



**Minutes - Final  
General Committee**

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Monday, March 20, 2017

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT**

**For consideration by Barrie City Council on March 27, 2017.**

**The meeting was called to order by Mayor Lehman at 7:02 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, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

**Absent:** 1 - Councillor, M. Prowse

**STUDENT MAYOR:**

Ewan MacKinnon, Barrie North Collegiate

**STAFF:**

Business Development Officer, P. Dyck  
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 Internal Audit, S. MacGregor  
Director of Recreation Services, B. Roth  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, M. DiGirolamo  
Executive Director of Access Barrie, R. James-Reid  
General Manager of Infrastructure and Growth Management, R. Forward  
Legal Counsel, P. Krysiak  
Manager of Enforcement Services, T. Banting  
Manager of Culture, O. Groves  
Manager of Growth Planning, S. Forfar  
Planner, B. Chabot

Service Desk Specialist, T. Versteeg  
Theatre Technician, B. Elliott.

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

### **SECTION "A"**

#### **17-G-045      REPORT OF THE COUNCIL COMPENSATION REVIEW COMMITTEE DATED MARCH 13, 2017.**

The report of the Council Compensation Review Committee dated March 13, 2017, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/27/2017.

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-046      ON-STREET PARKING - BIG BAY POINT ROAD (WARD 8, 9 AND 10)**

That Traffic By-law 80-138, Schedule "A", "No Parking Anytime" be amended by adding the following:

"Big Bay Point Road"                      From Huronia Road to a point 140 metres east  
there of

"Big Bay Point Road"                      From Loon Avenue to a point 155 metres east  
of The Queensway

(RPF001-17) (File: T02-PA)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-047****LETTER OF AGREEMENT: CITY OF BARRIE AND PROVINCE RE: STARTER COMPANY PLUS PROGRAM**

1. That the Corporation of the City of Barrie enter into a Transfer Payment Agreement with Her Majesty the Queen in Right of Ontario as represented by the Minister of Economic Development and Growth (MEDG) for the provision of grant funds to deliver the Starter Company Plus Program through the Small Business Centre of Barrie, Simcoe County and Orillia (Small Business Centre) for the period ending March 31st, 2019.
2. That the City Clerk be authorized to execute all documents necessary to give effect to such agreement.
3. That should the Starter Company Program be extended under the same general conditions or a similar program be established with the same general intent, the City Clerk be authorized to execute extensions to such an agreement or a new agreement, in order to facilitate the transfer of grant funds. (BDD004-17) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-048****PUBLIC ART INSTALLATIONS AND PAGEANTRY PROGRAM**

1. That the following additional temporary public art installations be approved in principle as part of the "Illuminate Barrie" Canada's 150th celebrations subject to funding approvals where applicable:
  - a) Quadriga, by Max Streicher - for installation at the Mady Centre; and
  - b) Rabbit, by Ryan Park - installation location to be determined.
2. That the Manager of Culture be delegated the authority to approve any additional temporary public art displays and any locations of such displays associated with "Illuminate Barrie".
3. That a pageantry program comprised of up to 150 flags and banners provided by The Look Company and branded in the theme of Canada's 150th celebration with logos of sponsoring businesses, be approved for temporary installations along the waterfront and in the downtown core as part of Barrie's celebration of Canada's 150th anniversary.
4. That the Manager of Culture be delegated the authority to review and approve the locations of temporary banners and temporary installations of flagpoles provided by The Look Company for the pageantry program as well as any sponsors included on flags and banners. (CE004-17) (File: A09-PUB)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-049 NEW WATERFRONT BASKETBALL COURT AND ARTIFICIAL ICE RINK (WARD 2)**

1. That a non-standard procurement for the installation of a new waterfront basketball court facility and artificial ice rink in Centennial Park be endorsed.
2. That the funding plan for a new waterfront basketball court and artificial ice rink be amended by reducing funding from the Tax Capital Reserve by \$80,000 (to \$142,580) and increasing funding from donations by \$80,000.
3. That the funding plan for a new waterfront basketball court and artificial ice rink be amended by reducing funding from the Tax Capital Reserve by \$142,580 and changed to Cash-In-Lieu funding. (ENG001-17) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-050 RESULTS OF PUBLIC CONSULTATION - NAMING OF ARBORETUM IN SUNNIDALE PARK IN RECOGNITION OF WYMAN JACQUES (WARD 4)**

