



Minutes - Final

City Council

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Monday, April 7, 2014

7:00 PM

Council Chamber

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**CALLING TO ORDER BY THE CITY CLERK, DAWN A. MCALPINE**

The meeting was called to order by the City Clerk at 7:03 p.m. The following were in attendance for the meeting:

**Present:** Mayor J. Lehman  
Councillor B. Ainsworth  
Councillor L. Strachan  
Councillor D. Shipley  
Councillor B. Ward  
Councillor P. Silveira  
Councillor M. Prowse  
Councillor J. Brassard  
Councillor A. Khan  
Councillor B. Jackson  
Councillor A. Nuttall.

**Student** Joseph Ain, Kempenfelt Bay School  
**Mayors:** Chantal Bokulic, St. Peter's Catholic Secondary School  
Matthew Merrifield of St. Joseph's Catholic High School.

**Staff:** Acting Director of Engineering, F. Palka  
Acting General Manager of Infrastructure and Growth Management, J. Weston  
Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Corporate Asset Management, B. Parkin  
Director of Finance, D. McKinnon  
Director of Legal Services, I. Peters  
Director of Planning, S. Naylor  
Director of Roads, Parks and Fleet, D. Friary  
General Manager of Community and Corporate Services, R. Forward  
Manager of Transit, D. Burton  
Manager of Water Operations, S. Brunet.

**PRAYER FOR GUIDANCE BY MAYOR J. LEHMAN**

Mayor J. Lehman opened the meeting with a prayer for guidance and welcomed the visitors in attendance.

**STUDENT MAYOR(S)****14-A-037 COMMENTS FROM OUTGOING STUDENT MAYORS**

Joseph Ain of Kempenfelt Bay School commented that he found his experience to be an enlightening opportunity to see how government works, how issues are debated and issues resolved. Joseph noted he has a better understanding of the hard work and effort that the Mayor, Councillors and City staff put into their jobs. He noted that he enjoyed his term as Student Mayor and recommended that other ambitious students who are interested in politics to take the opportunity to participate in the program, if possible.

In closing, Joseph thanked the students at Kempefelt Bay School, his teacher, Ms. Wells and his parents for inspiring him. He also expressed his appreciation to City Council for providing such an amazing opportunity for students like him.

Chantal Bokulic of St. Peter's Catholic Secondary School thanked members of Council and staff for the opportunity to participate in the Student Mayor Program, and for making her feel comfortable during her term. She commented that being Student Mayor provided her with the opportunity to listen and absorb what happens at the meetings. Chantal noted that she enjoyed the recognition of those who do such great things for our City and that until her term as Student Mayor she didn't realize this occurred at the meetings. She commented that she liked the ideas presented regarding intensification and zoning requirements and that the public are provided the opportunity to provide comments on such applications, with their points written down so they could be seriously considered.

In closing, Chantal expressed her appreciation for the support provided to the student body and for making being a Student Mayor such a rewarding experience. She also thanked Mayor Lehman for sharing his dais with the Student Mayors. Chantal observed that the way the Mayor and members of Council treat each individual who speaks, has provided her a positive view of what happens at City Hall.

Mayor Lehman presented Joseph and Chantal with certificates in recognition of their term as Student Mayors.

**14-A-038 SWEARING IN OF NEW STUDENT MAYOR(S)**

Wendy Cooke, Deputy City Clerk called upon Matthew Merrifield of St. Joseph's High School to be sworn into office as Student Mayor.

After being sworn into office, Matthew assumed his seat onto the dais next to Mayor Lehman. Dawn McAlpine, City Clerk introduced the members of City Council to Matthew. She noted that the members of City staff and representatives of the community's media were also in attendance.

**CONFIRMATION OF THE MINUTES**

**14-A-039** In accordance with Section 5(1) of the Municipal Conflict of Interest Act, RSO 1990, Councillor, A. Khan declared a potential pecuniary interest concerning motions 14-G-065 and 14-G-067 of the General Committee Report dated March 17, 2014 which were considered in his absence. He explained that he owns property in the vicinity of the subject lands associated with motion 14-G-065 concerning the Allandale Train Station - Strategic Advice for Leasing the Station Buildings and a Transit Mobility Hub Update and that a family member is the owner of the subject property associated with motion 14-G-067 concerning the Applications to Permit an Official Plan Amendment and a Change in Zoning from Institutional Education (I-E) to Residential Multiple (RM2) at 461 Mapleton Avenue.

The minutes of the City Council meeting held on March 24, 2014 were adopted as printed and circulated.

**AWARDS AND RECOGNITION****RECOGNITION OF UNESCO'S WORLD POETRY DAY AND NATIONAL POETRY MONTH.**

The recognition of UNESCO's World Poetry Day and National Poetry Month was postponed.

