



# City of Barrie

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

## Meeting Agenda General Committee

---

Monday, May 26, 2014

7:00 PM

Council Chamber

---

1. **CONSENT AGENDA**
  
2. **PUBLIC MEETING(S)**

**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT TO IMPLEMENT  
POLICIES FOR DUAL ZONING ON NEW SCHOOL SITES - CITY OF BARRIE  
(FILE: D09-OPA 44)**

The purpose of the public meeting is to review an application for a proposed amendment to Section 4.5.2.5 Education Facilities in the City of Barrie's Official Plan to introduce policies intended to allow new school sites to be zoned to permit alternative uses in addition to the underlying Educational Institutional (I-E) zoning. These alternate uses may include other institutional or residential uses.

The effect of this policy change would be to allow for alternative uses to be permitted on school sites without need for further amendments for situations where the properties have been identified as surplus and no longer needed for the development of a future school facility.

Presentation by Aslam Shaikh of Planning Services.

**Attachments:** [PM#1 - 140526 - Dual Zoning.pdf](#)  
[Presentation - 140526 - Dual Zoning.pptx](#)

**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - REVIEW OF THE INDUSTRIAL POLICIES OF THE OFFICIAL PLAN AND PROVISIONS OF THE ZONING BY-LAW, INCLUDING SECTION 3.0 "DEFINITIONS" OF THE COMPREHENSIVE ZONING BY-LAW, THE EXISTING INDUSTRIAL ZONE CATEGORIES, AND ASSOCIATED MAPPING, AND THE EXISTING SITE PLAN CONTROL AREAS - CITY OF BARRIE (FILE: D14-1574)**

The purpose of the public meeting is to review an application for a proposed Official Plan Amendment initiated by the City of Barrie, that would expand Section 4.4 "Industrial Policies" to provide the policy basis for the proposed changes to the Industrial Zones. There is also a proposed Amendment to the Zoning By-law to review the permitted uses under Section 7.0 - "Industrial Provision" and Section 3.0 "Definitions" of the City's Comprehensive Zoning By-law 2009-141. Also being reviewed is the existing industrial zone categories, the proposed rezoning of lands to non industrial uses and changes to the Zoning Schedule of the Comprehensive Zoning By-law. The intent of the proposed amendments is to update the Official Plan and Comprehensive Zoning By-law to reflect the changes in the industrial base within the City of Barrie and to address industrial land use issues that have been identified by both staff and the development community. This review also includes consideration of amending existing definitions, as well as adding new ones, that are currently not defined in Section 3.0 of the Comprehensive Zoning By-law. The existing Site Plan Control By-law is also being reviewed to determine if any changes are required as part of this review.

Presentation by Steve Farquharson of Planning Services.

**Attachments:** [PM#2 - 140526 - Industrial Rationalization.pdf](#)  
[Presentation - 140526- Industrial Rationalization.pptx](#)  
[Correspondence - 140516 - Industrial Rationalization.pdf](#)

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

Presentation by Fred Andrews, Culture Officer Programming, regarding the Special Events Policy.

**Attachments:** [Presentation - 140526 - Special Events Policy.pptx](#)

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED MAY 13, 2014.**

**Attachments:** [140513 Development Services Committee Minutes.pdf](#)

**ISSUANCE OF A BUILDING PERMIT AT 149 LETITIA STREET TO REBUILD A GARAGE AFTER A FIRE**

That in consideration of the unique circumstances of arson, resulting in the destruction of a garage at 149 Letitia Street, the applicable Committee of Adjustment Application Fee established in the Fees By-law to re-build the garage be waived. (File: C05)

**SIR ROBERT BARRIE MEMORIAL**

1. That staff in the Department of Culture investigate the cost related to the City of Barrie sponsoring two commemorative statues or busts of Sir Robert Barrie to be displayed in a public viewing location and report back to General Committee.
2. That the Service Level Change Form be prepared for consideration in the 2015 Business Plan. (File: R07)

**HERITAGE REGISTER REVIEW - 126 BURTON AVENUE**

That in response to the application submitted to Heritage Barrie by the property owner, 126 Burton Avenue be added to the Heritage Register. (File: R01)

**REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED MAY 21, 2014.**

**Attachments:** [140521 Community Services Committee Minutes.pdf](#)

**CURRENT FIXED AND VARIABLE WATER BILLING RATES**

1. That staff in the Finance Department and Environmental Services Department report back to the Environmental Advisory Committee on water usage trends.
2. That the report provide recommendations that would increase water conservation without jeopardizing reserves for asset renewal. (File: E00)

