



City of Barrie

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

Minutes - Final General Committee

Monday, April 9, 2018

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on April 16, 2018.

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, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann
- Absent:** 1 - Councillor, D. Shipley

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Director of Corporate Facilities, R. Pews
Director of Engineering, R. Sutton
Director of Finance/Treasurer, C. Millar
Director of Legal Services, I. Peters
Director of Planning and Building Services, A. Bourrie
Director of Recreation Services, B. Roth
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, R. Forward
Planner, C. McLaren
Service Desk Specialist, A. Kaur
Service Desk Specialist, T. Versteeg
Theatre Technician, M. McLeod.

Moment of Silence in support of the victims and families of the Humboldt Broncos Junior Hockey Team Tragedy.

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

SECTION "A"

18-G-064 REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED MARCH 26, 2018

The Report of the Order of the Spirit Catcher Committee dated March 26, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 4/16/2018.

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

SECTION "B"

18-G-065 PROJECT FUNDING REQUEST - BAYFIELD STREET PAVEMENT REHABILITATION - COULTER STREET TO CUNDLES ROAD (WARDS 3 AND 4)

1. That the approved budget for project 14-16-2510-2016 (Bayfield Street Pavement Rehabilitation - Cundles Road to Coulter Street) be increased by \$960,000 for a total approved project budget of \$1,860,000 with the increase funded from the Federal Gas Tax Reserve Fund.
2. That the Tax Capital Reserve component of the funding plan for the construction phase of project 14-16-2510-2016 (Bayfield Street Pavement Rehabilitation - Cundles Road to Coulter Street) be reduced by the amount of the grant funding received (\$778,464).
3. That the approved budget for project 14-16-2510-1966 (2018 Road Resurfacing Program) be reduced by \$960,000 for a total approved project budget of \$2,190,000 with a corresponding decrease to the approved draw from the Federal Gas Tax Reserve Fund. (ENG004-18) (File: T06-2018-037)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-066**CONSIDERATION OF A REQUEST FROM THE BLUE DOT GROUP**

That Staff Report ENV002-18 concerning the consideration of a request from the Blue Dot Group be received for information purposes. (ENV002-18) (File: E00) (P24/15)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-067**2018 TAX RATIOS AND CAPPING POLICIES**

1. That the tax ratios for the 2018 taxation year be established as follows:

a)	Residential/farm property class	1.000000
b)	New Multi-residential	1.000000
c)	Multi-residential	1.000000
d)	Commercial Occupied	1.433126
e)	Industrial Occupied	1.516328
f)	Pipelines	1.103939
g)	Landfill	1.067122
h)	Farmlands	0.250000
i)	Managed forest	0.250000
2. That the capping program be funded by clawing back decreases from within the affected property tax classes.
3. That the recommended capping parameters for commercial and industrial properties be maintained, as follows:
 - a) The property tax cap be set at an amount representing 10% of the previous year's annualized taxes;
 - b) Any property within +/- \$500 of the Current Value Assessment (CVA) taxes be moved directly to CVA taxation;
 - c) Any property that reaches the CVA level of taxation be removed from the capping program;
 - d) Exclude any property whose classification changes from capped to clawed back, or vice versa;
 - e) A minimum cap of 10% of the previous year's CVA taxes; and
 - f) Reassessment related increases for 2018 be excluded from the capping calculations.
4. That the option to exit capping for the multi-residential class be adopted.

5. That the capping phase-out option for the industrial class be adopted, resulting in the reduction from CVA taxes to annualized taxes based on the following schedule:
 - a) 1/4 in 2018;
 - b) 1/3 in 2019;
 - c) 1/2 in 2020; and
 - d) Full CVA in 2021.
6. That the discounts for the commercial and industrial sub-classes for vacant land and excess land be maintained at 30% and 35% respectively.
7. That staff consult with the local business community regarding potential changes to the City's discounts for the commercial and industrial sub-classes for vacant land and excess land, and provide recommendations on the future of these discounts in the 2019 Business Plan.
8. That two sub-classes for Farmland Awaiting Development be maintained in each of the multi-residential, commercial, and industrial property classes at the following discounts:
 - a) Phase I - 25% discount off of the residential tax rate; and
 - b) Phase II - 0% discount off of the applicable property class tax rate.
9. That the City of Barrie continue with its existing Rebates for Charitable Organizations Program providing a tax rebate for Registered Charitable Organizations, as defined in Section 248(1) of the *Income Tax Act*, R.S.C. 1985, Chapter 1, at a rate of 40% of the current year's taxes applicable to the space occupied.
10. That the Registered Charities eligible for the tax rebate program continue to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate, as per the City's vacancy tax rebate policy.
11. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2018 taxation and capping policies as described herein. (FIN004-18) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-068 **2018 TAX RATES**

