



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Minutes - Final General Committee

Wednesday, November 20, 2013

6:30 PM

Council Chamber

Additional Meeting

GENERAL COMMITTEE REPORT For consideration by the Council of the City of Barrie on December 2, 2013

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 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

STAFF:

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 Building and By-law Enforcement, G. Allison
Director of Business Development, H. Kirolos
Director of Engineering, J. Weston
Director of Facilities and Transit, K. Bradley
Director of Finance, D. McKinnon
Director of Legal Services, I. Peters
Director of Planning, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, E. Archer
General Manager of Infrastructure and Growth Management, R. Forward

Manager of Infrastructure Planning, S. Patterson
AMCTO Intern, Roopinder Sandhu

The General Committee met and reports as follows:

SECTION "A"

**13-G-288 GROWTH MANAGEMENT UPDATE PRESENTATION:
INFRASTRUCTURE MASTER PLANS AND FISCAL IMPACT ANALYSIS**

R. Forward, General Manager of Infrastructure and Growth Management and G. Scandlan, C. N. Watson and Associates provided a presentation regarding the Growth Management Update related to Infrastructure Master Plans and the Fiscal Impact Analysis.

R. Forward described the purpose of the staff report and detailed the growth management process including the integrated three pillars of land use planning, infrastructure planning and financial planning and the outcome of this process. He provided details on the extensive public consultation process undertaken for this initiative and listed the public agencies, aboriginal groups, community groups and landowners and developers involved in the process.

R. Forward detailed the land use planning portion of the process. He provided images of the annexation lands as well as the Salem and Hewitts Secondary Plans.

R. Forward provided information regarding the infrastructure planning, including Class Environmental Assessment, Master Plans for water supply, water storage and distribution, waste water treatment and bio solids management and waste water collection, drainage/stormwater and multi-modal active transportation. He highlighted the findings of each of the Master Plans as well as other capital needs considered during preparation of the Fiscal Impact Analysis.

G. Scandlan reviewed the affordability from the City of Barrie Long Range Financial Plan, including affordability and debt targets. He detailed the base case for the 2012 to 2031 capital costs based on secondary plan studies, capital budget/forecast and asset replacement. He provided four scenarios to deal with the financial impacts of growth and asset replacement. He also displayed a chart detailing the cost breakdown of the capital program and funding included and excluded as part of the model.

G. Scandlan discussed risk implications identified as part of the analysis. He provided charts illustrating current and calculated development charges for the City of Barrie as compared to other municipal residential, single/semi-detached, commercial/retail and industrial categories. He provided details on the rationale associated with the proposed capital contribution.

G. Scandlan provided a summary of the fiscal impact analysis affordability and debt targets under the base case and each of the proposed financing mechanism scenarios with the affordability and debt targets..

In closing, G. Scandlan summarized the proposed growth management strategy and how it will benefit the City of Barrie.

R. Forward concluded by outlining the next steps in the process.

Members of Council asked a number of questions and received responses from City staff and the consulting team.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 02/12/2013.

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

SECTION "B"

**13-G-289 GROWTH MANAGEMENT UPDATE: INFRASTRUCTURE MASTER
PLANS AND FISCAL IMPACT ANALYSIS**

1. That the update to the Financial Policies Framework - Growth and Development section as attached in Appendix "A" of Staff Report ENG033-013 be approved to minimize the financial impact of municipal growth on existing taxpayers by including the use of new development financing tools including:
 - a) Accelerating the timing of payments of development charges;
 - b) Front-ending of capital project costs by developers; and
 - c) Capital contribution payments by developers for growth-related capital infrastructure needs that are not currently funded by Development Charges.

2. That the Fiscal Impact Analysis by Watson Associates be approved as a forecast so that staff may present the results to the development community as the basis for financial agreements that include new development financing tools such as accelerated payments, front-ending, and a capital contribution of not less than \$4,500 per housing unit.
3. That the six Infrastructure Master Plans (Water Supply, Water Storage and Distribution, Wastewater Treatment, Wastewater Collection, Drainage and Stormwater Management, and Multi-Modal Active Transportation) related to growth from 2012-2031 be approved so that staff may complete the public consultation process in accordance with the Municipal Class Environmental Assessment process.
4. That staff investigate the potential to reduce/discount industrial development charges Background Study and report back to General Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/12/2013.

ENQUIRIES

There were no enquiries at General Committee.

ANNOUNCEMENTS

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

The meeting adjourned at 8:50 p.m.

CHAIRMAN