**6. STAFF REPORT(S)****CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE HERITAGE BARRIE COMMITTEE (CLK007-14) (FILE: C06)****SPECIAL EVENTS POLICY**

1. That the draft City of Barrie Special Events Policy, attached as Appendix "A" to Staff Report DOC001-14, be approved as final and implemented effective immediately.
2. That the draft Special Event Agreement, attached as Appendix "B" to Staff Report DOC001-14, be approved for use as a standard agreement for the Special Event Permit process.
3. That in accordance with Section 4.5 of the City of Barrie Special Events Policy, attached as Appendix "A" to Staff Report DOC001-14, the following be delegated authority to undertake the actions identified below:
  - a) That the Culture Officer of Programming, Community Events Coordinator, and Community Events Programmer be delegated the authority to execute Special Event Permits on behalf of The Corporation of the City of Barrie;
  - b) That the City Clerk, Manager of By-law Services, and the Supervisor or By-law Services be delegated the authority to provide exemptions to City of Barrie by-laws for matters related to special events, where such exemptions are temporary in nature and in keeping with the intent of the by-law, and the appropriate by-laws be amended accordingly;
  - c) That the City Clerk, Director of Culture, and Culture Officer of Programming be delegated the authority to issue the required correspondence on behalf of The Corporation of the City of Barrie designating an event as "municipally significant" in response to receipt of notification of an application for Special Occasion Permit(s) where such Permit(s) require the use of City owned land and/or facilities;
  - d) That the City Clerk and Director of Culture be delegated the authority to execute Special Event Agreements in a form generally in accordance with the Special Event Agreement attached as Appendix "B" to Staff Report DOC001-14;
  - e) That the Culture Officer of Programming be delegated the authority to make minor changes to the Special Events Policy to clarify the intent of the policy, where such changes are approved by the Barrie Event Action Team (BEAT) and the Director of Culture.

4. That the Special Events Steering Committee undertake a review of the Special Events Policy within one year of approval, and then every other year after or as required, and present any recommendations for significant changes to the Policy to Council. (DOC001-14) (File: M02-SPE)

**Attachments:** [DOC001-14.pdf](#)

#### **ADVANCED NUTRIENT REMOVAL AT WASTEWATER TREATMENT FACILITY - UPDATE**

That staff not proceed with the planned project "Advanced Nutrient Removal at WwTF - Interim Solution" and that the resulting excess funding be returned to the Wastewater Reserve Fund (12-05-0575) through the next Capital Status Report. (ENG010-14) (File: A19-ADV)

**Attachments:** [ENG010-14.pdf](#)

#### **AWARD OF FIN 2013-131P CITY OF BARRIE P3 TRANSIT SERVICE CONTRACT**

1. That the Mayor and City Clerk be authorized to execute and deliver, in the name of and on behalf of the Corporation of the City of Barrie, the Project Agreement as prepared and negotiated as part of the Barrie P3 Transit Procurement Process, and such other certificates, documents, agreements and instruments as may be necessary or desirable to implement the intent of this resolution or the transactions contemplated by the Project Agreement and this report, on terms acceptable to the Director of Facilities and Transit and the Director of Legal Services.
2. That City staff be authorized to deliver and perform the City's obligations under the Project Agreement and such other certificates, documents, agreements, instruments and transactions contemplated thereby, including without limitation:
  - a) Design and construction of a transit garage commencing in or around June 2014; and
  - b) Performance based transit operations and maintenance commencing in or around July 2015. (FACTR003-14) (File: F00)

**Attachments:** [FACTR003-14.pdf](#)

**2014 TAX RATES**

1. That the tax rates for the 2014 taxation year be established as set out in Appendix "A" of FIN005-14.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2014 taxation rates as described herein. (FIN005-14) (File: F00)

**Attachments:** [FIN005-14.pdf](#)

**2014 DOWNTOWN IMPROVEMENT AREA BOARD LEVY (WARD 2)**

1. That the City of Barrie establish a special charge 0.356243% for 2014 to levy an amount of \$492,381 upon commercial and industrial properties in the Downtown Improvement Area.
2. That the City Clerk be authorized to prepare the appropriate by-law authorizing the 2014 special charge rate and levy requirement. (FIN006-14) (File: F00)