1. That the tax rates for the 2018 taxation year be established as set out in Appendix "A" to Staff Report FIN005-18.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2018 tax rates as described herein. (FIN005-18) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-069 **SURPLUSING OF PROPERTY - ARDAGH ROAD (WARD 6)**

1. That the Property identified on Appendix "A" to Staff Report LGL006-18, being all of PIN# 587630093 (LT) respectively (the "Subject Property") be declared surplus to the needs of The Corporation of the City of Barrie (the "City").
2. That the Subject Property be offered for sale to 2596843 Ontario Inc. (the "Purchaser") in order to facilitate the development of a residential extension of the mixed-use development contemplated for the adjacent property at 224 Ardagh Road.
3. That the City Clerk be authorized to execute an Agreement of Purchase and Sale ("APS") conditional upon Council approval in a form approved by the Director of Legal Services.
4. That the Purchaser be permitted to make Official Plan and Zoning By-law Amendment applications for the Subject Property and include it in Development Applications. (LGL006-18) (File: L17-97)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-070 **BARRIE TENNIS CLUB AGREEMENT**

1. That the Mayor and City Clerk be authorized to execute the Barrie Tennis Club Inc. (Barrie Tennis), Facility Use Agreement for use of the Queens Park Club House located at Queens Park, 55 Ross St. Barrie, ON. subject to the agreement conforming to the following:
 - a) The user agreement between the City of Barrie and the Barrie Tennis Club for the Club's use of the building covering all operational aspects including but not limited to - insurance, building maintenance, utilities, taxes (if applicable), term, renewal and rent based on the premise that no rent will be charged in exchange for the Barrie Tennis Club paying the capital costs and all operational costs during the term of this agreement, generally in accordance with Appendix "A" to Staff Report REC001-18;

- b) The term of the agreement shall be 5 years, from April 1st, 2018 to April 1st, 2023, with an option for an additional 5 years with the written notice prior to December 1st, 2022, and with agreement from the City of Barrie; and
 - c) The agreement shall contain any other terms and conditions deemed necessary by the General Manager of Community and Corporate Services, and the form of the agreement shall be prepared to the satisfaction of the Director of Legal Services.
2. That the Mayor and City Clerk be authorized to execute the extension of the agreement under the same general conditions. (REC001-18) (File: R05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-071

REVISED SPORTS FIELDS ALLOCATION POLICY

- 1. That the revised Sports Fields Allocation Policy attached as Appendix "A" to Staff Report REC003-18 be adopted.
- 2. That implementation of the revised Sports Fields Allocation Policy be effective for the 2018 season reflecting the following changes to the existing policy:
 - a) A Residency Requirement clause (page 7-8 of the Policy);
 - b) The Code of Conduct (Appendix "B" to the Policy); and
 - c) The Inclement Weather: Poor/Wet Field Conditions Procedure (Appendix "C" to the Policy). (REC001-18) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-072

QUANCE STREET PARKING INVESTIGATION (WARD 7)

That the current on-street parking be maintained on Quance Street. (RPF002-18) (File: T00) (P34/16)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-073 KENNETH AVENUE AND ASHFORD DRIVE PARKING INVESTIGATION (WARD 9)

1. That the Rates of Speed By-Law 2002-19, Schedule "A" Authorized Rates of Maximum Speed - 40 Kilometres Per Hour, be amended by adding the following:

<u>Street</u>	<u>From</u>	<u>To</u>
Ashford Drive	35 metres South of Big Bay Point Road	Yonge Street

2. That the current on-street restrictions be maintained on both Kenneth Avenue between Bertha Avenue and Ashford Drive and Ashford Drive between Yonge Street and Big Bay Point Road. (RPF003-18) (File: T00) (File: P48/16)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-074 CANCELLATION OF AUGUST GENERAL COMMITTEE AND CITY COUNCIL MEETINGS

That the General Committee Meeting scheduled for August 13, 2018 and the City Council Meeting scheduled for August 27, 2018 be cancelled. (Item for Discussion 8.1, April 9, 2018) (File: C05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

