

City Council Chamber

11-A-213 The meeting was called to order by the City Clerk at 7:01 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.

STAFF:

Chief Administrative Officer, J. Babulic

City Clerk, D. McAlpine

Deputy Fire Chief, R. Monkman

Director of Communications and Intergovernmental Affairs (Interim), C.

Glaser

Director of Culture, R.Q. Williams
Director of Engineering, W. McArthur

Director of Environmental Services, J. Thompson

Director of Finance, D. McKinnon Director of Legal Services, I. Peters

Director of Roads, Parks and Fleet (Interim), D. Friary General Manager of Community Operations, J. Sales

General Manager of Infrastructure, Development and Culture, R. Forward Infrastructure Program Engineer, K. Oakley (left the meeting at 9:32 p.m.) Manager of Application Services, S. Morrow (left the meeting at 9:32 p.m.) Manager of Design and Construction, R. Kahle (left the meeting at 9:32

p.m.)

Manager of Development Control, R. Windle

Senior Development Planner, J. Foster (left the meeting at 9:32 p.m.)

Solicitor, Z. Walpole

Supervisor - Council Secretariat, L. Pearson.

Mayor J. Lehman opened the meeting with a prayer for guidance and welcomed the visitors in attendance. Mayor Lehman extended congratulations to Councillor Nuttall and his wife Erica on their marriage.

11-A-215 The minutes of the City Council meeting held on May 30, 2011 were adopted as printed and circulated.



Cathy Colebatch, representative of the Allandale Neighbourhood Association, the Barrie Historical Society and the Allandale Railway Historical Society provided a deputation concerning motion 11-G-180 regarding the Allandale Station Lands – Options for the Future Sale and Development of the Commercial Portion. She stated that she is in opposition to the motion. Ms. Colebatch congratulated Council on the ongoing development and investment in the site. She observed that the restoration of the train station itself and the return of GO to the Allandale Waterfront are the first steps in a long development process to revitalize the community and city core. Ms. Colebatch expressed her belief that the lands should stay within public ownership.

Ms. Colebatch indicated that the Allandale Neighbourhood Association opposes the division of the land into separate parcels and that it feels one parcel of land would allow for better development. She commented that the Allandale Neighbourhood Association is in support of the current zoning of the land, as there is already a large area around the railway lands zoned C1-1 which would allow development of buildings up to 10 storeys. Ms. Colebatch indicated that it seems like the City has lost sight of the original vision for development of the land which was embodied in the 2008 Request for Expressions of Interest. She stated that the Allandale Neighbourhood Association believes that the City should re-establish its vision before development of the land is started. Ms. Colebatch indicated that the Association recommends Option 3 as outlined within Staff Report IDC006-11. She provided several quotes from the Ontario Heritage Foundation (now Ontario Heritage Trust) that were contained within the Allandale Community Improvement Plan documents related to future development of the Allandale Station lands and the integration with the Train Station's height, scale and character, sight lines and relationships with the property and surrounding vicinity.

Ms. Colebatch observed that the lands should be developed for uses which will set it apart from other developments and would continue to protect view sheds. She noted that the property is too significant both historically and geographically for the City not to exercise the greatest degree of control over future development. Ms. Colebatch commented that she would like to see the City go back to the drawing board.

11-A-217

Mr. Paul Ecker provided a deputation concerning motion 11-G-180 regarding the Allandale Station Lands - Options for the Future Sale and Development of the Commercial Portion. Mr. Ecker stated that he feels that the Request for Expressions of Interest issued in 2008 provided a vision for the site. He indicated that he does not believe that the 10 and 30 metre building setback guidelines for structures on the property is appropriate and that a 14 metre setback would greatly reduce height and density concerns of residents and address parking and line of sight issues. He commented that more creative possibilities could be generated with the reduced set back and through enlisting the talents and visionary gifts of architects. Mr. Ecker suggested that a design competition could be held to attract world renowned architectural firms. He felt that the City of Barrie should retain ownership of the rail lands and not sever and sell them on the open market or re-zone the land. Mr. Ecker observed that a temporary gravel parking lot could be built on the rail land to address some of the parking issues in the area created by the GO Train. encouraged City Council to hold public sessions to re-vision the possibilities for the land with a reduced setback to create world-class structures. Mr. Ecker commented that financial partnerships with all levels of government and the private sector could be established for the project. Mr. Ecker noted that a concept that all members of the public would agree on could be developed> He encouraged Council not to sell off the properties to reduce debt. In closing, he noted that history is the key element to any community.



