



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Minutes - Final General Committee

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Monday, April 15, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT For consideration by Barrie City Council on April 29, 2019.

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

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, D. Shipley  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

#### **STUDENT MAYOR(S):**

N. Sidorkin Mishan, Hillcrest Public School  
A. Zamani, Holly Meadows Elementary School.

#### **STAFF:**

Acting General Manager of Infrastructure and Growth Development, A. Bourrie  
Chief Administrative Officer, M. Prowse  
Committee Support Clerk, T. McArthur  
Deputy City Clerk, J. Carswell  
Director of Business Development, S. Schlichter  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, B. Araniyasundaran  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, B. Forsyth

Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
Fire Chief, C. Mainprize  
General Manager of Community and Corporate Services, D. McAlpine  
Manager of Growth and Development, M. Banfield  
Planner, A. Gameiro  
Planner, C. Kitsemetry  
Planner, E. Terry  
Manager of Technical Services, R. Trask  
Manager of Water Operations, C. Marchant  
Service Desk Specialist, T. Versteeg  
Theatre Technician, M. Dawson  
Theatre Technician, B. Elliot.

The General Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

## **SECTION "A"**

### **19-G-090**

#### **ACQUISITION OF PROPERTY FOR THE CURRIE EAST STORMWATER MANAGEMENT IMPROVEMENTS (WARD 2)**

1. That staff complete the property acquisitions necessary for the expansion of the Currie East Storm Water Management Facility identified as Parts 1, 2 and 3 on Reference Plan 51R-41941, being part of 364 St. Vincent Street, Barrie as represented in Appendix "A" (the "Subject Properties") to Staff Report ENG004-19.
2. That the Director of Legal Services be authorized to commence negotiations and/or expropriation proceedings to acquire fee simple interests in the Subject Properties in accordance with the Sophia Creek Watershed and Mulcaster Drainage Area Municipal Class Environmental Assessment Phases 1 and 2.
3. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the subject properties and that the City Clerk be authorized to execute the necessary forms of application.
4. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and that the Chief Inquiry Officer be requested to report to Council with respect to any such request.

5. That the Director of Legal Services have delegated authority to settle the expropriations or any negotiated agreements relating to the subject properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG004-19)(File: E02-KID)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-091****DUNLOP STREET WEST ROW REPLACEMENT - ECCLES TO TORONTO (WARD 2)**

That the approved budget for project EN1071 (Dunlop Street West ROW Replacement - Eccles to Toronto) be increased by \$2,800,000 for a total of \$12,925,600 with amendments to the project funding plan consisting of a \$3,467,473 increase to be funded from the Federal Gas Tax and a \$667,473 decrease to be funded from the Tax Capital Reserve. (ENG005-19) (File: T04-DUN)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-092****OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS (MASON HOMES LIMITED) - 410 YONGE STREET AND 343 LITTLE AVENUE (WARD 8)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Mason Homes Limited to change the designation of the lands known municipally as 410 Yonge Street and 343 Little Avenue from General Commercial to Residential be approved.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Mason Homes Limited to rezone the lands known municipally as 410 Yonge Street and 343 Little Avenue (Ward 8) from General Commercial (C4) to Residential Multiple Second Density with Special Provisions (RM2) (SP-XXX), Open Space (OS) and a Hold (H-XXX) provision, be approved.
3. That land will be dedicated to the City of Barrie in accordance with Official Plan Section 6.4 Parkland Dedication Requirements. The location, size, and configuration of the public open space/park block is required to be finalized to the satisfaction of City staff prior to the lifting of the Hold (H-XXX) provision to ensure accurate representation of the block as Open Space (OS) in site specific Zoning By-law RM2 (SP-XXX)(H-XXX).
4. That the By-law to remove the Hold (H-XXX) provision, and identify an Open Space (OS) block on the Zoning Map Schedule, be brought forward to Council for approval once the location, size, and configuration of the public open space/park block has been finalized to the satisfaction of City staff.