**DEPUTATION(S) ON COMMITTEE REPORTS**

**14-A-040** **DEPUTATION BY ROMAN GARACH REGARDING MOTION 14-G-078, OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5).**

Mr. Roman Garach provided a deputation in opposition to motion 14-G-078 regarding an Official Plan Amendment from Educational Institutional to Residential and Amendment to the Zoning By-law from Education Institutional (I-E) to Residential Single Detached Third Density (R3), and Residential Single Detached Third Density Special Provision (R3) (Sp) at 40 Pringle Drive (Ward 5). He indicated that he felt that the change from one lot with a special provision to seven lots with special provisions was a substantial change from the application presented at the Public Meeting. Mr. Garach questioned the calculation of the walkway and the resulting impact on the lot frontages that were the subject of the special provisions. He stated that he believed that these matters represented a significant change to the application and should have been addressed by General Committee. Mr. Garach noted he felt that the residents were not represented appropriately in this matter. He expressed concerns regarding the potential impact of intensification.

Members of Council asked questions related to matters raised during the deputation and received responses from staff.

**Councillor, P. Silveira declared a potential pecuniary interest in the foregoing matter as he leases property through a management company and the applicant's relative may own the management company. He did not participate in discussion and he left the Council table.**

**Councillor, B. Jackson declared a potential pecuniary interest in the foregoing matter as he is a director of a company that has been retained as a sub-consultant for the developers. He did not participate in the discussion and he left the Council table.**

**14-A-041 DEPUTATION BY BILL YATES REGARDING MOTION 14-G-078, OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5).**

Mr. Bill Yates provided a deputation in opposition to motion 14-G-078 regarding an Official Plan Amendment from Educational Institutional to Residential and Amendment to the Zoning By-law from Education Institutional (I-E) to Residential Single Detached Third Density (R3), and Residential Single Detached Third Density Special Provision (R3) (Sp) at 40 Pringle Drive (Ward 5). He questioned the plans for the existing properties that are adjacent to the subject lands, specifically with respect to fencing and/or buffering between the properties and the grading to address the difference in elevation as well as water disbursement. Mr. Yates discussed his concerns regarding the lack of recreation facilities for teenagers, noting that the existing playground equipment is geared towards pre-school children. He commented that the parking isn't sufficient to allow for inter-league team tournaments. Mr. Yates also discussed his concerns regarding the existing woodlot area and his belief that there is insufficient park space for the neighbourhood. He stated that he feels that there is a need to provide facilities such as basketball courts for the youth within the area and suggested that the costs of installing the facilities be shared by the developer and City.

Mr. Yates observed that there were frequently buses and kids lined up which appeared to be contrary to the Simcoe County District School Board's conclusion that insufficient students were located in the neighbourhood to require a school. He noted that the plans for intensification would also contribute to the number of students in the area, yet a school was deemed by the Board to be unnecessary. Mr. Yates re-iterated Mr. Garach's concerns with respect to representation of the neighbourhood's concerns with respect to the application.

Members of Council asked questions related to matters raised during the deputation and received responses from Mr. Yates and staff.

**Councillor, P. Silveira declared a potential pecuniary interest in the foregoing matter as he leases property through a management company and the applicant's relative may own the management company. He did not participate in discussion and he left the Council table.**

**Councillor, B. Jackson declared a potential pecuniary interest in the foregoing matter as he is a director of a company that has been retained as a sub-consultant for the developers. He did not participate in the discussion and he left the Council table.**

#### **COMMITTEE REPORTS**

**14-A-042** General Committee Report dated March 31, 2014, Sections A, B, C, D, E, F and G. (APPENDIX "A")

**SECTION "A" - Receipt of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "A" of the General Committee Report dated March 31, 2014, now circulated, be received.

14-G-071 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED  
MARCH 19, 2014

**CARRIED**

**SECTION "B" - Adoption of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "B" of the General Committee Report dated March 31, 2014, now circulated, be adopted.

14-G-072 ADDITIONAL FUNDING FOR CONCRETE REHABILITATION PROJECT AT THE  
WASTEWATER TREATMENT FACILITY

14-G-073 ONTARIO ONE CALL SERVICE AGREEMENT

14-G-074 APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT - 3251586 CANADA INC. - 39 AND 49 MADELAINE DRIVE AND 100  
DEAN AVENUE (WARD 9)

14-G-075 INVESTIGATION OF TRAFFIC CONTROL - 20TH SIDE ROAD AND MAPLEVIEW  
DRIVE AND 20TH SIDE ROAD AND BIG BAY POINT ROAD (WARD 9)

**CARRIED**

**SECTION "C" - Receipt of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "C" of the General Committee Report dated March 31, 2014, now circulated, be received.

14-G-076 APPLICATION FOR AN OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - CITY  
OF BARRIE - INTENSIFICATION NODE AND CORRIDOR ZONES FOR MIXED USE  
DEVELOPMENT (March 6, 2014) (File: D14:1571)

14-G-077 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT - CITY OF BARRIE -  
HOUSEKEEPING CHANGES (March 7, 2014) (File: D09-OPA 41)

**CARRIED**

**SECTION "D" - Adoption of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "D" of the General Committee Report dated March 31, 2014, now circulated, be adopted.

14-G-078 OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5)

**Councillor, P. Silveira declared a potential pecuniary interest in the foregoing matter as he leases property through a management company and the applicant's relative may own the management company. He did not participate in discussion or vote on the question. He remained in his seat at the Council table.**

**Councillor, B. Jackson declared a potential pecuniary interest in the foregoing matter, as he is a director of a company that has been retained as a sub-consultant for the developers. He did not participate in the discussion or vote on the question. He rolled his chair back from the Council table.**

**CARRIED**

**SECTION "E" - Adoption of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "E" of the General Committee Report dated March 31, 2014, now circulated, be adopted.

