



# City of Barrie

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

## Meeting Agenda General Committee

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Monday, April 13, 2015

7:00 PM

Council Chamber

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1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

2.1 **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - MICHAEL BOSEOVSKI ON BEHALF OF TRISTAR MANAGEMENT CORPORATION - 681 - 685 YONGE STREET (WARD 9) (FILE: D09-OPA50 & D14-1579)**

The purpose of the public meeting is to review an application for an Official Plan amendment and an amendment to the Zoning By-law submitted by Michael Boseovski on behalf of Tristar Management Corporation for lands located at 681 - 685 Yonge Street, Barrie. The property is legally described as Lots 9 - 12, Plan 1213 and is located within the Painswick South Planning Area. The property is known municipally as 681 - 685 Yonge Street and has a total area of approximately 0.6 hectares (1.5 acres).

The lands are designated Residential within the City's Official Plan and are currently zoned Single Detached Residential First Density R1 in accordance with Zoning By-law 2009-141.

The owner has applied to redesignate the subject lands from Residential to General Commercial and to amend the current zoning of the property from Residential R1 to General Commercial C4 to permit commercial/retail uses proposed in two free standing, single storey commercial buildings with associated parking and including a drive-thru.

Presentation by TJ Geciura, Design Plan Services.

Presentation by Janet Foster, Senior Development Planner, Planning Services Department.

See attached correspondence.

**Attachments:** [PM - 150413 - Notice - 681-685 Yonge St.pdf](#)  
[PM - 150413 - Presentation - 681-685 Yonge St.pdf](#)  
[PM - 150413 - Correspondence - 681-685 Yonge Street.pdf](#)

**2.2 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF MASON HOMES - 370 BIG BAY POINT ROAD (WARD 8) (FILE: D14-1580)**

The purpose of the public meeting is to review an application for an Official Plan amendment and an amendment to the Zoning By-law submitted by MHBC Planning on behalf of Mason Homes for land located at 370 Big Bay Point Road, Barrie. The property is legally described as Block 303, Plan 51M-538 and is located within the Painswick North Planning Area. The property is known municipally as 370 Big Bay Point Road, Barrie and has a total area of approximately 0.91 hectares (2.25 acres).

The lands are designated General Commercial within the City's Official Plan and are currently zoned General Commercial C4 (H-20) in accordance with Zoning By-law 2009-141.

The owner has applied to redesignate the subject lands from General Commercial to Residential and to amend the current zoning of the property from General Commercial C4 (H-20) to Multiple Family Residential Second Density RM2(SP) with Special Provisions to permit the future development of the property for 37 cluster townhouses. The Special Provisions requested would permit deficient front yard setbacks, an increase in the permitted gross floor area and an increase in the permitted density on the site.

Presentation by Debra Kakaria, MHBC Planning.

Presentation by Janet Foster, Senior Development Planner, Planning Services Department.

See attached correspondence.

**Attachments:** [PM - 150413 - Notice - 370 Big Bay Point Rd.pdf](#)  
[PM - 150413 - Presentation - 370 Big Bay Point Rd.pdf](#)  
[PM - 150413 - Correspondence - 370 Big Bay Point Rd.pdf](#)

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

Nil.

**4. DEFERRED BUSINESS**

Nil.

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED MARCH 25, 2015**

Attachments: [Report - FCS - 150325.pdf](#)

**SOCIAL HOUSING SUBSIDIES**

That a letter be sent to the Simcoe County Social Housing Department and the Barrie Municipal Non-Profit Housing Corporation requesting a review of Mr. Femi's situation. (File: C00)

**REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT  
SERVICES COMMITTEE DATED MARCH 25, 2015**

Attachments: [Report - IIDSC - 150325.pdf](#)

