



City of Barrie

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

Minutes - Final General Committee

Monday, September 11, 2017

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on September 18, 2017.

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

- Present:** 10 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann
- Absent:** 1 - Councillor, A. Prince

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Director of Business Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Engineering, R. Sutton
Director of Environmental Services, J. Thompson
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Planning and Building Services, A. Bourrie
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 Infrastructure and Growth Management, R. Forward
Planner, C. McLaren
Planner, C. Terry
Planner, E. Terry
Service Desk Specialist, T. Versteeg
Theatre Technician, B. Elliott.

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

SECTION "A"

17-G-200

BARRIE COLLINGWOOD RAILWAY (BCRY) - PLANNING APPROVALS IN TOWNSHIP OF ESSA TO FACILITATE BUSINESS OPPORTUNITIES

1. That in order to facilitate new business opportunities for the Barrie Collingwood Railway (BCRY) and to bring the Utopia Rail Yard into legal conformance with the Township of Essa's Zoning By-law, CANDO Rail Services (CANDO Rail) be authorized to submit the required planning applications to obtain the necessary approvals for the lands located at 8716 Simcoe Road #56 (Concession 6, E Pt Lot 30, 51R-27836, Parts 1 and 2) to be changed to a 'General Industrial' use that would include a bulk fuel transfer facility under the Township's By-law, and any requests for site specific provisions to the satisfaction of the Director of Roads, Parks and Fleet and Director of Business Development.
2. That the City of Barrie contribute a maximum of \$50,000 towards the cost of the planning application(s), to be 50% funded from the existing operating budget for the rail operations and 50% from the industrial land reserve.
3. That the Director of Roads, Parks and Fleet and Director of Business Development be authorized to sign on behalf of the City of Barrie, as a co-owner of the lands, the planning application(s) and ancillary document(s) associated with CANDO Rail Services' submission for planning approvals.
4. That the City of Barrie be authorized to enter into negotiations with CANDO Fuels and the County of Simcoe, where required, to lease a portion of the Utopia Rail Yard to CANDO Fuels to facilitate a business opportunity for a bulk fuel transfer facility and report back to General Committee for approval of any lease agreement/with the results of the negotiations.
5. That the City of Barrie be authorized to enter into discussions with the County of Simcoe to determine the County's interest in retaining its portion of the jointly owned Utopia Rail Yard and report back to General Committee for the approvals as required. (BDD010-17) (File: T06)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-201 AMENDMENT TO SALE OF CITY INDUSTRIAL LANDS FOR SKYTEK PHARMACEUTICAL (WARD 8)

1. The City Clerk be authorized to execute the Amendment to the Agreement of Purchase and Sale between the City and 1923903 Ontario Ltd. (Skytek Pharmaceutical) to amend the property description to include the complete parcels of City owned industrial land described as Lots 72-75, Plan 51M-379, City of Barrie, County of Simcoe, being PIN's 587280320, 587280321, 587280322 and 587280323, the Property, subject to the following term and condition:
 - a) The Purchaser acknowledges that acceptance of this amending agreement is conditional upon the approval of the Council of the City of Barrie.
2. That the City Clerk be authorized to execute amendments to extend the closing date through to January 31st, 2018 and no further extensions to the closing date be provided. (BDD011-17) (File: L16)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-202 PROPOSED OFFICIAL PLAN AMENDMENT AND REZONING AT 52, 60, 64 AND 68 RAWSON AVENUE (WARD 8)

1. That the Official Plan Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to amend the land use designation on Schedule A - Land Use from Restricted Industrial to General Industrial be approved as shown in Appendix "A" to Staff Report PLN023-17.
2. That the Zoning By-law Amendment application submitted by Morriello Construction Ltd. for lands identified as Lots 76-79 on Plan 51M-379, municipally known as 52, 60, 64 and 68 Rawson Avenue, to rezone the lands from Restricted Industrial with Special Provisions and a Hold [RI (SP-413)(H-107)] to General Industrial (GI) be approved as shown in Appendix "B" to Staff Report PLN023-17.
3. That neither written nor verbal comments were received from the public with respect to this application to be taken into consideration as part of the deliberations and final decision related to the application(s).
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN023-17) (File: D09-OPA065 and D14-1635)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-203 AFFORDABLE HOUSING ACTION ITEM #9: REPORT ON DEMOLITION CONTROL AND DEMOLITION AND CONVERSION OF RESIDENTIAL RENTAL PROPERTIES BY-LAWS

