



# City of Barrie

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

## Minutes - Final General Committee

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Monday, May 6, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT For consideration by Barrie City Council on May 13, 2019.

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  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, D. Shipley  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**STAFF:**

Acting Deputy City Clerk, T. McArthur  
Acting General Manager of Infrastructure and Growth Development, A. Miller  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, B. Araniyasundaran  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, D. McAlpine  
Manager of Growth and Development, M. Banfield  
Manager of Technical Services, R. Trask

Manager of Wastewater Operations, S. Coulter  
Service Desk Specialist, T. Versteeg  
Theatre Technician, B. Elliott  
Theatre Technician, M. Dawson.

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

### **SECTION "A"**

#### **19-G-120 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION - MDM DEVELOPMENTS INC. - 233, 237, 241 AND 245 DUNLOP STREET WEST (WARD 2)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of MDM Developments Inc. for lands known municipally as 233, 237, 241 and 245 Dunlop Street West and Roll Number 434203200405700 (no address) in the City of Barrie, legally described as Lots 16, 17, 18 and 19 South Side of Elizabeth Street and Lots 16, 17, 18 North Side of Perry Street on Registered Plan 27, be approved as follows:
  - a) Amend Official Plan Schedule C - Defined Policy Area to identify the subject lands as Defined Policy Area [XX] as shown in Appendix "A" to Staff Report PLN016-19; and
  - b) That notwithstanding the provisions of Section 4.2.2.3 (c) of the Official Plan, the text of the Official Plan be amended by adding Section 4.8.XX to permit a maximum density of 196 units per hectare on the subject lands.
2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of MDM Developments Inc. to rezone lands known municipally as 233, 237, 241 and 245 Dunlop Street West and Roll Number 434203200405700 (no address) in the City of Barrie, legally described as Lots 16, 17, 18 and 19 South Side of Elizabeth Street and Lots 16, 17, 18 North Side of Perry Street on Registered Plan 27, from 'Residential Multiple Dwelling Second Density - Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor - Special Provision' (MU2)(SP-XXX) and 'Environmental Protection' (EP), be approved as shown in Appendix "B" to Staff Report PLN016-19.
3. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:

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- a) Permit a minimum front yard setback of 0.5 metres, whereas a minimum of 1 metre is required for 75 percent of the frontage and a maximum of 5 metres is permitted for 25 percent of the frontage;
  - b) Permit a minimum landscape buffer strip with a width of 2 metres along the east side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required where a Mixed Use Zone abuts a Residential Zone;
  - c) Permit a minimum landscape buffer strip width of 1 metre along the southern interior side lot line, whereas a minimum landscape buffer strip with a width of 3 metres is required where a Mixed Use Zone abuts a Residential Zone;
  - d) Permit a maximum building height of 26.5 metres (8-storeys), whereas a maximum building height of 25.5 metres (8-storeys) is permitted;
  - e) Permit a maximum density of 196 units per hectare (93 units);
  - f) Permit a minimum east side yard setback of 19 metres;
  - g) Permit a front yard setback area that is not fully paved, whereas front yard setback areas shall be fully paved and seamlessly connected with the abutting sidewalk;
  - h) Permit a maximum lot coverage of 50 percent for parking spaces and aisles for an apartment dwelling, whereas a maximum lot coverage of 35 percent is permitted; and
  - i) Permit a minimum commercial parking rate of 1 space per 30 square metres of gross floor area, whereas a minimum of 1 space per 24 square metres of gross floor area is required for multiple commercial uses.
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 as amended, and including the following matters raised in those submissions and identified within Staff Report PLN016-19:
- Proposed increase in building height and density;
  - Insufficient parking;
  - Tree preservation and removals;
  - Traffic congestion and safety concerns on Dunlop Street West;
  - Environmental impacts on Bunker's Creek, Milligan's Pond and local wildlife;
  - Shadowing onto adjacent land uses and City streets;
  - Servicing capacity;

- Local school capacity;
  - Construction nuisances;
  - Impacts associated with additional intensification along Dunlop Street West;
  - Proposed setbacks/proximity of the proposed development to the existing residential properties in the area resulting in a decrease in privacy; and
  - Adverse effects on property values.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN016-19) (File: D09-OPA069-19, D14-1647)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

#### **19-G-121 FERNDALE DRIVE PARKING INVESTIGATION (WARD 6 AND 7)**

1. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended by deleting the following:

"Ferndale Drive Both sides from Dunlop Street to a point 170 metres north of Summerset Drive/Bishop Drive."

2. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended by adding the following:

"Ferndale Drive North Both sides from Dunlop Street to Tiffin Street"

"Ferndale Drive South Both sides from Tiffin Street to Essa Road". (RPF002-19) (File: R00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

#### **19-G-122 NICHOLSON DRIVE PARKING INVESTIGATION (WARD 6)**

- That Traffic By-law 80-138, Schedule 'D', "Stopping Prohibited" be amended by adding the following:

"Nicholson Drive West Side From Summerset Drive 8:00am to 4:00pm  
to a point 87 metres September 1st to  
south of Trask Drive July 1st,  
Excluding Statutory  
Holidays."

(RPF003-19) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-123 INVESTING IN CANADA INFRASTRUCTURE PROGRAM**

That staff in the Transit and Parking Strategy Department, subject to approval by the Executive Director of Access Barrie and the Chief Administrative Officer, be given delegated authority to submit all capital projects deemed appropriate from the Transit Asset Management Plan, including the Allandale Hub, as well as projects from City's annual capital plan which are relevant for the Investing in Canada Infrastructure Program (ICIP) to maximize potential provincial and federal funding. (TPS004-19) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-124 INVITATION TO MPPS TO ATTEND CITY COUNCIL TO PROVIDE PROVINCIAL UPDATES**

That Andrea Khanjin, MPP (Barrie-Innisfil) and Doug Downey, MPP (Barrie-Springwater-Oro-Medonte) be invited to attend a City Council meeting before the summer recess to provide an update on Provincial matters. (Item for Discussion 8.1, May 6, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption its meeting to be held on 5/13/2019.

**19-G-125 FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE ATTENDANCE**

That Councillor, S. Morales's registration to attend the Federation of Canadian Municipalities Conference in Quebec City from May 30, 2019 to June 2, 2019 be transferred to Councillor, K. Aylwin, with Councillor Aylwin's applicable related expenses for attending the Conference be funded from the Council Conference Account #01-06-0950-0000-3071. (Item for Discussion 8.2, May 6, 2019) (File C00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-126 INVESTIGATION - IMPLEMENTING NO PARKING/STOPPING RESTRICTIONS ON THE EAST SIDE OF GIRDWOOD DRIVE BETWEEN CLUTE CRESCENT AND COUGHLIN ROAD**

That staff in the Roads, Parks and Fleet Department investigate implementing no parking/stopping restrictions on the east side of Girdwood Drive between Clute Crescent and Coughlin Road and report back to General Committee. (Item for Discussion 8.3, May 6, 2019) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-127****ONTARIO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (OSPCA) ENFORCEMENT ACTIVITIES**

WHEREAS there is the potential for the download to municipal governments regarding the enforcement of animal cruelty by-laws;

AND WHEREAS the OSPCA enforcement activities have varied considerably across the province depending, in part, on whether a specific municipality offers animal services or standards of care; and

AND WHEREAS municipal by-law enforcement officers lack the necessary powers for complete animal cruelty investigations, as well as police officers and enforcement officers not having the ability to prioritize these calls among other calls and this would increase their workload and possibly jeopardize the safety of animals.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That correspondence be sent to the Ministry of the Solicitor General, the Minister of Municipal Affairs and Housing, the Minister of Agriculture, Food and Rural Affairs requesting that the province adopt a provincial service delivery model for animal cruelty enforcement based on other provincial models or a hybrid of these.
2. That municipalities be provided a minimum of six months for a transition for the determination of municipal regulations and hiring of additional staff to address these responses. (Item for Discussion 8.4, May 6, 2019) (File: P00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-128****CONNECTED CORE PILOT PROGRAM**

WHEREAS a successful Welcoming Streets Initiative has demonstrated good outcomes in addressing social issues in Downtown Guelph;

AND WHEREAS several Barrie organizations including the Royal Victoria Hospital have indicated support for a pilot of a similar program in Barrie;

AND WHEREAS the Program can help leverage existing outreach efforts and connect street-involved people, treatment and support services;

AND WHEREAS the Program can help downtown businesses by providing tools for dealing with social issues in the downtown core;

