
**For consideration by the Council
of the City of Barrie on May 9, 2011**

The meeting was called to order by Mayor Lehman at 7:00 p.m. and the following were recorded as being present:

COUNCIL: Mayor, J. Lehman
Councillor, B. Ainsworth
Councillor, L. Strachan
Councillor, D. Shipley
Councillor, B. Ward
Councillor, P. Silveira
Councillor, M. Prowse
Councillor, J. Brassard
Councillor, J. Robinson
Councillor, B. Jackson
Councillor, A. Nuttall.

STUDENT J. Dekkers-Ross, Codrington Public School (left the meeting at 8:40 p.m.)
MAYORS: M. Sergi, Monsignor Clair School (left the meeting at 8:40 p.m.).

STAFF: Chief Administrative Officer, J. Babulic
City Clerk, D. McAlpine
Director of Communications and Intergovernmental Affairs (Interim), C. Glaser (left the meeting at 8:40 p.m.)
Director of Engineering, W. McArthur
Director of Finance, D. McKinnon (left the meeting at 8:40 p.m.)
Director of Planning Services, S. Naylor (left the meeting at 8:40 p.m.)
Fire Chief, J. Lynn (left the meeting at 8:40 p.m.)
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 Fleet/Director of Operations (Interim), D. Friary (left the meeting at 8:40 p.m.)
Manager of Marketing and Promotions, D. Buttineau (left the meeting at 8:40 p.m.)
Solicitor, Z. Walpole
Supervisor Vital Statistics, Corporate Print and Mail Services, N. Brancaccio.

The General Committee met for the purpose of Public Meetings at 7:02 p.m. and reports as follows:

Mayor Lehman advised that the first public meeting indicated on the agenda to review an application for a rezoning submitted by Innovative Planning Solutions on behalf of the applicant, G.D. Coates Holdings for 145 Bradford Street had been CANCELLED due to illness of the Applicant's Planner and will be rescheduled at a future date.

Mayor Lehman advised the public that any concerns or appeals dealing with the proposed Rezoning Application submitted by B. Goodreid on behalf of the owner T. Mouzafarov, Megatron Group and proposed Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Mofan Holdings Inc. should be directed to the City Clerk's Office. Any interested parties wishing further notification of the staff reports regarding the matters were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Supervisor that notification was conducted in accordance with the Planning Act.

SECTION "A"

11-G-117 APPLICATION FOR REZONING – T. MOUSAFAROV, MEGATRON GROUP – 540 ESSA ROAD (May 2, 2011) (File: D14-1505)

Brian Goodreid, Goodreid Planning Group explained that the purpose of the public meeting was to review an application for approval of a Rezoning submitted by B. Goodreid, on behalf of the owner, T. Mouzafarov, Megatron Group, for lands located at 540 Essa Road. He noted that the property is legally described as Lot 5, Plan 1101, City of Barrie and is located within the Holly Planning Area with a total area of approximately 3,360 m². Mr. Goodreid stated that the lands are currently designated Residential Area within the City's Official Plan and are zoned Residential Single Detached – First Density R1 Zone in accordance with Zoning By-laws 85-95 and 2009-141.

Mr. Goodreid explained that the owner has applied to amend the current zoning of the property from Residential Single Detached – First Density R1 Zone to Residential Multiple Dwelling-Second Density RM2 (SP) Zone with Special Provisions to permit the future development of the property for a medium density 14 unit residential condominium development comprised of a twelve unit stacked townhouse and two semi-detached units. He noted that the Special Provision proposed by the applicant identifies that the proposed semi-detached units will be subject to the same standards of a stacked/block townhouse development in regards to density, parking and amenity space calculations.

Mr. Goodreid stated that he believes that the proposed development is consistent with the Provincial Policy Statement, Places to Grow Policy and the City of Barrie Official Plan. He noted that the medium density residential development is intended to meet the medium density housing needs. Mr. Goodreid stated that the proposed development is in a location where land use conflicts may be kept to a minimum and where other similar residential forms of development exist on nearby properties. He further commented that the proposal will be pedestrian supportive and include wheelchair accessible units. Mr. Goodreid concluded by stating that he believes that the proposal is an appropriate form of land use for this location and represents the optimal and best use of land.

