



**Minutes - Final
General Committee**

Monday, May 11, 2015

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on May 25, 2015

The meeting was called to order by Mayor Lehman at 7:13 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, M. Prowse; Councillor, J. Brassard; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

STUDENT MAYOR:

Patrick Rodgers, St. John Vianney School

STAFF:

Chief Administrative Officer, C. Ladd

City Clerk/Director of Legislative and Court Services, D. McAlpine

Deputy City Clerk, W. Cooke

Director of Building and By-law Enforcement, G. Allison

Director of Business Development, H. Kirolos

Director of Engineering, J. Weston

Director of Environmental Services, J. Thompson

Director of Facilities and Transit, K. Bradley

Director of Finance, C. Millar

Director of Legal Services, I. Peters

Director of Planning Services, S. Naylor

Director of Roads, Parks and Fleet, D. Friary

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 Planning Policy, M. Kalyanwalia
Manager of Transit, D. Burton
Zoning Administrative Officer, N. Skerratt.

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

SECTION "A"

15-G-098 SALE OF CITY OWNED LANDS (306 & 312 SAUNDERS ROAD) TO BETA TECH INC. (WARD 8)

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and 1793853 Ontario Inc. for the 2.4 acre parcel of City owned industrial land described as Lots 2 & 3 Plan 51M-379, City of Barrie, County of Simcoe and known municipally as 306 & 312 Saunders Road, for the purchase price of \$120,000 per acre, subject to the following terms and conditions:
 - a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of City Council;
 - b) The Purchaser agrees that it is purchasing the properties in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the properties are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the properties;
 - c) The Purchaser has agreed that the properties are subject to an easement along the northern boundary, in favour of the City for the purpose of storm drainage;
 - d) The Purchaser has agreed that it will be responsible for any fees to connect laterals to sanitary sewers, water and hydro; and
 - e) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the properties at 90% of the original sale price.

2. That a Deeming by-law be passed to merge both the lots (Lots 2 & 3 Plan 51M-379) with the Purchaser's adjacent property at 318 Saunders Road.
3. That the proceeds from the sale of 306 & 312 Saunders Road be allocated to the Industrial Land Reserve (13-04-0430). (BDD003-15) (File: L15)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-099 UPDATE TO THE ROADWAY ILLUMINATION POLICIES AND DESIGN GUIDELINES

1. That the update Roadway Illumination Policies and Design Guidelines and ancillary documentation dated May 2015 be adopted and implemented.
2. That the Director of Engineering be authorized to approve future revisions required to clarify or update references within the roadway illumination policy and design guidelines and ancillary documentation.
3. That major policy decisions be presented to Council for consideration. (CAM002-15) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-100 UPDATE ON THE TRANS CANADA TRAIL ABORIGINAL TRAIL MARKERS (WARDS 1, 6 AND 7)

That the Aboriginal Trail Marker Initiative locations be endorsed for installation by the Ministry of Aboriginal Affairs by June 30th, 2015 in preparation for the Pan Am Games Legacy and in accordance with the Ministry Huron Wendat Nation (HWN) plaque designs and at the following park locations:

- a) Veterans Woods Park;
- b) Huronia North Park; and
- c) Sunnidale Park. (ENG005-15) (File: R04-AB)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-101 2015 PROPERTY TAX CLAWBACK RATES

1. That the 2015 property tax clawback percentages for properties in the commercial, industrial and multi-residential property classes be established as follows:
 - a) Multi-residential 10.7878%;
 - b) Commercial 36.4018%; and
 - c) Industrial 100.00%.

2. That an amendment to By-law 2015-033 Tax Capping Parameters for 2015 to establish the aforesaid 2015 be authorized clawback percentages. (FIN006-15) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-102 TAX ARREARS EXTENSION AGREEMENT - 81 PATTERSON ROAD (WARD 4)

1. That the City Clerk be authorized to execute the tax arrears extension agreement with the property owner identified in Appendix "A" to Staff Report FIN010-15, to extend the deadline for paying the cancellation price based on the terms identified in Appendix "A".

