



Minutes - Final  
General Committee

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Monday, October 19, 2015

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT**

**For consideration by the Council of the City of Barrie on October 26, 2015**

**The meeting was called to order by Mayor Lehman at 7:01 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, M. Prowse; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann
- Absent:** 1 - Councillor, J. Brassard

**STAFF:**

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Development Planner, S. Farquharson  
Director of Building and By-law Enforcement, G. Allison  
Director of Culture, R. Q. Williams  
Director of Environmental Services, J. Thompson  
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  
General Manager of Community and Corporate Services, P. Elliott-Spencer  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of By-law Services, T. Banting  
Manager of Customer Service, M. Kovacs  
Manager of Planning Policy, M. Kalyaniwalla  
Policy Planner, C. Terry  
Senior Policy Planner, K. Brislin.

The General Committee reports that the following matters were dealt with on the consent portion of the agenda:

**SECTION "A"**

**15-G-203** REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED SEPTEMBER 30, 2015.

The Report of the Finance and Corporate Services Committee dated September 30, 2015, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

**15-G-204** REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED OCTOBER 9, 2015.

The Report of the Order of the Spirit Catcher Committee dated October 9, 2015, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

**The General Committee recommends adoption of the following recommendations which were dealt with on the consent portion of the agenda:**

**SECTION "B"**

**15-G-205**

**EMPLOYMENT LANDS CONVERSION POLICY**

1. That an Official Plan Amendment to amend policies on the use, protection and/or conversion of employment lands within the City of Barrie be approved as follows:

That a new section 3.1.2.1 (d) be added and that the remainder of the section be renumbered accordingly. The new 3.1.2.1 (d) reads as follows:

"3.1.2.1.(d) Applications to convert existing employment lands to a non-employment land use are generally discouraged with the exception of those properties identified through the municipal comprehensive review. When such applications are received by the City they shall be evaluated based on meeting a minimum of six of the following nine criteria:

- The site is located outside or on the fringe of a designated Employment Area;
- The site is isolated from surrounding designated employment lands;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;
- The conversion will be consistent/supportive of City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands;
- The site has been vacant for a minimum of 10 years and is a brownfield (previously used, now vacant) industrial site; and
- The site is an opportunity for intensification in an area designated for intensification."

That Section 4.4 Industrial be amended as follows:

Section 4.4.1 Goals is proposed to be amended by the addition of a new Goal which states:

“(c) To ensure the primacy of industrial uses as the principal driver of economic prosperity in the City of Barrie.”

Section 4.4.2.1 (a) is proposed to be amended by the inclusion of a new sentence at the end of the subsection which will state:

“Conversion of lands within these employment areas from Industrial to any other land use including; Commercial, Institutional and Residential shall be discouraged. Where applications for conversion are received they will be evaluated based on the criteria established in Section 3.1.2.1(b), (c), and (d).”

Section 4.4.2.1(e) of the Official Plan is proposed to be amended deleting the word “or” and replacing it with the word “and” such that the policy would read:

“Commercial uses such as retail stores which are not directly related to the function of industrial areas, and which are more appropriate in commercial zones, are discouraged.”

Section 4.4.2.1(e) is proposed to be further amended by adding a new sentence at the end of the policy such that the policy would read:

“Institutional uses which are not directly related to the function of industrial areas and which are more appropriate on Institutionally zoned lands are discouraged.”

2. That in accordance with Council Resolution 09-G-398 (as amended) should the above recommendation be approved, and no appeals to the Ontario Municipal Board are received to the Official Plan Amendment, that the moratorium on the processing of applications for the conversion of employment lands be lifted following the last day of the appeal period. In the event that one or more appeals are received, the moratorium shall be lifted following the City’s receipt of the Ontario Municipal Board Order. (PLN027-15) (File: D09-ELCP)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

15-G-206**OFFICIAL PLAN AMENDMENT TO INCLUDE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES**

That the Official Plan be amended to include Crime Prevention Through Environmental Design principles as outlined below:

- a) Section 2.2 COMMUNITY SAFETY AND SECURITY be amended by the addition of the following new sentence:

Additionally, promote a safe environment for the community through developing security measures for physical spaces (private and public) and implementing good urban environmental and commercial design.

