



Meeting Agenda  
General Committee

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Monday, March 20, 2017

7:00 PM

Council Chamber

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1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF WATERSAND CONSTRUCTION LTD. - SOUTH WEST CORNER OF MCKAY ROAD WEST AND VETERAN'S DRIVE (WARD 7) (FILE: D12-423/D14-1616)

The purpose of the public meeting is to review an application for an Amendment to the Zoning By-law and a Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Watersand Construction Ltd. The lands are located on the south west corner of McKay Road West and Veteran's Drive, Barrie.

The lands are designated Natural Heritage System, Residential, and Neighbourhood Mixed Use Node (as per Salem Secondary Plan Schedule 8C-Land Use Plan). The lands are currently zoned Agriculture General Zone (AG) and Environmental Protection (EP) (as per Town of Innisfil Zoning By-law 054-04). The owner has applied to amend the current Agriculture General Zone (AG) and Environmental Protection (EP) (as per Town of Innisfil Zoning By-law 054-04) to Residential Annexed (RA), Residential Multiple Annexed (RMA), Environmental Protection (EP), Mixed Use Corridor (MU2), Institutional Education (I-E), and Open Space (OS) to allow for subdivision of 1,445 residential units, with a block for future commercial.

Presentation by a representative(s) of KLM Planning Partners Inc.

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

**Attachments:** [PM1 170320 Notice - 229 McKay Rd & 980 Veteran's Dr.pdf](#)  
[PM 1 170320 Memo - 229 McKay Rd W & 980 Veteran's Dr](#)  
[PM1 170320 Presentation 229 McKay Rd W and 980 Veteran's Dr.pdf](#)

**2.2 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF WATERSAND CONSTRUCTION LTD. - SOUTH EAST CORNER OF VETERAN'S DRIVE AND MCKAY ROAD WEST (WARD 7) (FILE: D12-425 / D14-1620)**

The purpose of the public meeting is to review an application for an Amendment to the Zoning By-law and a Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Watersand Construction Ltd. The lands are located at the south east corner of Veteran's Drive and McKay Road West.

The lands are designated Highway 400 Industrial/Business Park within the City's Official Plan and are currently zoned Agriculture (AG) in accordance with Zoning Bylaw 054-04 (Innisfil). The owner has applied to amend the current zoning of the property to Highway 400 Industrial with Site Specific exceptions (EM2(SP-XXX)) pursuant to Zoning By-law 2009-141. The owner has also applied to subdivide the property into 16 industrial employment blocks.

Presentation by a representative(s) of KLM Planning Partners Inc.

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

**Attachments:** [PM 2 170320 Notice - 45 McKay Rd.pdf](#)  
[PM2 170320 Memo - 45 McKay Rd.pdf](#)  
[PM2 170320 Presentation - 45 McKay Rd.pdf](#)

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

Nil.

**4. DEFERRED BUSINESS**

**DEFERRED BY MOTION 17-G-040**

**ON-STREET PARKING - BIG BAY POINT ROAD (WARD 8, 9 AND 10)**

That Traffic By-law 80-138, Schedule "A", "No Parking Anytime" be amended by adding the following:

"Big Bay Point Road" From Huronia Road to a point  
140 metres east there of

"Big Bay Point Road" From Loon Avenue to a point  
155 metres east of The Queensway

(RPF001-17) (File: T02-PA)

**Attachments:** [RPF001-170227.pdf](#)

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE DATED MARCH 13, 2017.**

**Attachments:** [170320 Council Compensation Review Committee.pdf](#)

**6. STAFF REPORT(S)****SALE OF SURPLUSED DOWNTOWN PARKING LOT 55 - 57 MCDONALD STREET/61 - 67 OWEN STREET (WARD 2)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Forrest Group Acquisitions Ltd. (the Purchaser) for the 0.52 acre parcel of City-owned land described as PIN'S 588170026, 588170027, 588170174, 588170024, 588170025, City of Barrie, County of Simcoe, (the Property) on the south-east corner of McDonald Street and Owen Street, also known municipally as 55-57 McDonald Street and 61-67 Owen Street, for the purchase price of \$1,000,000, subject to the following general terms and conditions:
  - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
  - b) 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 Lands are suitable for the Purchaser's intended use.
  - c) The Purchaser acknowledges that any municipal approvals, including re-zoning of the City lands, will be done in accordance with the City's standard process and procedures, and where relevant, at the Purchasers own risk.
  - d) The Purchaser agrees within four hundred and eighty (480) days following the approval by Council of the Agreement of Purchase and Sale to:
    - i) Obtain a Record of Site Condition (RSC) in accordance with residential use requirements per Ontario Regulation 153/04 for Subject Land;
    - ii) Obtain all municipal and other governmental approvals necessary in connection with the Purchaser's intended development of the Property;
    - iii) Execute a Development Agreement, including without limitation a Site Plan Agreement for development of the Property.

