



# City of Barrie

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

## Minutes - Final General Committee

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Monday, October 16, 2017

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

#### For consideration by Barrie City Council on October 23, 2017.

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; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

#### STAFF:

Backflow Prevention Program Coordinator, B. Quan  
Chief Administrative Officer, M. Prowse  
Deputy City Clerk, W. Cooke  
Director of Business Development, S. Schlichter  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, R. Sutton  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Internal Audit, S. MacGregor  
Director of Planning and Building Services, A. Bourrie  
Director of Recreation Services, B. Roth  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, D. McAlpine  
Manager of Legal Services, A. Mills  
Manager of Water Operations, C. Marchant  
Planner, A. Gamerio  
Service Desk Specialist, T. Versteeg

Senior Planner, J. Foster  
Senior Urban Planner, J. Lambie  
Theatre Technician, M. McLeod.

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

**SECTION "A"**

**17-G-237      REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED SEPTEMBER 26, 2017.**

The Report of the Finance and Corporate Services Committee dated September 26, 2017, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2017-10-23.

**17-G-238      REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE  
DATED OCTOBER 2, 2017**

The Report of the Order of the Spirit Catcher Committee dated October 2, 2017, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2017-10-23.

**17-G-239      REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED  
OCTOBER 4, 2017.**

The Report of the Community Services Committee dated October 4, 2017, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2017-10-23.

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

## **SECTION "B"**

### **17-G-240      REQUESTS TO RETROACTIVELY GRANT CHARITABLE ORGANIZATIONS TAX REBATES**

1. That the requests from the following Charitable Organizations to be granted a retroactive charitable tax rebate, be received:
  - a) Kidney Clothes Barrie;
  - b) Seasons Centre for Grieving Children; and
  - c) Barrie Film Festival.
2. That staff in the Finance Department identify the annual exposure associated with providing a one year tax rebate for extenuating circumstances of a Charitable Organization located on commercial and industrial properties and report back to the Finance and Corporate Services Committee.
3. That staff in the Finance Department develop a policy to grant retroactive charitable tax rebates pursuant to Section 361 of the *Municipal Act, 2001* under extenuating circumstances to Charitable Organizations and report back to the Finance and Corporate Services Committee. (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

### **17-G-241      MEMORIAL SQUARE/MERIDIAN PLACE RE-DESIGN PLANS**

That the following recommendation be formally referred to the Corporate Facilities Department for their records:

"That the Accessibility Advisory Committee endorse the Meridian Square/Meridian Place re-design plans as presented to the Committee on May 25, 2017 on the basis of accessibility."

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-242 2ND AND 3RD QUARTER INTERNAL AUDIT STATUS REPORT**

That the 2nd and 3rd Quarter Internal Audit Status Report be received as information.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-243 INFRASTRUCTURE GAP REPORTING OPTIONS**

That the Infrastructure Gap Reporting Options Report be received as information.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-244 GOVERNING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL**

1. That the draft By-law attached as Appendix "A" to the Community Services Committee Report dated October 4, 2017 regarding Governing Backflow Prevention and Cross Connection Control be adopted.
2. That By-law 2010-102 Governing Backflow Prevention and Cross Connection Control be repealed. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-245 DRAFT PLAN OF SUBDIVISION - WATERSANDS DEVELOPMENT 45 MCKAY ROAD - IMPLEMENTATION OF CITY AND PROVINCIAL POLICIES**

That the recommendation from the Environmental Advisory Committee Report dated June 7, 2017 regarding the Draft Plan of Subdivision for Watersands Development, 45 McKay Road - Implementation of City and Provincial Policies be received and no further action be taken. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-246 CORNERSTONE STANDARDS COUNCIL (CSC) - STANDARDS FOR RESPONSIBLE AGGREGATES**

That staff in the Engineering, Finance and Planning and Building Services Departments investigate the feasibility of implementing the Cornerstone Standards Council (CSC) Standards for Responsible Aggregates and report back to the Community Services Committee. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

