



Minutes - Final  
General Committee

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Monday, May 2, 2016

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT**

**For consideration by the Council of the City of Barrie on May 9, 2016.**

**The meeting was called to order by Mayor Lehman at 7:00 p.m. The following were in attendance:**

**Present:** 11 - 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; Councillor, S. Morales; and Councillor, M. McCann

**STUDENT MAYORS:**

Kwynne Loupelle, Monsignor Clair Catholic School.

**STAFF:**

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Deputy Treasurer, M. Jerney  
Development Planner, C. McLaren  
Director of Engineering, J. Weston  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, C. Glaser  
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  
Fire Chief, B. Boyes  
General Manager of Community and Corporate Services, P. Elliott-Spencer  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Development, T. Kitay  
Manager of Design and Construction, S. Patterson  
Manager of Waste Water Operations, S. Coulter  
Senior Infrastructure Planning Engineer, R. Scheunemann  
Theatre Technician, A. Gauci.

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

**SECTION "A"**

**16-G-088      REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED APRIL 13, 2016**

The Report of the Infrastructure, Investment and Development Services Committee dated April 13, 2016 was received.

**Attachments:**      [160502 IIDSC Report.pdf](#)

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/9/2016.**

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

**SECTION "B"**

**16-G-089      HERITAGE REGISTER REVIEW**

That in response to the written requests by the property owners, the following properties be added to the Heritage Register:

- 14 Cumberland Street;
- 88 Cumberland Street;
- 22 Granville Street;
- 19 William Street; and
- 25 William Street. (File: R01)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-090 OSMOND J. ROWE RECOGNITION - COMMEMORATIVE NAMING**

That the Municipal Naming Working Group consider commemorating longtime Barrie Resident, Osmond (Ossie) J. Rowe's contribution to the Community in accordance with the Municipal Naming Policy. (File: D00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-091 BRYNE DRIVE (CAPLAN AVENUE TO ESSA ROAD) - MASTER PLAN UPDATE ADDENDUM #1, MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PHASES 1 AND 2 EVALUATION OF ALTERNATIVE SOLUTIONS (WARD 6, 7 AND 8)**

1. That the Preferred Alternative associated with the Municipal Class Environmental Assessment for Bryne Drive from Caplan Avenue to Essa Road, Phases 1 and 2 be adopted as outlined in Staff Report ENG007-16.
2. That in accordance with the requirements of the Municipal Class Environmental Assessment process, the Engineering Department complete Phases 3 and 4 of the Schedule C Class Environmental Assessment and report back to General Committee. (ENG007-16) (File: T05-BR3)

**Attachments:** [ENG007-160502.pdf](#)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-092 2016 TAX RATES**

1. That the tax rates for the 2016 taxation year be established as set out in Appendix "A" to Staff Report FIN004-16.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2016 tax rates as described in Staff Report FIN004-16. (FIN004-16) (File: F00)

**Attachments:** [FIN004-160502.pdf](#)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-093**      **2016 DOWNTOWN BARRIE BUSINESS ASSOCIATION (BIA) LEVY (WARD 2)**

1. That the City of Barrie establish a special charge 0.336960% for 2016 to levy an amount of \$496,683 upon commercial and industrial properties in the Downtown Improvement Area.
2. That the Downtown Barrie Business Association (BIA) 2016 Operating and Capital budgets be approved, as presented in Staff Report FIN005-16.
3. That the City Clerk be authorized to prepare the appropriate by-law authorizing this 2016 special charge rate and levy requirement. (FIN005-16) (File: F00)

**Attachments:**      [FIN005-160502.pdf](#)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-094**      **ZONING BY-LAW AMENDMENTS FOR SOCIAL SERVICES FACILITIES**

1. That the proposed text amendments to Zoning By-law 2009-141 to replace the definition of "Crisis Care Facility" with a new definition for "Social Services Facility", and to provide associated development standards relating to social services facilities, as outlined in Appendix "A" to Staff Report PLN008-16 be approved.
2. That By-law 2015-097, a by-law to introduce zone standards for Mixed Use Zones, be amended by replacing references to Crisis Care Facility in the table of permitted uses with Social Services Facility, and that section 5.4.2.6 Crisis Care Facility be deleted from this by-law as outlined in Appendix "B" to Staff Report PLN008-16, and that the Ontario Municipal Board be requested to approve this change during the upcoming hearing on By-law 2015-097.
3. That in accordance with Section 34 of the Planning Act, no further public meeting is required to finalize the proposed by-law. (PLN008-16) (File: D14-1600)

