



# City of Barrie

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

## Minutes - Final General Committee

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Monday, September 25, 2017

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on October 2, 2017.**

The meeting was called to order by Mayor Lehman at 7:03 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, S. Trotter; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann
- Absent:** 1 - Councillor, A. Prince

#### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, R. Sutton  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Internal Audit, S. MacGregor  
Director of Legal Services, I. Peters  
Director of Planning and Building Services, A. Bourrie  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Infrastructure and Growth Management, R. Forward  
Service Desk Specialist, T. Versteeg  
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-215      REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED SEPTEMBER 18, 2017**

The Report of the Infrastructure, Investment and Development Services Committee dated September 18, 2017, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/2/2017.

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-216      HERITAGE REGISTER REVIEW**

That, at the request of the property owner, 190 Shanty Bay Road be added to the Heritage Register.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

#### **17-G-217      DUNLOP STREET EAST CORRIDOR IMPROVEMENTS MULCASTER STREET TO TORONTO STREET (WARD 2)**

That Staff Report ENG012-17 regarding Dunlop Street East Corridor Improvements (Mulcaster Street to Toronto Street), be received for information purposes. (ENG012-17) (File: T05-DUN)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

**17-G-218 BUSINESS PLAN STATUS AS AT JUNE 30, 2017**

That the 2017 Budget and Business Plan Status as of June 30, 2017 be received. (FIN017-17) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

**17-G-219 BILL 68, MODERNIZING ONTARIO'S MUNICIPAL LEGISLATION ACT, 2017**

That Staff Report LCS014-17 regarding Bill 68, *Modernizing Ontario's Municipal Legislation Act, 2017*, be received for information purposes. (LCS014-17) (File: L11)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

**17-G-220 NOTTAWASAGA VALLEY CONSERVATION AUTHORITY INTEGRATED WATERSHED MASTER PLAN**

1. That The Corporation of the City of Barrie will participate with the Nottawasaga Valley Conservation Authority in the development of an Integrated Watershed Management Plan that will focus on responding to the risks posed by climate change.
2. That subject to confirmation of project funding from the Federation of Canadian Municipalities and other project partners, the Integrated Watershed Management Plan will be developed starting in January 2018 and completed by March 2019.
3. That The Corporation of the City of Barrie's contribution to initiative will be in-kind, by providing the Nottawasaga Valley Conservation Authority with access to background information utilized in preparation of the City's Climate Change Adaptation Strategy. (Item for Discussion 8.1, September 25, 2017) (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

**17-G-221 INVESTIGATION OF INSURANCE BILLING SERVICES FOR FIRES AND INSURED PERILS**

That staff in the Barrie Fire and Emergency Service Department in consultation with the Finance Department investigate the feasibility of using an outside agency for insurance collection related to house fires and insured perils and report back to General Committee, such report to include information on potential procurement processes. (Item for Discussion 8.2, September 25, 2017) (File: P00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

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

Mayor Lehman advised the public that any concerns or appeals dealing with the application 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 notification form 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.

### **SECTION "C"**

#### **17-G-223 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF HI-WAY PENTECOSTAL CHURCH - 40, 42, 44 AND 50 ANNE STREET AND 124, 128 AND 130 HENRY STREET (FILE: D14-1622) (WARD 2)**

Mr. Darren Vella 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 on behalf of the Hi-Way Pentecostal Church for the lands municipally known as 40, 42, 44 and 50 Anne Street and 124, 128 and 130 Henry Street.

Mr. Vella discussed slides concerning the following topics:

- The context of the subject application including information concerning the site and surrounding land uses;
- The current land use designation for the properties;
- The current zoning for the properties;
- A site plan illustrating the development proposal;
- The proposed amendments to the Zoning By-law, including special provisions being sought; and
- The studies completed in support of the applications.

In closing, Mr. Vella detailed the importance of approving the application in regards to the community.