14-G-079 WATERFRONT AND MARINA STRATEGIC PLAN CONSULTATION AND UPDATE

**CARRIED**

**SECTION "F" - Adoption of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "F" of the General Committee Report dated March 31, 2014, now circulated, be adopted.

14-G-080 GROWTH MANAGEMENT UPDATE

**Mayor J. Lehman left the Chair at 7:49 p.m. and Acting Mayor B. Ainsworth assumed the Chair.**

**AMENDMENT #1**

Moved by: Mayor J. Lehman  
Seconded by: Councillor, L. Strachan

That motion 14-G-080 of Section "F" of the General Committee Report dated March 31, 2014 concerning the Growth Management Update be amended by adding the following paragraph:

- "2. That the Growth Management team evaluate proposed strategies to reduce the use of debt to fund work associated with existing assets in the preferred scenario identified in the Fiscal Impact Analysis prepared by Watson & Associates, including but not limited to the following strategies:
- a) Increasing the amount and timing of contributions to the capital plan from the operating budget;
  - b) Reinvesting savings from debt retirements into annual asset management spending;
  - c) Contributing up to 50% of PowerStream dividends to the capital plan;
  - d) The use of Infrastructure Ontario construction financing to defer debt and reduce interest rates in the short term;
  - e) Including a prudent forecast of Federal and Provincial infrastructure grants under the new Building Canada program and related programs; and
  - f) Examining 25 and 30 year scenarios for replacement and management of existing assets, to allow for a ramp-up of funding and more projects to be "pay-as-you-go"

and provide preliminary comments regarding the effectiveness of these strategies as part of the report to General Committee scheduled for May 6, 2014 regarding the Secondary Plan and Fiscal Impact Analysis ."

**Yes:** 10 Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard. Councillor A. Khan and Councillor B. Jackson

**No:** 1 Councillor A. Nuttall

**CARRIED**

**Upon the question of adoption of the original motion, moved by Councillor, B. Ainsworth and seconded by Councillor, A. Nuttall, the motion was CARRIED AS AMENDED by Amendment #1, the vote was taken as follows.**

**Yes:** 10 Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard. Councillor A. Khan and Councillor B. Jackson

**No:** 1 Councillor A. Nuttall

**CARRIED**

**Mayor J. Lehman resumed the Chair at 8:13 p.m.**

**SECTION "G" - Adoption of this Section**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That Section "G" of the General Committee Report dated March 31, 2014, now circulated, be adopted.

- 14-G-081 PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141
- 14-G-082 MEETING REGARDING THE FUTURE OF COLOURS OF MUSIC FESTIVAL
- 14-G-083 HIGHWAY 400 WINTER CONDITIONS - LETTER TO THE MINISTRY OF TRANSPORTATION
- 14-G-084 CORRESPONDENCE FROM HISTORIC NEIGHBOURHOODS STRATEGY

**CARRIED**

**DIRECT MOTIONS****14-A-043 RECONSIDERATION OF MOTION 14-G-044 - L.J. MAPLEVIEW INC. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

Moved by: Councillor, A. Khan  
Seconded by: Councillor, B. Jackson

That pursuant to Section 8.15 of the Procedural By-law 2013-072, permission be granted to reconsider motion 14-G-044 of Section "C" of the General Committee Report dated February 24, 2014, concerning an Official Plan Amendment and Amendment to the Zoning By-Law to Permit the Development of Single Detached Dwelling through a Plan of Subdivision - 700/725 Mapleview Drive East (Ward 8).

**CARRIED**

**14-A-044 REFERRAL OF MOTION 14-G-044 - L.J. MAPLEVIEW INC. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO GENERAL COMMITTEE ON APRIL 14, 2014**

Moved by: Councillor, A. Khan  
Seconded by: Councillor, B. Jackson

That motion 14-G-044 of Section "C" of the General Committee Report dated February 24, 2014 concerning an Official Plan Amendment and Amendment to the Zoning By-Law to Permit the Development of Single Detached Dwelling through a Plan of Subdivision - 700/725 Mapleview Drive East (Ward 8) be referred to the General Committee scheduled on April 14, 2014 to allow the matter to be brought forward with the correct address for the subject site (411 Mapleview Drive East) identified.

**CARRIED**



**PRESENTATIONS****14-A-045 PRESENTATION CONCERNING INVEST BARRIE: AN INTEGRATED PLAN.**

Ms. Carla Ladd, Chief Administrative Officer provided a presentation concerning Invest Barrie: An Integrated Plan. She discussed the Ideas in Motion interactive business event held in June of 2012 and identified the five key priorities that were developed, as follows:

1. Open for business
2. Alignment
3. Business Ambassadors
4. University ready
5. Our identity.

Ms. Ladd observed that five key priorities have been included in an integrated plan for Invest Barrie to continue to move Barrie's economy forward. She highlighted the framework associated with the integrated plan including the relationship between City core health; lifestyle, opportunity and jobs. Ms. Ladd reviewed the vision and mission statement for Invest Barrie as well as the guiding principles related to excellence; integration; opportunity driven and partnership based. She discussed the five goals of Invest Barrie, as follows:

1. To diversify our local economy
2. To have an effective, well-articulated and promoted brand
3. To position culture as a key driver of the creative economy
4. Downtown Barrie is the vibrant and creative heart of the City
5. Enhanced leadership, service alignment and delivery.