17-G-247**BARRIE CENTRAL REALIGNED LAND OWNERSHIP AND LAND USE CONCEPT (WARD 2)**

1. That the properties municipally known as Red Storey Field and 34, 36, 38 and 40 Bradford Street being part of PIN 587970003 and all of PINS 587970008, 587970009, 587970010 and 587970011 as identified in Appendix "A" to Staff Report PLN034-17, be declared surplus to the needs of The Corporation of the City of Barrie in accordance with By-law 95-104.
2. That notwithstanding the provisions of By-law 95-104, staff in Planning and Building Services and Legal Services continue to negotiate appropriate agreements exclusively with HIP Developments (HIP) to facilitate the realigned land ownership as illustrated in Appendix "A" to Staff Report PLN034-17.
3. That staff in Planning and Building Services and Legal Services utilize the following principles in negotiations to achieve the proposed realigned land ownership:
  - a) Agreement(s) of land purchase and sale based on fair market value as determined by a professionally prepared appraisal, acceptable to the City;
  - b) Other required infrastructure (ie: Fisher building shell, parking, Kidd's Creek drainage solution) necessary to achieve the desired comprehensive development vision, be appropriately valued and included in the negotiation process, as appropriate;
  - c) The City's purchase decision shall not be tied to development concepts for lands to be owned by HIP;
  - d) Closing of any agreement of land purchase and sale shall be dependent on Council's final acceptance of a business case for development and operation of W.A. Fisher Auditorium and Event Centre and a binding ground lease with YMCA; and
  - e) The Kidd's Creek drainage solution be professionally designed and approved by the City and Lake Simcoe Region Conservation Authority (LSRCA) and other regulatory agencies as required.
4. That the Mayor and City Clerk be authorized to execute Agreements of Purchase and Sale conditional upon Council approval and any related document or Agreement necessary to achieving the recommended motion.

5. That HIP be permitted to submit planning applications on City owned land, subject to Council approval of a conditional Agreement of Purchase and sale, subject to such applications meeting the requirements of the Director of Planning and Building Services and the Director of Legal Services. (PLN034-17) (File: D18-BAR)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**17-G-248****TRAFFIC CONGESTION - MAPLEVIEW DRIVE EAST AND BAYVIEW DRIVE**

That staff in the Roads, Parks and Fleet Department in conjunction with the Barrie Police Service investigate and report back to General Committee regarding methods to mitigate traffic congestion, reduce gridlock and discourage vehicles from blocking the intersection of Mapleview Drive East and Bayview Drive, including but not limited to:

- a) The implementation of a pilot project, at the intersection of Mapleview Drive East and Bayview Drive, similar to the "Don't Block the Box" initiative implemented by the City of Toronto at the intersection of Yonge Street and Bloor Street, involving the painting of physical lines in the interior of the intersection with subsequent enforcement by Barrie Police Service; and
- b) The engagement of the industrial and business community in the Bayview Drive/Lockhart Road/Huron Road Business Park Area to review alternatives and suggestions for vehicular access to the area, including utilizing Mapleview Avenue via Welham Road to avoid gridlock; and
- c) The review of traffic signal timing alternatives with an aim to clear the intersection and corridor in a more timely/effective manner; and
- d) That any recommendations be implemented utilizing funds available within the current operating budgets. (Item for Discussion 8.2, October 16, 2017) (File: T00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

The General Committee met for the purpose of a Public Meeting at 7:09 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the three 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 Report(s) regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

### **SECTION "C"**

**17-G-249 APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENTS - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF BEMP 2 HOLDINGS INC. - 515 MAPLEVIEW DRIVE EAST - LOCKMAPLE INNISFIL INVESTMENTS LTD. - 565, 573 AND 577 MAPLEVIEW DRIVE EAST - RAINSONG LAND DEVELOPMENT INC. - 680 LOCKHART ROAD - BARRIE (WARD 9) (FILE: D12-431, D14-1628, D12-432, D14-1632, D12-433 AND D14-1633)**

Mr. Ray Duhamel of the Jones Consulting Group Ltd. advised that the purpose of the Public Meetings was to review three applications for Draft Plan of Subdivision and Zoning By-law Amendments submitted by Bemp Holdings 2 Inc. for lands municipally known as 515 Mapleview Drive East, Lockmaple Innisfil Investments Ltd. for lands municipally known as 565, 573 and 577 Mapleview Drive East and Rainsong Land Development Inc. for lands municipally known as 680 Lockhart Road.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The properties in the context of the Hewitt's Secondary Plan;
- The Hewitt's Master Plan;
- The approved Conformity Plan;
- The information prepared and submitted in support of the applications;
- The proposed compiled Draft Plan of Subdivision;
- The combined development statistics associated with the applications;
- The Pedestrian Circulation Plan;
- The proposed Zoning By-law schedule;
- The Boundary Tree Preservation Plan; and
- The General Servicing Plan for the subject properties.

