

**Minutes - Final**  
**Infrastructure, Investment, and**  
**Development Services Committee**

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Monday, February 23, 2015

6:00 PM

Council Chamber

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**For consideration by General Committee on March 23, 2015**

**The meeting was called to order by the Chair of the Infrastructure, Investment and Development Services Committee, Councillor Brassard at 6:04 p.m.**

**The following Committee Members were in attendance for the meeting:**

**Present:** 3 - J. Brassard  
B. Ward  
S. Morales  
**Absent:** 2 - J. Lehman  
D. Shipley

**ALSO PRESENT:**

Councillor, B. Ainsworth  
Councillor, A. Khan  
Councillor M. McCann  
Councillor, R. Romita  
Councillor, P. Silveira.

**Staff:**

Acting Director of Planning Services, R. Windle  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Committee and Print Services Supervisor, L. Pearson  
Director of Engineering, J. Weston  
Development Planner, S. Farquharson  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Planning Policy, M. Kalyaniwalla.

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "A"**

**PRESENTATION - ZONING FOR MIXED USES**

M. Kalyaniwalla, Manager of Policy Planning, provided a slide presentation concerning Zoning for Mixed Uses.

Mr. Kalyaniwalla discussed slides concerning the following topics:

- Background history and information associated with Zoning for Mixed Uses including Provincial and Municipal planning policy;
- The five stage process associated with Intensification and Mixed Uses;
- The comments related to resistance to intensification;
- The location of the intensification nodes and corridors and the total parcel area associated with mixed use development;
- The purpose, and benefits and rationale associated with mixed use development; and
- Examples of successful mixed use developments.

Members of the Committee and Council Members in attendance asked several questions related to the information provided and received responses.

Dr. Charles Gardner, Medical Officer of Health of the Simcoe Muskoka District Health Unit provided a slide presentation regarding Building Healthier Neighbourhoods in Barrie.

Dr. Gardner discussed slides concerning the following topics:

- The relationship between land use planning/community design and healthy lifestyles;
- Healthy benefits associated with mixed land use;
- The public's desire for walkable/cyclable access to destinations (grocery stores, parks, schools etc.);
- Obesity and diabetes trends;
- Health Statistics related to residential density and availability of walkable destinations;
- Importance of walkable communities/reduce auto dependency for physical activity and lower-income people; and
- Opportunities provided by a health community;

In closing Dr. Gardner commented that a mixed use design would lead to a healthier Barrie.

A Council Member in attendance asked a question related to the information presented and received a response.

#### **ZONING FOR MIXED USES**

Six individuals (Ms. C. Phillips, Mr. L. Racicot, Mr. S. Mason, Mr. R. Duhamel, Mr. A. McNair and Mr. R. Meier) addressed the Committee concerning the Zoning for Mixed Uses and provided comments and concerns related to the following:

- Concerns associated with the proposed Official Plan and Zoning By-law Amendments related to:
  - provisions being too permissive with the potential for wide range implications application to be approved;
  - the proposed height/number of storeys that would be permitted versus lower heights/densities that would still achieve intensification
  - an approach that would look at the specific corridors before the approval of policy and standards;
  - the impact on adjacent uses; and
  - the need for land use/market study prior to the establishment of zoning categories.
  
- Support for Intensification and comments related to:
  - allowing flexibility and creativity for development;
  - challenges balancing intensification with the concerns of property owners;
  - supportive of commercial uses not being required in corridors;
  - the potential to allow 6 storey buildings in corridors to reflect change to the Ontario Building Code;
  - the potential to look at intensification outside of the nodes and corridors;
  - whether commercial should be required in the same building if the development size permits separate buildings;
  - Setback standards for front yards in circumstances which do not provide grade access to residential units;
  - Zoning for Mixed Uses is a good idea but needs to be properly managed to create lively, colourful streetscapes;
  - Good design encouraging walkability, active transportation, green and public spaces;
  - Design of mixed use is critical;
  - Single use dwellings need to stay in place;

- The importance of universal design principles to accommodate the young and elderly - the importance of planning for people in the future;
- The proposed zoning amendments making sense;

The members of the Committee and members of City Council in attendance provided comments and asked a number of questions related to the information provided.