**Attachments:**      [PLN008-160502.pdf](#)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-095**      **PARKLAND DEDICATION - SECOND SUITES**

That staff in Planning Services, Finance and Engineering Departments investigate options for reducing the amount required for parkland dedication, or cash in lieu, for homes adding a second suite which were not subject to parkland dedication when originally built, and report back to General

Committee. (Item for Discussion 8.1, May 2, 2016) (File: D00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-096 MEMORANDUM FROM G. ALLISON, DIRECTOR OF BUILDING AND BY-LAW SERVICES DATED APRIL 18, 2016 REGARDING EXOTIC ANIMAL ACTS IN A CIRCUS - COMMUNITY SUGGESTION**

That the memorandum from G. Allison, Director of Building and By-law Services dated April 18, 2016 concerning the Exotic Animal Acts in a Circus - Community Suggestion be referred to the Community Services Committee for consideration. (Item for Discussion 8.2, May 2, 2016) (File: P00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-097 PREPARATION OF A BUSINESS CASE TO IMPLEMENT DIGITAL (PAPERLESS) AGENDA PACKAGE**

That staff in the Information Technology and Legislative and Court Services Departments prepare a report for General Committee's for consideration in the Fall of 2016 on the business case associated with transitioning to a digital (paperless) agenda package. (Item for Discussion 8.3, May 2, 2016) (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**16-G-098 INVITATION FOR PRESENTATION - KEMPENFEST**

That representatives of Kempenfest be invited to make a presentation to City Council concerning the organization of the event and the benefits of the event to the community. (Item for Discussion 8.6, May 2, 2016) (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**SECTION "C"**

**16-G-099 APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - SUMMITPINES ESTATES INC. - 301, 311, 343 & 351 TOWN LINE ROAD (COUNTY ROAD 27) AND 38 HUMBER STREET (WARD 6)**

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343, 351 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) be approved as follows:

- a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Open Space and Residential Area to Residential Area and Open Space; and
  - b) Amend Ardagh Secondary Plan Schedule 2 - Land Use to redesignate a portion of the subject lands from Open Space and Low Density Residential to Low Density Residential and Open Space.
2. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343, 351 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) from Open Space (OS), Open Space (OS) (SP-118), Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Third Density Holding (R3)(H-129) and Residential Single Detached Dwelling Fourth Density (R4), to Open Space (OS), Open Space Stormwater Management (OS)(SWM), Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Special (R3)(SP), Residential Single Detached Dwelling Fourth Density Special (R4)(SP) be approved.
  3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
    - a) That a minimum setback of 10 metres shall apply to all buildings and structures abutting Town Line Road (County Road 27).
  4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN010-16) (File: D14-1597, D09-OPA056 and D12-403)

**Mayor, J. Lehman declared a potential pecuniary interest on the forgoing matter as his father's company has been retained as a consultant who worked on the subject application. He did not discuss or vote on the matter. He remained in his chair at the Council table.**

**Attachments:** [PLN010-16052.pdf](#)

**This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

**Pursuant to Procedural By-law 2013-072, Section 4.10, the Committee altered the order of business such that Information Item concerning a presentation by representatives of Georgian College regarding a new project and funding application was considered before the Public Meeting.**

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

**SECTION "D"**

**16-G-100**

**PRESENTATION BY REPRESENTATIVES OF GEORGIAN COLLEGE REGARDING A NEW PROJECT AND FUNDING APPLICATION.**

Mr. Tom McBride, Chair of the Board of Governors of Georgian College announced that Georgian College is proposing the development of an Advance Technology, Innovation and Research Centre. He noted that this would be a new home for engineering diploma and degree studies and promote a start-up economy within the City of Barrie. Mr. McBride commented that the associated application timelines to take advantage of the funding opportunity and ensure that community receives the required infrastructure funding, are tight.

Ms. MaryLynn West-Moynes, President and CEO of Georgian College advised that three weeks ago, the Federal government announced that it would provide up to \$2 billion in infrastructure funding to colleges and universities across Canada. She discussed the eligible program categories for the funding including research and innovation, specialized training focuses on industry need and environmental sustainability. Ms. West-Moynes explained she feels that Georgian College's vision meets and exceeds this criteria. She advised that the Federal government will fund 50% of successful projects, the deadline for submission of the application is May 9, 2016, and the projects must be substantially completed by April 30, 2018. Ms. West-Moynes advised that in order to meet these deadlines, Georgian College revisited it's major capacity expansion submission.