Ms. Ladd reviewed the actions related to each goal and provided an overview of work underway in each area. In closing, she discussed the progress and successes of Invest Barrie to date.

Members of Council asked a number of questions and received responses.

**ENQUIRIES**

Members of City Council addressed enquiries to City staff and received responses.

**ANNOUNCEMENTS**

Members of City Council provided announcements concerning a number of matters.

**BY-LAWS**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

**By-law  
2014-030**      **Bill #005**

A By-law of The Corporation of the City of Barrie to authorize the execution of an Agreement between The Corporation of the City of Barrie and Enbridge Gas Distribution Inc. (13-G-308) (Enbridge Gas Franchise Agreement) (CAM002-13) (File: E06-MU)

**By-law  
2014-031**      **Bill #032**

A By-law of The Corporation of the City of Barrie to authorize extension agreements with land owners extending the period of time in which the cancellation price for a tax arrears certificate is to be paid. (14-G-058) (Tax Arrears Extension Agreements - Lennox Drive and Bayfield Street - Wards 2 and 5) (FIN001-14) (File: F22)

**By-law  
2014-032**      **Bill #033**

A By-law of The Corporation of the City of Barrie to amend By-law 2014-021 with respect to the establishment and requirement of the payment of fees for information, services, activities and use of City property. (14-G-056) (Waterfront Parking Permits for Non-Residents) (File: F00)

**By-law  
2014-033**      **Bill #034**

A By-law of The Corporation of the City of Barrie to further amend By-law 80-138, as amended, being a By-law to regulate traffic on highways. (14-G-068) (Investigation of No Parking within Allandale Neighbourhood - Ward 8) (RPF004-14) (File: T08-VA)

**By-law  
2014-034**      **Bill #035**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (14-G-060) (Application to Rezone 290, 294, 298, 302, 306, 310 and 314 Georgian Drive from Residential Single Detached First Density (R1) to Residential Apartment Second Density with Special Provisions (RA2-2) (S) - Ward 1) (PLN0013-14) (File: D14-1567)

**By-law  
2014-035**      **Bill #037**

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. #36). (14-G-045) (Official Plan Amendment and Zoning By-law Amendment Applications - Yonge and Big Bay Point Developments Inc., 494 Big Bay Point Road) (Ward 9) (PLN007-14) (File: D14-1563, D09-OPA036)

**By-law  
2014-036**

**Bill #038**

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. (14-G-045) (Official Plan Amendment and Zoning By-law Amendment Applications - Yonge and Big Bay Point Developments Inc., 494 Big Bay Point Road) (Ward 9) (PLN007-14) (File: D14-1563, D09-OPA36)

**CARRIED UNANIMOUSLY**

**CONFIRMATION BY-LAW**

Moved by: Councillor, B. Ainsworth  
Seconded by: Councillor, A. Nuttall

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

**By-law  
2014-037**

**Bill #039**

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 7th day of April, 2014.

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

Moved by: Councillor, A. Nuttall  
Seconded by: Councillor, B. Jackson

That the meeting be adjourned at 9:18 p.m.

**CARRIED**

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**Mayor**

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**City Clerk**

# **APPENDIX “A”**

**General Committee Report  
dated March 31, 2014**

**Minutes - Final  
General Committee**

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Monday, March 31, 2014

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT  
For consideration by the Council  
of the City of Barrie on April 7, 2014**

**The meeting was called to order by Mayor Lehman at 7:01 p.m. The following were in attendance for the meeting:**

**Present:** 11 - Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor A. Khan; Councillor B. Jackson; and Councillor A. Nuttall

**STUDENT MAYORS:**

Joseph Ain, Kempenfelt Bay School  
Chantal Bokulic, St. Peter's Catholic Secondary School

**STAFF:**

Acting General Manager of Infrastructure and Growth Management, S. Naylor  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Culture, R. Q. Williams  
Director of Engineering, J. Weston  
Director of Finance, D. McKinnon  
Director of Legal Services, I. Peters  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Community and Corporate Services, R. Forward  
Growth Management Coordinator, E. Hodgins  
Manger of Development Control, R. Windle  
Manager of Planning Policy, M. Kalyaniwalla

Manager of Water, S. Burnet  
Planner, A. Shaikh  
Senior Policy Planner, K. Brislin.