**The Committee recessed at 8:28 p.m. and reconvened at 8:41 p.m.**

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

**SECTION "B"**

**ZONING FOR MIXED USES**

1. That the Official Plan Amendment for the addition of Section 4.9 "Mixed Use", as included in Appendix "A" attached to Staff Report PLN018-14, be approved for the portions related to intensification nodes.
2. That the Zoning By-law Amendment for the addition of Section 5.4 "Mixed Use", as included in Appendix "B", in Staff Report PLN018-2014, be approved for the portions related to intensification nodes.
3. That staff in the Planning Services Department report back to the Infrastructure, Investment and Development Services Committee with additional detail regarding the following:
  - a) which parts of intensification corridors and which proposed uses are appropriate for intensification;
  - b) the potential to require parking spaces for visitors and specific barrier free parking in intensification corridors; and
  - c) the potential to increasing maximum building heights, to reflect the change to the Ontario Building Code and 6 storeys in intensification corridors. (14-G-162) (File: D00)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 3/23/2015.**

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "C"**

**PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141**

R. Windle, Acting Director of Planning Services provided a verbal overview regarding the Staff Report concerning Permitted Uses Within Industrial Section (7.0) of the City's Comprehensive Zoning By-law 2009-141. Mr. Windle outlined the background information related to the proposed change to the Permitted Uses Within the Industrial Section. He noted that staff are proposing to reduce the number of zoning categories from five categories to four categories. Mr. Windle noted that staff took a holistic look at the Comprehensive Zoning By-law and considered stakeholder comments to see if the permitted uses and locations are appropriate. A summary spreadsheet of comments received and responses has been provided.

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

Four individuals (Mr. W. Hay, Mr. R. Pineault, Mr. C. Sellers and Mr. K. Strong) addressed the Committee concerning the Permitted Uses Within Industrial Section (7.0) of the City's Comprehensive Zoning By-law 2009-141 and provided comments and concerns related to the following:

- Expanding the permitted uses in the various zoning categories, particularly the Highway Industrial Category;
- Balancing long term goals with current economic situation and vacancies;
- The potential to permit certain uses in zoning categories on a temporary basis and tenant internet in temporary use permissions;
- Site specific properties at Essa Road and Mapleview Drive and the potential to rezone the sites for mixed use zoning categories;
- Increasing permitted uses to owners with alternatives to fill vacant space; and
- The proposal to restrict Medical Marijuana uses to standalone buildings.

The members of the Committee provided comments and asked a number of questions related to the information provided.

**The Infrastructure, Investment and Development Services Committee met and makes the following recommendation(s):**

**SECTION "D"**

**PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S  
COMPREHENSIVE ZONING BY-LAW 2009-141**

1. That Part A and B of the Official Plan Amendment, as set out in Appendix F of Staff Report PLN023-14, to permit outside storage in both the General Industrial and Highway 400 Industrial designations and include the redesignation of lands to Highway 400 industrial, General Industrial and General Commercial be approved.
2. That Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 be repealed and replaced with the amended table of permitted uses as illustrated in Appendix "A" of Staff Report PLN023-14.
3. That the Zoning Map of Comprehensive Zoning By-law 2009-141 be amended as illustrated in Appendix "B" including the Highway Industrial Map.
4. That the Zoning By-law Amendment for revisions to Section 3.0 "Definitions" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "C" of Staff Report PLN023-14, be approved.
5. That the Zoning By-law Amendment for revisions and amendments to Section 4.11 "Outdoor Storage Standards" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "D" of Staff Report PLN023-14, be approved.
6. That the Zoning By-law Amendment for revisions and amendments to Section 7.2.2 "Accessory Retail Uses" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "E" of Staff Report PLN023-14, be approved.
7. That Subsection 3 of Site Plan Control By-law 99-312 be amended to read as follows:
  - a) "That all properties that are zoned Restricted Industrial (RI) and Business Park (BP) be and they are hereby designated as site plan control areas."
8. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (14-G-240) (PLN023-14) (File: D14-IND) (P94/04, P12/14)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 3/23/2015.**

**The Infrastructure, Investment and Development Services Committee met and reports as follows:**

**SECTION "E"**

**HERITAGE BARRIE COMMITTEE REPORT DATED OCTOBER 7, 2014**

The Report of the Heritage Barrie Committee dated October 7, 2014 was received. (File: C05)

