

**Minutes - Final  
General Committee**

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Monday, January 26, 2015

7:00 PM

Council Chamber

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**GENERAL COMMITTEE**

**For consideration by the Council of the City of Barrie on February 2, 2015.**

**The meeting was called to order by Mayor Lehman at 7:00 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:**

Acting Director of Planning Services, M. Kalyaniwalla  
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 Business Development, H. Kirolos  
Director of Engineering, J. Weston  
Director of Environmental Services, J. Thompson  
Director of Facilities and Transit, K. Bradley  
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.

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

**SECTION "A"**

**REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED JANUARY 14, 2015**

The Report of the Finance and Corporate Services Committee dated January 14, 2015. was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 02/02/2015.**

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

**SECTION "B"**

**BUSINESS PLAN STATUS AS AT SEPTEMBER 30, 2014**

That staff include within the variance details of the quarterly Business Plan Status Reports, the reasons for variances and any anticipated impacts and actions to recover negative variances. (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**WATER OPERATIONS BRANCH 2014 DRINKING WATER SYSTEM  
FINANCIAL PLAN**

That motion 14-G-102 dated April 28, 2014, that replaced the proposed 9% water rates increase for 2015 with an increase of 2.5%, be re-affirmed. (ENV003-14) (File: C11:ENV)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**DEVELOPMENT CHARGES - AFFORDABLE HOUSING STRATEGY**

That as part of the implementation tools for the Affordable Housing Strategy, grants offsetting all or part of development charges payable by small apartment buildings creating additional units within an existing structure be considered, including development of grant eligibility criteria. (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**LETTER OF AGREEMENT - CITY OF BARRIE AND PROVINCE  
REGARDING THE GREATER BARRIE BUSINESS ENTERPRISE CENTRE**

1. That the Corporation of the City of Barrie enter into a Transfer Payment Agreement with Her Majesty the Queen in Right of Ontario as represented by the Minister of Research and Innovation (MRI) for the provision of grant funds to deliver entrepreneurial support services through the Greater Barrie Business Enterprise Centre (GBBEC) for the period ending June 30th, 2017.
2. That the City Clerk be authorized to execute all documents necessary to give effect to such agreement.
3. That should the Greater Barrie Business Enterprise Centre services be extended under the same general conditions, the City Clerk be authorized to execute extensions to such an agreement in order to facilitate the transfer of grant funds in future years. (BDD001-15) (File: L00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**2015 CAPTIAL BUDGET PRE-APPROVAL**

1. That the Georgian and Dunsmore Wetland Drainage Upgrades and Downstream Capacity Study - Part 1 be approved in advance of the approval of the 2015 Business Plan and funded as follows:
  - a) \$8,000 - Tax Captial Reserve (13-04-0440).
2. That the Barrie Community Sports Complex New Lighting System - Dana Sportsfield project be approved in advance of the approval of the 2015 Business Plan and funded as follows:
  - a) \$10,000 - Tax Captial Reserve (13-04-0440).
3. That the Essa Road Right of Way Expansion - Ferndale to Coughlin project be approved in advance of the approval of the 2015 Business Plan and funded as follows:
  - a) \$114,408 - Developers Agreement;
  - b) \$188,970 - Water Reserve Funds (12-05-0580);
  - c) \$268,655 - Wastewater Reserve Funds (12-05-0575);
  - d) \$3,086,515 - Roads & Related Development Charges (11-05-0520);
  - e) \$214,475 - Section 326 Charges; and
  - f) \$1,661,977 - Federal Gas Tax (11-05-0596).
4. That the Barrie Molson Centre Arena Ice Lamp Replacement project be approved in advance of the approval of the 2015 Business Plan and funded as follows:
  - a) \$200,000 - Federal Gas Tax (12-05-0596). (CAM001-15) (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**CENTENNIAL PARK - LIONS CLUB OF BARRIE PAVILION PARTNERSHIP (WARD 2)**

1. That the Lions Club of Barrie be approved as the title sponsor for the reconstruction of the Lions Club of Barrie Pavilion in Centennial Park with the sponsorship to include a \$50,000 funding contribution to be paid in equal installments over five (5) years commencing in 2015.
2. That the Mayor and City Clerk be authorized to execute a joint funding agreement between the City and the Lions Club of Barrie in a

form acceptable to the Director of Legal Services and the Director of Facilities and Transit as attached in Appendix "A" of Staff Report FCT001-15.