1. That no new by-laws be introduced with respect to demolition and rental conversions at this time.
2. That the Condominium Conversion portion of Section 5 Housing, Condominium Conversion of the Council Policy Manual be deleted in its entirety. (PLN026-17) (File: D04-AFF)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-204 SITE PLAN "BUMP UP" - COLLIER CENTRE SITE PLAN AMENDMENT, 90 COLLIER/55 MULCASTER STREETS (FORTRESS) (WARD 2)

1. That the Site Plan Amendment application submitted by Fortress Collier Centre Ltd. for lands known municipally as 90 Collier and 55 Mulcaster Streets be approved in accordance with the site plan conditions as provided in Appendix "A" to Staff Report PLN030-17.
2. That the Parking Obligation Development Agreement for lands located at 90 Collier and 55 Mulcaster Streets be amended in accordance with the site plan conditions as provided in Appendix "A" to Staff Report PLN030-17. (PLN030-17) (D11-020-2017)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-205 INVESTIGATIONS OF POTENTIAL REDUCTIONS TO TRAFFIC ALONG MAPLETON AVENUE

That staff in the Roads, Parks and Fleet Department investigate the potential to reduce the amount of traffic utilizing Mapleton Avenue including undertaking consultation with residents along Mapleton Avenue regarding potential options, and report back to General Committee. (Item for Discussion 8.1, September 11, 2017) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-206 PRESENTATION INVITATION - REPRESENTATIVES OF ROYAL VICTORIA REGIONAL HEALTH CENTRE REGARDING ADVANCE CARDIAC AND CHILD AND YOUTH MENTAL HEALTH PROGRAMS

That a representative(s) of the Royal Victoria Regional Health Centre be invited to provide a presentation to City Council regarding its Advanced Cardiac Program and the Child and Youth Mental Health Program. (Item for Discussion 8.2, September 11, 2017) (File: C00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-207 COMMITTEE APPOINTMENTS

1. That Councillor, S. Trotter be appointed to the following boards and committees for a term ending November 30, 2018:
 - a) Finance and Corporate Services Committee;
 - b) Order of the Spirit Catcher Committee; and
 - c) Lake Simcoe Regional Airport Board of Directors.
2. That Councillor, A. Khan's resignation from the Finance and Corporate Services Committee be accepted and Councillor, B. Ward be appointed to the Finance and Corporate Services Committee and serve as Chairman of the Committee for a term ending November 30, 2018.
3. That Councillor B. Ward's resignation from the Infrastructure, Investment and Development Services Committee be accepted and Councillor A. Khan be appointed to the Infrastructure, Investment and Development Services Committee for a term ending November 30, 2018.
4. That the Township of Oro-Medonte and County of Simcoe be requested to provide written confirmation in accordance with Section 6.09 of the Lake Simcoe Regional Airport Agreement of the City of Barrie's appointment of Councillor, S. Trotter to the Lake Simcoe Regional Airport Board of Directors. (Item for Discussion 8.3, September 11, 2017) (File: C06)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

Pursuant to Procedural By-law 2013-072, as amended, Section 4, Subsection 10, the order of business was altered such that the Public Meeting concerning an Application for a Draft Plan of Subdivision and Rezoning submitted by Innovative Planning Solutions c/o Greg Barker on behalf of 1862145 Ontario Inc. c/o David Seaman - 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road was considered ahead of the Public Meeting concerning an Application for a Zoning By-law Amendment submitted by the Jones Consulting Group Ltd. on behalf of Abdallah Assaf Guirgis, Arcons Construction Management Corporation - 340 Penetanguishene Road.

The General Committee met for the purpose of two Public Meetings at 7:10 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the 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 Reports 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 "B"

17-G-208

APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND REZONING - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS C/O GREG BARKER ON BEHALF OF 1862145 ONTARIO INC. C/O DAVID SEAMAN - 2, 4, 6 AND 8 TECK ROAD AND 350, 354 AND 358 ARDAGH ROAD (WARD 6) (FILE: D14-1636)

Mr. Stephen Naylor of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review an application for a Draft Plan of Subdivision and Rezoning submitted on behalf of 1862145 Ontario Inc. c/o David Seaman for lands municipally known as 2, 4, 6 and 8 Teck Road and 350, 354 and 358 Ardagh Road, located just north of Ardagh Road immediately east of Wright Road.

