



Minutes - Final
Infrastructure, Investment, and
Development Services Committee

Tuesday, June 23, 2015

6:00 PM

Council Chamber

For consideration by General Committee on June 29, 2015

The meeting was called to order by the Chair of the Infrastructure, Investment and Development Services Committee, Councillor Brassard at 6:12 p.m.

The following Committee Members were in attendance for the meeting:

- Present:** 3 - Councillor, J. Brassard
Councillor, S. Morales
Councillor, D. Shipley
- Absent:** 2 - Mayor, J. Lehman
Councillor, B. Ward

ALSO PRESENT:

Councillor, B. Ainsworth
Councillor, A. Khan
Councillor, R. Romita.

City Clerk/Director of Legislative and Court Services, D. McAlpine
Committee and Print Services Supervisor, L. Pearson
Development Planner, C. McLaren
Director of Planning Services, S. Naylor
Facility Supervisor - Marina, B. McConnell
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Policy Planning, M. Kalyaniwalla
Manager of Traffic and Parking Services, S. Rose
Supervisor of Traffic and Parking Services, T. Hanrahan.

The Infrastructure, Investment and Development Services Committee met and reports as follows:

SECTION "A"

MARINA PARKING OPERATIONS OPEN DELEGATION

John Boer and Tom Kalweit, a representative of Barrie Yacht Club provided an Open Delegation regarding the Marina Parking Operations. Mr. Boer provided information related fees that are paid by the marina users in addition to season boat slip rates such as fees for lifting and letting down masts, pump-outs and storage. He expressed concern regarding three instances where he felt change to marina operations and or fees impacting marina users had not been discussed prior to consideration by Council. Mr. Boer indicated that the marina users signed 2015 use agreements with the City in February and after the agreements were signed they were advised of a potential parking fee. He explained that there are a number of marina users who are concerned with the additional costs and are questioning if there will be additional costs in 2016. Mr. Boer requested that the marina users be included in developing solutions as part of the roads and park surrounding the marina and be involved when the fees impacting marina users are being discussed.

Members of the Committee and City Council members present asked several questions related to the information provided and received responses from the staff and the presenter.

Attachments: [OD Boer.pdf](#)

URBAN DESIGN GUIDELINES - SOUTH BARRIE SECONDARY SCHOOL

John Dance, Superintendent of Facility Services, Simcoe County District School Board and Paul Stevens, ZAS Architects and Interiors Inc. provided a slide presentation concerning the proposed south Barrie secondary school and the Urban Design Guidelines.

Mr. Stevens discussed slides concerning the following topics:

- The location of the new secondary school site and surrounding uses;
- The proposed site plan and artist's renderings of the school and site;
- The School Board's rationale associated with the proposed site layout and the Board's view related to how it complies to the Official Plan and the Hewitt's Secondary Plan;
- The topography of the site and the impact of the topography on the

design of the site including the location of the school and the two proposed athletic fields;

- The traffic considerations associated with the location of the parking lot, the 3 storey secondary school and the incidental drop-off locations;
- The elements of the City of Barrie's Official Plan, Urban Design Guidelines and Hewitt's Secondary Plan the he feels have met been within the design; and
- A secondary school built in Markham with a comparable design.

S. Naylor, Director of Planning Services and Carlissa McLaren, Development Planner, provided an overview of the surveys, consultation and concerns with respect to the proposed location and design of the south Barrie secondary school.

Members of the Committee and Council Members in attendance asked a number of questions related to the information provided and received responses from staff and the presenters.

Three individuals (Ray Duhamel, Keith McKinnon and Travis Doucette) addressed the Committee concerning the Urban Design Guidelines and the South Barrie Secondary School. The Individuals provided comments related to:

- The support for the development of a high school. The challenges associated with the school moving forward as the first development in the Hewitt's Secondary Plan;
- Possible precedent setting if the first development does not adhere to the Hewitt's Secondary Plan;
- The lack of inconsistency of the proposed site plan with the City's planning policies;
- The application being pre-mature without working through the drainage, grading, impacts on the road network, etc.;
- The consideration of cost sharing items;
- The impact on the sub-watershed and low impact options for consideration;
- The need for communication and information on the proposed phases, background studies and to be provided to the Hewitt's Creek Landowners Group and the Salem Land Owners Group;
- The concerns that the School Board are requesting special provisions and not abiding by the Urban Design Guidelines and the spirit of the Hewitt's Creek Secondary Plan;
- That the Site Plan be considered by City Council and not processed through delegated authority to staff;

Members of the Committee and Council Members in attendance asked several questions related to the information provided and received responses from staff and the presenters.