3. That the construction of the Lions Club of Barrie Pavilion project at a gross cost of \$100,000 be included in the 2015 - 2019 Capital Plan for spending in 2016 and be funded from Tax Capital Account 13-04-0440. (FCT001-15) (File: R00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

#### **STREET LIGHT CONVERSION TO LED**

1. That the pre-approval of the incentive payment of \$1,119,708 from the Ontario Power Authority through the SaveONenergy program be received for input into the business case as outlined in the financial section of Staff Report FCT002-15.
2. That the Mayor and City Clerk be authorized to sign a Letter of Intent with RealTerm Energy (see Appendix "A"), the Local Authority Services (LAS) project partner, for an Investment Grade Audit related to a Light Emitting Diode (LED) street light conversion project for the City of Barrie, such document to be in a form satisfactory to the Director of Legal Services and based on the following general terms and conditions:
  - a) That RealTerm Energy be paid \$137,000 for the completion of the Investment Grade Audit including the provision of a GIS data base of all existing street lights, new LED lighting design based on the Provincial lighting standards and an estimated cost for the completion of the LED replacement project.
3. That should the Investment Grade Audit results support the implementation of the conversion street light project in accordance with the initial business case, the RealTerm Energy fee for the Audit be waived and that LAS and their partner, RealTerm Energy be retained to provide the following Project Management Services with a contract value of \$3,307,568:
  - a) Assistance in the development of specifications associated with the procurement of qualified street lighting installation companies;
  - b) Provision of training to street light installation companies to ensure that the Audit results are achieved;
  - c) Provision of the LED street lights required by the design plan; and
  - d) Management of the removal and disposal of the existing street lights and the installation of the LED street lights, to be

completed by December 31, 2015.

4. That the Light Emitting Diode (LED) street light conversion project with an initial financial investment of \$5,000,000 be pre-approved as part of the 2015 Capital Plan, to be funded through the issuance of debentures with an anticipated benefit to the Corporation of \$11,300,000 in cost avoidance over the next ten years in energy and maintenance costs.
5. That the Director of Finance be authorized to issue a 5-year debenture for the LED Street light conversion project in 2016 for up to \$5,000,000.
6. That the Mayor and Clerk be authorized to execute a contract with LAS for the delivery of the Project Management Services identified in paragraph 3.
7. That staff be authorized to amend the City of Barrie street light standards to require LED technology only for street lights in the future. (FCT002-15) (File: R00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

#### **INCENTIVES FOR DEVELOPMENT IN THE INTENSIFICATION AREAS**

1. That further to Motion 14-G-223 directing staff to investigate the feasibility of providing financial incentives to encourage development within the City's Intensification Areas, Staff Report PLN002-15 be received and staff be directed to prepare and define a Community Improvement Project Area aligned with the Intensification Nodes and Corridors identified in Schedule I of the Official Plan exclusive of the Urban Growth Centre following Council's approval of the recommendation in Staff Report PLN018-14 "Zoning for Intensification and Mixed Use" with recommendations for incentive-based zoning.
2. That the City of Barrie's Intensification Study and the Urban Design Guidelines for Intensification Areas and the proposed new Mixed Use Zone proposed in Staff Report PLN018-14 be used as the basis for the development of specific goals and objectives for a Community Improvement Plan for the Intensification Areas.
3. That staff be directed to initiate a Community Improvement Plan process for the Intensification Nodes and Corridors identified on Schedule I of the Official Plan. (PLN002-15) (File: D18-INT)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**ALL-WAY STOP - PRINGLE DRIVE AND SPROULE DRIVE**

That Traffic By-law 80-138 Schedule "S" "Providing for the Erection of Stop Signs at Intersections" be amended by adding the following:

"Pringle Drive and  
Sproule Drive

Northbound and Southbound on Pringle  
Drive and Eastbound and Westbound on  
Sproule Drive"

(RPF001-15) (File: T07-SI)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

**ALTERATION TO SCHEDULE OF MEETINGS - CITY COUNCIL MEETING  
- FEBRUARY 23, 2015**

That the City Council meeting scheduled for Monday February 23, 2015 be rescheduled to Wednesday February 18, 2015 at 7:00 p.m. (Item for Discussion 8.1, January 26, 2015) (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

The General Committee met for the purpose of a public meeting at 7:05 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was 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 appropriate notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Acting Director of Planning Services that notification was conducted in accordance with the Planning Act. Mayor Lehman indicated that after the applicant's consultant has provided their proposal, staff will be providing an overview of the status of the application and summary of the initial feedback received to date through the new ward meeting process, as well as from commenting agencies and internal departments. He stated that the staff recommendation on the application will be presented through a staff report to General Committee at a later date.

### SECTION "C"

#### APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF FRANK MONTAGNESE/CYGNUS DEVELOPMENTS - 203 COX MILL ROAD (WARD 8)

Mr. Greg Barker of Innovative Planning Solutions advised the purpose of the public meeting was to review an application for to amend the Zoning By-law submitted by Innovative Planning Solutions on behalf of Frank Montagnes/Cygnus Developments for the lands located at 203 Cox Mill Road. He advised that the ward meeting for the application was held on December 9, 2014 with 15 residents in attendance.

Mr. Barker reviewed a slide presentation, outlining the following:

- the application context including the location, existing use and surrounding uses;
- the current land use designation and zoning;
- features of the development proposal;
- the proposed zoning by-law amendment including 4 special provisions;
- the Provincial planning policy context; and
- the application in the context of the City of Barrie's Official Plan



Mr. Barker advised that a Tree Preservation Plan is being obtained and will be provided to staff for review. 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 municipal planning policies.

