



City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Minutes - Final General Committee

Monday, May 7, 2012

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT For consideration by the Council of the City of Barrie on May 14, 2012

The meeting was called to order by Mayor Lehman at 7:00 p.m. The following were in attendance for the meeting:

- Present:** 9 - Mayor J. Lehman; Councillor B. Ainsworth; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor J. Robinson; and Councillor B. Jackson
- Absent:** 2 - Councillor L. Strachan; and Councillor A. Nuttall

STUDENT MAYORS:

G. FitzGerald, Kempenfelt Bay School
T. Hann, Monsignor Clair School.

STAFF:

Chief Administrative Officer, C. Ladd
City Clerk, D. McAlpine
Deputy City Clerk, C. deGorter
Director of Legal Services, I. Peters
Director of Roads, Parks and Fleet, D. Friary
General Manager of Community Operations, J. Sales
General Manager of Corporate Services, E. Archer
General Manager of Infrastructure, Development and Culture, R. Forward
Manager of Environmental Operations, S. Coulter
Manager of Infrastructure Planning, S. Patterson
Manager of Planning Policy, M. Kalyaniwalla.

The General Committee met for the purpose of a public meeting and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were subject of the Public Meetings should be directed to the City Clerk's Office. Any interested persons wishing further notification of the staff reports regarding the applications were advised to sign the notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act.

Councillor B. Jackson declared a potential pecuniary interest in the foregoing matter as he is principal of a firm acting as a sub-contractor for the developer. He did not participate in the discussion or vote on the question and he left his seat at the Council table at 7:03 p.m.

SECTION "A"

12-G-114 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION - THE JONES CONSULTING GROUP ON BEHALF OF THE OWNER, PRATT DEVELOPMENT) 998817 ONTARIO INC. AND 433513 ONTARIO INC.) - 40 FERNDALE DRIVE SOUTH (May 7, 2012) (File: D09-OPA019/D14-1533/D12-340) (WARD 6)

Ray Duhamel of The Jones Consulting Group explained that the purpose of the public meeting is to review an application for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of the owner, Pratt Development (998817 Ontario Inc. and 433513 Ontario Inc.) for lands located on the west side of Ferndale Drive, south of Tiffin Street. He noted that the property is located within the Ardagh Planning Area, known municipally as 40 Ferndale Drive South. He displayed an aerial photograph of the subject property and described the North and South sites in detail using additional photographs. He explained that The Bear Creek Wetland occupies approximately 70% of the subject lands and is not proposed for development. Mr. Duhamel commented that he believes the development proposal is consistent with the Provincial Policy Statement and Growth Plan. He explained the history associated with the Official Plan designation and Ardagh Secondary Plan and noted that the wetland boundary was deferred pending a comprehensive environmental impact study was submitted and approved by the Ministry of Natural Resources.

Mr. Duhamel stated that the lands are considered to be designated Future Urban, Residential and Environmental Protection Area within the City's Official Plan and are currently zoned Residential Hold (RH) and Environmental Protection (EP). He noted that the owner has applied to re-designate a portion of the subject lands from Future Urban and Environmental Protection to Residential and to amend the current zoning of the property from Residential Hold (RH) and Environmental Protection (EP) to Residential (R3, RM2-TH, RM2-SP) to permit the future development of low and medium density residential units in two separate sites on the subject property. Mr. Duhamel concluded by listing the technical studies that have been submitted to date. He described the concept plans for both the north and south sites and reviewed the renderings of the proposed apartments and townhouses.

PUBLIC COMMENTS:

1. **Stephen Manuel, 18 Summerset Drive** introduced himself as a member of the Steering Committee of the Friends of Bear Creek Wetland Group. He explained that the Steering Committee will be highlighting the concerns included in their written submission, dated May 7, 2012 by the Friends of the Bear Creek Wetland Community Group.
2. **Andrea Ward, 113 Nicholson Drive** identified herself as a member of the Steering Committee for the Friends of Bear Creek Wetland Community Group and expressed concerns regarding the impact the proposed development will have on the environment, including the habitat for wildlife, plants and trees. She inquired whether the development proposal had been reviewed by the appropriate agencies and if the integrity of the environmental impact study has been analyzed and undergone a peer review. Ms. Ward asked if an impact study has been completed on the East Manhattan development since its construction. She commented that she believes the proposed development does not meet provincial policies and the City's Natural Heritage requirements. Ms. Ward noted that she believes the proposed development may lead to health issues including water contamination and the potential for West Nile disease.
3. **Larry Skory, 16 Summerset Drive** introduced himself as a member of the Steering Committee of the Friends of Bear Creek Wetland Group. He expressed concerns regarding the impact the proposed development will have on the existing neighbourhoods in the area. He inquired regarding the impact to the existing properties in the area. He commented that he is concerned that property values and amount of privacy will decrease as a result of the development. Mr. Skory stated that conflicting information was provided to home owners when they purchased their homes. He noted that he believes there is a discrepancy between the current residential density and the proposed development. Mr. Skory suggested that a forest buffer and/or wildlife buffer may address privacy concerns and assist with the movement of wildlife. He concluded by inquiring if the proposed development will result in increased property taxes.