AND WHEREAS the Program is proposed to be funded by four participating partners at a cost of \$10,000 each.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That the City provide funding of \$10,000 from the Council Strategic Priorities Reserve to support the Connected Core Pilot Program, as outlined in the memorandum provided from the Mayor's Office dated May 6, 2019.
2. That the Partners report back to City Council regarding outcomes of the program by way of a presentation during Q1 of 2020. (Item for Discussion 8.5, May 6, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-129**

**FEDERAL CANADIAN MUNICIPALITIES (FCM) - NOMINATION TO THE BOARD OF DIRECTORS**

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction; and

AND WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. That correspondence be sent to FCM advising that Barrie City Council endorses Mayor Jeff Lehman to stand for election on FCM's Board of Directors for the period starting in June 2019.
2. That the City of Barrie shall assume all costs associated with Mayor Jeff Lehman's attendance at FCM Board of Directors meetings and annual conference for the duration of the appointment. (Item for Discussion 8.6, May 6, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-130**

**INVITATION SHEBA SHRINE CLUB**

That Ron Greer, President of the Sheba Shriners Club be invited to attend the June 3, 2019 City Council meeting to make a presentation concerning the Shrine Parade to be held in Barrie, on June 15, 2019. (Item for Discussion 8.8, May 6, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

The General Committee met for the purpose of two Public Meetings at 7:06 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 Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

## **SECTION "B"**

### **19-G-131 AN APPLICATION FOR AN OFFICAL PLAN AMENDMENT - HEIGHT AND DENSITY BONUSING UNDER SECTION 37 OF THE *PLANNING ACT* (COMMUNITY BENEFITS) - CITY OF BARRIE (FILE: D08-73)**

Andrea Miller, Acting General Manager of Infrastructure and Growth Development advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment to consider using a portion of the funds generated from an application under Section 37 - Height and Density Bonusing under of the *Planning Act* to new reserves to address Council's Strategic Priority concerning addressing social issues and affordable housing.

Ms. Miller discussed slides concerning the following topics:

- The purpose of the proposed amendment;
- The proposed amendment to the Official Plan;
- The details of the Community Facility Improvement Reserve
- The details of the Affordable Housing Reserve;
- The establishment of ward-specific community priorities and examples of defined community benefits;
- The implementation process for the amendment;
- A summary associated to public input being requested;
- The anticipated timeline for the staff report.

#### **VERBAL COMMENTS:**

1. **Naomi Wachowiak, 17 Brighton Road** thanked the City on the opportunity to provide feedback on the proposed amendment. She express her appreciation to see the new financial tool for affordable housing and the proposed amendments that support community engagement. She provided examples, of community led development including the Tamerack Institute in Waterloo, Block Party in a Box from London, Ontario, Neighbourhood Place Making, Waterloo, Ontario and Love-My-Hood initiative, Kitchener, Ontario. Ms. Wachowiak encouraged that staff look into these projects to provide strong communities and resident led community development.



2. **Karen Hanson, Pratt Homes, 301 King Street** advised that she had sat on the Built Form Task Force and worked with the City staff and struggled at that time with purpose based rental definition of affordable housing. She noted that other home builders are good at building affordable housing and investing in community and functional development and bring affordable housing to municipalities. Ms. Hansen indicated that she would live to continue to work with City staff and organizations on these initiatives to bring affordable housing to Barrie.
3. **Jennifer VanGennip, Co-Chair SCATCH, 29 Twiss Drive** advised that she is in favour of this proposal and being a part of this initiative to ensure that it includes the lowest income brackets where possible.
4. **Mario Titus, 2 Toronto Street**, commented that he had not heard it being promoted through the builders.
5. **Matt Turner, 134 Innisfil Street** commented that affordable should truly be affordable. He suggested that there should be a mechanism in place such as a ward based committee that allows the Councillor to receive community input on what they feel is best for the ward.
6. **Rob Meier, 110 Napier Street** advised that he is in support of the funds. He discussed his concerns associated with how affordable housing is defined. Mr. Meier agreed with some of the ideas presented by Naomi Wachowiak, but suggested to for people to rally together on one issue such as invasive species as it affects all wards in the City.

#### **NO WRITTEN COMMENTS**

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 5/13/2019.

**19-G-132 PROPOSED ZONING BY-LAW AMENDMENT - CITY OF BARRIE - CANNABIS PRODUCTION**

Michelle Banfield, Manager of Growth and Development advised that the purpose of the Public Meeting is to update and refine the intent and content of Comprehensive Zoning By-law 2009-141 as it relates to Cannabis Production.

