



Minutes - Final  
General Committee

---

Monday, January 9, 2017

7:00 PM

Council Chamber

---

**GENERAL COMMITTEE REPORT**

For consideration by Barrie City Council on January 16, 2017.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance:

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

**STAFF:**

Backflow Prevention Program Coordinator, B. Quan  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Business Development, S. Schlichter  
Director of Environmental Services, J. Thompson  
Director of Corporate Facilities, R. Pews  
Director of Finance/Treasurer, C. Millar  
Director of Internal Audit, S. MacGregor  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, P. Elliott-Spencer  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Corporate Asset Management, K. Oakley  
Senior Planner, J. Foster  
Service Desk Specialist, T. Versteeg  
Supervisor of Transit Business Services, B. Forsyth  
Theatre Technician, M. McLeod.

The General Committee reports that the following matter(s) were dealt with on the consent portion of the agenda:

**SECTION "A"**

**17-G-002      REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED DECEMBER 7, 2016**

The Report of the Community Services Committee dated December 7, 2016 was received. (File: C06)

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 1/16/2017.**

**17-G-003      REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED DECEMBER 14, 2016**

The Report of the Finance and Corporate Services Committee dated December 14, 2016 was received. (File: C06)

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 1/16/2017.**

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

**SECTION "B"**

**17-G-004      COUNCIL COMPENSATION REVIEW COMMITTEE TERMS OF REFERENCE**

1. That a Council Compensation Review Committee comprised of five citizen members of the community be struck to review the base compensation only for the 2018 to 2022 Council members.
2. That the proposed Terms of Reference for the Council Compensation Review Committee attached as Appendix "A" to the Report of the Finance and Corporate Services Committee dated December 14, 2016 be approved.

3. That the one-third tax free allowance on remuneration paid to the elected Members of Council and its local boards continue to be deemed as expenses incidental to the discharge of their duties as Members of City Council or local board. (LCS017-16) (File: C05) (16-G-261)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

**17-G-005      2016 MULTI-YEAR ACCESSIBILITY PLAN**

That the 2016 updates to the 2013 - 2018 Multi-Year Accessibility Plan and 2013 - 2018 Transit Multi Year Accessibility Plan as presented to the Accessibility Advisory Committee by the Accessibility Co-ordinator on November 24, 2016, be approved. (File: C05)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

**17-G-006      INTERNAL AUDIT FRAMEWORK, CHARTER AND WORK PLAN**

1. That the framework identified in paragraph 6 contained within the Report to the Finance and Corporate Services Committee dated December 14, 2016 providing clarification of the Finance and Corporate Services Committee's oversight of Internal Audit, be approved.
2. That the Internal Audit Charter attached as Appendix "A" to the Report to the Finance and Corporate Services Committee dated December 14, 2016 be approved and the previous Internal Audit Mandate approved in 2008, be repealed.
3. That the Internal Audit work plan for 2017 attached as Appendix "B" to the Report to the Finance and Corporate Services Committee dated December 14, 2016, be approved. (File: F03)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

**17-G-007****2016/17 PROVINCIAL GAS TAX AGREEMENT**

1. That the Mayor and Treasurer be authorized to execute a Letter of Agreement with the Province of Ontario as represented by the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program to allow for the alignment of the program year with the Provincial fiscal year.
2. That in response to a request from the Province of Ontario as represented by the Ministry of Transportation related to the Dedicated Gas Tax Funds for Public Transportation Program, the City of Barrie reconfirm its commitment to continue to act as the host for the provision of public transit service to the Township of Essa. (ACC001-17) (File: T03)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

**17-G-008****SALE OF CITY OWNED INDUSTRIAL LAND - 35 REID DRIVE (WARD 7)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and 2086192 Ontario Limited (the Purchaser) for the 3.8 acre parcel of City owned industrial land described as Part of Parts 3 and 4, Plan 51R-35959, Plan of Survey of Part of Block B, Registered Plan 51M-495 City of Barrie, County of Simcoe, to be further described by Reference Plan to be deposited and known municipally as 35 Reid Drive, for the purchase price of \$285,000 per acre, subject to the following terms and conditions:
  - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;
  - b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it will conduct such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property; and
  - c) The Purchaser has agreed that the property is subject to an easement described as Part of Part 4 on Plan 51R-35959, along the easterly property boundaries, in favour of the City for the purpose of storm drainage.
2. That the net proceeds from the sale of 35 Reid Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (BDD001-17) (File: L15)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

17-G-009**APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 480-500 DUCKWORTH STREET (WARD 3)**

