



City of Barrie

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

Meeting Agenda General Committee

Monday, December 10, 2012

7:00 PM

Council Chamber

PUBLIC MEETING.

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 1291264 ONTARIO LTD. - 461 MAPLETON AVENUE (DECEMBER 10, 2012) (WARD 6) (File: D14-1543/D09-OPA23)

The purpose of this public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owner, 1291264 Ontario Limited, for lands located on the south side of Ardagh Road, west of Mapleton Avenue. The property is known municipally as 461 Mapleton Avenue and has a total area of approximately 2.04 hectares and is located in the Ardagh Planning Area.

The lands are designated Institutional within the City's Official Plan and are zoned Education Institutional (I-E) in accordance with Zoning By-law 2009-141.

The proposed Official Plan Amendment and Amendment to the Zoning By-law would permit the development of 101 residential units in the form of 8-plex structures and townhouses. The owner has applied to redesignate the subject lands from Institutional to Residential and amend the current zoning from Education Institutional (I-E) to Multiple-Family Dwelling Second Density Special Provision RM2 (SP).

Presentation by Darren Vella - Innovative Planning Solutions

See attached correspondence.

Attachments: [PM#1 461 Mapleton Avenue.pdf](#)

CITY OF BARRIE CITY-WIDE DEVELOPMENT CHARGES BY-LAW - CITY OF BARRIE (DECEMBER 10, 2012)

The purpose of the Public Meeting is to present and obtain public input on a proposed Development Charge By-law and underlying Background Study pursuant to Section 12 of the Development Charges Act, 1997. The proposed Development Charge By-law will replace the current City-wide Development Charge By-law (2008-111).

Presentation by Gary Scandlan - Watson and Associates

Attachments: [PM#2 DC Pres.pdf](#)

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.

Nil.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.**TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE REPORT
DATED DECEMBER 5, 2012.**

Attachments: [Transportation and Economic Development Committee - 121210.pdf](#)

5. STAFF REPORT(S).**MUNICIPAL INFRASTRUCTURE INVESTMENT INITIATIVE CAPITAL
PROGRAM - EXPRESSION OF INTEREST**

1. That based on funding program project eligibility guidelines and criteria, as well as the City's Asset Management Strategy and capital plan prioritization criteria, an Expression of Interest (and if successful in the Expression of Interest, a full application), for the Dymont's Creek Outlet to Kempenfelt Bay project be submitted to the Ministry of Transportation and Infrastructure for funding under the Municipal Infrastructure Investment Initiative Capital Program.
2. That Blaine Parkin, Director of Corporate Asset Management, be authorized to bind the Corporation and sign the declaration in Section 10 of the Expression of Interest template, attached as Appendix "A" to Staff Report CAM003-12, which states:

I certify that:

- The information in the Expression of Interest is factually accurate; and
- The municipality or LSB has a comprehensive asset management plan that includes all of the information and analysis described in the **Building Together: Guide for Municipal Asset Management Plans** in place; or
- The municipality or LSB is committed to developing a comprehensive asset management plan that includes all of the information and analysis described in **Building Together: Guide for Municipal Asset Management Plans** by December 31, 2013.

I have the authority to bind the municipality/LSB.

3. That if the City is successful in receiving funding through the Municipal Infrastructure Investment Initiative Capital Program, the Mayor and City Clerk be authorized to execute any associated documents and agreements. (CAM003-12) (File: F06)

Attachments: [CAM003-121210.pdf](#)

COST SHARING AGREEMENT FOR DUCKWORTH STREET/HIGHWAY 400 INTERCHANGE IMPROVEMENTS (WARD 3)