4. **Rich Olech, 121 Nicholson Drive** introduced himself as a member of the Steering Committee of the Friends of Bear Creek Wetland Group. He provided comments regarding the design concept of the proposed development. His inquires concerning the design concept related to, the elevation differences, bore whole testing, storm water sewer location, sidewalks and storm water management. He noted that this area is not located in an intensification area as defined by the City. Mr. Olech inquired if additional development will occur by other developers if the proposed development is approved. He asked a number of questions regarding the timeline associated with the development schedule proposals for lands west of the subject property, buffer zones from existing properties and the construction of underground parking. Mr. Olech expressed concerns related to intensification. He commented that he believes the City's draft Natural Heritage Strategy is intended to protect the environmentally protected lands and stated that the subject lands have been identified as Level 1 in the draft study. Mr. Olech concluded by providing comments related to the proposed transportation corridor. He noted that safety and traffic flow along Nicholson Drive, Summerset Drive, Ferndale Drive and Gore Road need to be addressed. He inquired if Gore Road will be extended in the future and expressed safety concerns about the orientation of the proposed new road.

Stephen Manuel, requested that City Council protect the environment and the interests of the community. He noted that the environmental impacts of the proposed development must be minimized. On behalf of the Steering Committee, Mr. Manuel asked that the developer act as a community leader in environmental protection to create a legacy for future generations. He noted that the residents are interested in being partners with the City and the developer. He concluded by stating that he feels the development proposal should be delayed until the social, environmental and economic impacts of the development have been addressed.

5. **Robin Brandon, 128 James Street** expressed concern regarding the impact the proposed development may have on the wetland environment. She noted that she felt the developer was showing a lack of respect for the environment through the advertising campaign used for the neighbouring development. Ms. Brandon commented that a large amount of garbage was collected at a local clean-up event at the Eco Park. She expressed concern that garbage may be dumped in the wetlands if the development proceeds. Ms. Brandon inquired if the development meets the required provincial policies. She concluded by requesting that the developments not be approved.

6. **Frances McGill, 147 Anne Street North** read aloud an excerpt from the City of Barrie's Urban Design Manual regarding policies concerning environmentally protected lands. She commented that she believes that people are paying a premium to live adjacent to the wetlands and believes the property values will be decreased if the development proceeds. Ms. McGill noted that the Ardagh Secondary Plan identifies a number of threatened species that live in the area and inquired if these species live in the Bear Creek Wetlands. She concluded by stating that she feels the proposed development will lead to habitat loss and degradation of the area.
7. **Al McNair, 33 St Vincent Street** commented that he is speaking on behalf of the Breton Field Naturalists' Club (BFNC). He stated that he feels that people require access to the natural environment for their well-being and therefore need to protect and nurture nature. Mr. McNair observed that the Ferndale Drive extension across the Bear Creek Wetland has created road access for the Manhattan Project (East). He expressed concern that clearing woodlands and creating hard surfaces may have a damaging impact on the natural hydrological functioning of the wetland and the species living within it. He commented that requiring setbacks from the wetland boundaries may not be sufficient to maintain the ecological features and functions of the wetland. Mr. McNair stated that he believes the woodlands are critical for the functioning of the wetlands and for forest and wetland species of wildlife. He observed that he does not feel that provincial policies have been addressed for this site and inquired regarding the status of the City's Natural Heritage Policies in the Official Plan. Mr. McNair noted that the Bear Creek Wetland was identified as Level 1, the highest level of significance in the 2010 draft mapping for the City's Natural Heritage System. He speculated that if the Natural Heritage Policies were in place, the development would not be permitted on the subject properties. He concluded by requesting that the City take a comprehensive approach to protecting the natural heritage features and functions of the Bear Creek ecosystem before consideration is given to this and future development projects in the area.
8. **Darren Roskam, 3 Archer Street** commented that he is a resident of Ward 6 and uses his bicycle for transportation. He explained that he has noticed that there seem to be fewer turtles in the area. Mr. Roskam stated that he feels this is a result of development in the area and believes that the Eco Park should be maintained.