18-G-075 INVESTIGATION - EXPANDING THE HISTORIC NEIGHBOURHOOD STRATEGY

That staff in Planning and Building Services investigate the feasibility of expanding the Historic Neighbourhood Strategy to include the Historic East End and Historic Kempenfelt Village Neighbourhoods and report back to General Committee. (Item for Discussion 8.2, April 9, 2018) (File: R01)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

The General Committee met for the purpose of two Public Meetings at 7:07 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

The General Committee met and reports as follows:

SECTION "C"

18-G-076 APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES INC. - 405 ESSA ROAD (WARD 6) (FILE: D14-1643 AND D12-436)

Mr. Darren Vella of Innovative Planning Solutions on behalf of Sean Mason Homes Inc. advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands located at 405 Essa Road.

Mr. Vella discussed slides concerning the following topics:

- The application context including the property location, size, current use and surrounding land uses;
- The City's Intensification areas in context to the proposed compact development;
- The current land use designation and zoning of the subject property;
- A map illustrating the Essa Road Corridor Study Area;
- Conceptual and renderings illustrating the City's vision of intensification of Essa Road;
- Drawings and renderings illustrating the approved intensification on Essa Road
- The proposed 4-storey townhouses on Essa Road;
- The proposed site design for Phase 3 of the development;
- The sustainability and design associated to Phases 1 and 2 and the integration of Phase 3 into the development;
- Renderings illustrating a shadow study of the development during different times of the day in March and September;
- A map and picture illustrating the proposed landscape plan;
- Pictures illustrating examples of facades for the 4-storey townhouses, privacy screens and 3-storey townhouses;

- Diagrams and pictures illustrating the existing and proposed plan view and cross-section of the proposed 3-storey townhouse to/from 36 Cityview Circle;
- Pictures illustrating the view to proposed 3-storey window from Cityview Circle;
- Pictures illustrating design examples of the proposed balcony / privacy screens;
- The proposed zoning by-law amendment and special provisions being requested;
- The information prepared and submitted in support of the application; and
- An overview of the proposed development.

Ms. Carlissa McLaren, Planner provided details related to the history of the application as well as the primary planning and land use considerations associated with the application. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on February 6, 2018 and the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Mr. Carl Buchhett, 50 Cityview Circle** advised that he had comments, concerns and questions related to elevation of the proposed development in relation to the existing neighbourhood. He questioned the developer's proposal concerning the privacy being improved by constructing a 4-storey building as opposed to a 3-storey building. Mr. Buchhett questioned the study related to the measurements of the height of the proposed development in the study, and asked if they have a copy of the study available. He questioned the townhouses being 4 levels high and how having windows at a certain height prevents people from seeing into the below neighbouring backyards. He stated that he doesn't believe that the proposal is providing adequate privacy and that Cityview Circle residents do not want their privacy violated or see an imposing tower directly beside their house. Mr. Buchhett advised that from a previous meeting held in February, 2018 the developer stated that he was given approval from members of Council for a 6-storey building and he questioned if that was true. He discussed his concerns associated with the proposed balconies and he noted that even though the balconies will be glazed or frosted glass that they will only be four feet and a person could still look over it so it would not provide adequate privacy.

Mr. Buchhett questioned the intensification nodes as to why there is no transition between the existing neighbourhood and the proposed development. He noted that he believes the developer is showing a 6-storey and not a 4-storey next to bungalows due to the existing land elevations. Mr. Buchhett noted that this is unacceptable for a planning of a city and questioned why consideration is not being

given for the development to be the other way around, where bungalows would transition to 2, 3, 4, 5 and 6-storey buildings as it would provide more privacy.

Mr. Buchhett commented that during the presentation it was stated that it's the higher government institutions that are mandating the intensification and he stated that he didn't believe this to be true. He commented that he is in disagreement with the developer concerning the Phase 3 setbacks from the Cityview Circle perspective related to esthetics, as there will be an imposing 4-storey building next to the smaller building. He questioned why the development has to transition from a small building in the existing neighbourhood directly to a high building.

Mr. Buchhett indicated that he would like to view the Shadow Study and that he believes it is unacceptable for the possible shadow impacts resulting from the proposed development. He also expressed his concerns associated with the noise at the site and workers working on Sundays and Statutory Holidays. Mr. Buchhett advised that this has occurred in the past and indicated that he had contacted Enforcement Services.

