



City of Barrie

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

Minutes - Final City Building Committee

Tuesday, October 8, 2019

7:00 PM

Council Chambers

For consideration at General Committee on October 28, 2019.

The meeting was called to order by the Chair, Councillor, M. McCann at 7:00 p.m. The following were in attendance for the meeting:

Present: 5 - Councillor, M. McCann
Councillor, C. Riepma
Mayor, J. Lehman
Councillor, K. Aylwin
Councillor, R. Thomson

Absent: 1 - Councillor, N. Harris

ALSO PRESENT:

Deputy Mayor, B. Ward

STAFF:

Acting Deputy City Clerk, T. Maynard
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Finance/Treasurer, C. Millar
Director of Planning and Building Services, M. Banfield
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Construction, S. Patterson
Manager of Strategic Initiatives, Policy and Analysis, K. Suggitt
Planner, T. Wierzba
Supervisor of Contract Administration, T. Gurchin
Supervisor of Transit, T. Turner
Transit Business Services Analyst, T. Williams.

The City Building Committee met and reports as follows:

SECTION "A"

OPEN DELEGATION REQUEST BY REPRESENTATIVES OF THE DOWNTOWN BARRIE BUSINESS IMPROVEMENT AREA CONCERNING A REQUEST FOR FREE ON-STREET AND LOT PARKING WITHIN THE BUSINESS IMPROVEMENT AREA UNTIL PHASE 1B OF THE CONSTRUCTION IS COMPLETED

Teresa Woolard and Denise Tucker, Chair of the Downtown Barrie Business Improvement Area provided an open delegation concerning a request for free on street and lot parking within the Business Improvement Area unit Phase 1 B of the construction is completed.

Ms. Woolard and Ms. Tucker thanked the Committee for allowing the BIA and its 400 members the ability to bring forth concerns related to parking in the downtown during the phases of the sidewalk reconstruction on Dunlop Street and the financial impact on their businesses.

Ms. Woolard and Ms. Tucker discussed slides concerning the following topics:

- The statistics of the Canadian Federation of Independent Businesses (CFIB);
- A chart illustrating the CFIB survey results related to business affected by construction;
- The statistics associated with Canadian small businesses affected by construction projects;
- A list of suggestions concerning the Canadian Federation of Independent Business;
- The comments from local downtown businesses and its impact on their businesses;
- The accessibility concerns related to construction;
- The comments associated with a comparative municipality's downtown that underwent streetscape reconstruction;
- A potential solution for parking downtown during the construction;
- An overview of the current parking situation downtown; and
- The rationale associated with offering free parking during the construction period.

B. Forsyth commented that his memorandum regarding Parking Strategy and Free 2 Hour Parking provided some initial thoughts and discussed potential financial impacts of offering blanket free parking in the downtown.

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

Pursuant to Section 4.10 of the Procedural By-law 2013-072 as amended, the order of business was altered such that the Memorandum regarding the Parking Strategy and Free 2 Hour Parking Program was received prior to the Presentation concerning Growth Options and Land Use Planning Directions.

PARKING STRATEGY AND FREE 2 HOUR PARKING PROGRAM

The Memorandum from B. Forsyth, Director of Transit and Parking Strategy dated October 8, 2019 regarding the Parking Strategy and Free 2 Hour Parking Program was received for information purposes.

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

SECTION "B"

PARKING DURING RECONSTRUCTION - DOWNTOWN BARRIE BUSINESS IMPROVEMENT AREA

That the request from the Downtown Barrie Business Improvement Area (BIA) for free parking in the parking lots and on-street in the Business Improvement Area (BIA) until completion of Phase 1B of the Dunlop Sidewalk Reconstruction be referred to staff in the Transit and Parking Strategy Department to review the effectiveness and cost of the request, and report back to the City Building Committee recommending suitable alternatives.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

The City Building Committee met and reports as follows:

SECTION "C"

PRESENTATION CONCERNING GROWTH OPTIONS AND LAND USE PLANNING DIRECTIONS

Andrea Miller, General Manager of Infrastructure and Growth Management and Tomasz Wierzba, Planner provided a presentation concerning the Growth Options and Land Use Planning Directions.

Ms. Miller and Ms. Wierzba discussed slides concerning the following topics:

- The questions related to growth management;
- An overview of the presentation;
- The status of the Official Plan Project and Policy Context Review;
- An overview of the growth management scenarios, key differences and key terms;
- A chart comparing Growth Management Scenarios 1, 2 and 3;
- An overview of Growth Management Scenario 1;
- An overview of Growth Management Scenario 2;
- An overview of Growth Management Scenario 3;
- The recommendation by staff for Growth Option Scenario 3 the 'Made in Barrie' approach;
- The next steps and request for policy direction related to Growth Management;
- An overview related to the Land Use Policy Directions; and
- A summary of the three growth management scenarios.

Ms. Miller advised that staff followed the 'Made in Barrie' approach and noted that she believes that Growth Management Scenario 3 is the right scenario for the City of Barrie. Ms. Miller advised that it is anticipated that the City New Official Plan will be presented to Council in early 2020.