PUBLIC COMMENTS:

1. **Abbas Rahmani, 5 Boag Court** stated that he is not in favour of the development. He believes that the property is too small for the development proposed and inquired where the garbage will be stored. Mr. Rahmani commented that he feels there would be additional traffic accidents at the intersection of Essa/Mapleton due to the increased traffic from the development. He indicated that he is concerned with the stacked townhouses as it would diminish privacy in his backyard. Mr. Rahmani noted that he was concerned about limited parking on the site. He disagreed that the proposal represents the optimal land uses of the properties and observed that a signed petition in opposition had been submitted representing the views of the residents of Boag Court.
2. **Ray Fogarty, 78 Mapleton Avenue** stated that he is concerned that the grading of the development would cause flooding. He stated that he believes it is too small an area for the development and that it would not accommodate the housing being proposed. Mr. Fogarty concluded by noting that traffic is already busy on Mapleton Avenue and the approval of this development would increase the chance of accidents.

11-G-117

Continued ...

3. **Marcello Chiappetta, 550 Essa Road** inquired if the widening of Essa Road would take place before or after the development is constructed. He stated that there have been multiple accidents in the area and that it is dangerous as there are no sidewalks.
4. **Evelyn Fogarty, 78 Mapleton Avenue** stated that she bought her home because of the large property, and the mature trees and the tranquility it provides. She commented she was told that nothing would be built behind her property. Ms. Fogarty noted that there are many emergency vehicles entering the Roberta Place property to assist the elderly and she believes this development would cause issues if it was built before Essa Road is widened. Ms. Fogarty concluded by stating that Essa Road is a very busy street and that there are issues with lights, crosswalks, and the lack of sidewalks. Ms. Fogarty inquired regarding the design of the wheelchair accessible units.
5. **Mary Dixon, 5 Boag Court** stated that she believed the pricing of the units was too high and was concerned that the size of the property was too small for the proposal. She noted her concern with the parking and the impact on their quiet neighbourhood and that the development would devalue her property.
6. **Leo Cote, 28 O'Shaunessy Crescent** noted that there is no sidewalk for individuals in a wheelchair and the right in, right out access would not be adhered to and as a result it would not be safe for this intersection. He suggested that the development be put on hold until Essa Road is widened.
7. **Jack Davidson, 28 O'Shaunessy Crescent**, stated that his main concern is traffic congestion, particularly as it relates to turning in and out of the property, winter driving and public safety.

Members of General Committee asked a number of questions of the representatives of the applicant and City staff.

WRITTEN CORRESPONDENCE:

1. Correspondence from Maureen Oliver, Robert Rutherford, Kelly Wilson and Jason Snook received April 12, 2011.
2. Correspondence from Holly Spacek, Simcoe County District School Board dated April 15, 2011.
3. Correspondence from John La Chapelle, Manager Development and Municipal Services, Ontario, Bell Canada dated April 12, 2011.
4. Correspondence from Pauline Love dated April 17, 2011.
5. Correspondence from Neil Goulet received April 21, 2011.
6. Correspondence and petition from approximately 23 residents received April 21, 2011.

11-G-118 APPLICATION FOR ZONING BY-LAW AMENDMENT – MOFAN HOLDINGS INC. - 141-149 WELHAM ROAD (May 2, 2011) (File: D14-1506)

Greg Barker, Innovative Planning Solutions explained that the purpose of the public meeting is to review an application for a Rezoning for lands located on Welham Road. The property is legally described as Concession 13 Pt S 1/2 Lot 10, RP 51R21868 Part 3, is located within the 400 East Planning Area and is known municipally as 141-149 Welham Road. He noted that the lands are considered to be designated General Industrial within the City's Official Plan and are currently zoned General Industrial EM4 in accordance with Zoning By-laws 85-95 and 2009-141 and have a total area of approximately 1.68ha (4.17acres).

Mr. Barker stated that the owner has applied to amend the current zoning of the property from General Industrial Zone EM4 to Service Industrial Zone EM3 to permit the future development of the property for a range of additional uses that are not permitted in the General Industrial EM4 Zone. These uses include assembly hall, bank conference centre, health club, medical office, recreational establishment, photography studio, trade centre, school and day nursery. Mr. Barker observed that the proposal aims to facilitate more appropriate uses for the subject site and existing facilities as several businesses have indicated their desire to relocate to this site. He also noted that there would be no physical change to the site or structures located on the site.

He concluded by stating that he believes this proposal conforms to the goals and objectives of the Growth Plan, Provincial Policy Statement and City of Barrie Official Plan and Zoning By-law.