2. **Mr. Malcolm Hackborn, 44 Cityview Circle** noted that Ms. McLaren indicated that the Developer had provided cross-sections of the neighbourhood. Mr. Hackborn commented that that the Developer had only provided one. He noted that he felt that the more critical one that should had been provided would have been the view to the south through the proposed development through the Cityview Circle properties and noted it was not presented.
3. **Mr. Mario Titus, 2 Toronto Street** questioned what would be the main frame base of the construction being brick or steel.

Mr. Vella provided a response to the question.

4. **Mr. Ron Miller, 100 Cityview Circle** advised that he was not going to speak about the development, but to his concerns associated with the intensification that is occurring in Barrie. Mr. Miller referred to an article from the Toronto Star publication from March 11, 2018 related to the traffic impacts associated with rapid development in neighbourhoods. He suggested that the same traffic impacts occurring in Barrie are related to intensification. Mr. Miller explained that he felt that the staff in Etobicoke did not plan 50 or 30 years in the future as now it takes a person forty minutes to drive 10 kilometres. He stated that he felt that Essa Road was never designed for the high intensity that is being planned and that Essa Road is only five corridors. Mr. Miller provided similar examples from Brampton and Oakville, and he noted that these municipalities have wider roads. He indicated that on Essa Road it is difficult for vehicles to get in or out, as there is only one way up and one way down the

Road. Mr. Miller indicated he was concerned if an accident or high traffic volumes were to occur there is no place to go. He provided Mapleview Drive as another example of this issue.

Mr. Miller spoke about his concerns associated with Phase 2 of the development, and discussed comments by the Planning and Building Services associated with the road allowance (Patterson Road) between lots 5 and 6, would be retained by the City, and that the public would still have a walkway. He advised that the walkway is currently blocked-off. Mr. Miller stated his concerns associated with the road connection of all three phases, as he felt that this would pose safety concerns for residents walking in the neighbourhood. He also indicated his concerns associated with the tree preservation resulting from the construction.

5. **Mr. Jeff Mitchell, 13 Cityview Circle** advised that he has lived just south of the development for over 20 years. He indicated that he is proud to be a member of community and the neighbourhood. Mr. Mitchell advised that he felt it is important to put into perspective of the proposed 4-storey building and the impact this development will have on current neighbourhood. He advised that at one time the land was at the same level, and due to past excavation it left Cityview Circle two storeys lower than the actual land that would result in the proposed 4-storey building actually being a 6-storey building with virtually no separation between the properties. Mr. Mitchell indicated that he believes that this will affect 6 properties on Cityview Circle. Mr. Miller asked members of Council to consider their decisions by thinking in 30 years from now that a future Council thought that that they did a great job and not what are they thinking.
6. **Mr. Graeme Montgomery, 53 Cityview Circle** advised that he was representing the Cityview Circle neighbourhood and would provide the group's concerns. Mr. Montgomery provided sixteen pictures illustrating the front and back views of the development, the height concerns and the possible impacts from the development in relation to the existing neighbourhood.

Mr. Montgomery commented that the residents were not included in the notification of Phase 1 of the development and noted that he felt that the Cityview Circle residents should have been notified. He advised that the several residents are not in support of this proposal and suggested that the development should be no more than 3-storeys high considering the elevations of the land and the close proximity of neighbouring properties to the development. Mr. Montgomery asked that further consideration given to the concerns of the neighbourhood associated with privacy issues, the line of site, possible decrease in property values and tree preservation. He suggested the possibility of larger trees being planted to shield the development reducing the impact of the proposed development related to the privacy and safety concerns of the neighbourhood. He

also indicated that he felt Phases 1 and 2 already meet the intensification requirements.

Mayor Lehman provided clarification related to Mr. Montgomery's comments.

7. **Mr. David Mackenzie, 58 Cityview Circle** advised that he would be speaking on the notion of intensification and the fact that the City has an intensification plan in regards to the Cityview area. Mr. Mackenzie provided a number of slides and he discussed information pertaining to Essa Road and Cityview Circle.

Mr. Mackenzie discussed maps illustrating the intensification typologies of Essa Road, and surrounding areas, as well zoning maps of mixed-use residential in other areas. Mr. MacKenzie referred to a map pointing out the lots indicated as part of the intensification plan backing onto Essa Road. He addressed his concerns that in the future, developers could potentially purchase two or three lots from Cityview Circle and similar lots noting that they are in the intensification plan and do whatever the developer wants and that he felt this is the issue that is currently occurring.