1. That the Arboretum in Sunnidale Park be named in recognition of Wyman Jacques' community contributions.
2. That the contributions of the Barrie Horticultural Society (now known as the Barrie Garden Club) be formally acknowledged as part of the interpretative signage at the Arboretum.
3. That any costs associated with acknowledging Wyman Jacques and the Barrie Horticultural Society/Barrie Garden Club contributions be funded from the Strategic Priorities Reserve. (LCS007-17) (File: R02)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-051 APPLICATION FOR DEED REGISTRATION PART OF BLOCK A, PLAN 1350, BARRIE (WARD 4)**

That staff be directed to implement the steps outlined in Appendix "A" to Confidential Staff Report LGL002-17 and should the application be resolved, the Mayor and City Clerk be authorized to execute any documents that may be requisite. (LGL002-17) (File: L02-A106)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

17-G-052**APPLICATION FOR ZONING BY-LAW AMENDMENT - SAVERINO INVESTMENTS INC. - 570, 574 AND 576 ESSA ROAD (WARD 7)**

1. That the Zoning By-law Amendment application submitted by the Goodreid Planning Group, on behalf of Saverino Investments Inc., to rezone the lands known municipally as 570, 574 and 576 Essa Road (Ward 7) from 'Single Detached Residential Dwelling First Density' (R1) and 'General Commercial - Special Provision No. 50' (C4)(SP-50) to Residential Apartment Dwelling Second Density-1 Special RA2-1(SP) be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) Permit a minimum density of 53 units per hectare;
  - b) Permit a maximum density of 84 units per hectare;
  - c) Permit a maximum building height of 6-storeys (22 metres), whereas 30 metres would be permitted;
  - d) Permit a minimum rear yard building setback of 48 metres, whereas 7 metres would be permitted; and
  - e) Permit a maximum lot coverage of 46% for all surface parking areas, whereas 35% would be permitted.
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 PLN001-17: adverse effect on property values and quality of life of abutting residents; decreased privacy due to the proposed height and surface parking area; increased noise from construction and additional residents; shadowing impacts; incompatibility with the surrounding neighbourhood; and increased traffic along Essa Road and Mapleton Avenue. (PLN001-17) (File: D14-1609)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-053 INVESTIGATION OF A PROPOSAL TO UPGRADE THE SKATEBOARD PARK (WARD 2)**

That staff in the Engineering Department (Parks Planning) investigate the proposal outlined by Downtown business owners/operators and parents of local skateboarders to upgrade the skateboard park and report back to General Committee regarding the proposal including potential partnerships, fundraising opportunities, financial implications, and timing. (Item for Discussion 8.1, March 20, 2017) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**17-G-054 DYNAMIC REPORTING OPTIONS - CURRENT INFRASTRUCTURE FUNDING GAP**

That staff in the Finance, Engineering (Corporate Asset Management) and Information Technology Departments report to the Finance and Corporate Services Committee by September 2017 regarding options to provide dynamic reporting of the City's current infrastructure funding gap to Council including any process changes and cost implications to providing that data in a more real time format. (Item for Discussion 8.2, March 20, 2017) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

The General Committee met for the purpose of a Public Meeting 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 Planner that notification was conducted in accordance with the Planning Act.

**SECTION "C"****17-G-055**

**APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF WATERSAND CONSTRUCTION LTD. - SOUTH WEST CORNER OF MCKAY ROAD WEST AND VETERAN'S DRIVE (WARD 7) (FILE: D12-423/D14-1616) (17-G-055)**

Mr. Keith MacKinnon of KLM Planning Partners Inc. on behalf of Watersand Construction Limited advised that the purpose of the Public Meeting was to review applications for an amendment to the Zoning By-law and a Draft Plan of Subdivision for the south west corner of McKay Road West and Veteran's Drive. Mr. MacKinnon noted that this was the first public meeting concerning applications for the Annexed Lands.

Mr. MacKinnon provided a presentation and discussed slides concerning the following topics:

- The applications and the studies submitted in support of the proposed development;
- An aerial image of the subject lands and surrounding properties;
- The Salem Secondary Land Use Plan, Development Phases and Master Plan;
- The proposed Draft Plan of Subdivision;
- The proposed zoning schedule;
- The proposed Sidewalk and Pedestrian Circulation Plan; and
- Artist renderings of the proposed single detached homes, townhouses and affordable townhouses.

Ms. Bailey Chabot, 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 noted that a Neighbourhood Meeting was not held due to the isolation of the site being and the applicant owning the majority of the surrounding lands.