Ms. West-Moynes stated that the proposal is to construct a 60,000 square foot, \$30 million building supporting approximately 800 students. She discussed the proposed programs and the opportunity for the College and industry to work together in a more collaborative nature. She reviewed a schematic of a part of the proposed building on the Georgian College campus as well as the features of the facility. Ms. West-Moynes noted that if the College was successful in obtaining funding, the project plan would involve moving the Fine Arts Program into downtown Barrie. This would fulfil the College's vision to bring academic programs to the Downtown.

Ms. West-Moynes advised that as part of the submissions, the colleges and universities are required to provide the other 50% of the funding. She stated that the County of Simcoe had approved a \$5 million contribution and the Colleges is anticipating provincial funding as well. Ms. West-Moynes requested that the City of Barrie commit \$5 million in funding in support of this application.

In closing, Mr. McBride observed that Council has enthusiastically supported investment in community and that the proposed Advance Technology and Research Centre would provide the City, industry and the College many opportunities to increase its competitiveness. Mr. McBride commented that he was looking forward to the partnership with the City of Barrie.

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

**This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 5/9/2016.**

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

**SECTION "E"**

**16-G-101      GEORGIAN COLLEGE ADVANCED TECHNOLOGY, INNOVATION AND RESEARCH CENTRE PROJECT AND FUNDING REQUEST**

1. That the City of Barrie provide Georgian College with \$5 million (or a maximum of 25% of the total project, whichever is less) over a four year period for the proposed Advanced Technology, Innovation and Research Centre, subject to the College receiving Federal funding and the successful negotiation and execution of a funding agreement outlining the terms associated with the provision of the funds including a requirement for a firm commitment and timeline from the College to establish student/academic programs in the City Centre.
2. That the Mayor and City Clerk be authorized to execute a funding agreement, with the terms and form of the agreement to be to the satisfaction of the Chief Administrative Officer, Treasurer and Director of Legal Services.

**Attachments:**      [2016-05-02 - Site Diagram - Georgian College.pdf](#)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

The General Committee met for the purpose of a public meeting at 8:23 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was 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 Manager of Development that notification was conducted in accordance with the Planning Act.

## SECTION "F"

### 16-G-102 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBURN DEVELOPMENT CORPORATION - 233 ARDAGH ROAD (WARD 6) (FILE: D09-OPA048 AND D14-1581)

Mr. John Stuart of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of the Hedbern Development Corporation, for lands located on the south side of Ardagh Road, west of Ferndale Drive South for a property known municipally as 233 Ardagh Road.

Mr. Stuart discussed slides concerning the following topics:

- The application context including the location, size, current use and surrounding land uses;
- The current land use designation and zoning of the subject property;
- The original development proposal;
- A summary of the comments received at the first neighbourhood meeting held on February 11, 2015;
- The updated development proposal;
- A summary of the comments received at the second neighbourhood meeting held on March 31, 2016;
- Artist's renderings illustrating the proposed Ardagh Road streetscape and an aerial view of the development;
- The application in the context of Provincial and City Planning policies; and
- The Intensification Policy criteria and how the criteria would be addressed.

Mr. Stuart concluded the presentation by summarizing the application and by providing his opinion that the application was consistent with upper and lower tier planning policy.

Ms. Carlissa McLaren, Development Planner for the City of Barrie provided details related to the application, the special provisions requested to permit the proposed development, the associated primary planning and land use items being considered by City staff, and the comments received from the public who attended the neighbourhood meetings held on February 11, 2015 and March 31, 2016.