Mr. Steve Farquharson, Development Planner, City of Barrie discussed items currently being considered by Planning staff concerning this application, including intensification outside of the Yonge Street intensification corridor, the increase in the floor area and deficient landscape buffer. He noted that after the Ward Meeting the applicant was requested to obtain a Tree Preservation Plan to address preservation of boundary trees. He advised that staff are reviewing items such as the location of the amenity space, the location of the stormwater management pond and garbage and waste pick up for the building. Mr. Farquharson observed that comments received from internal departments, commenting agencies and residents at the Ward Meeting as well as those provided at the Public Meeting will be incorporated to the staff report. (File D14-1577)

#### **PUBLIC COMMENTS**

1. **Mr. Corey Ogden, 207 Nina Road** advised that he attended the Ward Meeting in December, 2014 and raised concerns at that time regarding tree preservation. He noted that when looking at the revised plan as presented that he was worried that trees planted along the road, as identified in the presentation may not survive.

Mr. Barker provided a response regarding the proposed location of the trees.

2. **Mr. Mario Titus, Toronto Street** asked if the units associated with the development will be sold or rental housing.

Mr. Barker responded to the enquiry.

A member of General Committee asked questions of clarification of the applicant concerning the proposal and received responses from the applicant's consultant.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from PowerStream, dated November 26, 2014.
2. Correspondence from the Simcoe County District School Board, dated December 2, 2014.

3. Memorandum from City of Barrie, Planning Services Department, dated January 26, 2015.

**Councillor, A Khan declared a potential pecuniary interest with respect to the foregoing matter as his brother-in-law is the applicant. He did not participate in discussion on the matter. He left the Council Chamber at 7:06 p.m. and returned at 7:29 p.m.**

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 02/02/2015.**

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

#### **SECTION "D"**

##### **BONUSING POLICIES**

1. That Section 6.8 of the City of Barrie Official Plan, be amended by deleting the Section in its entirety and replacing it with the following:

##### **6.8 Height and Density Bonusing**

- a) Upon the City determining that an application that would have the effect of permitting an increase in height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law is appropriate, City Staff shall also recommend for the provision of community benefits pursuant to Section 37 of the Planning Act, provided that:
  - i. The development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;
  - ii. The community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development; and
  - iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.

- b) Without limiting the authority of the foregoing, the City will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act (including parkland dedication and cash-in-lieu of parking) or the Development Charges Act or any other statute.

The community benefits that may be secured include, but are not limited to, the following:

- Provision of affordable housing units;
  - Community facilities/services;
  - Arts and Cultural facilities;
  - Public Art;
  - Parks facilities and equipment;
  - Protection of cultural heritage resources;
  - Public access to facilities;
  - Streetscape improvements on the public boulevard not abutting the site;
  - Local improvements to transit facilities including pedestrian connections to transit facilities;
  - Amenities for active transportation such as pedestrian or cycling facilities;
  - Land for other municipal purposes;
  - Preservation and enhancement of the Natural Heritage System;
  - Enhanced on-site tree planting or landscaping;
  - Public parking facilities (at-grade and/or structures);
  - Local improvements identified through Community Improvement Plans;
  - Sustainable energy works and facilities; and
  - Any public work, initiative or matter in compliance with this Plan.
- c) Development proposals in the R1, R2, R3, R4 and RM1 zones are not subject to this section of the Plan. Non-Profit housing proposals are also not subject to this requirement.
- d) Where community benefits are to be provided in return for increased height and/or density pursuant to Section 37 of the Planning Act, these benefits will be set out in the zoning by-law amendment along with the increased height and/or density.
- e) Where community benefits are to be provided, they may be secured by letter of credit and/or in one or more agreements, which may be registered on title to the lands.

2. That the Implementation Guidelines attached as Appendix "A" to Staff Report PLN004-15 be adopted as the implementation protocol for negotiating Community Benefits under Section 37 of the Planning Act and Section 6.8 of the City of Barrie Official Plan.
3. That staff be directed to start implementing this initiative for all new complete planning applications within the Urban Growth Centre and the Intensification Nodes and Corridors identified on Schedule I of the Official Plan for which a decision has not yet been made and that the following types of community benefits be made a priority in negotiating on benefits:
  - Provision of Affordable Housing;
  - Community facilities/services;
  - Public Art;
  - Protection of Cultural Heritage Resources;
  - Amenities for active transportation such as pedestrian or cycling facilities;
  - Preservation and enhancement of the Natural Heritage System;
  - Local improvements identified through Community Improvement Plans; and
  - Sustainable energy works and facilities.
4. That the Province of Ontario be requested to introduce new language under Section 37 of the Planning Act that enables municipalities to establish a value-based formula or quantum approach for the implementation of Section 37. (PLN004-15) (File: D08TE-BON)

**This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 02/02/2015.**

#### **ENQUIRIES**

**Members of General Committee addressed several enquiries to City staff and received responses.**

#### **ANNOUNCEMENTS**

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

#### **ADJOURNMENT**

**The meeting adjourned at 8:19 p.m.**

#### **CHAIRMAN**