**VERBAL COMMENTS**

1. **Mr. Brian Wight, 188 Salem Road** discussed his concerns and asked questions regarding the size of the development, the timing of the installation of servicing along Salem Road and whether there would be sufficient water and sewer capacity available.

Ms. Chabot provided responses to the questions raised.

2. **Mr. Mario Titus, 2 Toronto Street** asked whether the housing units would be market price or affordable housing.

Mr. MacKinnon responded to the questions raised.

3. **Mr. Casey Van Kessel, 6781 Tenth Line, Thornton** discussed his concerns related to the timing of the installation of watermains and sewers along Salem Road. He commented that he was under the impression that the sewers and watermain works were not slated to be constructed for at least five years. Mr. Van Kessel noted that he felt it was unfair that to the existing Salem Road property owners that this project was proceeding earlier. He remarked that he believed that the installation of servicing and development were to happen concurrently with the Salem Road widening. He requested that staff from the Engineering Department, Council and the Mayor look into this situation. He also questioned why Salem Road would be widened and then dug up at a later time for the installation of water and sewer mains.

4. **Mr. Brian Wight, 188 Salem Road** discussed his concerns related to the phasing of the applications and his perception that there were roadblocks in the process.

City staff responded to the questions raised.

Members of General Committee asked a numbers of questions of the applicant's representative and City staff and received responses.

#### **WRITTEN CORRESPONDENCE**

Written correspondence was not received concerning this application.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 3/27/2017.

#### **17-G-056**

#### **APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF WATERSAND CONSTRUCTION LTD. - SOUTH EAST CORNER OF VETERAN'S DRIVE AND MCKAY ROAD WEST (WARD 7) (FILE: D12-425 / D14-1620)**

Mr. Keith MacKinnon of KLM Planning Partners Inc. on behalf of Watersand Construction Ltd. advised that the purpose of the Public Meeting was to review applications for an amendment to the Zoning By-law and Draft Plan of Subdivision for lands at the south east corner of Veteran's Drive and McKay Road West. He noted that the property was located to the east of the application that was subject of the first Public Meeting on March 20, 2017.



Mr. MacKinnon provided a presentation and discussed slides concerning the following topics:

- The applications and studies submitted in support of the proposed development;
- An aerial image of the subject lands and surrounding properties;
- The Salem Secondary Land Use Plan, development phases, and Master Plan
- The proposed Draft Plan of Subdivision; and
- The proposed zoning schedule noting that site specific provisions are being requested.

Ms. Bailey Chabot, Planner advised that these applications were recently received by staff and was brought forward to a Public Meeting, as the proposed employment lands coincide with the proposed residential development in the area. She commented that Staff has not yet had the opportunity to completely review the application and are in discussions with Mr. MacKinnon and his clients concerning the application. Ms. Chabot noted that a Neighbourhood Meeting was not held due isolation of the site and the applicant owning the majority of the surrounding lands..

#### **VERBAL COMMENTS**

1. **Mr. Gerry Alary 24 Warner Road** discussed his concerns related to the current amount of traffic on Veteran's Drive as well as his concerns associated with the potential traffic and noise increase once new development occurs. He commented regarding the impacts of the potential increase in traffic in the area of Veteran's Drive, McKay Road and Innisfil Beach Road as development occurs as well as the proximity of industrial lands to residential lands in this area. Mr. Alary advised that there is currently a significant amount of noise generated by the Highway 400 and he questioned if noise mitigation was considered as part of the development process. Mr. Alary further noted his concerns associated with the compatibility of proposed proximity of the entrances into the industrial lands and the area residential lands. He questioned if there was archeological work being completed in the area of Highway 400 and McKay Road as well the roadworks being proposed for the area.

City staff responded to questions raised by Mr. Alary.

Mr. Alary questioned whether a noise assessment was completed as part of the application process.

Ms. Chabot responded to the question raised by Mr. Alary.

2. **Ms. Shannon MacIntyre, Squarefoot, 19 Poyntz Street** asked about the number of industrial acres and the average size of the industrial blocks and the proposed density in the area of the proposed development..

Mr. McKinnon responded to the questions raised by Ms. MacIntyre.

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

#### **WRITTEN CORRESPONDENCE**

Written correspondence was not received concerning this application.

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

Pursuant to Procedural By-law 2013-072, Section 4, Subsection 10, the Committee the order of business was altered such that the Review of the Transportation Industry (Taxi) By-law 2006-265 and Regulating Ride Sharing/Driver for hire Operations (LCS006-17) was considered prior to the Sale of Surplused Downtown Parking Lot 55-57 McDonald Street/61-67 Owen Street (BDD003-17).