Mr. Naylor discussed slides concerning the following topics:

- The context of the subject application including information concerning the site and surrounding land uses;
- The current land use designation and zoning of the subject lands;
- The development proposal and the concerns raised by the residents who attended the Neighbourhood Meeting;

- The proposed Zoning By-law amendment including the Special Provisions being sought and the proposed Draft Plan of Subdivision; and
- The application in context with Planning Policy.

In conclusion, Mr. Naylor advised that it was his opinion that the application is consistent with the Provincial and City of Barrie planning policies and represents good planning.

Mr. Ed Terry, Planner provided details related to the application and advised of the primary planning and land use items being considered. Mr. Terry discussed the studies completed in support of the application and the comments and concerns from members of the public that were in attendance at the Neighbourhood Meeting and the anticipated timelines of the staff report regarding the application.

VERBAL COMMENTS

1. **Jenner Sevigny, 17 Auburn Court** indicated that she was speaking on behalf of herself and her neighbours. She discussed her concerns related to the change in zoning and the development being located on a private road. She advised of her concerns regarding private roads not being maintained by the City and noted that she felt there could be potential issues related to property maintenance, garbage removal and snow storage. Ms. Sevigny commented that she was concerned with the proposed setback and that as a result of the walkouts for the proposed townhomes, the homes would be 3-storey, which would not be in scale or balance with the existing neighbourhood. She noted her concerns are associated with the possible impact related to the loss of privacy, light and the shadowing effect due to the height of the townhomes. She commented that in order to provide walkouts, the proposed units would need to be 3-storeys to address the grading. Ms. Sevigny reiterated her concerns about the height of the units and possible shadow impacts on the surrounding properties. She discussed issues related to the slope of the lots creating potential run-off and flooding. She suggested that the lots would need swales to prevent flooding. Ms. Sevigny noted that any landscaping undertaken by the future owners of the properties could affect the grading and swales, resulting in flooding to the neighbouring properties. She discussed her concerns associated with the size and frontage of the properties as she felt there would be insufficient space for snow storage and that excess snow could be pushed to the end of the parking lot and surrounding properties. Ms. Sevigny reiterated her request that the current R3 zoning remain. She indicated that at the July neighbourhood meeting, there was no mention of the proposed homes being semi-detached and that this concerned residents as it is not in line with the current development.

2. **Mr. Sean Kohler, 346 Ardagh Road** discussed his concerns associated with the front property line of the proposed homes being the road which would be abutting his backyard. He indicated that he is concerned with the proposed private road and commented that when the road is plowed his fence could be damaged or snow combined with salt/brine could be put over the fence onto his property. He discussed concerns related to the increase in traffic from garbage trucks servicing the development all hours of the night and day. Mr. Kohler noted that his concerns related to the impacts on his privacy in his backyard resulting from the proposed development as well as car headlights from future residents shining into his kitchen.

Members of General Committee asked a number of questions of clarification to the applicant, the applicant's representative and City staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence received from Marnie Overman, dated September 4, 2017.
2. Correspondence received from Jason and Emily Grills, dated September 4, 2017.
3. Correspondence received from Dr. Sean Kohler, dated September 11, 2017.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

17-G-209

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ABDALLAH ASSAF GUIRGIS, ARCONS CONSTRUCTION MANAGEMENT CORPORATION - 340 PENETANGUISHENE ROAD (WARD 1) (FILE: D14-1634)

Mr. Ray Duhamel of the Jones Consulting Group advised that the purpose of the Public Meeting was to review an application for a Zoning By-law Amendment submitted on behalf of Abdallah Assaf Guirgis, Arcons Construction Management Corporation for the property located at 340 Pentanguishene Road.

Mr. Duhamel discussed slides concerning the following topics:

- The site context including current and surrounding uses;
- The development in the context of the Growth Plan and Provincial Policies;
- The current Official Plan designation;

- The property in the context of the Georgian Drive Secondary Plan;
- The current zoning and proposed zoning for the property, including the single special provision being sought;
- The studies prepared in relation to the application;
- A diagram illustrating the proposed layout of the development and tree preservation plan; and
- Renderings of the proposed building elevations.

Ms. Carlissa McLaren, Planner provided details related to the history of the application as well as the primary planning and land use considerations associated with the application. She discussed the comments and concerns from members of the public that were in attendance at the Neighbourhood Meeting and the anticipated timing of the staff report regarding the application.

VERBAL COMMENTS

A member of General Committee asked questions of the applicant's representative and received a response.