Ms. Andrea Bourrie, Director of Planning and Building Services provided details related to the application as well as the primary planning and land use items being considered. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on April 26, 2017 and the anticipated timelines of the staff report regarding the application.

**VERBAL COMMENTS**

1. **Ms. Sandra Rucker, 122 Henry Street** advised that she spoke to staff separately as she was not able to attend the Neighbourhood Meeting. She indicated that she had asked about the completion of a marketing study and questioned how the project would impact the value of her home. Ms. Rucker also discussed her concerns associated with the traffic flow from the church parking lot onto Henry Street and the height of proposed office/meeting room building. She commented that when she looked at the site plan that the office/meeting building would be facing the side of her home and that the church would be facing along the rear of her property. Ms. Rucker discussed her concerns associated with the proposed side and rear yard setbacks for the church and the office/meeting room building and the impacts on the trees and the privacy to her property, and noted that she would feel closed in. Ms. Rucker advised of her concerns associated with the increase in the volume of traffic and questioned if any provisions for privacy for the neighbouring properties, including items such as fencing were being considered.
2. **Mr. Mario Titus, 2 Toronto Street** advised that he welcomed a project of this kind.
3. **Mr. Blake Williams, 134 Henry Street** indicated that staff had discussed a number of the issues that were brought forward concerning the proposed development at the Neighbourhood Meeting, and commented that he was glad these issues were under consideration. He discussed his concerns associated with the proposed entrance to the parking lot from Anne Street. Mr. Williams advised that his property backs onto the proposed building and discussed his concerns related to the demolition of the area historical buildings and homes. He noted his concerns associated with whether or not the church would be built on that site. Mr. Williams questioned what would happen to Henry Street as a result of the development. He suggested that parkland be put between the church parking lot and the neighbouring properties and acknowledged that this would result in a few less parking spaces. He commented that he felt he would be looking at the rear of a commercial building from his property. Mr. Williams discussed concerns associated with the influx of cars on Henry Street resulting from the development. He stated there are only 12 residences left on Henry Street, with real people with children. Mr. Williams advised that the church purchased six area properties and that the remaining surrounding properties are commercial.

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

### **WRITTEN CORRESPONDENCE**

There was no written correspondence received concerning this application.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 10/2/2017.

The General Committee met and reports as follows:

### **SECTION "D"**

#### **17-G-224 PRESENTATION CONCERNING THE W.A. FISHER AUDITORIUM AND EVENT CENTRE**

Ms. Karen Dubeau, Director of Creative Economy introduced Mr. Jeremy Frielberger of Cobalt Connects. She noted that Cobalt Connects is a not-for-profit agency that assists municipalities in the development of cultural strategies and facilities. She discussed that Cobalt Connects worked with Lett Architects and local stakeholders to ensure that the facility would support the needs of the user groups. Ms. Dubeau discussed the types of events that the facility could host and that the proposed facility would be operated in conjunction with the Mady Centre. She advised that the proposed infrastructure and design would support a multitude of uses that are not currently supported in existing facilities. Ms. Dubeau reviewed the ways that the proposed auditorium would tie into the Downtown creative corridor.

Mr. Frielberger provided a presentation concerning the W.A. Fisher Auditorium and Event Centre and discussed slides concerning the following topics:

- The two phase consultation process undertaken;
- A conceptual diagram of the facility including layout, proposed uses and seating capacity;
- The local cultural tourism capacity in Ontario;
- The local cultural producer capacity highlighting the potential number of events the Centre could host;
- The neighbourhood capacity detailing the municipal infrastructure and services between the Downtown and the W.A. Fisher Auditorium and Event Centre;
- The existing cultural nodes in the City;

- The development opportunity associated with the Centre and that it would serve as an anchor in to the east of the Downtown core;
- A chart illustrating the preliminary economic impact by spending category, comparing the current Georgian Theatre impact versus new W.A. Fisher Auditorium and Event Centre impact;
- The social impacts of arts and heritage in a community;
- The proposed operational model for the W.A. Fisher Auditorium and Event Centre; and
- The proposed budget impacts and municipal contribution.