**ALSO PRESENT:**

G. Scanlan, Watson and Associates  
L. Townsend, Weir Foulds LLP

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

**SECTION "A"**

**14-G-071           REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED MARCH 19, 2014**

That the Finance and Corporate Services Committee report dated March 19, 2014, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 4/7/2014.**

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

**SECTION "B"**

**14-G-072           ADDITIONAL FUNDING FOR CONCRETE REHABILITATION PROJECT  
AT THE WASTEWATER TREATMENT FACILITY**

That additional funding be provided for the Concrete Rehabilitation Project at the Wastewater Treatment Facility in the amount of \$475,000.00 to be funded from the Wastewater Capital Reserve Fund (12-05-0575). (ENG008-14) (File: 2014-002T)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-073            ONTARIO ONE CALL SERVICE AGREEMENT**

That the Mayor and City Clerk be authorized to execute the standard form of Services Agreement for the provision of a system of centralized underground infrastructure and utility locates provided by Ontario One Call together with all other associated and ancillary documents pertaining to the Services Agreement with Ontario One Call. (ENV002-14) (File: L00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-074            APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 3251586 CANADA INC. - 39 AND 49 MADELAINE DRIVE AND 100 DEAN AVENUE (WARD 9)**

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 3251586 Canada Inc., for the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672) (Ward 9) to amend Schedule C - Defined Policy Area, be approved (D09-OPA003).
2. That notwithstanding the provisions of Section 2.4.2(b)(iii) of the Painswick South Secondary Plan for the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672), the text of the Official Plan be amended by adding Section 4.8.XX to allow for block/cluster townhousing and 3 to 4-storey walk-up apartment buildings with a minimum density of 53 units per hectare and a maximum density of 70 units per hectare.
3. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 3251586 Canada Inc., to rezone the lands known municipally as 39-49 Madelaine Drive and 100 Dean Avenue (Blocks 128 & 129, Registered Plan 51M-672) (Ward 9) from Residential Apartment RA2(SP-164) to Multiple Residential Dwelling Second Density RM2(SP) be approved (D14-1496).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - i) Permit a minimum density of 53 units per hectare;
  - ii) Permit a maximum density of 70 units per hectare;
  - iii) Permit a minimum front yard setback of 2m adjacent to the Yonge Street frontage;
  - iv) Permit a maximum gross floor area of 88%;

- v) Permit 4-storey walk-up apartment buildings with a maximum building height of 20m;
  - vi) Permit accessory buildings and structures with a collective maximum lot coverage of 750m<sup>2</sup> in accordance with an approved Site Plan;
  - vii) Permit accessory structures to be located within 0.3m of the lot line associated with any required front, side and rear yard and in accordance with an approved Site Plan;
  - viii) Permit a minimum landscape open space area of 3m where a secondary means of access has been provided for each ground floor unit;
  - ix) Permit construction columns in the structured parking areas to encroach into the required parking spaces;
  - x) Permit a Temporary Sales Pavilion to be located on site for a period of three years; and
  - xi) All other standards of the By-law shall apply.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN010-14) (File: D14-1496, D09-OPA003)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-075 INVESTIGATION OF TRAFFIC CONTROL - 20TH SIDE ROAD AND MAPLEVIEW DRIVE AND 20TH SIDE ROAD AND BIG BAY POINT ROAD (WARD 9)**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an All-Way Stop with solar flashing lights above each sign at the intersection of Mapleview Drive and 20th Side Road and larger stop signs with a solar flashing light above each sign to replace the existing signs installed at the intersection of the 20th Side Road and Big Bay Point Road, and report back to General Committee by staff report or memorandum, as appropriate. (Item for Discussion 8.1, March 31, 2014) (File: T00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**



The General Committee met for the purpose of a public meeting at 7:03 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the applications for an Official Plan and Zoning By-law Amendment and an Official Plan Amendment that were the subject of the Public Meeting should be directed to the City Clerk's Office. Any interested persons wishing further notification of the staff report(s) regarding the applications were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act.

### SECTION "C"

**14-G-076      APPLICATION FOR AN OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - CITY OF BARRIE - INTENSIFICATION NODE AND CORRIDOR ZONES FOR MIXED USE DEVELOPMENT (March 6, 2014) (File: D14:1571)**

Mr. M. Kalyaniwalla, Manager of Planning Policy provided introductory comments indicating that in 2006 the Province of Ontario introduced the Places to Grow - Growth Plan, requiring municipalities to identify areas for intensification in their Official Plans. In 2009, the City adopted an Intensification Study and Official Plan provisions to reflect these requirements. Mr. Kalyaniwalla noted that Urban Design Guidelines were developed in 2013. During the development of the guidelines, two new zoning standards for intensification areas were identified to assist in the implementation of the Intensification Study. Mr. Kalyaniwalla advised that the purpose of the Public Meeting is to review an Application for an Official Plan and Zoning By-law Amendment to incorporate the two new zoning standards to address intensification requirements required by the Province and to support provisions and guidelines detailed in the City of Barrie's Official Plan and Urban Design Guidelines.

Mr. A. Shaikh, Planner detailed the timeline associated with the Staff Report that recommended the scheduling of this Public Meeting and the open houses that were held prior to the Public Meeting. He displayed a map illustrating the intensification areas identified in the City of Barrie's Official Plan, including the Urban Growth Centre, intensification nodes and intensification corridors. Mr. Shaikh discussed why new zoning standards are required for the intensification areas, including the restrictions in existing zones. He provided images from Ken Greenberg's book "Walking Home: The Life and Lessons of a City Builder" to illustrate various types of mixed-use development and the challenges and benefits to various approaches.