5. That the following Special Provisions for (RM2)(SP-XXX)(H-XXX) be referenced in the site specific Zoning By-law for the subject lands:
- a) Notwithstanding the standard definition of frontage, Yonge Street will be considered the frontage for the purpose of implementing zoning for the blocks of land known municipally as 410 Yonge Street and 343 Little Avenue;
  - b) Notwithstanding the provisions set out in Section 4.6.1 Table 4.6 of By-law 2009-141, a minimum of 1 parking space per unit shall be permitted whereas 1.5 spaces per unit are required;
  - c) Notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a density of 50 - 120 units per hectare shall be permitted whereas the standard townhouse built form permits 40 - 53 units per hectare;
  - d) Notwithstanding the provisions set out in Section 5.2.5.2 b) of By-law 2009-141, 12 square metres of unconsolidated amenity space shall be permitted whereas consolidated amenity space is the required standard;
  - e) Notwithstanding the provisions set out in Section 5.3.1 Table 5.2 of By-law 2009-141, back-to-back townhouse units are a permitted use;
  - f) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 4 metres shall be permitted whereas 7 metres is required;
  - g) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 1.5 metres shall be permitted whereas 7 metres is required;
  - h) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 1.5 metres adjacent a street shall be permitted whereas 3 metres is required;
  - i) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a setback of 1.5 metres abutting an Open Space block shall be permitted;
  - j) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum Landscape Open Space of 25% shall be permitted whereas 35% is required;
  - k) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Lot Coverage shall not be applied whereas 35% is permitted;

- l) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) shall not be applied whereas 60% is permitted;
  - m) Notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum building height of 17 metres shall be permitted whereas a maximum of 10 metres is permitted; and
  - n) Notwithstanding the provisions set out in Section 5.3.3.2 d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be permitted whereas 7 metres is required.
6. That the written and oral submission 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 as amended, as further detailed in Staff Report PLN005-2019.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (PLN005-19) (File: D09-OPA068, D14-1655)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-093**

**TEMPORARY USE ZONING BY-LAW FOR 164 INNISFIL STREET  
(1911940 ONTARIO INC. - LIQUIDATION NATION) (WARD 2)**

- 1. That the Temporary Use Zoning By-law application, submitted by MHBC Planning on behalf of 1911940 Ontario Inc. for lands municipally known as 164 Innisfil Street, to permit a retail store on the subject lands be approved for one (1) year and six (6) months from the date of passing the Temporary Use Zoning By-law.
- 2. That the written and oral submissions received as part of the Public Meeting held on February 25, 2019, relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application for the Temporary Use By-law, including parking and traffic concerns.
- 3. That in accordance with Section 34(17) of the *Planning Act*, no further public notification is required. (PLN013-19) (File: D14-1657)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-094****BARRIE TRANSIT FARE STRATEGY 2019 - 2031**

1. That the Barrie Transit Fare Strategy attached as Appendix “A” to Staff Report TPS002-19 be adopted in principle and used as the guiding document over the next twelve (12) years.
2. That the fare increases identified within the Barrie Transit Fare Strategy be approved through the annual Business Plan and Fees By-law.
3. That Fees By-law 2019-023 be amended by deleting Schedule ‘O’, Transit Department and replacing it with the Schedule ‘O’ attached as Appendix “B” to Staff Report TPS002-19, effective November 1, 2019.
4. That during the month of June, 2019 free transit services be provided to seniors in recognition of “Seniors’ Month”.
5. That the Barrie Transit transfer validity time be extended from 60 minutes to 75 minutes effective November 1, 2019. (TPS002-19) (File: T00)

This matter was recommended (Section “A”) to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-095****COMPOSITION OF THE COMMUNITY SAFETY AND WELL-BEING COMMITTEE**

That the composition of the Community Safety and Well-Being Committee be amended by adding the following members:

- Councillor, Natalie Harris;
- A representative from the Simcoe Muskoka District Health Unit; and
- A representative from the Simcoe Muskoka Opioid Strategy. (Item for Discussion 8.1, April 15, 2019)

This matter was recommended (Section “A”) to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-096****BARRIE TO BECOME A BEE CITY**