- e) The Purchaser agrees that unless it gives notice in writing delivered to the Seller within the four hundred and eighty (480) days that the condition has been fulfilled or an extension to the condition has been granted, this Agreement shall become null and void and the deposit shall be returned to the Purchaser without deduction.
  - f) The Purchaser covenants and agrees to start construction of Purchaser's Use within twelve (12) months following the date of registration of the transfer of the Property from Seller to Purchaser and complete construction of Purchaser's Use within thirty (30) months of the start of construction provided that appropriate allowances shall be made for delays caused by strikes, acts of God and other events beyond the control of the Purchaser.
  - g) The Purchaser acknowledges that all approvals including a rezoning, are not being guaranteed by the terms of this Agreement and shall be effected by the Purchaser at the Purchasers own risk and expense.
- 2. That the City Clerk in consultation with the Executive Director of Invest Barrie and Director Legal Services be authorized to execute any consent or authorization documents permitting the Purchaser to process any necessary Zoning By-Law Amendments concerning the Property solely at their cost, as well as any amendments or extensions to the Completion, Construction and Conditions dates as set out in the Purchase Agreement.
  - 3. That proceeds from the sale of the Property, in the amount of \$76,424 be allocated to the Industrial Land Reserve (13-04-0430), with the remaining amount to be allocated to the Parking Reserve. (BDD003-17) (File: L00)

**Attachments:** [BDD003-170320.pdf](#)

[170320 ADDITIONS Memo Sale of City Parking Lot McDonald and Owen.pdf](#)

**LETTER OF AGREEMENT: CITY OF BARRIE AND PROVINCE RE: STARTER COMPANY PLUS PROGRAM**

- 1. That the Corporation of the City of Barrie enter into a Transfer Payment Agreement with Her Majesty the Queen in Right of Ontario as represented by the Minister of Economic Development and Growth (MEDG) for the provision of grant funds to deliver the Starter Company Plus Program through the Small Business Centre of Barrie, Simcoe County and Orillia (Small Business Centre) for the period ending March 31st, 2019.
- 2. That the City Clerk be authorized to execute all documents necessary to give effect to such agreement.

3. That should the Starter Company Program be extended under the same general conditions or a similar program be established with the same general intent, the City Clerk be authorized to execute extensions to such an agreement or a new agreement, in order to facilitate the transfer of grant funds. (BDD004-17) (File: D00)

**Attachments:** [BDD004-170320.pdf](#)

#### **PUBLIC ART INSTALLATIONS AND PAGEANTRY PROGRAM**

1. That the following additional temporary public art installations be approved in principle as part of the “Illuminate Barrie” Canada’s 150th celebrations subject to funding approvals where applicable:
  - a) Quadriga, by Max Streicher - for installation at the Mady Centre; and
  - b) Rabbit, by Ryan Park - installation location to be determined.
2. That the Manager of Culture be delegated the authority to approve any additional temporary public art displays and any locations of such displays associated with “Illuminate Barrie”.
3. That a pageantry program comprised of up to 150 flags and banners provided by The Look Company and branded in the theme of Canada’s 150th celebration with logos of sponsoring businesses, be approved for temporary installations along the waterfront and in the downtown core as part of Barrie’s celebration of Canada’s 150th anniversary.
4. That the Manager of Culture be delegated the authority to review and approve the locations of temporary banners and temporary installations of flagpoles provided by The Look Company for the pageantry program as well as any sponsors included on flags and banners. (CE004-17) (File: A09-PUB)

**Attachments:** [CE004-170320.pdf](#)

#### **2017 BUSINESS PLAN - OPERATING AND CAPITAL REDUCTIONS**

1. That the proposed 2017 operating budget amendments listed as Appendix “A” in Staff Report EMT002-17 be approved.
2. That the proposed 2017 capital budget amendments listed as Appendices “B” and “C” in Staff Report EMT002-17 be approved. (EMT002-17) (File: F00)

