



City of Barrie

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

Minutes - Final General Committee

Monday, September 24, 2018

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on October 1, 2018.

The meeting was called to order by Mayor Lehman at 7:02 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, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

STAFF:

Acting Director of Engineering, K. Oakley
Acting General Manager of Infrastructure and Growth Management, A. Bourrie
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, J. Carswell
Director of Business Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Creative Economy, K. Dubeau
Director of Environmental Services, J. Thompson
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Recreation Services, B. Roth
Director of Roads, Parks and Fleet, D. Friary
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
Executive Director of Invest Barrie, Z. Lifshiz
Fire Chief, C. Mainprize
General Manager of Community and Corporate Services, D. McAlpine

Manager of Legal Services, A. Mills
Manager of Strategic Initiatives, Policy and Analysis, K. Suggitt
Senior Manager of Centre for Continuous Improvement, A. Seguin
Service Desk Specialist, D. Archer
Theatre Technician, B. Elliot
Venue Technician, M. Dawson.

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

SECTION "A"

18-G-186 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED SEPTEMBER 10, 2018

The Report of the Community Services Committee dated September 10, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/1/2018.

18-G-187 REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED SEPTEMBER 17, 2018

The Report of the Infrastructure, Investment and Development Services Committee dated September 17, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 10/1/2018.

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

SECTION "B"

18-G-188 GEORGIAN COLLEGE NEIGHBOURHOOD COMMUNITY IMPROVEMENT PLAN (CIP) TAX INCREMENT BASED GRANT APPEAL

That the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant Appeal submitted by WCPT Georgian Inc. be deferred until the next Infrastructure, Investment and Development Services Committee meeting for further consideration of the following additional information requested from the appellant, WCPT Georgian Inc. and City staff:

- a) Any correspondence related to the grant application;

- b) A copy of the application form for the submission of CIP grant requests; and
- c) The calculations associated with the potential grant amount over the full five years.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-189 REQUEST TO ADD 27 WILLIAM STREET TO THE CITY'S HERITAGE REGISTER

That, at the request of the property owners of 27 William Street to add their property to the City of Barrie Heritage Register, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-190 HERITAGE REGISTER REVIEW

That, at the request of the property owners of 62 William Street and 250 Dunlop Street West to add their properties to the City of Barrie Heritage Register, be approved.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-191 GEORGIAN COLLEGE NEIGHBOURHOOD CIP TAX INCREMENT BASED GRANT - APPEAL

That the Report to the Infrastructure, Investment and Development Services Committee dated September 17, 2018 concerning the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant - Appeal, be deferred to the next Infrastructure, Investment and Development Services Committee meeting for further consideration.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-192 CONFIDENTIAL ACQUISITION OF PROPERTY MATTER - SUNNIDALE ROAD

That the property known municipally as 53 Sunnidale Road, Barrie as shown on Appendix "A" to Staff Report LGL011-18 (the "Property"), be purchased from the estate of Jean and Victor Knox by the Corporation of the City of Barrie in accordance with the terms of the Agreement of Purchase and Sale (the "APS") attached as Appendix "B" to Staff Report LGL011-18. (LGL011-18) (File: L07-1015) (P49/13)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-193**CLEARANCE OF DUE DILIGENCE CONDITIONS FOR THE CITY AND HIP PROPERTY TRANSACTIONS**

1. That the conditions identified on Appendix "A" to Staff Report LGL012-18 and contained in the Agreement of Purchase and Sale (the "APS") between HIP Barrie Central Inc. ("HIP") and the Corporation of the City of Barrie (the "City") related to the City's acquisition of the Fisher Auditorium property (the "Fisher Property") be removed.
2. That should HIP remove its conditions contained in the agreements it entered into with the City to purchase 34-40 Bradford Street, 44 Bradford Street and Red Storey Field, staff in the Legal Services Department be directed to close on those transactions and the Fisher Property transaction in accordance with the terms of the agreements approved pursuant to motion 18-G-107, subject to any amendment(s) approved by the Chief Administrative Officer.
3. That the Mayor and City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services necessary to remove the City's conditions on purchasing the Fisher Property and complete the transactions identified in paragraphs 2 and 3.
4. That staff be directed to:
 - a) Continue working with the YMCA regarding an integrated site plan for the Fisher Auditorium and Events Centre re-use and the proposed YMCA building on the Fisher Property should the YMCA select this location;
 - b) Continue negotiations with the YMCA concerning possible use by the YMCA of property surplus to the City's needs; and
 - c) Report back to General Committee with a staff report seeking further direction related to the potential inclusion of the YMCA in the development of the Fisher Property site or other potential alternatives should the YMCA choose to locate elsewhere. (LGL012-18) (File: L07-1139) (P13/18)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-194**UPDATES ON VARIOUS PLANNING POLICY MATTERS**