#### **VERBAL COMMENTS**

1. **Mr. Kavel Cermak, 14 Hawthorne Crescent**, submitted a petition signed by 150 residents from THE area who are in opposition to the proposed development to the City Clerk. Mr. Cermak advised that the area residents strongly disagree with the proposed high density development due to the impact it will have on traffic and schools. He commented that the Mayor and members of Council should take into account the opinions of the citizens who have paid taxes for many years that are now being faced with a multi-storey development. In closing, Mr. Cermak reiterated his request to Committee to take into account the views of the citizens.
2. **Mr. Guy Janssens, 1 St. Bruno's Circle** commented that he had just completed 33 years in service in the military and had chosen to live in the City of Barrie because of the people who live here and representation of City Council. Mr. Janssens thanked the representatives of Innovative Planning Solutions for taking into consideration items raised at the neighbourhood meeting. He discussed his concerns about the height of building as he feels it does not fit into the neighbourhood, as well as concerns related to the increase in traffic. He also noted that the increase in density would result in additional residents in the area and potential impacts on schools, volume of cars, school buses and the Fire Hall. Mr. Janssens commented that he does not believe there is sufficient infrastructure in the area to sustain such a development. In closing, Mr. Janssens requested that consideration be given to fact that there are no other 8-storey building in the area.
3. **Mr. Mario Titus 2 Toronto Street** enquired regarding the price range for the proposed condominiums.

Mr. Stuart advised that a price point for the units had not been established.

4. **Mr. John Frezza, 7 Sedgewood Way** thanked the presenter for being candid in the presentation. Mr. Frezza commented that he feels the project is out of scope for the area. He observed that there are apartments being constructed as you travel further down Ardagh causing more traffic and that at Ardagh and Highway 90 there is another sign concerning future development. He remarked that he realizes that people want to do something with their land, but requested it to be more in scope with the existing neighbourhood. Mr. Frezza noted that 398 additional cars is a conservative estimate of the increase for traffic in the area that would result from the development.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from the Simcoe Muskoka Catholic District School Board dated March 24, 2015.
2. Correspondence from Lyndon and Mary Meredith, dated February 12, 2015 and April 1, 2016.
3. Correspondence Lyndon and Mary Meredith, dated February 1, 2015
4. Correspondence from Kimberly George, dated February 13, 2015.
5. Correspondence from James Nat dated February 4, 2015.
6. Correspondence from the Nottawasaga Conservation Authority, dated March 21, 2016.
7. Petition signed by 141 individuals, dated April, 2015, received on April 20, 2015.
8. Correspondence from Corey Tyhurst, undated
9. Correspondence from Bell Canada, dated May 19, 2015.
10. Correspondence from John Frezza, dated February 15, 2015.
11. Correspondence from John and Lynn Martin, dated January 30, 2015.
12. Correspondence from Mary Meredith, received February 5, 2015.
13. Correspondence from PowerStream, dated February 20, 2015.
14. Correspondence from Jane and Kavel Cermak, dated March 11, 2015.
15. Correspondence from Jim Cashubec, dated February 2, 2015.
16. Correspondence from Linda and Frazer Pritchett, received April 9, 2015.

**Attachments:**     [160502 PM Notice - 233 Ardagh Road.pdf](#)  
[160502 PM Presentation - 233 Ardagh Road.pdf](#)  
[160502 PM Memo - 233 Ardagh Road.pdf](#)  
[160502 PM Correspondence - 233 Ardagh Road.pdf](#)

**This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 5/9/2016.**

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

**SECTION "G"**

**16-G-103            2015 BUDGET AND BUSINESS PLAN YEAR-END REPORT**

That Staff Report FIN008-16 concerning the 2015 Budget and Business Plan Year-End Report be referred to the Finance and Corporate Services Committee for further consideration. (FIN008-16) (File: F00)

**Attachments:**     [FIN008-160502.pdf](#)

**This matter was referred to the Finance and Corporate Services Committee for consideration at its meeting to be held on 5/25/2016.**

**SECTION "H"**

**16-G-104            DEVELOPMENT OF A STRATEGY RELATED TO POTENTIAL  
PRIVATIZATION OF THE CITY OF BARRIE MARINA**

That staff in the Facilities Department investigate the feasibility of privatizing the City of Barrie marina and/or marina operations through lease or sale and report back to General Committee with a strategy for consideration. (Item for Discussion 8.4, May 2, 2016) (File: R00)

**This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 5/9/2016.**

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

**SECTION "I"**

**16-G-105**      **PHYSICIAN RECRUITMENT**

The Item for Discussion regarding Physician Recruitment was withdrawn by the sponsor, Councillor, A. Prince without discussion or vote being taken. (Item for Discussion 8.5, May 2, 2016) (File: C00)"

**Attachments:**      [160502 - ITM 8.5 - Physician Recruitment.pdf](#)

**This matter was recommended (Section "I") to City Council for consideration of receipt at its meeting to be held on 5/9/2016.**

**ENQUIRIES**

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

**ANNOUNCEMENTS**

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

**The meeting adjourned at 9:04 p.m.**

**CHAIRMAN**