



# City of Barrie

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

## Final General Committee

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Wednesday, May 10, 2023

7:00 PM

Council Chambers/Virtual Meeting

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on May 17, 2023.**

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

**Present:** 11 - Mayor, A. Nuttall  
Deputy Mayor, R. Thomson  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

### **STAFF:**

Associate Director of Corporate Management, K. Oakley  
Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Deputy City Clerk, T. McArthur  
Director of Corporate Facilities, R. Pews  
Director of Development Services, M. Banfield  
Director of Economic and Creative Development, S. Schlichter  
Director of Information Technology, R. Nolan  
Director of Infrastructure, S. Diemart  
Director of Internal Audit, S. MacGregor  
Director of Legal Services, I. Peters  
Director of Operations, D. Friary  
Director of Recreation and Culture Services, D. Bell  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, D. McAlpine

General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Legislative Coordinator, T. Maynard  
Service Desk Generalist, K. Kovacs  
Senior Manager of Corporate and Finance Investments, C. Gillespie  
Supervisor of Development Charges, M. Villeneuve.

The General Committee reports that the following matter(s) were dealt with on the consent portion of the agenda.

### **SECTION "A"**

Councillor, J. Harris provided an overview of the Affordability Committee meeting held on April 26, 2023.

Councillor, S. Morales provided an overview of the Community Safety Committee meeting held on May 3, 2023.

#### **23-G-107**      **REPORT OF THE AFFORDABILITY COMMITTEE DATED APRIL 26, 2023**

That the Report of the Affordability Committee dated April 26, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/17/2023.

#### **23-G-108**      **REPORT OF THE COMMUNITY SAFETY COMMITTEE DATED MAY 3, 2023**

That the Report of the Community Safety Committee dated May 3, 2023, be received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/17/2023.

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

**SECTION "B"**

**23-G-109      INVESTIGATION - ALL-WAY STOP INNISFIL STREET AND MARSHALL STREET**

That staff in the Development Services Department investigate the feasibility of installing a four-way stop at the corner of Innisfil Street and Marshall Street. (Item 8.2, May 3, 2023)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/17/2023.

**23-G-110      ROTARY CLUB OF BARRIE COVID-19 HEROES AND MEMORIAL GARDEN IN SUNNIDALE PARK (WARD 4)**

1. That the Rotary Club of Barrie ('The Club') be permitted to finance and construct the Rotary Club of Barrie COVID-19 Heroes and Memorial Garden ('The Garden') in Sunnisdale Park as per the drawings in Appendix "B" and the renderings in Appendix "C" of Staff Report DEV020-23.
2. That the Rotary Club of Barrie COVID-19 Heroes and Memorial Garden become the property of the City of Barrie upon completion.
3. That the Mayor and City Clerk be authorized to enter into an Access Agreement with the Rotary Club of Barrie substantially in the form as attached in Appendix "D" of the Staff Report DEV020-23 to the satisfaction of the Director of Legal Services.
4. That regular maintenance be undertaken by the Parks and Forestry Operations Branch.
5. That staff in the Parks and Forestry Operations Branch include \$3,500 in the 2024 operating budget to offset the increased annual expenditures related to the cost of utilities and maintenance for The Garden. (DEV020-23) (File: R04-SU)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/17/2023.

**23-G-111****REPORT BACK ON 2022 BUSKING PROGRAM PILOT AND RECOMMENDATIONS FOR 2023 PILOT**

That staff in the Economic and Creative Development Department build upon the 2022 summer Busking Program Pilot and extend the Program for 2023, whereby artists that are ineligible for the Emerging Artist Program can apply for a Busking Permit to perform at designated “busk stops” in Downtown Barrie in a form to the satisfaction of the Director of Economic and Creative Development and the Director of Legislative and Court Services. (ECD003-23)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/17/2023.

The General Committee met for the purpose of a Public Meeting at 7:06 p.m. Mayor, A. Nuttall advised the public that any concerns regarding the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the proposed 2023 Development Charges By-law and Community Benefits Charges Strategy were advised to sign the appropriate notification forms required by the Legislative and Court Services Department.

Mayor Nuttall confirmed with the Chief Financial Officer that notification was conducted in accordance with the Development Charges Act.

The General Committee met and reports as follows:

**SECTION "C"****23-G-112****PROPOSED 2023 DEVELOPMENT CHARGE BY-LAW AND COMMUNITY BENEFITS CHARGES STRATEGY - THE CITY OF BARRIE (MAY 10, 2023) (FILE: F21)**

Craig Binnings of Hemson Consulting Ltd. provided a presentation on behalf of the City of Barrie Concerning the proposed 2023 Development Charge By-law and Community Benefits Charges Strategy Pursuant to Section 12 of the *Development Charges Act* and Subsection 37(10) of the *Planning Act*.

