



City of Barrie

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

Minutes - Final Development Services Committee

Tuesday, June 11, 2013

7:00 PM

Council Chamber

For consideration by the General Committee of the City of Barrie on June 24, 2013.

The meeting was called to order by Councillor Ward at 7:01 p.m. The following were in attendance for the meeting:

PRESENT:

Councillor B. Ward, Chair of the Development Services Committee
Councillor B. Jackson, Development Services Committee Member
Councillor P. Silveira, Development Services Committee Member
Councillor B. Ainsworth
Councillor L. Strachan.

STAFF:

City Clerk/Director of Legislative Services, D. McAlpine
Committee and Print Services Supervisor, L. Pearson
Director of Planning Services, S. Naylor
General Manager of Infrastructure and Growth Management, R. Forward
GIS Mapping Data Specialist, D. Williams
Growth Management Co-ordinator, E. Hodgins
Infrastructure Planning Engineer, W. Bando
Manager of Planning Policy, M. Kalyaniwalla
Policy Planner, R. Cotton
Policy Planner, A. Shaikh.

The Development Services Committee met and reports as follows:

SECTION "A"

GROWTH MANAGEMENT UPDATE

E. Hodgins, Growth Management Co-ordinator provided a presentation regarding the Growth Management Strategy Update. Mr. Hodgins outlined the status of the project and provided a chronology of dates associated with the process used to develop the Draft Secondary Plan and Draft Infrastructure Master Planning process. He provided the Land Use Plans and the proposed development phases associated with the Salem Secondary Plan and the Hewitt's Secondary Plans. Mr. Hodgins also provided a visual image of the draft Ultimate Land Use and Transportation Concept Plan. He described the status of the Infrastructure Master Plans and reviewed the draft final reports associated with the annexed lands. Mr. Hodgins outlined the water storage and distribution connections related to wastewater treatment, active transportation, transit and the fire master plan status location. Mr. Hodgins provided an image of the proposed fire stations locations and modeled response times. He reviewed the Parks and Recreation Growth Plan and noted that the plan is based upon Council's direction to preserve the natural heritage system within the annexed lands. Mr. Hodgins outlined the Fiscal Impact Assessment associated with the annexed lands, provided fiscal impact scenarios and explained cash flow improvement possibilities. He reviewed the considerations related to achieving the optimal balance for the best paced growth. Mr. Hodgins provided a chart explaining the best case scenarios for annualized capital costs including asset management from 2012 to 2031 as well as reasons to reduce the costs associated with the Growth Management Strategy.

In closing, Mr. Hodgins highlighted the project chronology from 2009 to its current status and reviewed the next steps.

The Committee Members asked a number of questions related to the information provided and received responses from City staff.

Attachments: [Pres - Growth Management.pdf](#)

HEIGHT REVIEW AND TALL BUILDING POLICIES FOR THE URBAN GROWTH CENTRE PRESENTATION

Mr. S. Naylor, Director of Planning Services provided an overview of the presentation highlighting that it involves two components, a powerpoint presentation and 3-D modeling. Mr. A. Shaikh, Policy Planner and D. Williams, GIS Mapping Data Specialist provided a presentation regarding Height Review and Tall Building Principles for the Urban Growth Centre. Mr. Shaikh explained that the Planning Services Department has completed a review of the current standards and are recommending that the underlying rationale is still suitable. He noted that a clearer policy on the consideration of applications for tall buildings would assist in ensuring that tall buildings are situated in an appropriate manner which would build upon the strengths of the downtown. He reviewed what can be developed within the existing standards and in various zones and provided an image of the Urban Growth Centre and demonstrated heights of buildings currently in the downtown. D. Williams provided a thorough 3 D modeling visualization of how buildings today would look in the downtown if they were built to their current maximum permitted height. He described justifications provided for the development community for increased height permissions and the advantages of achieving additional height in the Urban Growth Centre. Mr. Shaikh highlighted the recommendations for maximum height permissions. He noted that the current standards permit considerable development and that staff have not found deficiencies within the current standards. He outlined the principles associated with approval of tall building design within the Urban Growth Centre. He stated that a clearer policy would assist Council, staff and the development community in identifying the appropriate design for tall buildings in the Urban Growth Centre. He provided several images associated with each of the proposed principles related to fostering:

- Prevention of adverse building shadows
- a pedestrian oriented environment that encourages access;
- street level activity;
- minimization adverse microclimatic impacts on the street;
- integration of new development within the context of the local urban form;
- retain the view of the Algonquin Ridgeline to preserve Barrie's natural setting;
- protecting the view of major geographical landmarks;
- buildings and principles; and
- contributing to a visually interesting skyline for the City of Barrie.

In closing Mr. Shaikh commented that exploring a new policy would allow for the review of designs for tall buildings in terms of their impact on the Urban Growth Centre.

The Committee Members and Councillor's in attendance asked a number of questions related to the information provided and received responses from City staff.

Attachments: [Height Review Presentation DSC.pdf](#)

The Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

HEIGHT REVIEW AND TALL BUILDING POLICIES

That a public meeting be scheduled to consider an Official Plan Amendment to include policies on the design of tall buildings within the Urban Growth Centre. (File: D00)

Attachments: [Report - Height Review.pdf](#)

This matter (Section "B") was recommended to General Committee for consideration of adoption at its meeting to be held on 6/24/2013.

The Development Services Committee met and reports as follows:

SECTION "C"

INTENSIFICATION AREA URBAN DESIGN GUIDELINES PRESENTATION

R. Cotton, Policy Planner provided a presentation regarding the Intensification Area Urban Design Guidelines. He provided a map highlighting the proposed areas of the City where Intensification Area Urban Design Guidelines are proposed to may be applied. He explained the basis of the Guidelines and provided a status update of the project. Mr. Cotton described the application of the guidelines and the design objectives associated with mixed-use and residential avenues mixed-use main streets. He outlined the design objectives for established neighbourhood streets, within intensification nodes and within major transit station areas. He highlighted design considerations for parks and open space, semi-private spaces, multi-use trails, green street design, boulevard design, crosswalks, street furniture, signage and transit amenities. He provided an image of boulevard elements featuring the sidewalk, street furniture and a transition zone designs to accommodate pedestrian traffic and are pedestrian supportive.

The Committee Members asked a number of questions related to the information provided and received responses from City staff.

Attachments: [Pres - Urban Design.pdf](#)

AREA URBAN DESIGN GUIDELINES

The memorandum from S. Naylor, Director of Planning dated June 11, 2013 regarding Intensification Area Urban Design Guidelines was received. (File: D00)

Attachments: [Memo - Urban Design.pdf](#)

REPORT OF THE HERITAGE BARRIE COMMITTEE REPORT DATED MARCH 5, 2013

The Report of the Heritage Barrie Committee dated March 5, 2013 was received. (File: C05)

Attachments: [HB 03 06 2013.pdf](#)

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED MAY 7, 2013

The Report of the Heritage Barrie Committee dated May 7, 2013 was received. (File: C05)

Attachments: [HB 05 07 2013.pdf](#)

The Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "D"**DEVELOPMENT APPLICATIONS UNDER REVIEW - 147 TORONTO STREET**

That the City's Urban Forester be requested to review the 147 Toronto Street site and provide a memorandum to the Development Services Committee on the sustainability of the southern portion of the property as a wooded area from a heritage preservation perspective. (File: C05)

This matter was recommended to General Committee (Section "D") for consideration of adoption at its meeting to be held on 6/24/2013.

The meeting adjourned at 9:10 p.m.

CHAIRMAN