WHEREAS the goal of Bee City Canada designation is to promote healthy, sustainable habitats and communities for pollinators;

AND WHEREAS bees and other pollinators around the globe have experienced dramatic declines due to land fragmentation, habitat loss, use of pesticides, industrialized agriculture, climate change and the spread of pests and diseases, with serious implications for the future health of flora and fauna;

AND WHEREAS communities and their residents have the opportunity to support bees and other pollinators on both public and private land;

AND WHEREAS supporting pollinators fosters environmental awareness and sustainability, and increases interactions and engagement among community stewards.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the City of Barrie, by becoming a Bee City, highlight initiatives already in place and further engage local communities in an environment of creativity and innovation which will promote a healthier life for our community.
2. That staff be authorized to submit the Bee City Canada Application to designate the City of Barrie as a Bee City.
3. That the City of Barrie accepts the designation and commits to the standards of the Bee City Canada Program. (Item for Discussion 8.2, April 15, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-097**      **PARKING ESSA ROAD/BURTON AVENUE**

That staff in the Transit and Parking Strategy and Roads, Parks and Fleet Departments investigate the feasibility of removing the existing on-street paid parking along Essa Road between Burton Avenue and Gowan Street and report back to General Committee. (Item for Discussion 8.3, April 15, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-098**      **IMPLEMENTING NO PARKING/STOPPING RESTRICTIONS ON LETITIA STREET BEHIND PORTAGE VIEW PUBLIC SCHOOL**

That staff in Roads, Parks and Fleet Department investigate implementing no parking/stopping restrictions on both sides of Letitia Street behind Portage View Public School and report back to General Committee. (Item for Discussion 8.4, April 15, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

**19-G-099****ALL-WAY STOP - THE QUEENSWAY AND EMPIRE DRIVE**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of The Queensway and Empire Drive and report back to General Committee. (Item for Discussion 8.6, April 15, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

The General Committee met for the purpose of three Public Meetings at 7:10 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

The General Committee met and reports as follows:

**SECTION "B"****19-G-100****APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF MICHLER HOLDINGS INC. - 440 VETERAN'S DRIVE AND 104 WHITE CRESCENT (WARD 7) (FILE: D14-1664)**

Mr. Greg Barker of Innovative Planning Solutions advised that the purpose of the public meeting was to discuss an application for an amendment to the Zoning By-law for lands known municipally as 440 Veteran's Drive and 104 White Crescent.

Mr. Barker discussed slides concerning the following topics:

- A map illustrating the application context including the subject property and surrounding area uses;
- The existing land use designations and zoning of the subject property and surrounding area;
- The proposed concept plan and elevations for the subject property;
- The proposed Zoning By-law amendments;
- The accompanying studies provided in support of the application;
- A summary of the public comments from the Neighbourhood Meeting; and
- A summary of the application.



Mr. Andrew Gameiro, Planner, Planning and Building Services advised of the status of the application and he advised that staff are currently completing the technical review process. He reviewed several concerns that were raised by the residents in attendance of the Neighbourhood Meeting held on March 12, 2019. Mr. Gameiro discussed primary planning and land use matters being considered regarding the application. He noted the anticipated timelines of the staff report regarding this application.

**VERBAL COMMENTS:**

1. **Mr. Mario Titus, 2 Toronto Street** questioned whether there was a sample unit or a sales office that could be visited to get a better understanding of the construction of the units.

Mr. Barker responded to Mr. Titus' question.

2. **Mr. Robb Meier, 110 Napier Street** questioned the justification for 2.3 parking spaces per unit and whether any parking spaces will be barrier free. Mr. Meier inquired whether any of the units will be barrier free or contain affordable units. He questioned the rationale for the proposed density for the site and if the applicant would advocate for cycling infrastructure for the Essa Road overpass project.

Mr. Baker responded to Mr. Meier's questions.

3. **Mr. Paul Stephens, 40 Touchette Drive** expressed his concerns about the common element fees that would be applied to the proposed units, and in addition to property taxes. Mr. Stephens also discussed his concern with the development being rental units.