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

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

##### **17-G-057**

#### **REVIEW OF TRANSPORTATION INDUSTRY (TAXI) BY-LAW 2006-265 AND REGULATING RIDE SHARING/DRIVER FOR HIRE OPERATIONS**

1. That By-law 2006-265 regarding the licensing and regulation of Transportation type business operations within the City of Barrie be amended effective July 1, 2017, to allow for a pilot to be undertaken that would reflect the changes as set out generally in the form of the draft by-law attached as Appendix "A" to Staff Report LCS006-17; with amendments to add the words "if applicable" to any references to requirements related to proof of HST registration.
2. That a review of the pilot be undertaken beginning no later than two years after the passage of any amendments to By-law 2006-265.
3. That the Fees By-law be amended to reflect the proposed licensing fees as set out in Appendix "B" to Staff Report LCS006-17.

4. That staff make application to the Ministry of the Attorney General for set fines ranging from \$100.00 to \$1,000.00 based on the nature of the offense. (LCS006-17) (File: P18)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

## **SECTION "E"**

### **17-G-058**

#### **SALE OF SURPLUSED DOWNTOWN PARKING LOT 55 - 57 MCDONALD STREET/61 - 67 OWEN STREET (WARD 2)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Forrest Group Acquisitions Ltd. (the Purchaser) for the 0.52 acre parcel of City-owned land described as PIN'S 588170026, 588170027, 588170174, 588170024, 588170025, City of Barrie, County of Simcoe, (the Property) on the south-east corner of McDonald Street and Owen Street, also known municipally as 55-57 McDonald Street and 61-67 Owen Street, for the purchase price of \$1,000,000, subject to the following general 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 Lands are suitable for the Purchaser's intended use;
  - c) The Purchaser acknowledges that any municipal approvals, including re-zoning of the City lands, will be done in accordance with the City's standard process and procedures, and where relevant, at the Purchasers own risk;
  - d) The Purchaser agrees within four hundred and eighty (480) days following the approval by Council of the Agreement of Purchase and Sale to:
    - i) Obtain all municipal and other governmental approvals necessary in connection with the Purchaser's intended development of the Property; and
    - ii) Execute a Development Agreement, including without limitation a Site Plan Agreement for development of the Property;

- e) The Purchaser agrees that unless it gives notice in writing delivered to the Seller within the four hundred and eighty (480) days that the condition has been fulfilled or an extension to the condition has been granted, this Agreement shall become null and void and the deposit shall be returned to the Purchaser without deduction;
  - f) The Purchaser covenants and agrees to start construction of Purchaser's Use within twelve (12) months following the date of registration of the transfer of the Property from Seller to Purchaser and complete construction of Purchaser's Use within thirty (30) months of the start of construction provided that appropriate allowances shall be made for delays caused by strikes, acts of God and other events beyond the control of the Purchaser; and
  - g) The Purchaser acknowledges that all approvals including a rezoning, are not being guaranteed by the terms of this Agreement and shall be effected by the Purchaser at the Purchaser's own risk and expense.
2. That the City Clerk in consultation with the Executive Director of Invest Barrie and Director Legal Services be authorized to execute any consent or authorization documents permitting the Purchaser to process any necessary Zoning By-Law Amendments concerning the Property solely at their cost, as well as any amendments or extensions to the Completion, Construction and Conditions dates as set out in the Purchase Agreement.
  3. That proceeds from the sale of the Property, in the amount of \$76,424 be allocated to the Industrial Land Reserve (13-04-0430), with the remaining amount to be allocated to the Parking Reserve. (BDD003-17) (File: L00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

#### **17-G-059**

#### **2017 BUSINESS PLAN - OPERATING AND CAPITAL REDUCTIONS**

1. That the proposed 2017 operating budget amendments listed as Appendix "A" in Staff Report EMT002-17 be approved with an amendment to delete the increased revenue identified in paragraph 5 b) related to \$13,000 associated with Roads - rented equipment operations.
2. That the proposed 2017 capital budget amendments listed as Appendices "B" and "C" in Staff Report EMT002-17 be approved. (EMT002-17) (File: F00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 3/27/2017.

**ENQUIRIES**

Members of General Committee addressed several enquiries to City staff and received responses.

**ANNOUNCEMENTS**

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

**ADJOURNMENT**

The meeting adjourned at 10:27 p.m.

**CHAIRMAN**