Mr. Binnings discussed slides concerning the following topics:

- The mandatory requirements to conduct a public meeting;
- The new framework for “Growth-Related” Capital in Ontario;
- The services included in the 2023 Development Charge Background Study;
- The residential development forecast between 2021 to 2041;
- The capital program summary;

- Charts illustrating the following:
  - Calculated and non-calculated residential rates;
  - Calculated residential and non-residential rates;
  - Calculate versus current rates (single-detached)s;
  - Calculated versus current rates phased in over five years;
  - Residential (single and semi-detached) rate comparison; and
  - Non-residential (retail) rate comparison.
- The proposed changes to the DC By-law;
- A chart illustrating the preliminary Bill 23 impact estimates between 2023 to 2027;
- The legislative changes related to the Community Benefit Charges (CBC);
- The use of the Community Benefit Charges fund;
- A summary of Barrie Growth-Related CBC Capital Program;
- The CBC implementation and administration plan;
- The CBC payments permitted in the proposed by-law; and
- The next steps in the process.

#### **Verbal Comments**

1. Robert Howe of Goodmans LLP representing the Salem Landowners Group expressed gratitude to City staff for allowing them to provide input and ask questions about the proposed Development Charge By-law and CBC. He advised that there is a list of outstanding questions attached to his correspondence dated May 4, 2023.

Mr. Howe indicated that the Salem Landowners Group would like to see the correct development charges that comply with legislation.

Mr. Howe discussed concerns related to the proposed increases in the City-wide and area-specific development charges for Salem and Hewitt's area. He felt that those large increases are related to the new methodology adopted by City staff for estimating development charge rates. He commented that this type of increase in development charges would be appropriate for developments that are conceptual in nature and not a lot of design work completed but would not work for all projects across the board.

Mr. Howe requested that the City of Barrie reconsider its approach before finalizing the development charge by-law.

2. Alexander Suriano of Aird and Berlis LLP. representing 440 Developments Inc. (One Urban Developments Inc.) provided comments on the proposed redevelopment project at 440 Essa Road and plans for affordable housing units.

Mr. Suriano advised that he submitted correspondence on behalf of his client, One Urban Developments Inc., addressing concerns with the proposed Development Charges Background Study, the Community Benefit Charge Strategy, and the related By-laws.

Mr. Suriano discussed concerns related to the proposed Community Benefits Charge By-law and the potential impact on rental and affordable housing developments which his client is proposing down the road. He advised if approved in the current form the CBC by-law would result in a significant additional levy on developments that have already been approved by City Council. Mr. Suriano further advised that an approved CBC by-law would also capture developments that had been previously excluded from height and density bonusing policies in the City's Official Plan which would have an impact on his client.

Mr. Suriano advised that developments that are part of the Community Improvement Plan Program which promotes and incentivizes the development of purpose-built rental and housing units in Barrie should be exempt from these levies. He felt that the Community Benefits Charge By-law should include provisions exempting certain classes and scales of development that would have been exempt from height and density bonusing policies in the City's Official Plan.

Mr. Suriano requested that an additional provision be added to the by-law that a Community Benefits Charge should not be payable or shall not be payable for development or redevelopment that has been approved by the City for a grant pursuant to the Community Improvements Plan Program which is consistent with other municipalities.

**Written Comments:**

1. Correspondence from Goodmans LLP dated May 4, 2023.
2. Correspondence from Schaeffers Consulting Engineers dated May 4, 2023.
3. Correspondence from Aird and Berlis LLP dated May 4, 2023.
4. Correspondence from Osler, Hosking and Harcourt LLP dated May 9, 2023.

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

## **SECTION "D"**

### **23-G-113**

#### **SAFETY IN SCHOOL ZONES**

That representatives from the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board be requested to meet with the Community Safety Committee to discuss pedestrian and vehicular safety in alignment with data and reports received by the City in school areas. (Item for Discussion 8.1, May 3, 2023)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 5/17/2023.

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

## **SECTION "E"**

### **23-G-114**

#### **FUNDING REQUEST FOR DUCKWORTH STREET NEW TRANSMISSION WATERMAIN AND ROW EXPANSION (PROJECT EN1166) (WARD 1 AND 2)**

**Councillor, S. Morales declared a potential pecuniary interest concerning the foregoing matter as he lives in close proximity to the location of the project. He did not participate or vote on the matter. He stayed in the Council Chambers**

That the approved budget for project EN1166: Duckworth Street New Transmission Watermain and ROW Expansion (the "Project") for 2024, be increased by \$2,425,000 with the funding sources outlined in the Financial section of Staff Report INF006-23. (INF006-23) (File: T05-DUC)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 5/17/2023.

## **ENQUIRIES**

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.

## **ADJOURNMENT**

The meeting adjourned at 8:08 p.m.

CHAIRMAN