**2015 BUSINESS PLAN - PARKING OPERATIONS**

1. That the Parking Operations base budget, with gross expenditures of \$2.3 million and gross revenues of \$2.3 million, be approved.
2. That the following changes to parking operations as well as the required changes to any related by-laws, be implemented effective July 1, 2015 with the net impact of a \$6,503 operating deficit in 2015 in the Parking Fund:
  - a) The provision of Gallie Court and Quarry Ridge Paid Parking from 9 a.m. to 12 midnight with an increase in the hourly rate to \$2.50 per hour and including the delineation of parking stalls to reduce sightline conflicts at driveways and maximize on street parking, resulting in an estimated \$60,000 in additional projected annual revenue (\$30,000 in 2015);
  - b) The conversion of the Marina Lot to a 24/7 Hybrid Lot, resulting in an approximately \$40,000 in additional projected annual revenue (\$20,000 in 2015);
  - c) The implementation of Weekday (Monday to Friday) Evening Parking Hours from 5:01 p.m. to 3:00 a.m. with a flat rate of \$2.00 per evening, resulting in an approximately \$800,000 in additional projected annual revenue (\$400,000 in 2015);
  - d) The following amendments with respect to the Collier Street Parkade operations and rates, resulting in an approximately \$10,000 in reduced projected revenue (\$5,000 in 2015):
    - i. The hours of operation be amended to reflect the standard hours of operation and enforcement in all other off-street lots;

- ii. The hourly rate between 9 am and 5 pm be established at \$1.25 per hour;
  - iii. The rate between 5:01 p.m. and 3:00 a.m. be established at \$2 per evening; and
  - iv. The elimination of paid parking on weekends.
  - e) The implementation of a pay by cell pilot project to provide additional payment options; and
  - f) The development of a plan for a Downtown resident evening parking pass system and a free evening parking pass for volunteers, with a report back to General Committee.
3. That the 2016 Business Plan be prepared with the costs associated with snow clearing related to parking spaces and lots (estimated in the amount of \$126,000 in 2015), transferred from the Parking Reserve to the tax-supported operating budget. (File: T00)

**Attachments:** [Parking Options presentation v2.pptx](#)

**REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED MARCH 25, 2015**

**Attachments:** [Report - OSCC - 150325.pdf](#)

**6. STAFF REPORT(S)**

**2015 TAX RATIOS AND CAPPING POLICIES**

1. That the tax ratios for the 2015 taxation year be established as follows:
- |    |                                 |          |
|----|---------------------------------|----------|
| a) | Residential/farm property class | 1.000000 |
| b) | New Multi-residential           | 1.000000 |
| c) | Multi-residential               | 1.000000 |
| d) | Commercial                      | 1.433126 |
| e) | Industrial                      | 1.516328 |
| f) | Pipelines                       | 1.103939 |
| g) | Farmlands                       | 0.250000 |
| h) | Managed forest                  | 0.250000 |
2. That the capping program be funded by clawing back decreases from within the affected property tax classes.

3. That the recommended capping parameters for commercial, industrial and multi-residential properties be maintained as follows:
  - a) The property tax cap be set at an amount representing 10% of the previous year's annualized taxes;
  - b) Any property within +/- \$250 of the Current Value Assessment (CVA) taxes be moved directly to CVA taxation;
  - c) Any property that reaches the CVA level of taxation be removed from the capping program;
  - d) Exclude any property whose classification changes from capped to clawed back, or vice versa; and
  - e) A minimum cap of 5% of the previous year's CVA taxes.
4. That new construction thresholds be maintained as follows:
  - a) Up to 70% of CVA-level taxes in 2005;
  - b) Up to 80% of CVA-level taxes in 2006;
  - c) Up to 90% of CVA-level taxes in 2007; and
  - d) Up to 100% of CVA-level taxes in 2008 and beyond.
5. That the discounts for the commercial and industrial sub-classes for vacant land and excess land be maintained at 30% and 35% respectively.
6. That two sub-classes for Farmland Awaiting Development be maintained in each of the multi-residential, commercial and industrial property classes at the following discounts:
  - a) Phase I - 25% discount off the residential tax rate; and
  - b) Phase II - 0% discount off the applicable property class tax rate.
7. That the City of Barrie continue its existing Rebates for Charitable Organizations Program providing a tax rebate for Registered Charitable Organizations, as defined in Section 248(1) of the *Income Tax Act*, R.S.C. 1985, Chapter 1, at a rate of 40% of the current year's taxes applicable to the space occupied.
8. That the Registered Charities eligible for the tax rebate program are required to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate.
9. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2015 taxation and capping policies as described herein. (FIN003-15) (File: F00)

**Attachments:** [FIN003-150413.pdf](#)

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 301099 ONTARIO INC. (PREVIN COURT HOMES) - 180 & 190 FERNDALE DRIVE NORTH (WARD 5)**