Mr. Shaikh reviewed the proposed zoning standards related to setbacks, minimum and maximum building heights, and requirements for commercial space, for both the intensification nodes and corridors utilizing artist's renderings to illustrate the potential built form. He discussed the proposed reduction in parking space requirements for mixed use developments. Mr. Shaikh also noted that automobile service stations would be considered in intensification corridors on a site specific basis. He concluded by describing the next steps in the process and observed that a recommendation to Council concerning pre-zoning of the intensification nodes and corridors may be presented in the future. Mr. Shaikh noted that the creation of the two proposed zoning categories would not impact the zoning standards for any specific sites within the City. The implementation of the two new proposed zoning standards would require site specific changes to be addressed through separate Public Meetings with notification to the property owners in the area.

#### **PUBLIC COMMENTS**

1. **Ms. Celeste Phillips of Celeste Phillips Planning Inc., 85 Bayfield Street Suite 500** detailed her concerns and suggestions provided in her correspondence dated March 26, 2014, including the recommendation that proposed allowances for 5 to 8 storey buildings adjacent to low density residential areas be reconsidered to address the unique nature of each neighbourhood and topography and the proposed permitted uses that may have an impact. Ms. Phillips also suggested that the determination of areas to be intensified be made prior to the establishment of the zoning categories. Ms. Phillips suggested that intensification could include the conversion of a single family dwelling to a duplex. She noted that it is important for each re-development application to be reviewed individually, so that impacts on specific areas can be evaluated.
  
2. **Ms. Sherry Diaz, Simcoe Muskoka District Health Unit**, advised that the Health Unit supports the proposed mixed use categories as the design of neighbourhoods has a significant impact on health and quality of life. Ms. Diaz highlighted the health, social and economic benefits of providing walk-able, public spaces and active transportation within intensification areas. She noted that mixed use developments with alternatives to driving enhance vitality, attract pedestrians and revitalize streets, which increases community pride and cohesion. Ms. Diaz encouraged members of Council to give consideration to the positive health impacts associated with mixed use development.

3. **Mr. Dave Johnstone, 21 Warner Road** indicated that he has been following the status of this application actively since November, 2013. He noted that he feels that there is a contradiction on new standards to be included in the by-law and existing standards for what is considered as mixed-use planning, as there are so many variables. Mr. Johnstone encouraged members of Council to establish standards that would be consistently maintained. He suggested that the notification for Public Meetings and Open Houses be increased.
  
4. **Mr. Les Racicot, 20 Tomilin Court**, commented that when he purchased his home backing on Yonge Street he was under the impression he would be backing onto medium density development or commercial strip malls. He noted that his property sits lower than the properties along Yonge Street and would experience significant shadowing if 8 storey buildings were constructed abutting his property. Mr. Racicot indicated he briefly reviewed the Provincial Places to Grow Plan, 2006 and the reference to variable growth definition is vague but indicates municipalities are to make better use of land. He noted consideration of duplexes would provide for intensification without the same impact an 8 storey building would have on existing residential. He suggested that each node/corridor should be reviewed and/or considered on individual basis.
  
5. **Ms. Lorriane Cowan, 11 Little Lake** raised concerns with respect to the proposed reduction in the parking standards for intensification nodes as she feels this may cause more residents to park on the roads and that Barrie is a commuter community with a greater need for parking. She noted that she feels that the standards provide more flexibility for developers without taking into consideration existing residential or commercial uses. Ms. Cowan expressed concern about the potential impact on green space and enquired regarding the proposed standards for lot coverage. She noted that she does not believe that parking standards used in Toronto are applicable in Barrie. She asked about the provision of notification for the Public Meeting and Open Houses.

Staff provided a response regarding the notification process for text amendments/new zoning categories that could potentially apply City-wide compared to site specific zoning changes.

6. **Mr. Sean Mason, 233 Snowden Avenue, Toronto** advised that he is a developer and dealing with smaller, infill types of applications. He noted that the proposed zoning standards reflect the changes in society including smaller family sizes, affordability constraints and interest in social connectivity to create more livable communities. Mr. Mason suggested that intensification addresses these changing needs. He noted that developments such as townhouses and duplexes may provide for the required intensification outside of the nodes. Mr. Mason provided observations regarding the current Zoning By-law standards.

Mr. Mason discussed affordability issues and his interest in changes to Development Charges as they affect the pricing of homes for younger residents and the ability of smaller developers to implement intensification. Mr. Mason suggested that flexibility, affordability and choice were important in the implementation of intensification while making newer neighbourhoods more viable and attractive.

7. **Ms. Karen Hansen of Pratt Homes, 301 King Street** indicated that she appreciated staff considering feedback from developers and incorporating some of their suggestions into the new zoning standards. She noted her concerns that base level commercial doesn't always work for Barrie, as some of the space ends up not being leased. She noted that developers should be given the option of adding commercial space to the ground level or provide incentives if they do provide the commercial space by possibility allowing for more storeys to be added to the building. She also noted that if the option is not provided that this may dissuade development.