Mr. Mackenzie referred to a zoning map illustrating 405 Essa Road and the adjacent RM2 and R2 properties along Cityview Circle and Essa Road. He discussed the history of the area and provided information pertaining to a planning report from November 1998 that recommended zoning approval for lands be designated future development in the City's Official Plan. Mr. Mackenzie provided information pertaining to a revised draft plan from March 1989 and information from a Public Meeting held in May 1988 for a proposal of 251 units with lots all conforming to the minimum (and some exceeding it) of 15 metres frontage. Mr. Mackenzie noted the Planning Committee's motion to approve the development including numerous conditions including, necessary development costs, full municipal services, boundary road improvement costs, storm water management plan, sound barriers, and the same minimum useable backyard amenity area as other homeowners etc. He noted that some of these conditions could potentially be used for both the present and the future development of the lands to the north of and along Essa Road.

Mr. Mackenzie questioned what would be the best solution for the transition between Cityview Circle and the proposed development. He suggested that consideration be given to looking at the Cityview Circle lots and that a possible solution would be associated with RM2-TH zoning provisions. Mr. MacKenzie requested that consideration be given to change the height of the townhouses to 2-storeys in height as it would be more appropriate in relation to the neighbouring properties, relax the minimum driveway lengths required and have a minimum setback in the side yard of 6 metres.

8. **Mr. Malcolm Hackborn, 44 Cityview Circle** advised that Mr. David Mackenzie's slide presentation would be forwarded to members of Council after the Public Meeting.
9. **Ms. Danielle Hackborn, 44 Cityview Circles** questioned the Traffic Study that was done in 2012, and she suggested that a new traffic Study be completed as the City has grown in that area with new developments and amenities. She advised of her experience with being cut-off while exiting and entering her subdivision.

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

WRITTEN CORRESPONDENCE

1. Correspondence from Enbridge dated November 16, 2017.
2. Correspondence from Dennis De Rango, dated November 28, 2018
3. Correspondence from Kayla Whitting dated December 4, 2017.
3. Correspondence from Hydro One dated December 7, 2017.
4. Correspondence from Simcoe Muskoka Catholic District School Board dated December 8, 2017.
5. Correspondence from David Sauder dated December 30, 2017.
6. Correspondence from Malcolm Hachborn dated February 8, 2018.
7. Correspondence from Graeme Montgomery dated February 14, 2018.
8. Correspondence from Brian and Gillian Borowy dated February 20, 2018.
9. Correspondence from Kevin and Jill Garretson dated February 25, 2018.
10. Correspondence from Lake Simcoe Region Conservation Authority dated March 15, 2018.
11. Correspondence from Steve Twiss dated April 2, 2018.
12. Slides provided by Graeme Montgomery on April 9, 2018.
13. Slides provided by David Mckenzie on April 9, 2018.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/16/2018.

General Committee recessed from 8:55 p.m. to 9:09 p.m.

Mayor, J. Lehman left the meeting at 8:55 p.m. and Acting Mayor, Councillor, B. Ainsworth assumed the Chair for the remainder of the meeting.

18-G-077

APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY MHBC PLANNING ON BEHALF OF BARRIE OWEN SERVICE INC. - 53, 55, 59, 61, 67 OWEN STREET; 70 - 74, 76, 78 WORSLEY STREET; 55, 57 MCDONALD STREET (WARD 2) (FILE: D14-1645)

Mr. Eldon Theodore of MHBC Planning on behalf of Barrie Owen Service Inc. advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment for lands located at 53, 55, 59, 61, 67 Owen Street, 70 - 74, 76, 78 Worsley Street and 55, 57 McDonald Street.

Mr. Theodore discussed slides concerning the following topics:

- The background associated with the development application;
- The application's site and context including the present use and surrounding land uses;
- The community consultation and Neighbourhood Meeting that were undertaken and comments that were received;
- Maps illustrating the current Official Plan and Zoning designation of the lands;
- An outline of the proposal and a rendering illustrating the proposed development;
- A conceptual rendering illustrating the proposed pedestrian and vehicular circulation of the development;
- The build form relationship of the development with the existing neighbourhood;
- Renderings illustrating the results of the Shadow Study different times of the day in March;
- Drawings illustrating the two proposed concept elevation options for the development;
- The requested amendments to the Zoning By-law; and
- The information prepared and submitted in support of the application.