1. That the Official Plan Amendment application submitted by Templeton Planning Limited, on behalf of 301099 Ontario Inc. (Previn Court Homes), for lands known municipally as 180 and 190 Ferndale Drive North (Ward 5) be approved as follows:
  - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential Area and Environmental Protection Area to Open Space Area;
  - b) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential Area and Environmental Protection Area to General Commercial Area;
  - c) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Open Space Area to Residential Area; and
  - d) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate the subject lands from Low Density Residential, Medium Density Residential and Environmental Protection to Residential Low Density, Residential Medium Density, General Commercial and Park.
  
2. That notwithstanding the provisions of the Edgehill Drive Secondary Plan for the lands known municipally as 180 and 190 Ferndale Drive North, the text of the Official Plan be amended as follows:
  - a) Section 1.2.1 is amended by replacing the population figure in the first sentence with "approximately 4,330";
  - b) Section 2.1.2 is deleted and replaced with the following: "The residential density for the Edgehill Drive Planning Area will be approximately 50 persons per gross residential hectare, yielding a residential community of approximately 4,330 persons";
  - c) Section 2.2.2 is deleted and replaced with the following: "Approximately 1,512 dwelling units are built or planned to be built within the secondary plan area. The approximate housing mix shall be 77% low density residential and 23% medium density residential"; and
  - d) Section 2.6.4 is amended by deleting the following wording from the end of the section: "A buffer of approximately 25 metres shall be provided between the residential uses proposed on the lands owned by 301009 Ontario Ltd. and the industrial lands to the south. The existing trees shall be retained, if it is possible to do so. Alternatively, screening will be permitted to the satisfaction of the City of Barrie. Storm water management facilities will be permitted within the buffer area".

3. That the Zoning By-law Amendment application submitted by Templeton Planning Limited, on behalf of 301099 Ontario Inc. (Previn Court Homes), to rezone the lands known municipally as 180 and 190 Ferndale Drive North (Ward 5) from Residential Single Detached Dwelling Second Density R2, Residential Single Detached Dwelling Third Density Wide Shallow Special R3-WS(SP-290), Residential Single Detached Dwelling Fourth Density Wide Shallow Special R4-WS(SP-291), Residential Single Detached Dwelling Fourth Density Wide Shallow Special Hold R4-WS(SP-291)(H-65), Multiple Residential Dwelling Second Density Townhouse Wide Shallow Special RM2-TH WS(SP-292), Multiple Residential Dwelling Second Density Special RM2(SP-293), Open Space (OS) and Environmental Protection (EP) to Residential Single Detached Dwelling Second Density Hold R2(H), Residential Single Detached Dwelling Fourth Density R4, Residential Single Detached Dwelling Fourth Density Hold R4(H), Multiple Residential Dwelling Second Density Special RM2(SP), Multiple Residential Dwelling Second Density Townhouse Wide Shallow Special RM2TH-WS(SP), Open Space (OS), Open Space Stormwater Management OS(SWM) and Convenience Commercial Special C5 (SP) be approved.
4. That By-law 2003-061 be repealed and the subject application for an amendment to the Zoning By-law 2009-141 be approved.
5. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:

- a) Permit the following standards for the RM2-TH(WS)(SP):

<i>Lot Area (min.)</i>	200m <sup>2</sup>
<i>Lot Frontage (min.)</i>	8m
<i>Lot Depth (min.)</i>	25m
<i>Front Yard (min.)</i>	4.5m(1)(2)
<i>Interior Side yard (min.)</i>	1.2m(3)
<i>Exterior Side yard (min.)</i>	3m(1)(2)
<i>Rear yard (min.)</i>	7m
<i>Height of Main Building (min.)</i>	10m
<i>Lot coverage</i>	No max.
<i>Gross floor area</i>	No max.

Notes:

- (1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and in any event no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.
- (2) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows.
- (3) The interior *side yard* minimum shall only apply to end units.