Mr. Andrew Gamberio, Planner provided details related to the application including the items of focus as part of the technical review being undertaken by staff. He discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on June 21, 2017. Mr. Gameiro reviewed the primary planning and land use items being considered and the anticipated timelines associated with the presentation of the staff report regarding the applications.

#### **VERBAL COMMENTS**

1. Mr. Doug McDonald, 48 Patrick Drive questioned when the construction of Phase One would commence.

Mr. Duhamel provided details regarding the anticipated timing.

Mr. McDonald questioned where the access points for the construction vehicles would be and if the access would be off of Patrick Drive

Mr. Duhamel provided a response to Mr. McDonald.

Mr. McDonald discussed his concerns related to the speed of traffic in the area of Patrick Drive and Stunden Lane and commented that he has not seen police in this area. He questioned if the traffic volumes would increase on Patrick Drive as a result of the new homes. Mr. McDonald noted that he had observed a tractor trailer and dump truck parked on Stunden Lane and identified the need for more police, enforcement and zoning resources to address such issues.

2. Mr. Mario Titus, 2 Toronto Street questioned what the final purpose of subdivision would be.

Mayor Lehman provided a response to Mr. Titus.

Members of General Committee asked a number of questions of the Applicants' representative and City staff and received responses.

#### **WRITTEN COMMENTS**

1. Correspondence from R. Jackson, dated October 9, 2017.
2. Correspondence from J. David Thornton, received October 3, 2017.
3. Petition submitted October 4, 2017 with 42 signatures.
4. Correspondence from Hydro One, dated September 29, 2017.
5. Correspondence from the Ministry of Transportation, dated June 19, 2017.



6. Correspondence from Aird Berlis on behalf of North American Park Place Corporation, dated September 19, 2017.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 10/23/2017.

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

### **SECTION "D"**

#### **17-G-250      SALE OF PROPERTY- TECK ROAD (WARD 6)**

That Staff Report LGL010-17 concerning the Sale of Property - Teck Road be deferred until after the Application for a Draft Plan of Subdivision and Rezoning for the properties of 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road is considered by City Council. (LGL010-17) (File: L17-91)

This matter was deferred for consideration at a future meeting.

### **SECTION "E"**

#### **17-G-251      DORIAN PARKER CENTRE (WARD 4)**

1. That Corporate Facilities staff include in the 2019 capital plan a capital project supporting Option #1 of the potential future options (installation of a stand-alone dual washroom unit) as described in Appendix "A" to Staff Report FCT005-17 to satisfy the immediate need at the Dorian Parker Centre for exterior accessible washrooms, with a total capital budget of \$385,000.
2. That Corporate Facilities staff include in the 2020 capital plan a \$150,000 project to advance the long term future of the Dorian Parker Centre by proceeding with a feasibility study as described in Appendix "A" Staff Report FCT005-17. (FCT005-17) (File: R05-DOR)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**SECTION "F"****17-G-252****SANDBOX ENTREPRENEURSHIP CENTRE (WARD 2)**

1. That a commitment of \$500,000 in capital contributions be made towards the Sandbox Entrepreneurship Centre Project through the creation of a capital project to be funded from the Strategic Priorities Reserve (GL 13-04-0410) and released in two phases contingent upon target private sector capital contributions being secured as identified in the within the Financial section of Staff Report CE006-17.
2. That Invest Barrie staff work with the Sandbox organization representatives and stakeholders to establish a formal operating entity and associated governance structure, to include representation from the City.
3. That Invest Barrie and Facilities staff be directed to work with the Sandbox organization to finalize architectural drawings in support of the Sandbox Entrepreneurship Centre.
4. That as a means of protecting taxpayers and ensuring a return on investment made by the City in the form of free rent, taxes, utilities, maintenance and insurance in a publicly owned prime waterfront location, the Sandbox Entrepreneurship Centre organizing entity be required to sign a three year lease for the premises and after the three year lease period, the benefit to the community be assessed in the form of a report back to General Committee and Council approval be required prior to any renewal or new lease agreement. (CE006-17) (File: R05-SAN) (P1/17)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**SECTION "G"****17-G-253****APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - GROVE STREET DEVELOPMENTS INC. C/O GROVE STREET DEVELOPMENTS INC., YMCA LANDS 10 - 24 GROVE STREET WEST (WARD 2) (17-G-253)**