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of the Little Lake Seniors Community Inc., for the lands known municipally as 480-500 Duckworth Street to redesignate the lands from Open Space to General Commercial be approved (OPA No. 057).
2. That the Official Plan, Schedule "A" - Land Use, be amended from Open Space to General Commercial for lands known municipally as 480-500 Duckworth Street as identified in Appendix "A" to Staff Report PLN003-17.
3. That the Official Plan, Schedule "H" - Natural Heritage Resources, be amended by removing the Level 3 notation on the lands known municipally as 480-500 Duckworth Street as identified in Appendix "B" to Staff Report PLN003-17.
4. That notwithstanding the provisions of Sections 5.2c) (Residential Policy Area C) and 5.3 (Commercial) of the Little Lake Secondary Plan, the lands known municipally as 480-500 Duckworth Street shall be identified as Commercial on Figure 2, Concept Plan in the Little Lake Secondary Plan as identified in Appendix "C" to Staff Report PLN003-17.
5. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd. on behalf of the Little Lake Seniors Community Inc. to rezone the lands known municipally as 480-500 Duckworth Street from Open Space OS to General Commercial C4 (SP) with Special Provisions, be approved.
6. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) Parking shall be the only use permitted;
  - b) Permit a landscape buffer area adjacent to the Highway 400 right of way in accordance with the Schedule as identified in Appendix "D" to Staff Report PLN003-17; and
  - c) For the purpose of the Zoning By-law and in consideration of zoning standards, the subject lands will be treated as one parcel with the adjoining lands municipally known as 13 Little Lake Drive, for zoning purposes.

7. 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, including the following matters raised in those submissions and identified within Staff Report PLN003-17: stormwater management, justification for parking requirements for the existing Medical Facility development, tree preservation and removal, traffic impacts and need for emergency access onto Cundles Road.
8. That the remnant portion of Duckworth Street north be renamed to JC Massie Way as identified in Appendix "E" to Staff Report PLN003-17; and that the affected parcels of land be renumbered accordingly.
9. That the owners of the affected parcels be notified of the new addressing and be requested to post the new numbers on their properties.
10. That, as a condition of site plan approval, the applicant be required to financially compensate the City for the removal of public trees in accordance with Public Tree By-law No. 2014-116, in an amount estimated at \$75,000, either through payment or equivalent plantings.
11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law. (PLN003-17) (File: D14-1606 and D09-OPA057)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

The General Committee met for the purpose of a public meeting at 7:05 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff report regarding the application were advised to sign the appropriate notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act.

### SECTION "C"

**17-G-010 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - HEDBURN DEVELOPMENT CORPORATION - 20, 30 AND 40 MILLER DRIVE (WARD 5) (FILE: D14-1610)**

Mr. Darren Vella of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review applications submitted by Innovative Planning Solutions on behalf of Hedburn Development Corporation to amend the Official Plan and Zoning By-law to permit a residential development at 20, 30 and 40 Miller Drive.

Mr. Vella discussed slides concerning the following topics:

- A map illustrating the application context including the site location and current surrounding uses;
- Excerpt of maps illustrating the current land use designation and zoning associated with the subject properties;
- The development proposal in the context of the City of Barrie's Intensification Areas;
- A image illustrating the development proposal;
- Artist renderings of the proposed designs for the apartment and townhouse units with a view from Miller Drive;
- The requested amendments to the Official Plan and Zoning By-law including the special provisions requested; and
- The studies that were undertaken as part of the application.

In closing, Mr. Vella summarized the development proposal and provided his professional planning opinion that the development would be consistent with the Planning Policy.

Ms. Janet Foster, Senior Planner summarized the special provisions that were being requested by the applicant. She provided details related to the primary planning and land use considerations associated with the application. Ms. Foster discussed the comments and concerns of the public who attended the Neighbourhood Meeting on October 26, 2016.

#### VERBAL COMMENTS

1. **Mr. André Champoux, 59 Miller Drive** advised that he had three issues with the proposed development. He commented that the first issue was that he felt that the developer should pay for the sidewalk in front of the building and not taxpayers. He noted his second concern was associated with the proposed location of the park. Mr. Champoux suggested that the proposed park be moved further away from Dunlop to protect the privacy of the existing residents and to act as a buffer to the existing neighbourhood. He indicated that his third issue was related to the proposed commercial property and the suggested convenience store. Mr. Champoux discussed his concern that insufficient parking was allocated for the convenience store and that it would attract unpleasant customers that store may draw. Mr. Champoux also suggested additional lighting in the area of the proposed development due to current and the potential for additional problems in the neighbourhood.
2. **Mr. Harry Frielink, 48 Miller Drive** commented that he was speaking against the requested exception to the Zoning By-law to increase the apartment building height to 3.5 storeys. He noted that his home is 21 feet from the proposed development and commented that a neighbouring shop was not permitted to build higher. He advised that he understands that there is a housing problem and the need for higher density, but indicated he felt that this development is not the same type of density and again noted his objection related to the over 3 storey building. Mr. Frielink suggested the provision of a buffer between the development and his home. He discussed how long he had resided at his home and his family situation and his concerns that residents in the apartment buildings would be able to look down into his back yard. He suggested that a buffer of white pines be installed to provide his property some privacy. Mr. Frielink noted his concerns associated with the potential loss of privacy in his backyard as it relates to his children and reiterated his request for a buffer between his property and the proposed development.
3. **Ms. Kim Rowntree, 77 Miller Drive** discussed her concerns associated with the current community being left unfinished and a new development being started. She provided examples of items that she felt have been left unfinished in the neighbourhood including the completion of Sproule Drive and points of access. She requested consideration of completing the existing neighbourhood before adding a new development to ensure that it could be sustained.