- b) Section 6.1 IMPLEMENTATION - GENERAL POLICIES be amended by the addition of the following new section:

6.1.6 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The following Crime Prevention through Environmental Design (CPTED) principles should be considered when developing public spaces and should be incorporated into building and site plan designs to enhance community safety:

- (a) Natural Surveillance is a design strategy that is directed at keeping unauthorized persons under observation through the placement of physical features, activities, and people in a way that maximizes visibility and fosters positive social interactions amongst legitimate users of private and public spaces. Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. The proper placement and design of windows, lighting and landscaping increase the visibility of a property and building. They include creating clear sightlines, through the combination of proper placement of low-lying shrubs and lighting designs.
- (b) Natural Access Control is a design strategy that is directed at decreasing crime opportunities by denying access to a crime target and creating a perception of risk of apprehension in offenders. Through the design strategies, clear boundaries are defined between public, semi-public and private areas. These boundaries can be established via signs, walls, fences, landscaping, and pavement treatments. Careful consideration should be given to the strategic placement of physical attributes so not to hinder the mobility of potential victims.

- (c) Territorial Reinforcement promotes definition of space and improved proprietary concern. Owners have vested interest and are more likely to challenge intruders or report them to the police. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. These tools create an increased sense of ownership and territory which would deter offenders from intruding properties. (PLN029-15) (File: D09-OPA53 and D18-CPTED)

**This matter was (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

**15-G-207 ALL-WAY STOP INVESTIGATION - PRINGLE DRIVE AND RUFFET DRIVE**

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of Pringle Drive and Ruffet Drive and report back to General Committee in accordance with the All-Way Stop Policy. (Item for Discussion, 8.1, October 19, 2015) (File: T00)

Sponsor: Councillor, P. Silveira

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

**15-G-208 PARKING CHANGES - WEST SIDE OF PRINCE WILLIAM WAY**

That staff prepare a by-law to permit parking for 10 minutes on the west side of Prince William Way northerly from a point just north of the intersection with Coronation Parkway to the north end of the park, between the hours of 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday. (Item for Discussion 8.2, October 19, 2015) (File: P00)

Sponsors: Councillor, M. McCann

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

The General Committee met for the purpose of two public meetings at 7:10 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 Manager of Planning Policy that notification was conducted in accordance with the Planning Act. Mayor Lehman indicated that in the case of the first public meeting after the applicant's representative presented their proposal, staff would be providing an overview of the status of the application and summary of the initial feedback received to date through the ward meeting process, as well as from commenting agencies and internal departments.

Mayor Lehman stated that the staff recommendations regarding the applications would be presented through staff reports to General Committee at a later date.

### **SECTION "C"**

**15-G-209 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF PINEMOUNT DEVELOPMENTS - 400 AND 430 FERNDALE DRIVE SOUTH AND 134 HAWTHORNE CRESCENT (WARD 6) (FILE: D14-1585)**

Mr. Greg Barker of Innovative Planning Solutions advised that the purpose of the public meeting was to review an application for an amendment to the Zoning By-Law for parcels of land fronting on the southwest corner of Ferndale Drive South and Hawthorne Crescent, north of the intersection of Ferndale Drive South and Cumming Drive, in the Ardagh Secondary Planning Area and that the property is municipally known as 400 and 430 Ferndale Drive South and 134 Hawthorne Crescent.

Mr. Barker discussed slides concerning the following topics:

- The application context including the location, existing site use and surrounding uses;
- The current land use designation and zoning;
- The original proposal presented at the Neighbourhood Meeting held on March 24, 2015;
- The current development proposal presented at second Neighbourhood Meeting held on October 1, 2015;

- Architectural renderings illustrating views of the property from the west and south;
- Illustrations of the elevation of the proposed development in comparison to the surrounding properties and trees;
- The proposed Zoning By-law amendment detailing the requested special provisions; and
- The application in the context of Provincial Planning Policies and the City of Barrie Official Plan.

In closing, Mr. Barker noted that in his professional planning opinion, the proposed Zoning By-law amendment represents good planning and is consistent with Provincial and City planning policy.

Mr. Steve Farquharson, Development Planner discussed the context of the application, noting that the applicant had amended the application in response to comments received at the neighbourhood meeting on March 24, 2015 and the revised proposal was presented at a second neighbourhood meeting held on October 1, 2015.