WRITTEN CORRESPONDENCE

1. Correspondence from HGR Graham Partners LLP, dated June 12, 2017.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

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

SECTION "C"

17-G-210

APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4)

1. That the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corporation, to rezone the lands known municipally as 101 Kozlov Street (Ward 4) from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density with Special Provisions (RM2) (SP), be approved subject to the following amendments:

- a) That a total of eight units be removed from Building 1 and Building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, bringing the total number of new units in the development to 84;
 - b) That the number of parking spaces be reduced accordingly and replaced with greenspace; and
 - c) That the drive aisle west of Building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, be either eliminated or moved to a location between Building 1 and Building 2.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
- a) Permit a maximum density of 90 units per hectare, whereas a maximum density of 53 units per hectare would be permitted;
 - b) Permit a maximum gross floor area of 85%, whereas a maximum gross floor area of 60% would be permitted;
 - c) Permit a maximum building height of 3.5-storeys (12 metres) for the proposed stacked townhouse units, whereas a maximum building height of 3-storeys (10 metres) would be permitted;
 - d) Permit a minimum parking ratio of 1.15 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required;
 - e) That a minimum outdoor amenity area of 1,104 square metres be provided on site, of which a minimum of 834 square metres shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 1,104 square metres would be required to be provided in a consolidated form;
 - f) Provide a minimum side yard setback of 6 metres, whereas a minimum side yard setback of 1.8 metres would be permitted;
 - g) Notwithstanding (f) above, provide a minimum side yard setback of 25 metres from the proposed stacked townhouse units to the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas 7 metres would be permitted;
 - h) Provide a minimum 4 metres wide landscape buffer area along the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas a minimum of 3 metres would be permitted;

- i) Provide a minimum 9 metres building setback between the proposed stacked townhouse units and the existing apartment building on-site; and
 - j) That the existing 7-storey (129 units) residential apartment building be recognized as a permitted use.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law.
 4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN022-17: proposed increase in density and height, proposed setbacks/proximity of the proposed development to the existing apartment building on-site and residential properties in the area resulting in a decrease in privacy, reduced parking ratio, on-street parking, existing tree preservation/removals and compensation plantings, increase in traffic, provision of parking adjacent to existing residential properties, site access, emergency vehicle access, impact on existing municipal services (water and sanitary) and stormwater management, refuse programming, proposed rental tenure, adverse effects on property values, perceived increase in crime rates and timing of the proposed development. (PLN022-17) (File: D14-1596)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

17-G-211

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1)

1. That the Official Plan Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street, to permit an increased density of 290 units per hectare outside of the City Centre, be denied.
2. That the Zoning By-law Amendment application submitted by MHBC Planning on behalf of Starlight Investments for lands municipally known as 37 Johnson Street to add Special Provisions to the Residential Apartment First Density zone (RA1-3) including but not limited to: an increase in gross floor area, an increase in height, a reduced front yard setback, a reduced landscape buffer for the parking lot, and reduced parking ratio, be denied.
3. That the written and oral submissions received relating to this application, have been taken into 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.

4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*. (PLN025-17) (File: D09-OPA062 and D14-1618)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 10:07 p.m. to discuss the content of confidential Staff Report LCS021-17 concerning a confidential personal information matter – appointment to the Seniors Advisory Committee.

Members of General Committee (with the exception of Councillor, D. Shipley and Councillor, A. Prince), the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, and General Manager of Infrastructure and Growth Management, were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

SECTION "D"

17-G-212 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE

That motion 17-G-212 contained within the confidential notes to the General Committee Report dated September 11, 2017 concerning the discussion of Staff Report LCS021-17 regarding a confidential personal information matter - Appointment to the Seniors Advisory Committee, be received. (LCS021-17) (File: C06)

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 2017-09-18.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 10:20 p.m.

Mayor Lehman noted that the in-camera/closed session portion of the meeting was related to a confidential personal information matter. Mayor Lehman stated that with the exception of the procedural matter to move into public/open session, votes were not taken during the portion of the meeting closed to the public.

SECTION "E"

17-G-213

APPOINTMENT TO THE SENIORS ADVISORY COMMITTEE

That Laura-Lynn Bourassa, a representative of the Alzheimer Society of Simcoe County be appointed to the Seniors Advisory Committee for a term of office to expire on November 30, 2018. (LCS021-17) (C06)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2017-09-18.

ENQUIRIES

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

ANNOUNCEMENTS

Mayor Lehman provided announcements concerning a number of matters.

The meeting adjourned at 10:21 p.m.

CHAIRMAN