**Attachments:** [FIN006-14.pdf](#)

**APPLICATION FOR ZONING BY-LAW AMENDMENT - SAVERINO INVESTMENTS INC. - 556, 560 AND 568 ESSA ROAD (WARD 7)**

1. That the Zoning By-law Amendment application submitted by the Goodreid Planning Group, on behalf of Saverino Investments Inc., to rezone the lands known municipally as 556, 560 & 568 Essa Road (Ward 7) from Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) to Residential Apartment Dwelling Second Density-1 Special RA2-1(SP) be approved (D14-1566).
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - i) Permit a minimum density of 53 units per hectare;
  - ii) Permit a maximum density of 106 units per hectare;
  - iii) Permit a maximum building height of 8-storeys (27m), whereas 30m would be permitted;
  - iv) Permit a minimum rear yard building setback of 48m, whereas 7m would be permitted; and
  - v) Permit a maximum lot coverage of 46% for all surface parking areas, whereas 35% would be permitted.

3. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN015-14) (File: D14-1566)

**Attachments:** [PLN015-14.pdf](#)

#### **ZONING BY-LAW AMENDMENT APPLICATION - 203 ALVA STREET (WARD 6)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of Tim and Wendy Hill to rezone lands known municipally as 203 Alva Street (Ward 6) from Residential Single Detached Second Density (R2) to Residential Multiple Dwelling First Density Special Provision Hold (RM1)(SP)(H) be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
  - a) That the minimum lot frontage for a semi-detached dwelling be reduced to 15.24 metres, to accommodate a 7.6 metre frontage per dwelling unit for Lots 2-5, whereas 18.0 metres and 9.0 metres respectively, are required;
  - b) That the minimum lot frontage be reduced to 15.24 metres for Lot 1 for a duplex dwelling, whereas 17.0 metres is required; and
  - c) That the front yard setback of the accessory structure (attached garage) be a minimum of 6.0 metres for Lot 1, whereas 9.0 metres is required.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the land municipally known as 203 Alva Street, be brought forward for approval once the owner provides the following to the satisfaction of The Corporation of the City of Barrie:
  - a) The Owner execute an updated Development Agreement to the satisfaction of the City of Barrie.
4. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (PLN016-14) (File: D14-1565)

**Attachments:** [PLN016-14.pdf](#)

**APPLICATION TO PERMIT AN OFFICIAL PLAN AMENDMENT FROM RESIDENTIAL TO MAJOR INSTITUTIONAL AND A CHANGE IN ZONING FROM RESIDENTIAL MULTIPLE (RM2)(SP-342) AND MAJOR INSTITUTIONAL (I-M) TO MAJOR INSTITUTIONAL WITH SPECIAL PROVISIONS (I-M)(SP) TO PERMIT A PARKING LOT ON 27 GALLIE COURT/135 DUNSMORE LANE AND 145 DUNSMORE LANE FOR ROYAL VICTORIA HOSPITAL (WARD 1)**

1. That the Official Plan Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of the Royal Victoria Hospital to change the Official Plan designation on the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential to Major Institutional be approved (D09-OPA042).
2. That the Zoning By-law Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of Royal Victoria Hospital to rezone the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential Multiple Second Density with Special Provisions (RM2) (SP-342), and the property municipally known as 145 Dunsmore Lane from Major Institutional (I-M), to Major Institutional with Special Provisions (I-M)(SP) be approved (D14-1572).
3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law:
  - a) The permitted use is only for a parking lot in association with the Royal Victoria Hospital; and
  - b) Table 8.3, development standards in the Institutional Zone, does not apply to the parking lot use.
4. That the Official Plan designation and Zoning By-law Amendment referred to in paragraphs 1 and 2 above, if approved, be applied to the City owned property municipally known as 139 Dunsmore Lane.
5. That no further public notice is required in accordance with Section 34(17) of the Planning Act. (PLN017-14) (File: D09-OPA42 and D14-1572)

**Attachments:** [PLN017-14.pdf](#)



**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****ALTERATION TO SCHEDULE OF MEETINGS - CITY COUNCIL MEETING -  
JUNE 30, 2014**

That the City Council meeting scheduled for Monday June 30, 2014 be rescheduled to Wednesday June 25, 2014 at 8:00 p.m. (Item for Discussion 8.1, May 26, 2014) (File: C00)

Sponsors: Councillor L. Strachan

**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 City Clerk's Office.**

**American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office 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.**