2. That the City Clerk be authorized to prepare all necessary by-laws to establish the aforesaid extension agreement. (FIN010-15) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-103 SETTLEMENT PROPOSAL RE: ALLANDALE COMMUNITY DEVELOPMENT CORPORATION ("ACDC") AND WALTER PEZUK

That the Mayor and City Clerk be authorized to execute the Minutes of Settlement attached as Appendix "A" to Confidential Staff Report LGL002-15, and any ancillary documentation as contemplated in the Minutes of Settlement, on behalf of the City of Barrie and Allandale Community Development Corporation. (LGL002-15) (File: L02-A21)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-104 ACQUISITION OF LAND MATTER - ACQUISITION OF EASEMENT - 386 MAPLEVIEW DRIVE EAST

1. That an easement for storm drainage and creek realignment be acquired by the Corporation of the City of Barrie over part of 386 Mapleview Drive as indicated in Appendix "A" to Confidential Staff Report LGL005-15 and in accordance with the details outlined in Appendix "B" to Confidential Staff Report LGL006-15.
2. That the City Clerk be authorized to execute any documents that may be requisite for the purpose of acquiring the easement, in a form approved by the Director of Legal Services. (LGL005-15) (File: L07-1031)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-105 NAMING OF A STREET - GREENWICH (WARD 6)

That a proposed new street in the draft plan of subdivision known as Manhattan West located at 40 Ferndale Drive South be named "Greenwich Street". (PLN014-15) (File: D19-GRE)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-106 SALE OF 36 MULCASTER STREET - DEVELOPMENT CONCEPT (WARD 2)

1. That the proposed concept plans with respect to the development of 36 Mulcaster Street provided by the purchaser, PACC Mulcaster Corporation ("PACC"), be received.
2. That the parking lot lands known as 36 Mulcaster Street, up to the exterior wall of, but excluding the Armouries Building, be declared surplus and sold to PACC.
3. That the lands, approximately 35m² or 3.66m in diameter, associated with the Fire Fighters' Memorial and identified as Part 4 on the draft Reference Plan attached as Appendix "A", be declared surplus and sold to PACC.
4. That the cost of the removal, reinstatement of, and landscaping around the Fire Firefighter's Memorial be paid for by PACC.
5. That PACC transfer an easement for access and maintenance over a 3m buffer around the Armouries Building (the "access easement") to the City, satisfactory to the Director of Legal Services.

6. That PACC transfer an easement over the lands that occupy the Fire Fighters' Memorial, approximately 3.66m in diameter around the Memorial, for landscaping purposes, access and maintenance (the "memorial easement") to the City, satisfactory to the Director of Legal Services.
7. That the following be included as conditions of site plan approval:
 - a) A detailed maintenance agreement with PACC for the ongoing maintenance of the access easement to the satisfaction of the City; and
 - b) The transfer of an additional access easement by PACC to the rear of the Armouries Building for loading/unloading purposes, where such access will be provided from the proposed building parking structure at grade and in the area of the Armouries rear doors.
8. That the value of the additional lands to be sold to PACC associated with the memorial easement and access easement be added to the purchase price and paid accordingly.
9. That the Option to Purchase Agreement between the City and PACC for the purchase of 36 Mulcaster Street be amended to reflect the changes as identified above.
10. That the City Clerk be authorized to execute any documents requisite to:
 - a) Amend the Option to Purchase Agreement in a form approved by the Director of Legal Services; and
 - b) Completing the sale of 36 Mulcaster Street in accordance with the Option to Purchase Agreement, as amended.
11. That the City's conditions on the sale of 36 Mulcaster Street contained in the Option to Purchase Agreement, as amended, be waived and staff be authorized to complete the sale process. (PLN016-15) (File: D18-36MUL)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

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

SECTION "B"