Members of General Committee asked several questions of the applicant's representative and City staff and received responses.

**WRITTEN CORRESPONDENCE:**

1. Correspondence from Paul Stephens and Joanna Ross.
2. Correspondence from Eric Ellis dated March 25, 2019.
3. Correspondence from Shane and Sharon Meyers dated March 15, 2019.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 4/29/19.

**19-G-101****APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF PIVAG - 45 AND 51 PENETANG STREET (WARD 2) (FILE: D14-1660)**

Mr. Darren Vella of Innovative Planning Solutions advised that the purpose of the public meeting was to discuss applications for an Official Plan amendment and a Zoning By-law amendment for lands known municipally as 45 and 51 Penetang Street.

Mr. Vella discussed slides concerning the following topics:

- A photograph of the subject properties including the location, size and current use;
- An aerial map illustrating the subject site and surrounding land uses;
- A map illustrating the property locations and the surrounding neighbourhood amenities;
- The current Official Plan land use designation and zoning of the subject lands and surrounding areas;
- A map illustrating the Urban Growth Direction located near the subject lands;
- The details associated to the proposed development and site plan;
- Photos of the existing built form in the area;
- Conceptual renderings of the proposed development;
- The proposed built form and urban design associated with the proposed development;
- The proposed Official Plan amendment and Zoning By-law amendment for the subject lands;
- A chart illustrating the required provisions and the requested special provisions to Zoning By-law 2009-141;
- The accompanying studies provided in support of the application; and
- A summary of the application.

Mr. Edward Terry, Planner, Planning and Building Services provided an update on the status of the application. Mr. Terry reviewed the public comments received at the February 21, 2019 Neighbourhood Meeting and the primary planning and land use items being considered. Mr. Terry discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Mr. Robb Meier, 110 Napier Street** advised that the building should be taller.
2. **Mr. Kevin Heacock, 88 Codrington Street** expressed his concern with the height of the proposed building and that the proposed building should be compared to an eight-storey building that is located on Peel Street due to the land elevation. Mr. Heacock questioned whether a

three-storey building was considered for the site and if the developer has looked into acquiring additional property so that the development would comply with the existing zoning provisions.

Mr. Vella responded to Mr. Heacock's questions.

3. **YiRong Wang, 59 Penetang Street** expressed his concerns with the proposed parking provisions and the potential impact of additional parking on Penetang Street.

Mr. Vella responded to Mr. Wang's question.

4. **Ms. Jen Morin, 123 Mulcaster Street** expressed her concerns about the parking on Penetang Street. She advised that she believes adding a mix of commercial and residential properties to the area could provide opportunities for small businesses. Ms. Morin noted her concern that the shadow study was only completed during one season of the year.

5. **Mr. Doug Williams, 54 Penetang Street** questioned why there are only one and two bedroom units and not any three bedroom units included in the proposed development.

Mr. Vella responded to Mr. Williams's question.

6. **Ms. Kate Schramm, 88 Codrington Street** asked what features will be in place to protect the privacy of the existing properties on the south of the development.

Mr. Vella responded to Ms. Schramm's question.

Members of General Committee asked several questions of the applicant's representative and received responses.

#### **WRITTEN CORRESPONDENCE:**

1. Correspondence from Yi Rong Wang.
2. Correspondence from Kathryn Schramm and Kevin Heacock dated April 9, 2019.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 4/29/19.

#### **19-G-102**

#### **APPLICATION FOR AN OFFICIAL PLAN AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF FERNBROOK HOMES (PARKSIDE) LTD. - 70 PIONEER TRAIL (WARD 10) (FILE: D09-OPA059, D14-1613)**

Ms. Brandi Clement of Jones Consulting Group advised that the purpose of the Public Meeting was to discuss application for an Official Plan Amendment and a Zoning By-law Amendment for the land known municipally as 70 Pioneer Trail.