1. That further to motion 12-G-185 and ongoing negotiations with the Province and funding contribution by the Federal government, the City Clerk and Mayor be authorized to enter into an agreement with the Ministry of Transportation of Ontario (MTO) for cost sharing the Cundles Road, Duckworth Street and Highway 400 Interchange Improvements, as generally outlined in the MTO's draft agreement dated November 2012.
2. That the Director of Engineering and the Director of Legal Services be authorized to finalize the terms of the agreement, in general accordance with the draft agreement dated November 2012.
3. That the City Clerk and Mayor be authorized to enter into an agreement with the Ministry of Transportation of Ontario (MTO) for the Implementation of an Active Transportation Network through the Highway 400 and Duckworth Street Interchange, as per Appendix "B" of Staff Report ENG042-12.
4. That debt which was approved as part of motion 12-G-185 for the Duckworth/Cundles Interchange project of \$7,844,213 be decreased by \$4,474,051 to align with the proposed cost sharing agreement. (ENG042-12) (File:T04)

Attachments: [ENG042-121210.pdf](#)

LANDFILL RE-ENGINEERING, EXTENSION OF PROJECT SERVICE AGREEMENT

That pending approval of the 2013 Business Plan, the City Clerk be authorized to execute an extension to the existing single source Project Service Agreement with Golder Associates Ltd. for the completion of the Landfill Re-engineering project, with an estimated value of \$3.4 million as included as part of the overall project budget. (ENV011-12) (File: E00)

Attachments: [ENG011-121210.pdf](#)

2013 INTERIM TAXES

1. That the amount to be billed for each property for the 2013 interim billing for all property classes be established at no more than 50% of the annualized tax amount for 2012.
2. That the exception of Pine Drive Phase 1, 2 and 3 local improvements, with the amount to be billed for each property for the 2013 interim billing for all property classes include any special charges (i.e. local improvements for water and sewer) which were billed in 2012.
3. That pending approval of the 2013 Business Plan, typical expenditure requirements be authorized in accordance with corporate policies and procedures for payroll, supplies, services, and contracts.
4. That the appropriate by-law be prepared. (FIN022) (File: F00)

Attachments: [FIN023-121210.pdf](#)

SOLE AND SINGLE SOURCE CONTRACT NEGOTIATIONS AND AWARDS

1. That the following sole and single source agreements be negotiated and executed in accordance with the Purchasing By-law 2008-121:
 - a) Single source purchase for:
 - i. the provision of electronic weather-resistant parking tickets for a term not to exceed five years to an upset limit of approx. \$20,000 per year (to be adjusted annually by volume and pricing increase) with The DATA Group of Companies.
2. That the Mayor and City Clerk be authorized to execute any agreements necessary to support the recommendations Staff Report FIN023-12. (FIN023-12) (File: F00)

Attachments: [FIN023-121210.pdf](#)

PROPOSED OFFICIAL PLAN AMENDMENT NO. 10 - BROWNFIELD POLICIES

That the Official Plan be amended by introducing a new Section 3.8 Brownfields as detailed in Appendix "A" attached to Staff Report PLN011-12 with the purpose and intention of the proposed Official Plan policies are as follows:

- a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites;
- b) To encourage urban revitalization by developing vacant, underutilized and degraded properties; and
- c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City. (PLN011-12) (File: P00)

Attachments: [PLN011-121210.pdf](#)

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT AT 700 AND 725 MAPLEVIEW DRIVE EAST - BAYWOOD HOMES (WARD 10)

1. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to redesignate Residential, Environmental Protection and Open Space land on Schedule A: Land Use for the property municipally identified as 700 and 725 Mapleview Drive East be approved as described and illustrated in detail in Appendix "A-1" and "A-2" to Staff Report PLN048-12 (D09-OPA002).
2. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to amend section 4.2.2.1 (f) of the Residential Section of the Official Plan to remove the 25% limitation on commercial uses on the ground floor of high density apartment buildings, be approved as follows:
 - 4.2.2.1 (f) Notwithstanding (d) above, within high density apartment buildings, accessory service oriented commercial uses such as convenience store, personal service store, and dry cleaning distribution outlet, shall be permitted, ~~provided that the commercial uses do not occupy an area in excess of 25% of~~ on the ground floor area of the building.
3. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to amend section 6.4: Parkland Dedication Requirements of the Official Plan to identify a site specific requirement of 5% Parkland Dedication for the property municipally identified as 700 and 725 Mapleview Drive East, be denied.

4. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to permit a high density residential symbol in the Innis-Shore Secondary Plan on the property municipally identified as 700 and 725 Mapleview Drive East be approved as described and illustrated in detail in Appendix "A-1" and "A-3" to Staff Report PLN048-12 (D09-OPA002).
5. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to include text in the Innis-Shore Secondary Plan to permit high density residential uses, be approved as modified by staff and described in detail in Appendix "A-1" to Staff Report PLN048-12 (D09-OPA002).
6. That the Zoning By-law Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to permit zoning for Residential Apartment with Special Provisions (RA1-2 SP, RA1-3 SP, RA2-1 SP), Environmental Protection (EP) and Open Space (OS) on the property municipally identified as 700 and 725 Mapleview Drive East be approved as described and illustrated in detail in Appendix "B-1" and Appendix "B-2" to Staff Report PLN048-12 (D14-1484).
7. That the proposed Zoning By-law Amendment, if approved, states that the property municipally identified as 700 and 725 Mapleview Drive East requires a minimum density of 50 residential units per hectare and permits a maximum density of 120 residential units per hectare.
8. That in accordance to Section 17(27) and 34(17) no further public notification be required by the City as the matter is before the OMB. (PLN048-12) (File: D09-OPA002, D14-1491, D12-393)

Attachments: [PLN048-121210.pdf](#)

**APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT -
NORTH AMERICAN (PARK PLACE) CORPORATION - 100 MAPLEVIEW
DRIVE EAST (WARD 8)**

1. That the application to amend the language of the site specific Official Plan Amendment (OPA No. 86), submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part, with the exception of removal of Section 3.4: Planning Analysis and removal of general language and performance standard language regarding the Retail Village.
2. That the application to amend the language of the site specific Zoning By-law 2010-130, submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part with the exception of the amendment to the definition of "Retail Village" and increasing the maximum percentage of gross floor area of the Retail Village devoted to "small unit" retail stores.

3. That the Director of Planning Services and/or his delegate(s) be authorized to negotiate with the applicant and prepare an amended Official Plan Amendment (OPA) and Zoning By-law to be brought forward for consideration.
4. That Zoning By-law 2010-130 be amended to include the following Special Provisions (SP) and that they be referenced in the amended implementing Zoning By-law for the subject lands:
 - a) That the definition of Retail Village be amended to read as follows: “the Retail Village shall mean a grouping of buildings, designed and developed with a high quality of urban design, with a main street type of urban design, at a pedestrian scale, and with pedestrian amenities. This mixed use employment area consists of retail, restaurant, entertainment and service commercial uses and may contain office, medical office, and/or accommodation uses.”
 - b) That no more than 15% of the gross floor area of the Retail Village shall be devoted to retail stores having a minimum floor area of less than 186 square metres (2,000 square feet), excluding kiosks.
 - c) A minimum of 9,290 square metres (100,000 square feet) of office space is to be constructed within the lands zoned C4 (SP-304).
 - d) The frontage of individual stores, excluding flankage sides of stores, within the Retail Village be limited to no more than 40 metres.
 - e) That a landscaped centrally located courtyard feature with a minimum area of 570 square metres be provided.
5. That in accordance with Section 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN049-12) (File: D14-1542/D09 -OPA22)

Attachments: [PLN049-121210.pdf](#)

6. ITEM(S) FOR DISCUSSION.

6.1 PROPOSED AMENDMENT TO BY-LAW 95-104 AS AMENDED, PROCEDURES FOR SALE OF REAL PROPERTY

That By-law 95-104 as amended, being a by-law of The Corporation of the City of Barrie to establish procedures for the sale of real property, be further amended by deleting as a form of notice of an intended sale of surplus land, the option of listing of the surplus property with a broker and/or directly with the Multiple Listing Service of the Barrie and District Real Estate Board. (Item for Discussion 6.1, December 10, 2012) (File: L15)