1. That the Official Plan Amendment application submitted by MHBC Planning on behalf of Grove Street Developments Inc., and the YMCA of Simcoe/Muskoka for lands municipally known as 10, 14, 18, 20, 22 and 24 Grove Street West and known as the YMCA of Simcoe Muskoka, to permit a density of 365 units per hectare outside of the City Centre be approved as an amendment to policy section 4.8 Defined Policy Areas and shown in Appendix "H" to Staff Report PLN024-17.

2. That the Zoning By-law Amendment application submitted by MHBC Planning on behalf of Grove Street Developments and the YMCA of Simcoe/Muskoka for lands municipally known 10, 14, 18, 20, 22 and 24 Grove Street West, be approved, to change the zone from Institutional (I) and Residential Multiple Dwelling First Density (RM1) to Residential Apartment Dwelling Second Density (RA2-2) with Special Provisions (as shown in Appendix "K" to Staff Report PLN024 -17) where the Special Provisions include:
  - a) A designation of Grove Street West as the front lot line;
  - b) An increase in building height from 45 metres to 80 metres;
  - c) An increase in gross floor area from 200% percent to 290%;
  - d) A decrease in parking ratio from 1.5 spaces per unit to 1 space per unit;
  - e) An addition of 'Community Centre' in the list of Permitted Uses;
  - f) A reduced side and rear landscape buffer for the parking lot from 3 metres to 0 metres;
  - g) An increase in minimum building setback from the Side Lot Line from 5 metres to a minimum of 20 metres. Additionally, the side yard shall only be used for the following Open Space uses:
    - i) Park
    - ii) Playground
    - iii) Playing Field/Court
    - iv) Passive Uses listed in Table 9.2
    - v) Parking and Drive Aisles
    - vi) Storm Water Management
  - h) A reduction in Landscape Open Space Area where ground level dwellings have a secondary means of access to the exterior, from 7 metres to 1.6 metres for units with a ground floor balcony or patio, and 3 metres for units without a ground floor balcony or patio.
3. That a Holding (H) provision be applied to the site, requiring the following conditions be cleared by the applicant:
  - a) A final land appraisal and determination of Community Benefit, completed to the satisfaction of the City of Barrie's Section 37 Negotiating Committee, prior to the rezoning of the site taking full force and effect; and

- b) A parking study illustrating that a parking ratio of 1 parking stall per 1 residential unit can be accommodated internally to the site without creating any spill over impacts on adjacent streets. The study will be required prior to the initiation of Phase 2 and completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.
4. That the applicant agree to provide 10% of the proposed rental housing units (92 units) as affordable rental housing units in accordance with City of Barrie Official Plan Affordable Housing policies as contained in Section 3.3.2.2 Affordable Housing Policies of the Official Plan subject to appropriate government subsidies.
5. That the written and oral submissions received relating to this application, have been on balance taken in consideration as part of the deliberations and final decision related to the approval of the application, including but not limited to the increase in density and traffic; availability of infrastructure; source water protection; previous planning applications and impact on the community.
6. That no further public notice is required in accordance with Section 34 (17) of the Planning Act. (PLN024-17) (File: D00)

**Councillor, M. McCann declared a potential pecuniary interest concerning the foregoing matter as members of his family owns property in the area. He did not participate in the discussions or vote on the matter. He left his seat at the Council table.**

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

## **SECTION "H"**

### **17-G-254 RESTRICTION OF DRIVING SCHOOLS IN NEIGHBOURHOODS USED FOR PROVINCIAL DRIVE-TEST**

That correspondence be sent to the Ministry of Transportation of Ontario to advise of the current situation regarding driving schools using the Drive Test Area to train new drivers and to request consideration to have more than one route for the Provincial Drive-Test in the City of Barrie. (Item for Discussion 8.1 October 16, 2017) (File: P00)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 10/23/2017.

**ENQUIRIES**

Members of General Committee addressed enquires to City staff and received responses.

**ANNOUNCEMENTS**

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

The meeting adjourned at 10:52 p.m.

CHAIRMAN