Ms. Clement discussed slides concerning the following topics:

- A map illustrating the location of the subject land and surrounding areas;
- Conceptual renderings of the proposed development concept, the proposed development and surrounding areas and the built form of the development;
- The accompanying studies in support of the application;
- A summary of the Environmental Impact Study for the subject land;
- A summary of the Traffic Impact Study for the subject land;
- The Provincial Policies in support of the application;
- Maps illustrating the proposed Official Plan and Zoning By-law amendments for the application.

Ms. Celeste Kitsemetry, Planner, Planning and Building Department provided an update on the status of the application. Ms. Kitsemetry reviewed the public comments and concerns from the Neighbourhood Meetings held on November 3, 2016 and March 6, 2019 held in relation to the application. Ms. Kitsemetry discussed the planning and land use matters currently under review and the anticipated timelines of the staff report regarding this application.

#### **VERBAL COMMENTS:**

1. **Dr. Richard Goudie, 56 Pioneer Trail** advised that he moved to Barrie in 2001 and plans to continue living their professional lives within City. He noted that he purchased property on Pioneer Trail at which time was only a dirt-gravel road with access mainly by foot. He expressed his concern with the proposed development, noting it will dramatically change the area as currently it is a quiet place at the end of a cul-de-sac.

Dr. Goudie advised that he had been tasked with reading a letter from a long time resident of Pioneer Trail, Ms. Joan Sohn, who unfortunately was unable to attend the Public Meeting. He noted the tremendous research and facts provided in her letter.

Dr. Goudie highlighted on the following points from Ms. Sohn letter that are not in support of the proposed development:

- Not in keeping with Provincial and City of Barrie density guidelines;
- Destruction of the character of the existing neighbourhood;
- Decreased safety for families and kids;
- Inadequate parking and vehicle access;
- Community segregation because of the gates; and
- Environmental destruction.

Dr. Goudie commented on the Ontario Municipal Board Decision allowing a zoning of Low-Density Residential, 19 single homes at 70

Pioneer Trail, and noting that in his opinion, is the maximum that this existing neighbourhood can tolerate. Dr. Goudie urged members of Council to consider Ms. Sohn letter and to deny the Fernbrook Homes' application to increase the current zoning to Mid-Density.

2. **Mr. Jason Colbert, 47 Princess Margaret Gate** advised that he agreed with the points in the letter submitted by Ms. Joan Sohn and highlighted by Dr. Goudie.
3. **Mr. Jeff Flanagan, 52 Pioneer Trail** expressed his opposition to the proposed development. He advised that he felt the Royal Parkside neighbourhood and Pioneer Trail are unique and that the proposed development of 43 townhouse units does not fit with the existing area. He asked the members of General Committee to personally visit the neighbourhood to better understand the atmosphere of the area and not rely on the maps and plans. Mr. Flanagan described the distance and elevation change to the nearest bus stop, and he noted that it will take about 18 minutes to walk from the proposed development site to the bus stop with approximately a ten-storey elevation change. Mr. Flanagan noted that he felt the proposed development is not realistic for the community to utilize the public transit and will result in an increase in traffic volumes through the Royal Parkside neighbourhood.
4. **Ms. Laura Schwartz, 26 Pioneer Trail** expressed her concerns for the emergency services to access the proposed development and the impact of adding 43 residential units at the end of the Royal Parkside neighbourhood road network. Ms. Schwartz expressed her concerns with the surrounding wooded area in close proximity to the Royal Park and Pioneer Trail neighbourhoods and the narrow roadways. She commented that if a fire was to break out in the wooded area, emergency crews would not have the ability to reach the neighbourhoods in time with the addition of the proposed development. Ms. Schwartz questioned whether the proposed buildings will require sprinklers and how the emergency services will be able to access the proposed development with only one way in/out.

Fire Chief, C. Mainprize responded to the questions.