Members of General Committee asked a number of questions related to the information provided.

WRITTEN CORRESPONDENCE:

1. Correspondence from Ethan Ward, dated April 30, 2012.
2. Correspondence from James, dated April 30, 2012.

3. 105 form letters received from The Friends of Bear Creek Wetland Community Group dated May 2, 2012 submitted.
4. Correspondence from Members of the Steering Committee for The Friends of Bear Creek Wetland Community Group received May 6, 2012.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 14/05/2012.

General Committee recessed at 8:16 p.m. and resumed at 8:27 p.m.

Councillor, B. Jackson returned to his seat at the Council Table at 8:27 p.m.

12-G-115 AMENDED APPLICATION FOR A OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP ON BEHALF OF THE OWNER ESSA RESIDENCES INC. - 300 ESSA ROAD (May 7, 2012) (File: D14-1473R/D09-OPA017) (WARD 6)

Ray Duhamel of The Jones Consulting Group explained the purpose of the public meeting is to review an amended application for an Official Plan Amendment and a Zoning By-law Amendment submitted by The Jones Consulting Group on behalf of Essa Residences Inc. for lands located generally on the east side of Essa Road, south of Bryne Drive and known municipally as 300 Essa Road. He noted that the subject property is 8.7 hectares in size, and is in the 400 West Planning Area. Mr. Duhamel displayed photographs of the subject area to provided context of the site and to describe the existing site conditions and surrounding land uses. He indicated that he believes the application is consistent with provincial policy planning and the City of Barrie Official Plan. Mr. Duhamel noted that the subject area is within an intensification corridor and is zoned Service Industrial EM3 in accordance with Zoning By-law 85-95 and 2009-141.

Mr. Duhamel provided a density and built form comparison between the former development proposal and the revised applications for the site. He compared the new development proposal to the former proposal and highlighted the significant differences between the two applications. He displayed a cross section of the proposed development and explained that a public trail system within the environmental protection lands which are to be in public ownership is being proposed. Mr. Duhamel provided details concerning traffic flows and the access options for the development and reviewed the proposed trail plan in detail. He concluded by providing a rendering of the development proposal.

PUBLIC COMMENTS:

1. **Richard Murray, 88 Loggers Run** expressed concerns regarding the access point to the development from Essa Road. He commented that he thought the photographs displayed in the presentation did not portray the severe incline of the hill along Essa Road. Mr. Murray acknowledged that he originally thought the right hand turn lane in and out of the development was the preferred solution however, he feels that drivers may not adhere to the rules of the road and cause traffic accidents on Essa Road. He commented that other developments with similar densities only utilize one entrance point and suggested that only one access point be used for the proposed development. Mr. Murray concluded by stating that his only concern was the entrance off of Essa Road and noted that he felt that both options of a right hand turn lane or traffic lights were not ideal due to the topography of the area.

Members of General Committee asked a number of questions related to the information provided and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from the Ministry of Transportation dated May 3, 2012.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 14/05/2012.

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

SECTION "B"**12-G-116 PROTOCOL AGREEMENT FOR THE SHARING OF INFORMATION WITH THE POLICE SERVICES BOARD**

That the Protocol for Sharing Information Agreement between the Barrie Police Services Board and The Corporation of the City of Barrie be repealed and replaced with Appendix "A" attached to Staff Report CLK004-12. (CLK004-12) (File: P00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-117 2012 DOWNTOWN IMPROVEMENT AREA BOARD LEVY

1. That the City of Barrie establish a special charge 0.341215% for 2012 to levy an amount of \$431,420 upon commercial and industrial properties in the Downtown Improvement Area.
2. That the appropriate by-law be prepared authorizing the 2012 special charge rate and levy requirement. (FIN003-12) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-118 2012 TAX RATES