Ms. Andrea Bourrie, Director of Planning and Building Services provided details related to the background, the primary planning and land use matters associated with the application. She discussed the comments and concerns of the members of public in attendance at the Neighbourhood Meeting held on February 8, 2018 and the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Ms. Sidney Rider, 80 Owen Street** advised that her house would directly face the development. Ms. Rider noted that the townhouses at the bottom of the development is a great idea. She discussed her concerns associated with the residents entering and exiting the townhouses as she feels that the intersection of Worsley and Owen

Street is already dangerous. Ms. Rider commented that she is very concerned how the traffic flow would work.

Mr. Theodore provided a response to Ms. Rider.

2. **Mr. David Taylor, 26 Peel Street** advised that he appreciates the overall view of the site as presented. Mr. Taylor commented on seeing the development from Owen Street being a 5-storey monolith covering eight properties wide and five properties deep. He noted that he is in favour of the zoning, height limitations and setbacks on the proposed application and that he believe the development is proper and adequate for that area.

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

WRITTEN CORRESPONDENCE

1. Correspondence from Joe Tascona, dated January 25, 2018.
2. Correspondence from Marie Sternberg, dated February 8, 2018.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/16/2018.

SECTION "D"

18-G-078

PRESENTATION CONCERNING THE LOCAL PLANNING APPEAL TRIBUNAL (LPAT)

Ms. Andrea Bourrie, Director of Planning and Building Services introduced Ms. Denise Baker from Weirfoulds to provide a presentation concerning information about the new Local Planning Appeal Tribunal (LPAT)

Ms. Baker discussed slides concerning the following topics:

- An overview of the changes to the legislation (Bill 139) associated to the Ontario Municipal Board (OMB) being replaced and continued as the Local Planning Appeal Tribunal (LPAT);
- The highlights of Bill 139 associated to planning at the municipal level and the appeal process;
- A flow chart illustrating the LPAT hearing process;
- The timelines associated to decisions of an appeal to LPAT;
- The opportunities for municipalities associated with Bill 139; and
- The challenges for municipalities associated with Bill 139.

In closing, Ms. Baker advised that the changes to the *Planning Act* resulting from Bill 139 are now in effect. She noted that staff are currently working on implementing these changes.

Members of General Committee asked several questions related to the presentation and received responses from the presenter and City staff.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 4/16/2018.

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

SECTION "E"

18-G-079

UPDATE ON BARRIE DISC GOLF LAND USE AGREEMENT (WARD 5)

1. That the Land Use Agreement for the use of the Barrie Disc Golf Course by the Barrie Disc Golf Association as detailed in Staff Report ENG009-18 be endorsed.
2. That the Mayor and City Clerk be authorized to enter into a Land Use Agreement with the Barrie Disc Golf Association for the annual use of the Barrie Disc Golf Course for a five (5) year period starting January 2018, including the potential for an additional five (5) year extension, on terms acceptable to the Director of Engineering, the Director of Roads, Parks and Fleet, and the Director of Legal Services.
3. That staff in the Engineering Department investigate opportunities to expand the onsite parking. (ENG009-18) (File: R04-DI)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 10:19 p.m. to discuss the content of confidential Staff Report LCS007-18 concerning a confidential personal information matter – appointments to the Sport Events/Facilities Advisory Committee.

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

The General Committee met and reports as follows:

SECTION "F"

18-G-080 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENTS TO THE SPORT EVENTS/FACILITIES ADVISORY COMMITTEE

That motion 18-G-080 contained within the confidential notes to the General Committee Report dated April 9, 2018 concerning the discussion of a confidential personal information matter - appointments to the Sport Events/Facilities Advisory Committee, be received. (LCS007-18) (File: C06)

This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 4/16/2018.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 10:33 p.m.

Acting Mayor, Councillor, B. Ainsworth noted that the in-camera/closed session portion of the meeting was related to a confidential personal information matter concerning an appointments to the Sport Events/Facilities Advisory Committee. Acting Mayor Councillor, B. Ainsworth stated that with the exception of the procedural matter to move into public/open session, votes were not taken during the portion of the meeting closed to the public.

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

SECTION "G"

18-G-081 APPOINTMENTS TO THE SPORT EVENTS/FACILITIES ADVISORY COMMITTEE

That Arjun Batra, Bradley Graham, Martha MacEarchern, Kim Porter, and Tim Sample be appointed to the Sport Events/Facilities Advisory Committee for a term of office to expire on November 14, 2022 unless otherwise directed by the 2018 to 2022 City Council. (LCS007-18) (C06)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 4/16/2018.

The meeting adjourned at 10:34 p.m.

CHAIRMAN