5. **Mr. Van Smith, 16 Camelot Square** commented on how he was attracted to the green space and trails when moving to the area and his surprise of the about the proposed development for the area. Mr. Smith expressed his concerns about fire safety, increased traffic volumes, the future control over maintaining the site, the increased density and the possibility of each unit being able to build a second suite, turn a single unit into two. Mr. Smith advised that his opinion is from a property managerial side and that he encourages General Committee to not approve the proposal of the development.
6. **Mr. Derek MacPherson, 29 Loyalist Court** advised that while he doesn't live on Pioneer Trail, he does live within the neighbourhood and

does have a concern about the fire code and fire safety in area. He commented that it is his understanding that there could be relief lines installed and he noted that at the end of Loyalist Court is a perfect place for it. Mr. MacPherson commented that the neighbourhood is family friendly, and that they use the walking trails down to Pioneer Trail to Wilkins Beach. He expressed his concerns that the proposed development will have on the neighbourhood including the impact on the use of the trails, the increase of traffic volumes. Mr. MacPherson questioned the marketing on the proposed development to seniors and noting that seniors would never purchase a three-storey condominium.

7. **Mr. Mike Myer, 23 Imperial Crown Lane** advised that he is has been a resident to Barrie for 13 years. He expressed his concerns with the traffic impact on the area and advised that he believes there should be permanent speed bumps, no construction traffic on the school bus route, Imperial Crown Lane and near the park and a 40 km/hr speed limit for the area. Mr. Meyer shared that there was a bomb scare several years ago on Royal Parkside Drive which blocked all access to the subdivision and Pioneer Trail and he does not believe that adding 43 additional units at the end of Pioneer Trail would be a good idea. He advised that he believes there should be a secondary access to the proposed development or to Pioneer Trail from Strathallan Woods Place in the Town of Innisfil to the east.
8. **Mr. Monte Vieselmeyer, 30 Princess Margaret Gate** commented on his concerns with the current high traffic volumes in the area and the impact on the future traffic volumes if this proposal is approved. Mr. Vieselmeyer noted that he believes the area needs traffic calming measures, and he suggested more speed bumps as drivers are accelerating too quickly when turning from Camelot Square onto Princess Margaret Gate. Mr. Vieselmeyer expressed his concern with the impacts on safety from the construction traffic during the construction period of the development.
9. **Ms. Angela Fleming, 43 Princess Margaret Gate** advised that she understands there will be a development at 70 Pioneer Trail, but noted that the proposed increase in number of units is too much. Ms. Fleming provided a suggestion for the developer to work with the residents to address the safety issues and concerns for the proposed development. She expressed her concern with the additional vehicles that will be using Princess Margaret Gate to access the proposed development and suggested additional installation of stop signs.
10. **Mr. Christian Romeroll Montemayor, 21 Imperial Crown Lane** expressed his concerns about the proposed development affecting the quality of life that residents in the neighbourhood currently experience. Mr. Montemayor shared his opinion on how successful cities grow in a balanced, well-structured manner while ensuring quality of life is maintained. He advised that he does not believe the proposed development will be attractive to seniors and in his opinion will not

maintain a quality of life for the neighbourhood.

11. **Mr. Dave Brewer, 33 Loyalist Court** advised that he does not believe a three-storey townhome complex makes sense for seniors or that the proposed development is in keeping with the existing homes in the area. Mr. Brewer noted that he has lived in the area for forty-five years and commented on his knowledge of the first development proposal for this property that was not approved based on the past challenges related to development of this property.
12. **Miss. Bella Protopapas, 32 Princess Margaret Gate and Miss. Tremain, 53 Camelot Square** advised that they believe the proposed development will also have an effect on the kids that live in the area due to increased traffic volumes and the safety issues that will affect their ability to play and get home safely.
13. **Ms. Brook Tremain, 53 Camelot Square** commented on several reasons why her family decided to locate on Camelot Square, including the nearby trails, other single family dwellings, a dead end road and a quiet neighbourhood. Ms. Tremain expressed her concerns with additional traffic that will have to travel on Camelot Square and the dramatic affects the quality of life for the residents in this area.
14. **Mr. Dave Brewer, 33 Loyalist Court** expressed his concern with the complications of a park being developed in the Royal Parkside subdivision and he noted that he believed the previous issues with a bond had an impact.
15. **Mr. Jason Colbert, 47 Princess Margaret Gate** advised that his property is located at the north end of Princess Margaret Gate before Camelot Square, and commented on how he believes the area will be greatly impacted by the increase in traffic if the proposed development is approved, noting the traffic flows by his property. Mr. Colbert inquired about the Traffic Impact Study and whether pedestrian traffic was accounted for in the study.