Ms. Banfield discussed slides concerning the following topics:

- The purpose of the proposed amendment;
- The proposed definition and table amendment to the Zoning By-law 2009-141; and
- A summary of the proposed amendment.

**NO VERBAL COMMENTS**

**NO WRITTEN COMMENTS**

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 5/13/2019.

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

**SECTION "C"**

**19-G-133 SPECIAL EVENT POLICY EXEMPTION - BARRIE NATIVE FRIENDSHIP CENTRE POW WOW (WARD 4)**

That exemptions from the following Sections of the Special Event Policy as part of the issuance of a Special Event Permit to the Barrie Native Friendship Centre, as required for the operation of the Annual Pow Wow Event being held at Sunnidale Park on June 1 and 2, 2019 be approved:

- a) Section 6.1.5. "Full closure of Municipal Property or its amenities is not permitted. This includes but is not limited to beaches, playgrounds, concessions, washrooms, and splash pads."
- b) Section 6.1.6. "A Special Event on Municipal Property shall not charge a general admission fee or solicit the general public for funds or membership," (CE006-19) (File: M02-POW)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-134**      **INFRASTRUCTURE MASTER PLANS**

1. That the following six Infrastructure Master Plans related to growth from 2019-2041 be endorsed, and that staff file Notices of Completion in accordance with the Municipal Class Environmental Assessment process:
  - a) Water Supply;
  - b) Water Storage and Distribution;
  - c) Wastewater Treatment;
  - d) Wastewater Collection;
  - e) Drainage; and
  - f) Transportation.
2. That staff report back on strategies and funding mechanisms to advance the active transportation portion of the modal share targets in the Transportation Master Plan, including the possibility of allocating a larger share of annual gas tax funding for active transportation. (ENG006-19) (File: D00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

**19-G-135**      **PROPOSED USE OF POYNTZ STREET (CLOSED) FOR VEHICULAR ACCESS AND CITY WATERLOT FOR FLOATING DOCK - 185-205 DUNLOP STREET (WARD 2)**

1. That the closed portion of Poyntz Street Road Allowance, south of Dunlop Street East, legally described as Part 1, Plan 51R-29033, be declared surplus for the purpose of an Easement in favour of Northern Lights Enterprise Inc. to provide vehicular access to the proposed redevelopment of 185-205 Dunlop Street East.
2. That staff begin to administer the procedures identified in By-law 95-104, the Sale of All Real Property (for the purpose of an easement) associated with Poyntz Street Road Allowance, south of Dunlop Street East, and report back to General Committee.
3. That staff be authorized to enter into a Lease Agreement with Northern Lights Enterprise, owner of 185-205 Dunlop Street East for the use of City owned Waterlots, Waterlots 25 and 29, Plan R51-38304 for the annual installation, removal and maintenance of floating docks, to be accessible for public use, for a 5 year term, starting from the date of first installation.

4. That the City Clerk be authorized to enter into a Lease Agreement for a 5 year term, starting from the date of first installation, on the City Waterlots for the purpose of installing floating docks. (PLN018-19) (File: D11-001-2018)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

### **19-G-136**

#### **TRANSIT ASSET MANAGEMENT PLAN AND FINANCIAL STRATEGY**

1. That the Transit Asset Management Plan and Financial Strategy attached as Appendix "A" to Staff Report TPS003-19 be approved in principle as the guiding document up to 2041 with the capital and service level requests being approved through the annual Business Plan.
2. That staff be directed to investigate the feasibility, including alternative funding sources, to incorporate electric, hydrogen-fuel cell, and other alternative fuel vehicles, and a capital project intake form be presented as part of the 2020 Capital Plan to complete the investigation, and the results of the studies be incorporated into the next Transit Asset Management Plan update. (TPS003-19) (File: T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

### **SECTION "D"**

#### **19-G-137**

#### **INSTALLATION OF RAINBOW CROSSWALK**

That staff in the Roads, Parks and Fleet Department install a Rainbow Crosswalk across Simcoe Street at Meridian Place, at a cost of \$7,000.00, to be funded from the Community Benefits Reserve with installation to be completed before August 1, 2019. (Item for Discussion 8.7, May 6, 2019)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 5/13/2019.

#### **ENQUIRES**

Members of General Committee did not address any enquires to City staff.

#### **ANNOUNCEMENTS**

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

The meeting adjourned at 9:07 p.m.

CHAIRMAN