**HERITAGE BARRIE COMMITTEE REPORT DATED FEBRUARY 3, 2015**

The Report of the Heritage Barrie Committee dated February 3, 2015 was received. (File: C05)

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

**SECTION "F"**

**GOWAN PORTRAIT RESTORATION PROJECT**

That the funds remaining in the 2014 Heritage Barrie account after all expenses for the Heritage Barrie Awards have been paid for, be given to the Barrie Historical Society for the Gowan Portrait Restoration Project as a donation from the Heritage Barrie Committee. (File: C05)

**This matter was recommended for to General Committee for consideration of adoption at its meeting to be held on 3/23/2015.**

**The meeting adjourned at 9:53 p.m.**

**CHAIRMAN**

**Industrial Comment Summary**

Comment #	Comment Received	Date Comment Received	Staff Recommendation	Current Staff Recommendation	Did the comment result in change to Staff Recommendation
1	Permit Funeral Service Provider in the LI Zone only and create a new definition to separate it from Funeral Home Establishment	9-Jan-14	Permit Funeral Service Provider in the LI Zone only and create a definition for the new use	To allow for the use in the LI zone only and add a new definition in the Zoning By-law.	No. comment matched Staff Recommendation
2	Existing Zoning being maintained. Those lands are municipally know as 131, 160, 166 Saunders Road and 655, 670, 680 and 660 Bayview Drive. These lands which are currently zoned EM3 and share the characteristics of the LI zone and they should remain in that zone.	26-May-14	Certain properties on Saunders Road and Bayview Drive be rezoned to General Industrial (G1) from Service Industrial (EM3)	Staff have reviewed the subject properties and have determined that the lands should be placed in the LI zone to currently reflected the existing zoning and the uses on site and in the area.	Yes
3	Allowable Uses- Those lands are municipally know as 676 and 372 Veterans Drive, 1, 11, 21, 31, 41, 312, 322, 341, 351, 361 and 371 King Street, which are zoned EM3, SP(393 and 397). The existing SP restricted uses that Staff should considering allowing as of right.	26-May-14	Those uses that are listed as prohibited in Special Provisions EM3 SP(393 and 397) that are permitted as of right in the LI zone, would be permitted.	As there is no evidence as to why uses such as bars, recreational establishments, fitness or health clubs are to be excluded from the EM3 SP(393) and as these uses would be permitted as of right in the LI zone, Staff have determined that they are appropriate and should be permitted as of right.	Yes
4	Places of Worship- Support the inclusion of sensitive land uses in the LI zone such as Place of Worship, and Private Clubs, but not on site-specific basis	26-May-14	Permitted Sensitive Land Use subject to a site specific bases	Permit these uses as-of-right basis in LI zone	Yes
5	Landscaping all Industrial Areas - 50% of the frontage be landscaped when Industrial and Residential on the same street (Current EM1 Standard).	26-May-14	Staff were not proposing a change to this provision.	Staff do not support the existing standards for landscaping in the EM1 zone being applied to all industrial zones as this may create operation constraints such as parking. If landscaping standards were applied to all industrial areas parking would be located in the side and rear, which could impact the operations to the permitted industrial uses. Parking areas in the front provide a separation from the use to the road which is appropriate for industrial areas. No change recommended.	No
6	Height of Industrial Buildings- Restricting the max. height of Industrial Buildings to 9.0m when they are within 200m from a single family dwelling	26-May-14	Staff were not proposing a change to this standard.	Staff support the existing provisions that restrict the height of industrial buildings to 9.0m when they are on a lot that directly abut a residential zone. It should be noted that the maximum height in most single detached residential zones is 10.0 m. No change recommended.	No. Existing provisions in place
7	Setbacks for Places of Worship in Industrial Areas	26-May-14	Staff at the Public Meeting recommended that Places of Worship be subject to site specific provisions and not be permitted as of right.	Permit these uses as-of-right in the LI zone with the existing setbacks as outlined in the Zoning By-law.	No. Existing provisions in place
8	Communication Towers located in industrial areas have established setbacks when adjacent to residential areas	26-May-14	Staff were not proposing changes to the current requirements.	Planning Staff are not recommending any new provisions for telecommunication towers in Industrial Areas, as the existing protocol as adopted by Council address would address this item	No. Existing provisions in place
9	Self Storage is currently permitted within the EM3 Zone, why is this not permitted within the new LI Zone	26-May-14	Not allowing self storage as a permitted use in the LI Zone	Staff have reviewed the Self Storage use and have determined that the use is appropriate and should be a permitted use in the new LI zone.	Yes
10	Existing SP's- Assurance that uses permitted through SP's would continue to be permitted	26-May-14	Existing uses granted through previously approved Site Specific Provisions will continue to be permitted.	It is not the intention of this review to eliminate the allowable uses that are permitted through Special Provisions. Any use that is permitted through an SP will continue to be permitted, and those uses that are permitted as a result of this review would now be allowed as of right	No. comment matched Staff Recommendation
11	Outdoor Storage- Council direction to consider allowing outdoor storage of non-aggregate materials and finished products as an accessory use in all industrial zones, subject to appropriate screening through Site Plan Control	26-May-14	Staff did not recommend any changes to the outdoor storage provisions in the Zoning By-law	To allow for the Outdoor Storage of non-aggregate materials and finished products in the HI zone subject to being properly screened by the main building and only be permitted within the side yards, which would be subject to Site Plan Control. That it be permitted within the LI zone subject to existing lot coverage and lot area and fencing requirements in the Zoning By-law.	Yes