Mr. John Northcote, Traffic Study Consultant for the applicant provided a response to the inquiry.

16. **Mr. John Warnica, 68 Pioneer Trail** advised that he was born in the area and his family has owned land in the area for many years. Mr. Warnica discussed his knowledge of the surrounding environmental protection land, noting that it is owned by the City and that it is his understanding that environmental studies in the area indicate a flora and fauna that could be damaged by the pedestrian traffic through the area. He commented on his knowledge of the waterfront area to the west of the development and waterfront area. Mr. Warnica expressed his concern about the sandy conditions to the west, and noting that there could be significant pedestrian traffic through the environmental protection area to get to the sandy beach as opposed to the rocky area

by the proposed access point dedicated to this development. Mr. Warnica advised that he believes the environmental protection areas should be fenced along the subject property to ensure proper controlled access to the environmental protection lands. He noted the fencing installed along the rear yards of houses located on Camelot Square as an example.

17. **Mr. Dan Fleming, 43 Princess Margaret Gate** advised of his opposition to the proposed development and his concern that if the development is approved, it could lead to further intensification on Pioneer Trail as existing owners sell due to the increased traffic and density in the area. Mr. Fleming asked about the traffic studies and if there is a maximum amount of traffic permitted and how it is determined for how much traffic a road can support.
18. **Mr. David Ding, 46 Pioneer Trail** expressed his concerns with how residents from the proposed development will access the water and the possible parking impacts on Pioneer Trail due to the proposed development.
19. **Mr. Robb Meier, 110 Napier Street** asked the additional cost for the design choice that includes individual elevators versus a taller but more compact built form, does the proposed development represent a transit supported density, will any of the proposed units go beyond the requirements of the Accessibility for Ontarians with Disabilities Act (AODA) for barrier free access and has there has been any consideration given to senior isolation by designing common areas within any of the proposed buildings.
20. **Ms. Sharon Flanagan, 52 Pioneer Trail** expressed her concerns about the impact the proposed development will have on the environment and noting that she has seen foxes, wild turkeys and other wildlife in the area.
21. **Mr. Dave Brewer, 33 Loyalist Court** advised that he does not believe the proposed development of forty-three townhouse units is in keeping with the neighbourhood.

Members of General Committee asked several questions of the applicant's representative and City staff and received responses.

**WRITTEN CORRESPONDENCE:**

1. Correspondence from Joan Sohn.
2. Correspondence from Jay Feldman, President, Strathallan Beach Association dated April 14, 2019.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 4/29/19.



General Committee recessed from 9:35 p.m. to 9:45 p.m.

The General Committee met and recommends adoption of the following recommendation(s):

### **SECTION "C"**

#### **19-G-103**

#### **SANDBOX ENTREPRENEURSHIP CENTRE UPDATE**

1. That the key performance indicators defined in Section 18 of Staff Report CE003-19 for Invest Barrie staff to report annually to Council on the benefits and impact of the City of Barrie's investment in the Sandbox Entrepreneurship Centre Project, and which cumulatively would be the basis for the three year assessment report to Council on the benefits of the project, be approved.
2. That the Director of Corporate Facilities, in consultation with the Director of Legal Services, be authorized to enter a lease agreement to extend and formalize the temporary re-location of the transit terminal lunchroom facilities at 39 Dunlop Street West, pending completion of a new transit hub. (CE003-19) (FILE: R05-SAN)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

### **SECTION "D"**

#### **19-G-104**

#### **2018 BUDGET AND BUSINESS PLAN YEAR-END REPORT**

1. That the 2018 Budget and Business Plan Year-End Report be received.
2. That the net 2018 year-end Tax Rate supported surplus of \$2,097,642 after the following adjustments, be allocated 70% to the Tax Capital Reserve (13-04-0440) and 30% to the Tax Rate Stabilization Reserve (13-04-0461) in accordance with the City's Financial Policies:
  - a) \$1,236,388 be transferred to the Tax Rate Stabilization Reserve (13-04-0461) and carried forward to 2019 to fund items that were committed in 2018 by purchase order or contract, but remained incomplete or undelivered at December 31, 2018;
  - b) \$1,362,403 be transferred to the County of Simcoe Capital Reserve (13-04-0446);