15-G-107 **RECOGNITION OF SAM CANCELLA**

That public consultation be undertaken regarding the proposed renaming of Bayview Park to Sam Cancilla Park and the renaming of the Order of the Spirit Catcher Award to the Sam Cancilla Spirit Catcher Award in recognition of former Alderman Cancilla's community contributions. (CLK007-15) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

15-G-108 **2014 BUDGET AND BUSINESS PLAN YEAR END REPORT**

1. That the 2014 Budget and Business Plan Year End Report be received.
2. That the 2014 year-end tax rate supported surplus of \$1,217,518, comprised of \$2.7M in net surplus from Service Partners and a \$1,473,289 deficit from services provided by the City of Barrie, be distributed as follows:
 - a) \$498,274 carried forward to 2015 to fund items that were committed in 2014 by purchase order or contract, but remained incomplete or undelivered at December 31, 2014;
 - b) \$631,478 carried forward to 2015 to fund Provider Loans committed in 2014 for the County of Simcoe Non-Profit Housing operating program, but remain undelivered at December 31, 2014;
 - c) \$53,487 to the County of Simcoe Capital Reserve (13-04-0446);
 - d) \$192,225 to the Early Retirement Reserve (13-04-0462);
 - e) \$273,202 be funded from the Assessment Appeal Reserve (13-04-0464);
 - f) \$2,354 be carried forward and distributed to the Barrie Historical Society for the Gowan Portrait Restoration Project as a donation from the Heritage Barrie Committee as per motion 15-G-056;

- g) \$79,031 to the Tax Capital Reserve (13-04-0440); and
 - h) \$33,871 to the Tax Rate Stabilization Reserve (13-04-0461).
3. That the 2014 wastewater rate deficit of \$375,281 be funded from the Wastewater Rate Stabilization Reserve (12-05-0577).
 4. That the 2014 water rate deficit of \$529,360 be funded from the Water Rate Stabilization Reserve (12-05-0582).
 5. That the 2014 parking rate deficit of \$645,093 be funded from the Parking Capital Reserve (12-05-0570), leaving a deficit of \$443,709.
 6. That \$21,000 of the Barrie Public Library's 2014 operating deficit of \$191,000 be funded from the Tax Rate Stabilization Reserve (13-04-0461), in addition to the \$170,000 approved to be funded from the Tax Rate Stabilization Reserve in motion 15-G-049 of the 2015 Business Plan staff report. (FIN008-15) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

SECTION "C"

15-G-109 SERVICE TO HURONIA ROAD AND LOCKHART ROAD AREA (WARD 8 AND 9)

1. That no changes be made to the current routing and service levels in order to provide Barrie Transit Service to the Huronia Road and Lockhart Road area of the City of Barrie at this time.
2. That staff work with the new Transit Service Provider and as part of the annual service plan, review the requirement under the Transit P3 agreement and investigate the possibility of finding operational efficiencies in an attempt to include service to the Huronia Road and Lockhart Road area at no additional cost. (FCT003-15) (File: T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

SECTION "D"**15-G-110****SECOND SUITES ZONING BY-LAW AMENDMENT**

1. That further to motion 15-G-037, approving the Affordable Housing Strategy for the City of Barrie, the City's Official Plan and Zoning By-law be amended in accordance with Appendices "A" and "B" to Staff Report PLN012-15, with the following exception:
 - a) That Section 5.2.9.3 b) Standards, of clause 9 of the Draft By-law attached as Appendix "B" be deleted and replaced with the following:

5.2.9.3 Standards

 - b) Except in the Georgian Neighbourhood Study Boundary Area, any second suite that existed on February 18, 2015 shall be permitted, subject to compliance with the standard set out in section 5.2.9.2 (parking).
2. That pursuant to Section 34(17) of the Planning Act, no further public meeting is required prior to the passing of this by-law. (PLN012-15) (File: D14TE-SEC, D04-AFF and D09-OPA51)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 5/25/2015.

ENQUIRIES

There were no enquiries at General Committee.

ANNOUNCEMENTS

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

The meeting adjourned at 10:06 p.m.

CHAIRMAN