Mr. Farquharson advised that the planning/land use items being considered include an increase in the allowable density outside of the intensification area; an increase in the height of the building to four storeys; a reduction in the required amenity space and functionality of the space and a reduced setback for a secondary means of access from 7 metres to 5 metres along the Ferndale Road South flankage. Mr Farquharson also discussed the concerns expressed by those who attended the two neighbourhood meetings, including the height of the building; the increase in density; existing tree removal/preservation; the on-site parking and potential overflow onto Hawthorne Crescent; the potential impacts on traffic; the effect of the development on surrounding properties and the noise that may be generated resulting from the construction and removal of garbage.

In closing, Mr. Farquharson advised that the staff recommendation on the application will be presented to General Committee at a future date.

#### **PUBLIC COMMENTS**

1. **Mr. Allan Bray, 196 Cumming Drive** advised that he had attended both of the neighbourhood meetings. He noted that he was able to review the revisions and appreciates that the applicant is listening to the surrounding property owners. He commented that he was aware a 3-storey walk up was to be built, and questioned the need to increase the density beyond what was originally planned. Mr. Bray discussed his concerns regarding the impact of the proposal on surrounding property values.



2. **Mr. Mario Titus, 47 Toronto Street** questioned if the proposed development would be developed as rental units or condominiums and the dollar amount associated had been determined.

Mr. Barker responded to Mr. Titus' question.

3. **Ms. Elizabeth Myers, 11 Bloom Crescent** advised that she did not attend the October 1, 2015 neighbourhood meeting. She discussed her concern that the proposed increase in density of the development would result in an increase in crime in the area. Ms. Myers asked questions concerning the actual number of units and building height being proposed.

Mr. Barker responded to Ms. Myers questions.

In closing, Ms. Myers reiterated her concerns regarding a possible increase in crime in the area due to the nature of the proposed development and potential traffic impacts due to the increase of residents in the area. She requested that the building height be kept to 3-storeys.

4. **Mr. Jim Walker, 180 Cumming Drive** discussed the City of Barrie's Intensification Plan noting that this proposal was in a designated intensification area and the close proximity of other applications for multi-unit dwellings in the area. He asked if Council would be considering the cumulative impact of the applications. Mr. Walker inquired regarding the notification process associated with the second neighbourhood meeting on October 1, 2015.

Mr. Farquharson provided details regarding the provisions for both of the neighbourhood meetings and the public meeting.

5. **Mr. Grant Harris, 191 Cumming Drive** expressed his concerns regarding the current traffic in the area and an increase in traffic from this development. He also noted that he was concerned about parking, cut through traffic and partying on the site.

Members of Council asked a number of questions of the presenter and staff and received responses.

#### **WRITTEN COMMENTS**

1. Correspondence from Ms. Dianne McCabe dated March 24, 2015.
2. Correspondence from Mr. Allan Bray dated March 21, 2015.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

**15-G-210****APPLICATION FOR MUNICIPALITY INITIATED HOUSEKEEPING AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 2009-141-CITY OF BARRIE (File: D14-HOU)**

Ms. Kathy Brislin, Senior Policy Planner and Ms. Celeste Terry, Policy Planner provided a presentation concerning proposed housekeeping amendments to the Comprehensive Zoning By-law 2009-141. Ms. Brislin advised that the purpose of the Public Meeting was to review proposed amendments to the Zoning By-law to address minor inconsistencies, errors and omissions that have come to light since the passage of Comprehensive Zoning in 2009 and that the proposed amendments include both text and mapping changes to the By-law.

Ms. Brislin discussed slides concerning the following sections of the Zoning By-law where housekeeping amendments have been proposed:

- Section 2.7 Provincial Statutes;
- Section 3.0 Definitions;
- Section 4.2.1.5 Temporary Building;
- Section 4.2.1.12 Sale of Fruits and Vegetables;
- Section 4.6.2 Parking Standards;
- Section 5.0 Residential Zone Standards;
- Section 5.3.5 Accessory Buildings and Structures;
- Section 5.3.6.1 Parking in Front Yards; and
- Crisis Care Facilities:

Ms. Terry discussed slides concerning the proposed amendments to the map schedule impacting the following properties:

- 379, 381, 383, 385 and 387 Leacock Drive, and 374, 376, 378, 380, 382, 384, 386 and 388 Leacock Drive;
- 146 to 161 on the north and south sides of Birkhall Place; and 22, 24, 26, 28, 30, 32, 34 and 36 on the north side of Sovereign's Gate;
- 18 - 21 Revelstoke Court;
- 16 Surrey Drive;
- 277 Mary Anne Drive and 221-251 (odd numbers only) Cox Mill Road;
- 366 Cox Mill Road;
- 315 Tollendale Mill Road;
- 240 Hurst Drive;
- Dock Road Extension;
- 539 Yonge Street;
- West Side of Huronia Road, South of Mapleview Drive East;
- 751 Big Bay Point Road;
- 160 Cumberland Street; and
- 90 Madelaine Drive.