- c) \$400,000 be transferred to the WSIB Reserve (13-04-0404); and
  - d) \$163,560 in discretionary development charge discounts and exemptions granted during the year be funded from the DC Discounts and Exemptions Reserve (11-05-0583).
- 3. That the net 2018 year-end Wastewater rate supported deficit of \$82,729 after the following adjustments, be funded from the Wastewater Rate Stabilization Reserve (12-05-0577) in accordance with the City's Financial Policies:
  - a) \$355,987 be transferred to the Wastewater Rate Stabilization Reserve (12-05-0577) and carried forward to 2019 to fund items that were committed in 2018 by purchase order or contract, but remained incomplete or undelivered at December 31, 2018.
- 4. That the net 2018 year-end Water rate supported surplus of \$1,205,745 be allocated 70% to the Water Capital Reserve (12-05-0580) and 30% to the Water Rate Stabilization Reserve (12-05-0582) in accordance with the City's Financial Policies.
- 5. That staff be authorized to proceed with existing projects with an expanded scope as identified in Appendix "H" to Staff Report EMT002-19 - Capital Projects Requiring Additional Funding and that funding in the amount of \$1,584,759 be committed in the Tax Capital Reserve (13-04-0440).
- 6. That the additional Federal Gas Tax Funding to be received in 2019 in the amount of \$8.6 million be allocated to the projects as shown in Appendix "I" to Staff Report EMT002-19 with the following amendments:
  - a) The scope of Project # EN1289 - Road Resurfacing be amended to ensure that the locations selected for resurfacing, align with the locations for bicycle lanes that require signage and paint only, and identified with Figure 34 of the Draft Transportation Master Plan and in consultation with staff, that bicycle lanes are implemented as part of the Road Resurfacing Program;
  - b) Reduce the allocation to Project #EN1140 - Tennis Court Rehabilitation from \$300,000 to \$200,000 for a net \$100,000 reduction;
  - c) Reduce the allocation to the new Waterfront and Wifi Project from \$500,000 to \$400,000 for a net \$100,000 reduction; and

- d) Increase the allocation to the new Traffic Calming and Active Transportation Project from \$100,000 to \$300,000 for all forms of active transportation, prioritizing bicycle lanes that require signage and paint only, in accordance with Figure 34 of the Draft Transportation Master Plan. (EMT002-19) (File: F00)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

## **SECTION "E"**

### **19-G-105 PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SECOND SUITES PERMISSIONS IN THE GEORGIAN NEIGHBOURHOOD STUDY BOUNDARY AREA (WARDS 1, 2 AND 3)**

That a Public Meeting be scheduled to consider amendments to the City's Official Plan and Zoning By-law 2009-141, as amended, that may be appropriate with respect to second suite permissions in the Georgian Neighbourhood Study Boundary Area. (PLN011-19) (File: D00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 4/29/19.

Pursuant to Section 2(18) of Procedural By-law 2013-072, the Committee adopted a procedural motion in order to extend the meeting past 11:00 p.m. to 12:00 midnight.

## **SECTION "F"**

### **19-G-106 REQUEST FOR LIFT OF PROVINCE-WIDE CAP ON CONSUMPTION AND TREATMENT SERVICES (CTS) SITES**

*That correspondence be sent to the Ministry of Health and Long-Term Care requesting that the Province-wide cap of 21 Consumption and Treatment Services (CTS) sites be lifted. (Item for Discussion 8.5, April 15, 2019)*

*Upon the question on the recommendation it was LOST.*

This matter is recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 4/29/19.

**ENQUIRES**

A Member of General Committee addressed an enquiry to City staff and received a response.

**ANNOUNCEMENTS**

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 11:06 p.m.

CHAIRMAN