Members of General Committee asked a number of questions of Mr. Frielberger 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 10/2/2017.

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

## **SECTION "E"**

### **17-G-225**

#### **W.A. FISHER AUDITORIUM**

1. That Staff Report CE008-17 regarding the potential development of a 650 seat multi-purpose cultural and events centre (Option A in the Lett report) in the W.A. Fisher Auditorium, be received.
2. That staff be directed to review seed funding options available to the municipality for the proposed Fisher project, with the intent of attracting sponsorship, investment and grant funding, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed.
3. That staff in the Creative Economy and Legal Services Departments be authorized to explore an operating model for the W.A. Fisher Auditorium and Events Centre, based on a collaborative structure between City staff and not-for-profit arts organizations, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed, and report back to General Committee.

4. That staff in the Creative Economy Department be authorized to investigate the potential to engage a professional fundraiser to create a sponsorship program for a portion of the capital project and the potential alignment with the existing sponsorship pilot program, subject to an agreement with HIP Developments regarding the subject lands on which the theatre is to be developed. (CE008-17) (File: R05-FIS)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

## **SECTION "F"**

### **17-G-226 TRANSPORTATION IMPROVEMENTS CLASS EA - BRYNE DRIVE / HARVIE ROAD / ESSA ROAD (WARD 6 AND 7)**

1. That the preferred design alternatives for Bryne Drive (Essa Road to Caplan Avenue), Harvie Road (Essa Road to future Bryne Drive) and Essa Road (Coughlin Road to Mapleview Drive) be adopted as outlined in Staff Report ENG013-17.
2. That in accordance with the requirements of the Class Environmental Assessment process, the Engineering Department publish a Notice of Completion for the Class Environmental Assessment Phases 3 and 4 Environmental Study Report.
3. That based on the successful conclusion of this Class Environmental Assessment process and available budgets being approved through the capital planning process:
  - a) The Engineering Department proceed with implementation of the preferred design alternative for transportation improvements on Bryne Drive (Essa Road to Caplan Avenue), Harvie Road (Essa Road to future Bryne Dr) and Essa Road (Coughlin Road to Mapleview Drive);
  - b) The Director of Legal Services be authorized to commence negotiations for the acquisition of all required property interests subject to the property acquisition budget being approved;
  - c) The Director of Legal Services be delegated the authority to settle any negotiated agreements up to the maximum amount budgeted for property acquisition; and
  - d) The City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (ENG013-17) (File: T05-BR)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.



**17-G-227****INVESTIGATING THE APPROPRIATENESS OF REZONING THE VISTA PLACE UNOPENED ROAD ALLOWANCE FROM RESIDENTIAL (R2) TO OPEN SPACE (OS) (WARD 8)**

That the lands located in the area south of Highway 400 to 406 Innisfil Street, west of Marshall Street, legally described as Lots 17 to 20 inclusive on Registered Plan 51M-1473 and the Vista Place unopened road allowance be considered for rezoning from Single Detached Residential Second Density (R2) to Open Space (OS), as part of the next housekeeping amendment to the Zoning By-law. (PLN017-17) (File: D14-GEN) (P39/16) (16-G-227)

This matter was referred to the Infrastructure, Investment and Development Services Committee for further consideration.

**17-G-228****RECREATIONAL VEHICLE PARKING IN RESIDENTIAL ZONES**

That Staff Report PLN031-17 regarding Recreational Vehicle Parking in Residential Zones be referred to the Infrastructure, Investment and Development Services Committee for further consideration including the on-street parking of such recreational vehicles including, a boat, a trailer and any trailer used or capable of being used for the storage or transportation of a recreational vehicle, and any motorized device used or intended to be used for recreational purposes (PLN031-17) (File: D14-GEN) (P45/16)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 10/2/2017.

The meeting adjourned at 10:36 p.m.

CHAIRMAN