Members of General Committee asked a number of questions of City staff and the presenter and received responses.

#### **WRITTEN COMMENTS**

1. Correspondence from Enbridge Gas Distribution, dated October 19, 2016.
2. Correspondence from PowerStream, undated.
3. Correspondence from Coco Group, dated December 22, 2016.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 1/16/2017.**

**The General Committee met and reports as follows:**

#### **SECTION "D"**

##### **17-G-011**

#### **PRESENTATION REGARDING THE 2017 BUSINESS PLAN AND BUDGET**

Craig Millar, Director of Finance and Treasurer and Patti Elliott-Spencer, General Manager of Community and Corporate Services provided a presentation concerning an overview of the 2017 Business and Capital Plans.

Mr. Millar discussed slides concerning the following topics:

- The 2017 Business Plan Process;
- The public engagement undertaken as part of the budget process;
- An overview of the 60+ services delivered by the City and its service partners;
- The current economic outlook;
- Highlights of the direction provided by City Council with respect to the preparation of the 2017 Business Plan;
- The key elements of the City Business Plan and Budget;
- The building blocks of the 2017 budget;
- Pie charts illustrating the breakdown of a residential and commercial property tax bill;
- A pie chart illustrating the 2017 sources of operating revenue;
- A graph illustrating the allocation of property taxes by program/service;
- A graph illustrating the annual infrastructure gap;
- A chart summarizing the tax supported budget changes;

- A chart detailing the 2017 tax supported budget changes associated with maintaining current service levels, debt and reserve management, dedicated infrastructure renewal fund, service partners and investment and service recommendations;
- A chart detailing a breakdown of significant aspects associated with maintaining current service levels and the tax rate impact; and
- A chart detailing a breakdown of significant aspects associated with debt and reserve management and the tax rate impact.

Ms. Elliott-Spencer discussed concerning the following topics:

- A graph illustrating the contributions to the tax capital reserve associated with the Dedicated Infrastructure Renewal Fund;
- A chart illustrating the net impact associated with budget requests from the City's Service Partners;
- Highlights of the key areas related to the new investment and service recommendations; and
- A summary of the new investment and service recommendations.

Mr. Millar discussed slides concerning the following topics:

- A chart summarizing the total recommended tax supported budget;
- The proposed rate budgets for water, waste water and parking;
- The direction provided by City Council concerning the preparation of the 2017 Capital Budget;
- A pie chart illustrating the 2017 Capital Budget request by asset class;
- A pie chart illustrating the 2017 Capital Budget by funding source;
- Significant projects included in the 2017 Capital Plan including the annexed lands infrastructure projects, Highway 400 projects, Centennial and Military Heritage Park completion, neighbourhood renewal, major roads and major facilities;
- A chart illustrating 2017 - 2021 Capital Plan by asset class and investment area;
- A pie chart illustrating the 2017-2021 Capital Budget by funding source;
- A summary of the Development Charge Reserve Forecast for the 2017 to 2021 period;
- A summary of the Tax Capital Reserve Forecast for the 2017 to 2021 period;
- A graph illustrating the 2017-2021 forecast of annual debt issuance requirements;
- A graph illustrating 2017-2021 debt servicing costs by funding source;
- A graph illustrating debt servicing costs for 2017-2021 relative to the annual repayment limit;
- A chart illustrating the total impact of the Business Plan and Budget on an average home; and
- A chart illustrating property taxes in comparison to other major household expenses.

In closing, Mr. Millar provided details regarding the next steps in the 2017 Business Plan and Budget process.

Members of General Committee asked a number of questions regarding the presentation and received responses from City staff.

**This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 1/16/2017.**

### **SECTION "E"**

#### **17-G-012 GOVERNING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL**

1. That the draft by-law attached as Appendix "B" to Staff Report ENV001-17 governing Backflow Preventions and Cross Connection Control be adopted.
2. That By-law 2010-102 governing Backflow Preventions and Cross Connection Control be repealed. (ENV001-17) (File: W04) (P47/14)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 1/16/2017.**

### **ENQUIRIES**

**Members of General Committee did not make any enquiries of staff.**

### **ANNOUNCEMENTS**

**Mayor Lehman provided announcements concerning a number of matters.**

**The meeting adjourned at 9:27 p.m.**

### **CHAIRMAN**