HERITAGE BARRIE COMMITTEE (LCS009-17) (File: C05)**CONFIDENTIAL LITIGATION MATTER - ARDAGH ROAD (LGL004-17) (File: L00)**

PARKING PROHIBITION ON DUNSMORE LANE (WARD 1)

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

<u>"Dunsmore Lane</u>	Southerly portion of Dunsmore Lane on the south and west side from Johnson Street to a point 375 metres west thereof.	7:00 a.m. to 7:00 p.m. Monday to Friday Friday, excluding Statutory Holidays."
<u>"Dunsmore Lane</u>	Northern portion of Dunsmore Lane on the south and east side from Johnson Street to a point 417 metres west thereof.	7:00 a.m. to 7:00 p.m. Monday to Friday Friday, excluding Statutory Holidays."

(RPF003-17) (File: T02-PA)

Attachments: [RPF003-17 Parking Prohibition on Dunsmore Lane.docx](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**8.1 SUBMISSION OF A BID TO HOST THE DOCS ON ICE ANNUAL FUNDRAISING DOCTORS HOCKEY TOURNAMENT**

That staff in the Recreation Services and Creative Economy Departments in conjunction with representatives of the Physician Recruitment Task Force investigate the feasibility associated with submitting a bid for the City of Barrie to become the next available host community for the Docs on Ice annual fundraising doctors hockey tournament, and report back to General Committee. (Item for Discussion 8.2, April 24, 2017) (File: R00)

Sponsor: Councillor, D. Shipley

8.2 SNOWBIRDS - PERMISSION FOR LOW FLYING

That the Mayor and/or Executive Director of Invest Barrie be delegated the authority to issue letters on behalf of the City of Barrie approving of flights over the community associated with special events involving airshow aerobatic maneuvers or flybys/flypasts as well as any related arrival, practice, media, and departure flights. (Item for Discussion 8.2, April 24, 2017) (File: A00)

Sponsor: Councillor, S. Morales

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.