Matthew Cory of Malone, Given Parsons Ltd. advised that he was representing DIV Development (Barrie) Ltd. (Dorsay Development Corporation) who own the lands located in the Hewitt Secondary Plan Area west of 20th Sideroad, between Lockhart Road and Mapleview Drive East known municipally as 1080 Lockhart Road. Mr. Cory advised that they have participated in the Hewitt Secondary Plan process since 2012 and have consulted with staff regarding growth management as part of the City's Official Plan review and update. He commented that based on the Lands Needs Assessment Report completed by Watson and Associates that he felt that the direction of growth management was to bring the remaining

community area lands of the Hewitt and Salem Secondary Plan to within the City's settlement area boundary to provide for a timely completion of these communities. He discussed concerns related to Growth Option Scenario 3 and that he felt that if this scenario was approved by Council, it could potentially delay completion of the Hewitt's Secondary Plan Area.

Mr. Cory suggested that since the Province is currently reviewing the Lands Needs Assessment Methodology that any decision related to the preferred growth management scenario should wait until after the revision to this document. Mr. Cory commented that it is his opinion that Growth Option Scenario 1 would provide the most flexibility and allow for the completion of Hewitt's Secondary Plan Area. Mr. Cory requested that Council consider a modified Growth Management option Scenario 1 and potential intensification and greenfield density targets.

Ray Duhamel, a group manager for Hewitt's Secondary Plan Area expressed concerns related to Growth Management Scenario 3. He commented that the developer would like to finish what they have started in the development of the Hewitt's Secondary Plan Area. He advised that there has been slow growth in the area and that they are working hard to have the secondary plans developed. Mr. Duhamel felt that if Growth Management Option Scenario 3 was the direction for the City's Official Plan then this could potentially impact developments located in the Hewitt's Secondary Plan Area. Mr. Duhamel suggested Growth Management Option Scenario 1.

Rick Newlove a representative of 594 - 622 Essa Road commented that he considers Growth Management Scenario 3 to be a good planning decision. He feels that there are small industrial properties that must be developed in the municipality in order to shape the future of the city. He advised that service connections were placed on the property located at 594 - 622 Essa Road a couple of years and that services currently exist on the corridor that would support mixed use, high density, increase transit. He commented that he would support staff in accomplishing Growth Management Option Scenario 3.

Keith MacKinnon, KLM Planning Partners Inc. on behalf of the Salem Landowners Group DG expressed his concerns related to Growth Management Option Scenario 3. Mr. MacKinnon commented that it takes a long time to develop a complete walkable community and since there is infrastructure in the ground, that the developer would like to finish what they have started. Mr. MacKinnon was concerned that if Growth Management Option 3 was the direction for the City's Official Plan that this could potentially impact the development in the Salem Secondary Plan Areas. Mr. MacKinnon suggested Growth Management Scenario 1 or 2.

Pursuant to Section 4.10 of the Procedural By-law 2013-072 as amended the order of business was altered such that the Growth Options and Land-Use Policy Directions Report were received prior to the Advisory Committee Report(s).

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

SECTION "D"

GROWTH OPTIONS AND LAND-USE POLICY DIRECTIONS REPORT

1. That the growth management option described in Scenario 3 of the Report to City Building Committee dated October 8, 2019, be approved.
2. That the land use policy directions proposed in the Report to City Building Committee dated October 8, 2019, be approved.
3. That staff in the Planning and Building Services Department be directed to use the approved growth management option and the land use policy directions as the basis of the City's new Official Plan.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

The City Building Committee met and reports as follows:

SECTION "E"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED SEPTEMBER 11, 2019

The Report of the Heritage Barrie Committee dated September 11, 2019 was received (File: C05)

REPORT OF THE COMMUNITIES IN BLOOM COMMITTEE DATED SEPTEMBER 12, 2019

The Report of the Communities in Bloom Committee dated September 12, 2019 was received. (File: C05)

REPORT OF THE ACTIVE TRANSPORTATION AND SUSTAINABILITY COMMITTEE DATED SEPTEMBER 24, 2019

The Report of the Active Transportation and Sustainability Committee dated September 24, 2019.

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

SECTION "F"**MUNICIPAL HERITAGE REGISTRY - 227 ST. VINCENT STREET (WARD 2)**

That in response to the application by the property owners, 227 St. Vincent Street be added to the Municipal Heritage Register as a listed property.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

INVESTIGATION FOR A HERITAGE PLANNER POSITION

That staff in the Planning and Building Services Department investigate the benefits of a Heritage Planner position to be responsible for the City's heritage conservation, preservation, restoration and promotion and report back to the City Building Committee.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

2030 DISTRICT STANDARDS PROGRAM

That staff in Planning and Building Services investigate the feasibility of participating in the 2030 District Standards Program in partnership with the Canadian Urban Institute and report back to General Committee.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

HEAVY TRUCK TRAFFIC ON DUNLOP STREET THROUGH DOWNTOWN AREA

That staff in the Roads, Parks and Fleet Department investigate the feasibility of prohibiting heavy truck traffic along Dunlop Street between Bradford Street to Blake Street and report back to General Committee.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

ANTI-IDLING BY-LAW

That staff in the Legislative and Court Services Department investigate the feasibility of implementing an anti-idling by-law and report back to General Committee.

This matter was recommended to General Committee for consideration of adoption at its meeting to be held on 2019-10-28.

The meeting adjourned at 8:55 p.m.

CHAIRMAN