Ms. Hansen also noted that she feels the City is moving in a good direction. She questioned whether or not ground floor commercial would be required for buildings within a development that do not face the streetscape. Ms. Hansen identified the importance of creating walk-able communities beyond the downtown core.

Staff responded to the question regarding the requirement for ground floor commercial in buildings that do not face the street.

8. **Kyle, XO Development**, echoed comments from the developers who had spoken previously related to the benefits and impacts of the proposed standards. He noted that infill development is often more complex and costly than greenfield development and that additional studies and consultation may present a risk to infill development aiming at intensifying the nodes and corridors. He suggested that developers be provided some form of incentive to mitigate any potential risks and encourage intensification.

9. **Ms. Inessa Zalsic Tachalav, 12 Tomlin Court**, advised that she recently moved into the area from a municipality that was building 3 high-rise developments in the vicinity of her previous home due to the traffic and safety concerns for her children. She noted that a townhouse development would be her preference in the vicinity of her new home. She questioned the traffic impacts associated with a medium or high rise development adjacent to her property.
10. **Mr. Gary Elliot, 16 Tomlin Court** indicated his concerns that his property is at a lower elevation than Yonge Street and identified shadowing impacts to his property if an 8 storey building was built abutting his property. He also agreed with the comments of Ms. Hansen regarding the requirements for commercial uses on the base level of buildings, as he feels a lot of the stores could remain vacant.
11. **Mr. Roman Garach, 7 Reynolds Lane** raised concerns regarding accessibility and the lack of sidewalk access to connect neighbourhoods as it related to the Dunlop Street and Ferndale Drive area.

Staff provided a response to the question of connecting sidewalks within developments and the relationship of the propose intensification plans to improvements to connections between neighbourhoods.

12. **Mr. Graeme King, 14 Tomlin Court**, noted his agreement with the comments and concerns raised with respect to the shadowing new multi-level residential could cause in existing residential areas. He enquired regarding the difference between a setback and a stepback.

Staff provided a response to the question regarding the difference between a setback and a stepback.

Mr. King commented that the use of setbacks on the rear portion of upper storeys of new buildings may reduce shadowing impacts. Mr. King suggested that for future presentations staff consider using renderings of the specific neighbourhood in Barrie, so residents can visualize how the proposed standards could impact an area.

Staff provided a response regarding the ability to address specific neighbourhood renderings to illustrate potential development proposals.

13. **Ms. Marg Bodenham, 8 Tomlin Court** requested that the impacts on existing neighbourhoods be considered when zoning applications that incorporate the new zoning standards are considered.

Mayor Lehman re-iterated that the purpose of the Public Meeting was to review the creation of two new zoning standards and that site specific applications would result in notification to area residents.

14. **Mr. Mark Oschefski, 11 Little Lake** noted that he believes the City of Barrie is a commuter town. He commented on how he feels his property has been impacted by a new development and expressed concerns regarding the development community not being required to adhere to by-laws.

Members of General Committee asked several questions and received responses from staff.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from Celeste Phillips, Celeste Phillips Planning Inc. dated March 26, 2014.
2. Correspondence from the Simcoe Muskoka District Health Unit, received March 24, 2014.
3. Correspondence from Greg Stephenson, dated March 31, 2014.
4. Correspondence from The Jones Consulting Group on behalf of 2131059 Ontario Limited (Baywood Homes), dated March 28, 2014.
5. Correspondence from MHBC Planning Urban Design and Landscape Architecture on behalf of Mason Homes, dated March 31, 2014.
6. Correspondence from 3251586 Canada Inc., dated March 31, 2014.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/7/2014.**

**14-G-077      APPLICATION FOR AN OFFICIAL PLAN AMENDMENT - CITY OF BARRIE - HOUSEKEEPING CHANGES (March 7, 2014) (File: D09-OPA 41)**

Ms. K. Brislin, Senior Policy Planner advised that the purpose of the public meeting was to review a proposed Official Plan Amendment (No. 41) to address a housekeeping changes to deal with a number of minor mapping inconsistencies that have been recognized through recent zoning by-law housekeeping amendments. The site specific amendments with the proposed mapping changes, were reviewed as follows:

- a) Amend Schedule A Land Use to address remnant parcels created by the realignment of Lakeshore Drive and Simcoe Street owned by the City of Barrie with a City Centre Commercial designation proposed for these lands;
- b) Amend Schedule A Land Use to change the designation of 44 and 42 Anne Street North from Residential to General Commercial to reflect the previous Official Plan as amended;

- c) Amend Schedule A Land Use to change the designation of City owned lands to rear of 92 and 96 Ardagh Road from Residential to Environmental Protection Area to reflect the Natural Heritage attributes of the lands; and
- d) Amend Schedule A Land Use to change the designation of City owned land to the east of 8 and 10 Trotter Court from Residential to Environmental Protection Area, to reflect the floodplain boundary.

Ms. Brislin advised that all but the Anne Street properties are City-owned. She described the next steps in the process.

A member of General Committee asked a question of the presenter and received a response.

#### **PUBLIC COMMENTS**

There were no public comments.