1. That the tax rates for the 2012 taxation year be established as set out in Appendix "A" of Staff Report FIN007-12.
2. That the five year property tax phase-in plan for residential, farm and managed forest properties in the annexed lands described in Bill 196 be revised by adjusting the 2009 base amount to reflect property class changes or "gross or manifest errors" resulting from Assessment Review Board decisions.
3. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2012 taxation rates as described herein. (FIN007-12) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-119 ZONING BY-LAW AMENDMENT APPLICATION - 185 PATTERSON ROAD (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of 1438451 Ontario Ltd. to rezone lands known municipally as 185 Patterson Road from Single Detached Residential Dwelling First Density (R1) to Multiple Residential Dwelling First Density (RM1 SP-471) be approved subject to the following condition:
 - a) That the owner dedicate a 1.5 metre road widening along the entire Patterson Road frontage to the City of Barrie, free and clear of encumbrances, prior to passing of the by-law.
2. That the following Special Provisions (SP-471) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the minimum frontage be reduced to 15 metres, to accommodate a 7.5 metre frontage per semi-detached lot; and
 - b) That the driveway length for each lot be a minimum of 11 metres.

3. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (PLN014-12) (File: D14-1523)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-120 LAKE SIMCOE REGIONAL AIRPORT INC. - AUTHORIZATION REGARDING EXECUTION OF LONG TERM LEASES

1. That the Mayor and City Clerk be authorized to execute leases upon the recommendation of the Board of the Lake Simcoe Regional Airport (LSRA), as the holder of title of the airport lands, in trust.
2. That as a Shareholder of the LSRA, an amendment to the Lake Simcoe Regional Airport Agreement dated May 13, 2010 to delete clause Section 5.11 and replace it with the following, be authorized:

"5.11 In the interest of generating revenue, the Corporation may enter into leases with respect to any portion of the Airport lands without the consent of the Shareholders as follows:

- A) The City of Barrie, as registered owner of the Airport lands, in trust, has delegated to its Mayor and City Clerk the authority to enter into leases for "airport related" purposes of the Airport lands on the recommendation of the Board of the Corporation. The Corporation shall send to the City Clerk of Barrie: (a) a copy of the Board's resolution recommending execution of such lease(s); and (b) a copy of such lease(s), so that the City Clerk may arrange for execution of such lease(s). A copy of this material shall concurrently be provided to the Clerk of Oro-Medonte by the Board for information purposes.
- B) The Corporation is authorized to enter into leases for non "airport related" purposes, for a period not to exceed twenty-one (21) years less one (1) day.

The Parties agree that the proceeds from any such lease shall remain with the Corporation to be applied against the annual operating, maintenance and improvement costs of the Corporation. Such lease proceeds will be accounted for in the annual budget.

The Board shall report to its Shareholders within 45 days of entering into a lease with details of the completed transaction.

"Airport Related" means (i) all flight operations, and users of flight operations, at the Airport and (ii) all services that are located at or near the Airport that have as their primary business purpose, the provision of those services for Airport purposes.

Notwithstanding the definition of "Airport Related", the Board of Directors of the Corporation shall determine, on a case by case basis, whether an actual service or proposed service, is "Airport Related". (Item for Discussion 6.1, May 7, 2012) (File: C05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

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

SECTION "C"

12-G-121 WAIVER OF THE RIGHT OF FIRST REFUSAL TO PURCHASE BLOCK 203, PLAN 51M-771 FOR PARKLAND PROPERTY (WARD 6)

That the City of Barrie waive its right of first refusal to purchase Block 203, Plan 51M-771 for parkland purposes from 1291264 Ontario Limited as set out in the Residential Subdivider's Agreement registered as Instrument #SC219250 on the condition that only single detached residential homes will be developed on the subject site should a change in zoning be pursued. (LGL008-12) (File: L07-981)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-122 PENDING LIST UPDATE

That the City Clerk be authorized to make changes to the Pending List as outlined in the "Proposed Action/Recommendation" column of Appendix "A" to Staff Report CLK001-12 with the following amendment:

- a) That the Proposed Action/Recommendation associated with Item # 57 concerning a Pilot Project - Georgian College Area - Three Hour Parking be deleted and replaced with "To be removed from the Pending List". (CLK001-12) (File: C01)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

12-G-123 MINIMUM DISTANCE SEPARATION FOR BOARDING, LODGING AND ROOMING HOUSES

That the following motion be referred to a future Development Services Committee Meeting for consideration:

“That the current standards for Boarding, Lodging and Rooming Houses in Comprehensive Zoning By-law 2009-141 and Zoning By-law 85-95 be maintained.” (PLN006-12) (File: D14TE-MIN) (P18/10)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 14/05/2012.

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

Members of General Committee provided announcements concerning several matters.

The meeting adjourned at 9:16 p.m.

CHAIRMAN