**PUBLIC COMMENTS**

1. **Mr. Theakson, 129 Toronto Street** questioned how the proposed amendment to the term and conditions of a “Crisis Care Facility” to “Social Services Facility” was initiated. He discussed his concern that the term Social Services Facility is less restrictive and that the term is being changed to accommodate an ad hoc application from Pathways. Mr. Theakson noted that the minimum separation distance that is proposed to be removed allowed for the public to have input into the Pathways proposal. He commented that he felt that the change in the terminology is not a housekeeping amendment and should be discussed as a standalone amendment to the By-law due to possible social implications.

Ms. Brislin responded to questions concerning the rationale behind the proposed amendment.

2. **Ms. Connie Positano, 121 Toronto Street** discussed her concerns regarding the changes being considered to the “Crisis Care Facility” definitions and conditions related to office space and parking. She suggested that more public input on this matter should be solicited. Ms. Postiano acknowledged that policies need to be reviewed and updated but the policies should be reflective of the City of Barrie, not based on other municipalities that have received Human Rights complaints by using the same or similar terminology and conditions in their policies.
3. **Mr. Greg Johnson on behalf of PlasTech Extrusions, 336 Saunders Road** questioned if the proposed amendments would impact taxes for the company’s property.

Ms. Terry, responded to the question concerning possible property tax impacts associated with the change in zoning.

4. **Mr. Ray Duhamel of the Jones Consulting Group** advised that he was appearing on behalf of three of his clients. Mr. Duhamel advised that his first client, Fernbrook Developments and Hassey Realty supports the introduction of a blended parking rate to multi-use commercial and industrial plazas. He indicated that Fernbrook Developments and Hassey Realty would like consideration to be given to recognizing blended parking rates for mixed use commercial and residential sites.

Mr. Duhamel advised that his second client Pratt Hansen Group is requesting consideration of two items; the first one being the removal of the lot coverage restrictions for accessory buildings and structures in the RM2, RA1 and RA2 zones and that the size be increased to a lesser of 10% or 250 m2 in order to properly accommodate the range of accessory uses needed to develop sites within these zones. Mr. Duhamel also noted that Pratt Hansen Group is requesting that consideration be given to provide for the encroachment of construction columns into structured/underground parking spaces in order to remove the requirement to seek a special provision to the Zoning By-law when these situations occur. Mr. Duhamel noted that provisions such as this have been approved by Council in the past.

Mr. Duhamel advised that his third client, Lakeside Property Management, the owner of 571 Huronia Road, is requesting that a small portion of their property be rezoned from Agricultural to Light Industrial, as the agricultural use restricts the development of this site for employment uses. He displayed an excerpt of the Zoning By-law for the site and surrounding properties and noted that the property designation was changed from Environmental Protection to Agricultural in 2009.

5. **Mr. Theakson, 129 Toronto Street** again questioned how the proposed amendment to term and conditions of a "Crisis Care Facility" to "Social Services Facility" was initiated.

Ms. Brislin responded to question.

Members of General Committee asked questions of staff and received responses.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from the Jones Consulting Group, on behalf of Fernbrook Developments Inc. and Hassey Realty dated October 16, 2015.
2. Correspondence from the Jones Consulting Group, on behalf of Lakeside Property Management Ltd. dated October 16, 2015.
3. Correspondence from the Jones Consulting Group, on behalf of Pratt Hansen Group Inc. dated October 16, 2015.
4. Correspondence from the Nottawasaga Valley Conservation Authority dated October 9, 2015.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

The General Committee met and reports as follows:

**SECTION "D"**

**15-G-211 PRESENTATION REGARDING RESIDENTAL MULTI-UNIT WASTE DIVERSION STRATEGY.**

Mr. John Thompson, Director of Environmental Services provided a presentation regarding the Residential Multi-Unit Waste Diversion Strategy. Mr. Thompson discussed slides concerning the following topics:

- The objectives associated with the City of Barrie 2012 Sustainable Waste Management Strategy, including the modifying of services to the Multi-Residential Sector;
- The current services provided to multi-residential units;
- The proposed criteria for the Multi-Residential Front-end Waste Collection Program in order to promote diversion;
- The proposed phased-in implementation strategy for the Program starting with the implementation of a source separate organics pilot followed by front end bin collection implemented in the following order:
  - tipping fee exempt properties;
  - non-tipping fee exempt properties;
  - timely municipal curbside/handpicked serviced properties;
- The requirements to implement residential multi-unit front end bin service;
- The consideration related to a rebate program and the reasons why it is not being recommended;
- The ICI sector front end bin service considerations and why it is not being recommended; and
- The recommended phased-in approach.

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

**This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

**15-G-212****PRESENTATION BY Z. LIFSHIZ, EXECUTIVE DIRECTOR OF INVEST BARRIE REGARDING THE INVEST BARRIE INTEGRATED STRATEGY**

Mr. Zvi Lifshiz, Executive Director of Invest Barrie provided a presentation concerning the Invest Barrie Integrated Strategy. Mr. Lifshiz discussed slides concerning the following topics:

- The strategic goals and objectives of the Strategy;
- The 3-layer strategy, including the Transformational, Operational and Environment layers;
- An image detailing the interrelation of the three layers of the Strategy;
- The four pillars of the Transformational layer including a Startup Ecosystem, Innovation, the Downtown as a creative hub and mobilization and collaboration;
- The strategic core related to attracting and retaining talent;
- The Operation Layer including investment attraction, investment services, business retention and expansion, cultural services and small business support, detailing the areas of focus, approach and associated studies that need to be performed;
- The Environmental Layer detailing the focus on a pro-business environment, branding, infrastructure and growth and employment land;
- The Operational and Transformational Pilot projects identified for 2015 to 2017; and
- The next steps in the implementation and rollout of the Strategy.

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

**This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 10/26/2015.**

**SECTION "E"****15-G-213****CUSTOMER CONTACT CENTRE BUSINESS PLAN**

1. That the Customer Contact Centre Business Plan detailed in Appendix "A" to Staff Report ACC001-15, be approved.
2. That the Intake Form(s) associated with the Customer Contact Centre be considered as part of the 2016 Budget and Business Plan.
3. That staff in Access Barrie provide an annual presentation to General Committee regarding the status of the implementation of the Customer Contact Centre Business Plan. (ACC002-15) (File: C08)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

**15-G-214****PET LICENSING SERVICES REVIEW**

1. That the Pet Licensing Program be replaced with a Pet Registration Program that incorporates the following features:
  - a) All domestic dogs shall be registered with the City of Barrie upon submission of a complete application that provides information about the dog and the dog owner's contact information, proof the dog has been immunized against the rabies virus, and payment of the required registration fee;
  - b) All domestic cats, at the option of their owners, can be registered with the City of Barrie upon submission of a complete application that provides information about the cat and the cat owner's contact information, proof the cat has been immunized against the rabies virus, and payment of the required registration fee;
  - c) All dogs and cats registered with the City of Barrie shall be assigned a Barrie pet registration tag bearing a unique identification number, which shall be worn by the pet whenever the pet is not on the owner's property; and
  - d) Any dog or cat found running at large and wearing the assigned pet registration tag shall be returned to the pet owner free of any charges unless the animal is impounded when attempts to contact with the owner are unsuccessful.
2. That the Animal Control By-law 2010-035 be amended to implement the new Pet Registration Program and to rescind the Pet Licensing Program as outlined in Staff Report BBS003-15.
3. That the Fees By-law 2015-025 be amended to replace the Pet Licensing Fees with Pet Registration Fees as follows:
  - a) Registration Fee, each dog or cat \$50.00 each
  - b) Registration Fee for Previously Licensed Pets \$25.00 each
  - c) Change of Contact Information, per owner \$10.00

(BBS003-15) (File: P14) (P5-15)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/26/2015.**

**ENQUIRIES**

There were no enquires at General Committee.

**ANNOUNCEMENTS**

There were no announcements at General Committee.

The meeting adjourned at 9:49 p.m.

**CHAIRMAN**