PUBLIC COMMENTS:

1. There were no comments from the audience.

WRITTEN CORRESPONDENCE:

1. Correspondence from Holly Spacek, Simcoe County District School Board dated April 14, 2011.

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

SECTION "B"

11-G-119 REPORT OF THE MUNICIPAL ELECTION COMPLIANCE AUDIT COMMITTEE DATED APRIL 12, 2011.

The Report of the Municipal Election Compliance Audit Committee dated April 12, 2011 was received. (File: C05)

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

SECTION "C"

11-G-120 PARKING PROHIBITION ON PATTERSON ROAD

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

<u>"Patterson Road</u>	From Florence Park	West Side"
	Road to a point 189	
	metres south thereof	
(ENG024-11) (File: T02-PA)		

11-G-121 PARKING PROHIBITION ON ALLIANCE BOULEVARD

That By-law 80-138, Schedule "A", "No Parking Any Time" be amended by adding the following:

<u>"Alliance Boulevard</u>	From Bell Farm Road to a	East Side"
(East End)	point 205 metres north	
	thereof	
<u>"Alliance Boulevard</u>	From a point 99 metres	West Side"
(East End)	north of Bell Farm Road to	
	a point 92 metres north	
	thereof	
(ENG025-11) (File: T02-PA)		

11-G-122 2010 BUSINESS PLAN – YEAR END REPORT

1. That staff be authorized to transfer the year end Building code surplus of \$1,009,518 to the Building Code reserve account 13-04-0434 as required under the Building Code Act.
2. That the 2010 tax rate supported surplus of \$5,189,621 (excluding the amount of \$1,009,518 approved in #1) be distributed as follows:
 - a) \$392,817 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010;
 - b) \$2,398,402 to the Tax Capital Reserve 13-04-0440; and
 - c) \$2,398,402 to the Tax Rate Stabilization Reserve 13-04-0461.

11-G-122 Continued ...

3. That the 2010 wastewater rate surplus of \$853,066 be distributed as follows:
 - a) \$355,666 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010; and
 - b) \$497,400 to the Wastewater Rate Reserve 12-05-0575.
4. That the 2010 water rate surplus of \$4,564,457 be distributed as follows:
 - a) \$175,235 carried forward to 2011 to fund items that were committed in 2010 by purchase order or contract but remained incomplete or undelivered at December 31, 2010; and
 - b) \$4,389,222 to the Water Rate Reserve 12-05-0580. (FIN012-11) (File: F00)

11-G-123 2011 TAX RATES

1. That the tax rates for the 2011 taxation year be established as set out in Appendix A of FIN013-11.
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 to allow the 2009 base amount to be adjusted 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 2011 taxation rates as described herein. (FIN013-11) (File: F00)

11-G-124 2011 DOWNTOWN IMPROVEMENT AREA BOARD LEVY

1. That the City of Barrie establish a special charge 0.363941% for 2011 to levy an amount of \$425,965 upon commercial properties in the Downtown Improvement Area;
2. That the appropriate by-law be prepared authorizing the 2011 special charge rate and levy requirement. (FIN014-11) (File: F00)

11-G-125 2010 PURCHASING ACTIVITY

1. That the 2010 Purchasing Activity Report for awards under delegated authority and contracted goods and services (renewals and amendments) exceeding \$1,000,000 attached as Appendices "A" and "B" to Staff Report FIN015-11 be received for information.
2. That the 2010 Annual Information Report for Professional Services that have received payments with a total cumulative value exceeding \$250,000 within each calendar year attached as Appendix "C" to Staff Report FIN015-11 be received for information. (FIN015-11) (File: F00)

11-G-126 2010 ANNUAL DEVELOPMENT CHARGES REPORTS

That the following 2010 annual development charge reports be received:

- a) Municipal Development Charge Reserve Fund Statement (Appendix "A" to FIN016-11);
- b) Molson Park Drive/Highway 400 Area Specific Development Charge Reserve Fund Statement (Appendix "B" to FIN016-11);
- c) Whiskey Creek Area Specific Development Charge Reserve Fund Statement (Appendix "C" to FIN016-11);
- d) Listing of Section 13 Credits (Appendix "D" to FIN016-11) owing where a front ending agreement existed prior to the first City by-law under the *Development Charges Act, 1997*; and
- e) Listing of Section 38 Credits (Appendix "E" to FIN016-11) owing where a front ending agreement exists subsequent to the first City by-law under the *Development Charges Act, 1997*. (FIN016-11) (File: F00)

