



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 Planning Policy, 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, 270 Hurst Drive, Unit 115 and Tom Kalweit, a representative of Barrie Yacht Club provided an Open Delegation regarding the Marina Parking Operations. Mr. Boer provided information related to some of the additional fees that are paid by the marina users such as fees for lifting and letting down masts. Mr. Boer indicated that the Marina Users signed the 2015 use agreement with the City in February but noted that 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 asked if the Marina Users could be a part of the solution and be involved when the 2016 agreement is being established.

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.

URBAN DESIGN GUIDELINES - SOUTH BARRIE SECONDARY SCHOOL

John Dance, Superintendent of Facility Services, Simcoe County District Board and Paul Stevens, ZAS Architects 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 rationale of the site and how it applies to the Official Plan and characteristics of the Hewitt's Secondary Master Plan;
- The topography of the site and the impacts the topography had on the design of the site including the location of the school and the two proposed athletic fields;
- The rationale for 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 Creek Secondary Plan the he feels have met been within the design;
- The Site topography considerations to create a flat plateau and a green gateway to the school creating a public open space;
- The traffic considerations for the design of the site including proposed access off of a collector road for minimal disruption of

arterial traffic and the incidental drop-off separated from the arterial Road and;

- A comparable design to a secondary school built in Markham.

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

Three individuals (Ray Duhamel, Keith McKinnon and Travis Ducette) addressed the Committee concerning the Urban Design Guidelines and the South Barrie Secondary School.

- Concerns associated with the south Barrie Secondary School related to:
 - The proposed secondary school being the first development within the Hewitt's Creek Secondary Plan before the homes are built;
 - Possible precedent setting if the first development within the plan does not match the shape of the Hewitt's Creek Secondary Plan which creates challenges as a planning exercise;
 - The application being pre-mature without working through the major problems first;
 - The consideration of cost sharing items;
 - The impact on the sub-watershed and low impact options for consideration;
 - The lack of communication with the Hewitts Creek Secondary Plan 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 Site Plan Final Approval should be by City Council and not 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.

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

SECTION "B"

PARKING OPERATIONS - MARINA PARKING LOT

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 took a recess 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 at the 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)

HERITAGE BARRIE COMMITTEE REPORT DATED JUNE 9, 2015

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

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 of the creation of Mixed Use Zones with the four Strategic Priorities of Barrie City Council and how the creation of new mixed use is a "Made in Barrie" solution.

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

Concerns associated with the proposed Mixed Use Corridor related to:

- The prohibition of drive-throughs within the proposed Mixed Use Zone and the impacts associated with prohibiting drive-throughs;
- The elimination of drive-throughs on Arterial Roads within major commercial areas;
- The proposed amendment to Section 4.9.2.1 (f) of the Official Plan;
- Concerns outlined in correspondence that 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 if a public process will take place when a six storey wood frame building is 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).
2. That the proposed Mixed Use Corridor (MU2) zone as attached to Staff Report PLN018-14, be approved.
2. That staff be directed to initiate a review and assessment of the potential to pre-zone only the Essa Road corridor.
3. That the maximum height in the Intensification corridors be increased to six storeys in accordance with the recent amendments to the Ontario Building Code permitting wood frame construction up to six storeys.

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