1. That staff in the Planning and Building Services Department undertake the necessary public engagement process in accordance with the *Planning Act* on the following matters:
 - a) Potential Amendments to the City's Comprehensive Zoning By-law 2009-141;
 - b) Potential Amendments to the City's Community Improvement Plans;

- c) Potential Amendments to the City's Official Plan and Comprehensive Zoning By-law to implement the findings of the intensification analysis of the Essa Road/Bradford Street Corridor Study;
 - d) Proposed Mid-Rise Design Guidelines; and
 - e) Completion of the Sustainable Development Strategy.
2. That staff in the Planning and Building Services Department consider the conversion of the three employment lands identified within paragraph 35 of Staff Report PLN025-18 following the resolution of the appeals to the Official Plan Amendments 44 and 55. (PLN025-18) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-195

TELECOMMUNICATION FACILITIES ON CITY OWNED PROPERTY

1. That Section 5 of the City of Barrie Protocol for Consideration of Telecommunication Facilities Applications be updated to read as follows:

"Any request to install a facility on lands owned by the City shall be made to the City **Planning and Building Services**, in accordance with the **Third Party Cell Towers/Antennas on City Owned Property** policy. A formal application for approval shall be required in accordance with Section 4.0 of this protocol."
2. That the Commercial Cell Towers / Antennas on City Owned Property Policy attached as Appendix "A" to Staff Report PLN027-18 be approved.
3. That the Director of Planning and Building Services, Director of Corporate Facilities and Director of Information Technology, in consultation with the Director of Legal Services be given the following:
 - a) Authority to conclude negotiations, execute and deliver, master agreements with Third Party communications companies incorporating the general terms and conditions outlined in this report and such other terms and conditions satisfactory to the Director of Legal Services as well as, when applicable, the Director of Corporate Facilities; and
 - b) Standing authority to negotiate, execute and deliver, agreements for specific installations covered by the general terms in the master agreements and incorporating specific terms and conditions satisfactory to the Director of Legal Services as well as, when applicable, the Director of Corporate Facilities. (PLN027-18)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-196**BARRIE SOCCER CLUB GOAL POSTS**

1. That the Mayor and City Clerk be authorized to execute a Soccer Goals and Nets Agreement between The Corporation of the City of Barrie and the Barrie Soccer Club for the fields located at Huronia North Park, 311 Huronia Drive, Barrie, ON, generally in accordance with the agreement attached as Appendix "A" to Staff Report REC004-18, and subject to the agreement conforming to the following:
 - a) The agreement shall be for the removal of existing goal posts and for the purchase and installation of new soccer goal posts and nets;
 - b) The project costs are estimated at \$45,000 dollars, with the City of Barrie agreeing to fund up to \$22,500 of the project and the Barrie Soccer Club to cover the remainder of all costs;
 - c) The Barrie Soccer Club would be responsible to purchase the appropriate goals and netting and the City of Barrie would be responsible for removal and installation of goals and nets;
 - d) Upon completion of the installation project, the goals would become the property of the City of Barrie;
 - e) Signage would be installed referring to the fields as the Home of the Barrie Soccer Club;
 - f) Huronia North Park would remain dedicated to soccer pitches for a minimum of 5 years (2019 to 2024 inclusive); and
 - g) The agreement shall contain any other terms and conditions deemed necessary by the General Manager of Community and Corporate Services and the form of the agreement shall be prepared to the satisfaction of the Director of Legal Services.
2. That a capital project be established in 2018 for \$45,000, with \$22,500 funded from Barrie Soccer Club and the remaining \$22,500 from the Tax Capital Reserve. (REC004-18) (File: R00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-197**ELLEN STREET PARKING INVESTIGATION (WARD 2)**

1. That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by deleting the following:

<u>"Ellen Street</u>	East side from John Street to a point 57 metres northerly thereof."
<u>"Ellen Street</u>	East side from John Street southerly to the end of the cul-de-sac."

2. That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

Ellen Street East side from Victoria Street to southerly limit."

(RPF010-18) (File: T00) (P22/18)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-198 **INSTALLATION OF AN ALL-WAY STOP AT THE INTERSECTION OF CONSORT DRIVE AND SANDRINGHAM DRIVE**

That an All-way Stop be installed at the intersection Consort Drive and Sandringham Drive. (Item for Discussion 8.1, September 24, 2018) (File: T00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

SECTION "C"

18-G-199 **CONFIDENTIAL LABOUR RELATIONS AND POTENTIAL PERSONAL INFORMATION MATTER - NON-UNION COMPENSATION**

1. That the recommendations outlined in Appendix "A" to Staff Report HRS008-18 be adopted; and
2. That the Corporation's Human Resources Department be directed to make the required changes as outlined in Appendices "A", "E", "F" and "G" to Staff Report HRS008-18. (HRS008-18) (File: H07)

Councillor, B. Ward declared a potential pecuniary interest in the foregoing matter as his son is a part-time employee of the City of Barrie. He did not participate in the discussion or vote on the matter. He remained at his seat at the Council table.