Comment #	Comment Received	Date Comment Received	Staff Recommendation	Current Staff Recommendation	Did the comment result in change to Staff Recommendation (Yes or No)
12	Increase to Accessory Retail- That we should be increasing the accessory retail in the industrial areas.	26-May-14	Staff did not recommend any change to the Accessory Retail provisions in the Industrial Zones	Staff are proposing to increase the permitted accessory retail from 25% to 35% gross floor area for those lands that are zoned LI and about an Arterial Road.	Yes
13	Increasing the accessory retail in the new Highway industrial (HI) zone.	4-Sep-14	Staff did not recommend any changes to the Accessory Retail provisions in the HI zones	In Staff's opinion no changes should occur within the HI Zone as additional retail would generate additional traffic which has the potential to negatively impact the operations of the industrial areas. Retail uses can be located within a number of different zones and areas where as HI type uses are more limited in potential locations. Also maintaining the existing allowable accessory retail will preserve the Highway 400 frontage for prestige industrial and office based uses.	Yes
14	Rezoning of the Anne Street Area to LI- Concerns that rezoning the lands to LI and C4 would impact the industrial operations of the area	8-Jul-14	Recommend zone changes in the Anne Street Area to LI zone and C4	Staff reviewed this area and determined that the area should remain zoned General Industrial (GI) zone as this is an established industrial area. This would ensure that the area is protected from further erosion of non industrial type uses.	Yes
15	Business Park Zone- Comments received from EMIT and public was that we should preserve our BP zone		Eliminate the current Business Park Zone and merging it with the Light Industrial (LI) Zone	Staff recommend to retain the Business Park zone, but would rezone 2 of the 5 areas to Highway Industrial (HI) and Light Industrial (LI). The remaining 3 areas would stay zoned as BP.	Yes
16	The rezoning of 164 Innisfil Street to General Commercial	9-Feb-15	Maintain the existing General Industrial Zone( Please see comment #14).	In order to protect the existing industrial operations of the area, Staff recommended that the area remain in the General Industrial (GI) Zone. It is acknowledged that the existing intersection of Brock and Anne Street is zoned General Commercial on three corners. However, Staff are of the opinion that the subject land is a large parcel of industrial lands that provides a benefit to the industrial land base and should be preserved.	No.

**Public Participation- Source of Comments**

Mailing list compiled with 98 stakeholders
Invitations sent to 98 stakeholders mailing list introducing the Industrial Rationalization Review project and offering to meet with staff.
18 interested parties met with staff
Preliminary Briefing Report prepared and sent to 79 primary stakeholders
14 interested parties responded in both verbal and written on comments on the Briefing Report
29 Interested Parties specifically notified of Public Meeting
114 people notified of Public Meeting through statutory notification
Notice of Public Meeting was placed in newspaper, on social media and City Website
7 letters received at the Public Meeting, 3 people spoke at Public Meeting and 7 letters were received after the public meeting
38 interested parties notified advising Staff Report was to be presented at the September 8, 2014 General Committee Meeting.
2 letters received from parties regarding the recommendation of Staff Report