



# City of Barrie

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

## Minutes - Final Development Services Committee

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Tuesday, February 11, 2014

7:00 PM

Council Chamber

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**For consideration by General Committee on February 24, 2014.**

**The meeting was called to order by Councillor Ward at 7:02 p.m. The following were in attendance for the meeting:**

**PRESENT:**

Councillor, B. Ward, Development Services Committee Chairperson  
Mayor, J. Lehman, Development Services Committee Member(ex-officio)  
Councillor, B. Jackson, Development Services Committee Member  
Councillor, P. Silveira, Development Services Committee Member (left the meeting at 8:27 p.m.)  
Councillor, J. Brassard  
Councillor, A. Khan.

**STAFF:**

City Clerk/Director of Legislative and Court Services, D. McAlpine  
Committee and Print Services Supervisor, L. Pearson  
General Manager of Infrastructure and Growth Management, R. Forward  
Director of Planning Services, S. Naylor  
Manager of Policy Planning, M. Kalyaniwalla.

**The General Committee met and reports as follows:****SECTION "A"****MIDHURST SECONDARY PLAN**

Mr. Rick McFadden and Mr. Gary Green of the Midhurst Ratepayers' Association provided a presentation regarding the Midhurst Secondary Plan. Mr. McFadden explained that the purpose of the presentation is to outline the Midhurst Ratepayers' Association's concerns regarding the impact of the Midhurst Secondary Plan on Barrie. He highlighted the City of Barrie's vision and noted that he feels the proposed Midhurst Secondary Plan will drain City resources. Mr. McFadden commented that Midhurst was not identified as a node for growth within the Places to Grow Planning Policy document. He noted that the proposed Midhurst Secondary Plan will increase the population of Midhurst by approximately 28,000 residents. Mr. McFadden stated that he believes that the Midhurst Secondary Plan proposes to discharge wastewater effluent into the Minesing Swamp.

Mr. Gary Green of the Midhurst Ratepayers' Association outlined possible impacts that the proposed Midhurst Secondary Plan may have on City of Barrie infrastructure. He stated that he feels the Midhurst Secondary Plan will have an impact on healthcare, public transit, fire, policing, solid waste management, traffic, recreation services and downtown revitalization efforts. Mr. Green concluded by outlining possible actions that could be taken by the City of Barrie to support the efforts of the Midhurst Ratepayer's Association and asked that the City review the plan.

Committee Members and Councillors in attendance asked a number of questions related to the information provided and received responses from the presenters and staff. (File: D00)

**ALLANDALE HISTORIC NEIGHBOURHOOD STRATEGY HERITAGE CONSERVATION DISTRICT AND DEVELOPMENT CONTROL**

Merwan Kalyaniwalla, Manager of Planning Policy provided an overview of the content of the memorandum from S. Naylor, Director of Planning Services dated February 11, 2014 regarding the Allandale Neighbourhood Strategy Heritage Conservation District and Development Control. He noted that staff reviewed five municipalities with Urban Growth Centres with the same density target as the City of Barrie and only one municipality contained a Heritage Conservation District within its Urban Growth Centre, which predated the passage of the Provincial Growth Plan. He commented that many municipalities implement heritage protection through other measures. Mr. Kalyaniwalla stated that staff had also provided comments on the other more immediate or "temporary stop gap" measures suggested by the Allandale Neighbourhood Association. He concluded by noting that staff met

with representatives of the Allandale Neighbourhood Association to review their findings.

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

Mr. William Scott of the Allandale Neighbourhood Association addressed the Committee regarding the preservation of Barrie's Historical Neighbourhoods. He expressed concerns related to the current zoning of the historic homes in the Allandale area and commented that the zoning of the properties does not permit single detached dwellings. Mr. Scott noted that the City does not have a mechanism to control the design of renovations or additions when a building permit application is received and the proposed structure complies with the Building Code and zoning. He stated that while the implementation of a Heritage Conservation District is likely a more restrictive tool than required, he feels that by-laws are required to ensure that buildings are constructed in a manner that is sensitive to the existing character of the Allandale neighbourhood and preserving Barrie's heritage.

The Committee Members and Councillors in attendance asked a number of questions related to the information provided and received responses from Mr. Scott and staff. (File: D00)

**Attachments:** [Memo 2014 02 11 Heritage Cons. Districts.pdf](#)

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

**SECTION "B"**

**INVESTIGATION - PROTECTION OF THE ALLANDALE NEIGHBOURHOOD HERITAGE CHARACTER**

That staff in the Planning Services Department investigate alternative tools to protect the heritage character within the Allandale area including but not limited to "finer grained" zoning, re-zoning of specific blocks and specific zoning policies, and report back to Development Services Committee. (13-G- 262) (File: D00)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2/24/2014.**

**BONUSING POLICIES**

That a public meeting be scheduled to consider an amendment to “Section 6.8 Bonusing” of the City of Barrie Official Plan, such that the proposed amendment would have the effect of deleting the entire Section and replacing it with the following:

**6.8 Height and Density Bonusing**

- (a) The City may permit an increase in height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law, in return for the provision of community benefits pursuant to Section 37 of the Planning Act provided that:
- i. the development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;
  - ii. the community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development;
  - iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.
- (b) Without limiting the authority of the foregoing, the City will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act (including parkland dedication and cash-in-lieu of parking) or the Development Charges Act or other statute.

The community benefits that may be secured include, but are not limited to, the following:

- Provision of affordable housing units;
- Community facilities/services;
- Daycare facilities;
- Arts and Cultural facilities;
- Public Art;
- Parks facilities and equipment;
- Protection of cultural heritage resources;
- Public access to facilities;
- Streetscape improvements on the public boulevard not abutting the site;
- Local improvements to transit facilities including pedestrian connections to transit facilities;
- Amenities for active transportation such as pedestrian or cycling facilities;
- Land for other municipal purposes;
- Preservation and enhancement of the Natural Heritage System;

- Enhanced on site tree planting or landscaping;
  - Public parking structures;
  - Local improvements identified through Community Improvement Plans, sustainable energy strategies, capital budgets or other implementation plans or studies;
  - Any public work, initiative or matter in compliance with this Plan.
- (c) Where community benefits are to be provided in return for increased height and/or density pursuant to Section 37 of the Act, these benefits will be set out in the zoning by-law amendment along with the increased height and/or density.
- (d) Where community benefits are to be provided, they may be secured by letter of credit and/or in one or more agreements, which may be registered on title to the lands. (13-G-014) (13-G-036) (PLN001-13) (File: D08TE-BON)

**Attachments:** [PLN001 - 130107.pdf](#)

**This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2/24/2014.**

**The meeting adjourned at 8:32 p.m.**

**CHAIRMAN**