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

The General Committee met for the purpose of a Public Meeting at 7:07 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of a 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 notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

The General Committee met and reports as follows:

SECTION "D"

18-G-200 APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS INC. C/O DARREN VELLA ON BEHALF OF 1980168 ONTARIO INC. - 105, 107, 109, 111 EDGEHILL DRIVE (WARD 5) (FILE: D14-1653)

Mr. Darren Vella of Innovative Planning Solutions on behalf of 1980168 Ontario Inc., advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment for the lands known municipally as 105, 107, 109 and 111 Edgehill Drive.

Mr. Vella discussed slides concerning the following topics:

- An aerial photograph illustrating the application context including the property location, size and current use;
- A map and aerial photograph illustrating the subject lands and surrounding land uses;
- Photographs illustrating the neighbouring properties current uses;
- The details of the proposed Site Plan associated to the application;
- Renderings on the built form of the proposed Development;
- The proposed Zoning By-law Amendments;
- The Studies prepared and submitted in support of the application;
- A plan illustrating how the proposed development integrates with the neighbourhood and other proposed developments in the area;
- A drawing illustrating the Environmental Impact Study (EIS) and Tree Preservation Plan; and
- The feedback received from the Neighbourhood meeting.

Mr. Vella concluded his presentation and indicated that he believed the application is in conformity with the goals and objectives of the Provincial and Municipal Planning Policies.

Ms. Bailey Chabot, Planner, Planning and Building Services provided details concerning the application, as well as the primary planning and land use considerations associated with the application. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on September 5, 2018 and the anticipated timelines of the staff report.

VERBAL COMMENTS:

1. **Mr. Robert Thompson, 223 Pringle Drive**, expressed his concerns associated with the minimal amount of parking proposed for the development and the impacts that this will have on the area residents and the parking in the surrounding neighbourhoods.
2. **Mr. Mark Childs, 103 Edgehill Drive**, noted that he had provided written comments detailing his concerns. Mr. Childs discussed his concerns associated with the proposed development such as it being very dense, that the buildings seem to be located too close to the Edgehill Drive sidewalks, the safety concerns due to poor visibility for pedestrians and emerging vehicles, the limited public access to amenity spaces, the lack of parking spaces and the placement of stairs in the front and back of the units to parking. Mr. Childs commented that the proposed development lacks yard spaces, and is too large of a development for the area.

Mr. Vella responded to some of the issues raised by Mr. Childs.

Members of General Committee asked a number of questions of the Applicant's representative and City staff and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from PowerStream/alectra utilities dated July 26, 2018.
2. Correspondence from Simcoe County District School Board dated August 27, 2018.
3. Correspondence from Teresa MacLennan dated September 14, 2018.
4. Correspondence from Mark Childs dated September 17, 2018.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 10/1/2018.

SECTION "E"

18-G-201

SANDBOX ENTREPRENEURSHIP CENTRE LEASE (WARD 2)

1. That the extended roof top space, on the second floor of the Transit Terminal located at 24 Maple Avenue, be included in the total leasable space defined in the lease agreement between the City of Barrie and the Sandbox Entrepreneurship Centre.

2. That the use of the extended roof top space for an outdoor patio be approved, subject to the Sandbox Entrepreneurship Centre meeting all building permit requirements and specified conditions of the lease. (CE010-18) (File: R05-SAN)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-202 BUSINESS PLAN STATUS AS AT JUNE 30, 2018

1. That Staff Report FIN016-18 concerning the 2018 Budget and Business Plan Status as of June 30, 2018 be received.
2. That staff in the Finance Department be authorized to proceed with existing projects requiring additional funding as identified in Appendix "G" to Staff Report FIN016-18 in the amount of \$331,899, with \$164,225 to be funded from the Tax Capital Reserve (13-04-0440), \$125,000 from the Wastewater Capital Reserve (12-05-0575), and \$42,674 to be funded from the DC Reserve (11-05-0520).
3. That staff in the Finance Department be authorized to undertake a new capital project, #000656 Sunnidale Road Hwy 400 Crossing Reconstruction - Environmental Assessment (within CAH limits), in the amount of \$95,000 to be funded from the Wastewater Capital Reserve (12-05-0575). (FIN016-18) (File: F00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

18-G-203 2018-2022 COUNCIL TECHNOLOGY SERVICES

That the technology services for the 2018 - 2022 Term of Council as described in Appendix "A" to Staff Report ICT001-18 be approved. (IT001-18) (File: C00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 10/1/2018.

ENQUIRIES

Members of General Committee addressed enquires to City staff.

ANNOUNCEMENTS

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

The meeting adjourned at 8:32 p.m.

CHAIRMAN