#### **WRITTEN CORRESPONDENCE**

There was no written comment received.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/7/2014.**

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

#### **SECTION "D"**

**14-G-078 OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands municipally known as 40 Pringle Drive (Ward 5) from Educational Institutional' to 'Residential', be approved (D09-OPA034).

2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to rezone the lands municipally known as 40 Pringle Drive from Education Institutional (I-E) to Residential Single Detached Third Density (R3) and Residential Single Detached Third Density with Special Provision (R3)(SP), be approved (D14-1559).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) That the minimum lot frontage for Lots 10-13 and for Lots 26-28 be reduced to 11.25 metres.
4. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required as there have been no significant revisions to the application that was presented at the Public Meeting. (PLN009-14) (File: D09-OPA34)

**Councillor, P. Silveira declared a potential pecuniary interest in the foregoing matter as he leases property through a management company and the applicant's relative may own the management company. He did not participate in discussion or vote on the question. He remained in his seat at the Council table.**

**Councillor, B. Jackson declared a potential pecuniary interested in the foregoing matter, as he is a director of a company that has been retained as a sub- consultant for the developers. He did not participate in the discussion or vote on the question. He rolled his chair back from the Council table.**

**This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**



**SECTION "E"****14-G-079 WATERFRONT AND MARINA STRATEGIC PLAN CONSULTATION AND UPDATE**

1. That the resident telephone poll questions, as per Appendix "A" in Staff Report ENG007-014 be approved.
2. That funding in an amount not to exceed \$8,000 from the Council Priorities Reserve (13-04-0410) be utilized to retain a research firm to conduct the random telephone poll.
3. That a survey procedure for the additional public consultation be implemented as follows:
  - a) Procurement of a Research Firm to issue the random telephone poll with a recommended sample size of 1,000 residents;
  - b) Creation and promotion of an online survey on the City's external website; and
  - c) Through a partnership with Tourism Barrie, conduct face-to-face surveys with both residents and non-residents along Barrie's waterfront from mid-May to the end of August 2014. (ENG007-14) (File: R04-WA) (Pending #: P1/14)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**SECTION "F"****14-G-080 GROWTH MANAGEMENT UPDATE**

That the growth management update related to the Annexed Lands Secondary Plans; the Infrastructure Implementation Plan; the fiscal framework; and the work plan required to move forward to approve the Secondary Plans and to advance the growth management program, as outlined in Staff Report IGM001-14, be received. (IGM001-14) (File: D09-ANN)

**This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**SECTION "G"****14-G-081 PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141**

1. That a public meeting be scheduled to consider amending the City of Barrie's Official Plan and Comprehensive Zoning By-law and the Site Plan Control By-law, as discussed in Staff Report PLN011-14. (PLN011-14) (File: D14-IND) (Pending #: P94-04)
2. That staff review allowing outdoor storage of non-aggregate materials and finished products as an accessory use in all industrial zones, subject to appropriate screening requirements to be enforced through site plan control or other zoning standards, as a potential change to be discussed at the public meeting.

**Mayor J. Lehman reassumed the Chair at 10:09 p.m.**

**This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-082 MEETING REGARDING THE FUTURE OF COLOURS OF MUSIC FESTIVAL**

That staff in the Department of Culture schedule a meeting with the Colours of Music Festival Board members to develop plans related to the continuation and long term sustainability of the festival and report back to General Committee. (Item for Discussion 8.2, March 31, 2014) (File: R00)

**This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-083 HIGHWAY 400 WINTER CONDITIONS - LETTER TO THE MINISTRY OF TRANSPORTATION**

1. That a letter be sent to the Ministry of Transportation advising of Barrie City Council's serious and ongoing concerns with winter conditions on Highway 400 and requesting that Ministry of Transportation:
  - a) Expedite the installation of jersey barriers from Canal Road north through the City of Barrie;
  - b) Investigate additional safety measures that could be taken to reduce the dangers of blowing/drifted snow between Canal Road and the City of Barrie; and
  - c) Investigate partnering with Environment Canada and area municipalities including the City of Barrie to provide real-time traveller weather alerts through mobile phone technology.
2. That this resolution be forwarded to the Town of Innisfil, Town of Bradford-West Gwillumbury, Township of Essa and Town of New Tecumseh with a request for their support. (Item for Discussion 8.3, March 31, 2014) (File: T00)

**Mayor Lehman reassumed the Chair at 10:21 p.m.**

**This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 4/7/2014.**

**14-G-084 CORRESPONDENCE FROM HISTORIC NEIGHBOURHOODS STRATEGY COMMITTEE DATED MARCH 26, 2014 REGARDING PLOWING OF THE SOPHIA STREET WEST WALKWAY THAT PASSES THROUGH QUEEN'S PARK**

That the correspondence from Historic Neighbourhoods Strategy Committee dated March 26, 2014 regarding plowing of the Sophia Street West walkway that passes through Queen's Park be referred to the Community Services Committee for consideration. (C8, March 31, 2014 Circulation List) (File: T00)

**This matter was referred to the Community Services Committee for consideration at its next meeting.**

## **ENQUIRIES**

There were no enquiries at General Committee.

## **ANNOUNCEMENTS**

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

The meeting adjourned at 10:41 p.m.

## **CHAIRMAN**