11-G-127 EXEMPTION TO THE OPEN AIR FIRES BY-LAW

1. That the Fire Chief be authorized to allow exemptions, through the issuing of a burning permit, from the Open Air Fires By-law 2004-185 and the Outdoor Solid Fuel Burning Appliances By-law 2007-210 for farmers, who operate an agricultural operation as defined under the Farming and Food Production Protection Act (FFPPA) and whose burning practices abide by the Outdoor Fire Regulation Ontario (Ontario Regulation 207/96) and constitute a Normal Farm Practice as defined under the Nutrient Management Act, 2002.
2. That the Fire Chief be authorized to allow exemptions, through the issuing of a burning permit, from the Open Air Fires By-law 2004-185 and the Outdoor Solid Fuel Burning Appliances By-law 2007-210 for Beekeepers, as defined under the Bees Act R.S.O. 1990, Chapter B.6 and whose burning practices abide by the Outdoor Fire Regulation (Ontario Regulation 207/96). (FES02-11) (File: P00)

11-G-128 TO PERMANENTLY CLOSE, DECLARE SURPLUS AND SELL WIDENING IN FRONT OF 34 NORTH STREET

1. That the road widening in front of 34 North Street legally described as Part of Lot 7, Plan 13, designated as Part 2 on Reference Plan 51R-23619, being all of PIN 58815-0259 City of Barrie, be permanently closed, declared surplus and sold to the abutting property owners James and Rebecca Anderson for the sale price of \$1.00.
2. That the road closure and sale be subject to the following conditions:
 - a) That the purchasers pay all fees including legal and survey costs associated with the transfer; and
 - b) That the property merge in title with the property municipally known as 34 North Street currently owned by James and Rebecca Anderson. (LGL006-11) (File: L17-65)

11-G-129 DEVELOPMENT PERMIT SYSTEM

1. That staff be directed to investigate the implementation of a Development Permit System in the City of Barrie.
2. That staff hold a general Public Information Session about the Development Permit System to obtain feedback from citizens and the development community. (PLN008-11) (File: D00-Dev)

11-G-130 BROWNFIELDS OFFICIAL PLAN POLICY

1. That an Open House and Public Meeting be held to introduce Official Plan policies for Brownfields that encourage redevelopment and provide an opportunity for increased market exposure for sites that participate on a voluntary basis as per Appendix "A" to Staff Report PLN010-11.
2. That staff investigate the opportunity for Community Improvement Plan Financial Incentives for the clean-up and redevelopment of Brownfields in the City through the Downtown: The Next Wave and Allandale Centre Community Improvement Plans.
3. That staff be directed to initiate improvements to the development application process that enhance the early identification of Brownfield sites and provides a framework for the effective processing of Brownfield redevelopment opportunities. (PLN010-11) (File: A09-BRO)

**11-G-131 PARKING PROHIBITION ALONG THE WEST SIDE OF MARGARET DRIVE
BETWEEN LIVINGSTONE STREET AND NICOLE MARIE AVENUE**

That staff in the Engineering Department investigate the feasibility of implementing "parking prohibition" along the west side of Margaret Drive between Livingstone Street and Nicole Marie Avenue and report back to General Committee. (Item for Discussion 6.1, May 2, 2011) (File: T00)

**11-G-132 REQUEST FOR PRESENTATION CONCERNING COMMUNITY LIVING MONTH,
FAMILY HOME AWARENESS WEEK AND THE FAMILY HOME PROGRAM**

That representatives of Simcoe Community Services be invited to make a presentation to City Council concerning Community Living Month, Family Home Awareness Week and the Family Home Program. (Item for Discussion 6.2, May 2, 2011) (File: T00)

11-G-133 DOWNTOWN SAFETY AND POLICING ISSUES

That the Police Services Board be requested to invite Councillor Strachan, a representative from the Barrie Downtown Neighbourhood Association and a representative from the BIA to attend an upcoming board meeting to discuss downtown safety and policing issues. (Item for Discussion 6.3, May 2, 2011) (File: P00)