Sponsors: Councillor B. Ainsworth

Attachments: [ITM #6.1 - 121210.pdf](#)

6.2 CANADA'S 150th ANNIVERSARY CELEBRATION WORKING GROUP

1. That a working group be formed to facilitate and make recommendations concerning celebrations for Canada's 150th Anniversary Celebration in 2017.
2. That the Canada's 150th Anniversary Celebration working group consist of:
 - a) Councillor A. Nuttall and Councillor L. Strachan, Co-chairs of the working group
 - b) Downtown BIA Representative
 - c) Greater Barrie Chamber of Commerce Representative
 - d) Tourism Barrie Representative
 - e) Barrie Historical Association Representative
 - f) Citizens of Barrie (2)
3. That staff in the Department of Culture serve as resources to the working group.
4. That City staff investigate projects that have the potential to qualify for funding opportunities available for Canada's 150th Anniversary Celebration. (Item for Discussion 6.2, December 10, 2012) (File: C05)

Sponsors: Councillor A. Nuttall and Councillor L. Strachan

6.3 ZONING BY-LAW AMENDMENT APPLICATION FEES - SIMCOE URBAN NATIVE (SUN) HOUSING INC.

1. That notwithstanding the Fees By-law 2012-035 as amended, the required application fee associated with a Zoning By-law Amendment for a property located at 376 Essa Road submitted on behalf of the Simcoe Urban Native (SUN) Housing Inc., be deferred and the application be considered complete without the required fee, with such fee to be provided prior to the passage of the Zoning By-law Amendment (if approved) or a decision on the application (if denied) has been made by City Council.
2. That the Simcoe Urban Native (SUN) Housing Inc., be required to execute an agreement with The Corporation of the City of Barrie that it will provide payment for the zoning by-law amendment application processing on the basis of the deferral identified in paragraph 1 above and acknowledging that such payment shall be made should the application be either approved or denied by City Council. (Item for Discussion 6.3, December 10, 2012) (File: D00)

Sponsors: Councillor M. Prowse

6.4 INVESTIGATION OF ADDITIONAL TRAFFIC CALMING MEASURES - DEAN AVENUE

That staff in the Engineering Department investigate and report back to General Committee on additional traffic calming measures for Dean Avenue to address a history of speeding related issues, including but not limited to the following:

- a) The implementation of an all-way stop(s);
- b) The installation of speed cushions on Dean Avenue;
- c) The installation of curb bump outs on Dean Avenue; and
- d) Any other traffic calming measures that may be applicable or effective. (Item for Discussion 6.4, December 10, 2012) (File: T00)

Sponsors: Councillor B. Jackson

6.5 INVESTIGATION OF ADDITIONAL TRAFFIC CALMING MEASURES - COUNTRY LANE

That staff in the Engineering Department investigate and report back to General Committee on additional traffic calming measures for Country Lane to address a history of speeding related issues, including but not limited to the following:

- a) The implementation of an all-way stop(s);
- b) The installation of speed cushions on Country Lane;
- c) The installation of curb bump outs on Country Lane; and
- d) Any other traffic calming measures that may be applicable or effective. (Item for Discussion 6.5, December 10, 2012) (File:T00)

Sponsors: Councillor B. Jackson

6.6 INVESTIGATION OF INTERIM SOLUTIONS TO ROAD INFRASTRUCTURE - MAPLEVIEW DRIVE EAST

That staff in the Engineering Department investigate potential interim solutions that could be implemented on Mapleview Drive East between Country Lane and Madelaine Drive, prior to the future reconstruction of the road, to address the structure and safety concerns associated with the condition of the road infrastructure and report back to General Committee. (Item for Discussion 6.6, December 10, 2012) (File:T00)

Sponsors: Councillor B. Jackson

7. INFORMATION ITEMS.

Nil.

8. ENQUIRIES.

Nil.

9. ANNOUNCEMENTS.

Nil.

10. ADJOURNMENT.