Attachments: [Correspondence SCDSB.pdf](#)

The Infrastructure, Investment and Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

SOUTH BARRIE SECONDARY SCHOOL AND URBAN DESIGN GUIDELINES

That City staff facilitate a meeting as soon as possible involving representatives of the Simcoe County District School Board, the Hewitt's Creek Landowners Group and Planning staff in order to develop a mutually acceptable location and design for the new South Barrie secondary school in the Hewitt's Secondary Plan, and a representative of the Infrastructure, Investment and Development Services Committee be invited to attend the meeting. (15-G-114) (File: D00)

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 6/29/2015.

The Committee recessed at 7:56 p.m. and re-convened at 8:05 p.m.

The Infrastructure, Investment and Development Services Committee met and reports as follows:

SECTION "C"

2015 BUSINESS PLAN - PARKING OPERATIONS - MARINA PARKING LOT

The Committee met and discussed with Steve Rose, Manager of Traffic and Parking Services and Brad McConnell, Facility Supervisor - Marina, the parking operations associated with Marina Parking lot and parking available for the marina users. Brad McConnell indicated that staff would like to work with the marina users to discuss possible parking solutions and will bring forward a proposal for 2016 to the Infrastructure, Investment and Development Services Committee. (15-G-114) (File: T00)

Councillor, Shipley indicated that he would speak with staff concerning a possible interim solution to provide drop off/loading spaces for marina users while construction of Lakeshore Drive is underway.

HERITAGE BARRIE COMMITTEE REPORT DATED JUNE 9, 2015

The Report of the Heritage Barrie Committee dated June 9, 2015 was received. (File: C05)

Attachments: [HB 20150609.pdf](#)

MIXED USE CORRIDOR ZONES

Merwan Kalyaniwalla, Manager of Planning Policy provided an overview of the background related to Mixed Use Corridor Zones.

Mr. Kalyaniwalla discussed the following topics:

- The pre-zoning process;
- The utilization of the Essa Road Corridor as a pilot project;
- How the Mixed Use Corridor (MU2) zone will facilitate the creation of diverse and safe neighbourhoods;
- The purpose of the creation of intensification corridors and appropriate uses;
- Parking requirements for Mixed Use Zones; and
- The linkage between the creation of Mixed Use Zones and Council's Strategic Priorities as well as the new mixed use as a "Made in Barrie" solution.

Four individuals addressed the Committee concerning Mixed Use Corridor Zones (Victor Labreche, Celeste Phillips, Greg Stevenson and Graeme King) and provided comments and concerns.

- The prohibition of drive-throughs in the proposed Official Plan Amendment and Zoning By-law Amendment and the impacts associated with prohibiting drive-throughs;
- The elimination of drive-throughs on arterial roads within major commercial areas;
- A proposed amendment to Section 4.9.2.1 (f) of the Official Plan to allow drive-throughs;
- Concerns outlined in Ms. Phillips' correspondence that she believes have not been addressed;
- The need for increased communication so that residents can be a part of the solution; and
- Six storey wood frame buildings, setbacks for additional parking and the public process should a six storey wood frame building be proposed.

Members of the Committee and members of City Council in attendance

provided comments and asked a number of questions related to the information provided and received responses.

The Infrastructure, Investment and Development Services Committee met and recommends adoption of the following recommendation(s):

SECTION "D"

MIXED USE CORRIDOR ZONES

1. That the Official Plan Amendment for the addition of Section 4.9 "Mixed Use", as included in Appendix "A" attached to Staff Report PLN018-14, be approved for the portions related to intensification corridors subject to the addition of the words "and drive-through facilities" after the word "stations" in the third sentence of s. 4.9.2.1 (f); and removing the word "will" before apply and replacing it with the word "should" in Section 5.4.2.8.; and by adding the words to the end of the sentence in Section 4.9. (b) "but shall have consideration for Section 4.2.1 (g) of this Plan".
2. That the proposed Mixed Use Corridor (MU2) zone as attached to Staff Report PLN018-14, be approved subject to the deletion of Section 5.4.2.6 concerning Drive Through Facilities.
3. That staff be directed to initiate a review and assessment of the potential to pre-zone only the Essa Road corridor.

Attachments: [PLN018-14.pdf](#)
[Report - Mixed Use Corridor Zones.pdf](#)
[Correspondence Mixed Uses.pdf](#)
[Additional Correspondence Mixed Uses.pdf](#)
[Additional Correspondence Mixed Uses 2.pdf](#)
[Additional Correspondence Mixed Uses 3.pdf](#)
[C3 150629 Drive Through Facilities Intensification Corridors.pdf](#)

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 6/29/2015.

The meeting adjourned at 9:41 p.m.

CHAIRMAN