11-G-134 INVESTIGATION OF PARTNERSHIP/SPONSORSHIP OPPORTUNITIES – COMMUNITY SAFETY INITIATIVES

That staff in the Engineering Department investigate the feasibility of engaging the business community to form partnerships and provide sponsorship for community safety initiatives including traffic calming measures in residential neighbourhoods and report back via memorandum or staff report, as appropriate. (Item for Discussion 6.4, May 2, 2011) (File: P00)

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

SECTION “D”

11-G-135 GO STATION NAMES

1. That the name for the Barrie south end GO Station be “Barrie South”.
2. That the name for the Barrie Secondary GO Station (at Allandale Station Lands) be “Allandale Waterfront”. (ENG023-11) (File: T05-G)

11-G-136 MUNICIPAL ALCOHOL POLICY (MAP) – MUNICIPALLY OWNED FACILITIES/PROPERTIES

1. That the Municipal Alcohol Policy (MAP) governing the consumption of alcohol under a Liquor Licence Board of Ontario (LLBO) Special Occasions Permit on/or within municipally owned facilities, attached as Appendix “A” to Staff Report LTF009-11 be adopted.
2. That the policies related to the sale, distribution and/or consumption of alcohol on or within municipally owned facilities and properties outlined in motions 83-G-430, 88-G-378 and 92-G-233 be repealed.
3. That the General Manager of Community Operations be delegated the authority to periodically review and update the inventory of municipal properties, facilities, and parks eligible for Special Occasion Permits in compliance with the Municipal Alcohol Policy.
4. That the City Clerk be authorized to approve applications for Special Occasion Permits for Community Festivals and/or Outdoor Events. (LTF009-11) (File: R00)

11-G-137 RENAMING AND RENUMBERING OF LAKESHORE DRIVE AND SIMCOE STREET

1. That the Mayor and City Clerk be authorized to execute an agreement in accordance with the following terms and conditions:
 - a) Rename and renumber the portion of Lakeshore Drive, between Bayfield Street and Mulcaster Street to Simcoe Street; and
 - b) Rename and renumber the portion of Simcoe Street between Bayfield Street and Fred Grant Street to Chase McEachern Way.
2. That the affected property owners be notified of the proposed address changes.

11-G-137 Continued ...

3. That the owners of the private properties/businesses on the portion of Simcoe Street Between Bayfield Street and Fred Grant Street be compensated by the City of Barrie for costs incurred associated with the renaming and renumbering of the street to Chase McEachern Way, to be funded from the Council priorities account 01-13-1525-0000-3000, based on the following criteria:
 - a) The maximum amount of compensation shall be \$500 per business/property owner;
 - b) Invoices for costs directly related to the change in address shall be submitted to the Planning Services Department for approval;
 - c) Approval shall only be granted for one time charges only; and
 - d) Costs that form part of an advertisement campaign for sales shall not be reimbursed. (PLN012-11) (File: D19-LAK)

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

Members of General Committee provided announcements concerning several matters.

Councillor B. Jackson declared a potential pecuniary interest with respect to motion 11-G-105 of Section "E" of the General Committee Report dated April 11, 2011 concerning Zoning By-Law Amendment Application - WZMH Architects Inc., on behalf of 1772175 Ontario Inc. (TD Bank) – 625 Veteran's Drive - Reduced Parking Proposed Data Processing Centre as he is acting as the manager of the subcontractor retained by the developer. He noted that he was absent from the April 11, 2011 meeting at which this matter was considered and that had he been present, he would not have participated in any discussion nor vote on the matter.

The Committee recessed at 8:40 p.m. and reconvened at 8:50 p.m.

The General Committee reports that upon adoption of the required procedural motion it met in-camera at 8:50 p.m. to discuss the content of Staff Report LGL010-11 concerning a confidential settlement of litigation matter – Bayfield Street. The Director of Communications and Intergovernmental Affairs (Interim), Director of Finance, Director of Planning Services, Fire Chief, Manager of Fleet/Director of Operations (Interim), Manager of Marketing and Promotions, Student Mayors and members of the press and public were not present for this portion of the meeting.

SECTION "E"

11-G-138 CONFIDENTIAL SETTLEMENT OF LITIGATION MATTER – BAYFIELD STREET

That motion 11-G-138 contained within the confidential notes of the General Committee Report dated May 2, 2011 concerning a confidential settlement of litigation matter – Bayfield Street, be adopted. (LGL010-11) (File: L02-A24)

The meeting adjourned at 9:20 p.m.

CHAIRMAN