**Attachments:** [EMT002-170320.pdf](#)

**NEW WATERFRONT BASKETBALL COURT AND ARTIFICIAL ICE RINK  
(WARD 2)**

1. That a non-standard procurement for the installation of a new waterfront basketball court facility and artificial ice rink in Centennial Park be endorsed.
2. That the funding plan for a new waterfront basketball court and artificial ice rink be amended by reducing funding from the Tax Capital Reserve by \$80,000 (to \$142,580) and increasing funding from donations by \$80,000.
3. That the funding plan for a new waterfront basketball court and artificial ice rink be amended by reducing funding from the Tax Capital Reserve by \$142,580 and changed to Cash-In-Lieu funding. (ENG001-17) (File: D00)

**Attachments:** [ENG001-170320.pdf](#)

**REVIEW OF TRANSPORTATION INDUSTRY (TAXI) BY-LAW 2006-265 AND  
REGULATING RIDE SHARING/DRIVER FOR HIRE OPERATIONS**

1. That By-law 2006-265 regarding the licensing and regulation of Transportation type business operations within the City of Barrie be amended effective July 1, 2017, to allow for a pilot to be undertaken that would reflect the changes as set out generally in the form of the draft by-law attached as Appendix "A" to Staff Report LCS006-17.
2. That a review of the pilot be undertaken beginning no later than two years after the passage of any amendments to By-law 2006-265.
3. That the Fees By-law be amended to reflect the proposed licensing fees as set out in Appendix "B" to Staff Report LCS006-17.
4. That staff make application to the Ministry of the Attorney General for set fines ranging from \$100.00 to \$1,000.00 based on the nature of the offense. (LCS006-17) (File: P18)

**Attachments:** [LCS006-170320.pdf](#)  
[170320 ADDITIONS Responses UBER](#)

**RESULTS OF PUBLIC CONSULTATION - NAMING OF ARBORETUM IN  
SUNNIDALE PARK IN RECOGNITION OF WYMAN JACQUES (WARD 4)**

1. That the Arboretum in Sunnidale Park be named in recognition of Wyman Jacques' community contributions.
2. That the contributions of the Barrie Horticultural Society (now known as the Barrie Garden Club) be formally acknowledged as part of the interpretative signage at the Arboretum.
3. That any costs associated with acknowledging Wyman Jacques and the Barrie Horticultural Society/Barrie Garden Club contributions be funded from the Strategic Priorities Reserve. (LCS007-17) (File: R02)

**Attachments:** [LCS007-170320.pdf](#)

**CONFIDENTIAL LITIGATION MATTER - APPLICATION FOR DEED REGISTRATION PART OF BLOCK A, PLAN 1350, BARRIE (WARD 4) (FILE: L02-A106)**

**APPLICATION FOR ZONING BY-LAW AMENDMENT - SAVERINO INVESTMENTS INC. - 570, 574 AND 576 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 570, 574 and 576 Essa Road (Ward 7) from 'Single Detached Residential Dwelling First Density' (R1) and 'General Commercial - Special Provision No. 50' (C4)(SP-50) to Residential Apartment Dwelling Second Density-1 Special RA2-1(SP) be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) Permit a minimum density of 53 units per hectare;
  - b) Permit a maximum density of 84 units per hectare;
  - c) Permit a maximum building height of 6-storeys (22 metres), whereas 30 metres would be permitted;
  - d) Permit a minimum rear yard building setback of 48 metres, whereas 7 metres would be permitted; and
  - e) 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.
4. 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 the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN001-17: adverse effect on property values and quality of life of abutting residents; decreased privacy due to the proposed height and surface parking area; increased noise from construction and additional residents; shadowing impacts; incompatibility with the surrounding neighbourhood; and increased traffic along Essa Road and Mapleton Avenue. (PLN001-17) (File: D14-1609)

**Attachments:** [PLN001-170320.pdf](#)

## **7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****8.1 INVESTIGATION OF A PROPOSAL TO UPGRADE THE SKATEBOARD PARK (WARD 2)**

That staff in the Engineering Department (Parks Planning) investigate the proposal outlined by Downtown business owners/operators and parents of local skateboarders to upgrade the skateboard park and report back to General Committee regarding the proposal including potential partnerships, fundraising opportunities, financial implications, and timing. (Item for Discussion 8.1, March 20, 2017) (File: R00)

Sponsor: Councillor, D. Shipley

**8.2 DYNAMIC REPORTING OPTIONS - CURRENT INFRASTRUCTURE FUNDING GAP**

That staff in the Finance, Engineering (Corporate Asset Management) and Information Technology Departments report to the Finance and Corporate Services Committee by September 2017 regarding options to provide dynamic reporting of the City's current infrastructure funding gap to Council including any process changes and cost implications to providing that data in a more real time format. (Item for Discussion 8.2, March 20, 2017) (File: F00)

Sponsors: Councillor M. Prowse and 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](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**