- b) That lands zoned RM2(SP), shall only permit stacked townhouses and walkup apartments with a minimum density of 53 units per hectare and a maximum density of 60 units per hectare (112 units); and
  - c) That lands zoned C5(SP) shall also permit a grocery store.
6. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 180 Ferndale Drive North, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) That the lands zoned Residential Single Detached Second Density Hold R2(H) have merged on title with the abutting lands to the north known municipally as 194 Ferndale Drive prior to or at the time of registration of the Plan of Subdivision; and
  - b) That the lands zoned Residential Single Detached Fourth Density Hold R4(H) have merged on title with the abutting lands to the north and have been subdivided by way of a Plan of Subdivision or Consent application.
7. That pursuant to Section 17(22) and 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.
8. That the Ontario Municipal Board be so notified of Council's decision. (PLN009-15) (File: D09-OPA015 and D14-1528)

**Attachments:** [PLN009-150413.pdf](#)

**SALE OF 36 MULCASTER STREET - AMENDMENTS TO THE TERMS OF AGREEMENT AND CONSULTATION PERIOD (WARD 2)**

1. That the Option to Purchase Agreement between The Corporation of the City of Barrie ("City") and PACC Mulcaster Corporation ("PACC") for the purchase of 36 Mulcaster Street be amended to reflect the following changes:
- a) That the completion date be extended from 60 days after the exercising of the Option to Purchase to no later than 30 days after the removal of all conditions;
  - b) That the date in which the City's conditions must be satisfied be extended from on or before the completion date to May 31, 2015;
  - c) That the City continue to operate the existing municipal parking lot after the sale to the PACC and until such time as a building permit is issued for the proposed development; and
  - d) That all parking related infrastructure be excluded from the sale of 36 Mulcaster Street.

2. That the City Clerk be authorized to execute any documents requisite to amend the Option to Purchase Agreement in a form approved by the Director of Legal Services.
3. That consultation with Heritage Barrie regarding a development concept that retains the historic and architectural significance of the Armouries building and site occur through site plan approval, after closing of the sale of the property. (PLN010-15) (File: D18-36MUL)

Attachments: [PLN010-150413.pdf](#)

## 7. REPORTS OF OFFICERS

Nil.

## 8. ITEMS FOR DISCUSSION

### 8.1 INVESTIGATION - SCHOOL CROSSING GUARD PROGRAM

That staff investigate the feasibility of implementing a School Crossing Guard Program in the City of Barrie and report back to General Committee before September 2015 with information regarding the following:

- a) Comparable municipalities' experiences and costs associated with the provision of school crossing guard programs;
- b) Alternatives for the delivery of a school crossing guard program including the financial implications and risk for the City of Barrie;
- c) The feasibility of a volunteer based school crossing guard program; and
- d) Opportunities for the School Boards to contribute to the delivery of a school crossing guard program. (Item for Discussion 8.1, April 13, 2015) (File: T00)

Sponsor: Councillor M. McCann

### 8.2 INVESTIGATION - INSTALLATION OF STREET LIGHTING ON HURONIA ROAD

That staff in the Roads, Parks and Fleet Department investigate the feasibility and costs associated with installing High Pressure Sodium (HPS) Street Lights (approximately 6 units) along the existing utility poles on the east side of Huronia Road between Saunders and approximately 745 Huronia Road and report back to General Committee. (Item for Discussion 8.2, April 13, 2015) (File: T00)

Sponsor: Councillor A. Khan

**8.3 INVESTIGATION - EXTENDING ROAD DIET ON HURST DRIVE**

That staff in the Roads, Parks and Fleet Department in consultation with the Engineering Department investigate the feasibility, design options and costs associated with extending the Hurst Drive road diet west on Hurst Drive to Tollendal Mill Road, provide recommendation regarding the conversion of the right lane into a turning lane / bike lane only, with only the Left Lane for through traffic, as appropriate and report back to General Committee. (Item for Discussion 8.3, April 13, 2015) (File: T00)

Sponsor: Councillor A. Khan

**8.4 DEFERRAL OF ROAD DIET IMPLEMENTATION - MADELAINE DRIVE AND DEAN AVENUE**

That the implementation of the road diets on Madelaine Drive between Yonge Street and Mapleview Drive and Dean Avenue between Big Bay Point Road and Madelaine Drive, be deferred until the completion of the Mapleview Drive reconstruction project. (Item for Discussion 8.4, April 13, 2015) (File: T00)

Sponsor: 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 Chambers 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.**