Mr. Alan Furbacher of the Correct Group of Companies provided a deputation concerning motion 11-G-180 regarding the Allandale Station Lands - Options for the Future Sale and Development of the Commercial Portion. He provided several slides with conceptual images of the Correct Group's proposal for the site. Mr. Furbacher commented that his company had been working with the City for approximately three years to develop a concept that would work with the site and not block views of the lake. He noted that their proposal creates a tourist friendly destination with a mix of uses that comply with the zoning of the site. Mr. Furbacher explained that he believes the Correct Group's concept for the site will not overwhelm the train station, will encourage pedestrian movement throughout the site and the scale and massing of the buildings represent an appropriate level of density. He is not in favour of a 10 to 15 storey building for the site as he feels it will only magnify parking problems. Mr. Furbacher expressed concern that the Staff Report was not accurate. He commented that his company has negotiated in good faith and that he did not agree with the statements that his company had not provided adequate vision or understanding the built form or given consideration to the purchase price. Mr. Furbacher observed that he was advised by senior staff that the purchase price was not an issue. He stated that he feels that the Correct Group are offering more for the lands than the current appraised value and the price included in the preliminary agreement between the YMCA, the Correct Group and the City. Mr. Furbacher suggested that parking had been removed from the site to accommodate GO Transit without the Correct Group's input, there was no mention of the requirement to have an appraisal completed until recently and that the Correct Group had provided preliminary information on site servicing but they were not able to meet staff's requirements.

In closing, Mr. Furbacher asked City Council to consider negotiating further with the Correct Group and/or to negotiate with mediation. He commented that to date, the Correct Group has invested a lot of money in this project and would like to see if it is possible to further negotiate and finalize an arrangement to develop this site.

Members of City Council asked a number of questions related to the deputation.

11-A-219

William Moore of the Mandaville Group Inc. provided a deputation concerning motion 11-G-180 regarding the Allandale Station Lands - Options for the Future Sale and Development of the Commercial Portion. He commented that he feels that a balanced development of the property for Commercial and other uses that will not overpower the Train Station is appropriate. Mr. Moore explained that the City continued extensive consultation and encouraged the Correct Group to continue to move forward with their proposal once the YMCA withdrew from the project. He suggested that the Correct Group proposal contains a viable and balanced mix of the allowable Commercial uses. Mr. Moore indicated that he feels that only two things are left to consider, changing the plan or extracting more value by expanding the commercial uses. He commented that the site was appraised in August, 2010 for \$3.0 million and he believes that the appraisal was flawed. Mr. Moore stated that he feels without proposing changes to the existing site restrictions, the Correct Group has already offered more than the appraised value. He noted that by completion, it is estimated that the Development Charges paid to the City will exceed \$5.0 million and the Correct Group's project will generate more than \$1.0 million per year in property taxes. Mr. Moore outlined his views concerning the potential consequences of throwing out all of the work done to date and starting over again. He stated that he supports the Correct Group's original strategy for the development of the site.

Members of City Council asked several questions related to the deputation.



Mayor Lehman called upon Mr. Kirk Helleman to deliver his deputation to Council concerning motion 11-G-181 regarding Mapleview Drive Improvements - Award of Contract 2011-072T. Mr. Helleman was not present at the City Council meeting to deliver the deputation.

11-A-221

Mayor Lehman called upon Mr. Garth Webster to deliver his deputation to Council concerning motion 11-G-181 regarding Mapleview Drive Improvements - Award of Contract 2011-072T. Mr. Webster was not present at the City Council meeting to deliver the deputation.

City Council recessed at 8:35 p.m. and resumed at 8:42 p.m.

Upon a vote of City Council, the order of business for the meeting was altered to permit the presentation from representatives of Good Shepherd School to proceed as the next item of business.

11-A-222

Colleen Angov Kobayashi and students from the Good Shepherd School provided a presentation regarding the installation of the sidewalk on Edgehill Drive between Miller Drive and Ferndale Drive. Ms. Kobayashi indicated that the students were presenting on behalf of the entire school community. The students explained that a walking school bus had been formed by the students to promote safe walking to and from the school, however, without a sidewalk, it was too dangerous to continue the walking school bus. They commented on the impact of not having the sidewalk for safety of the many students at the Good Shepherd School and persons in wheelchairs. The students observed that a healthy way of living for the community all year round could be achieved by the installation of the sidewalk on Edgehill Drive. They indicated that their goal is to have a completed sidewalk on Edgehill Drive before September, 2011. The students presented Mayor Lehman with letters of support for the installation of the sidewalk.

Mayor Lehman thanked Ms. Kobayashi and the students for their presentation and detailed submission.

A member of City Council asked a question regarding the presentation.

11-A-223

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That the list of applications for cancellation, reduction or additions of taxes dated June 13, 2011 in the amount of \$697.00 be approved.

CARRIED

11-A-224

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "A" of the General Committee Report dated June 6, 2011 (APPENDIX "A") now circulated, be received.

CARRIED



Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "B" of the General Committee Report dated June 6, 2011 (APPENDIX "A")

now circulated, be received.

CARRIED

11-A-226

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "C" of the General Committee Report dated June 6, 2011 (APPENDIX "A")

now circulated, be adopted.

CARRIED

11-A-227

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "D" of the General Committee Report dated June 6, 2011 (APPENDIX "A")

now circulated, be adopted.

CARRIED

11-A-228

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "E" of the General Committee Report dated June 6, 2011 (APPENDIX "A")

now circulated, be adopted.

CARRIED

11-A-229

Moved by:

Councillor, M. Prowse

Seconded by: Councillor, J.Robinson

That Section "F" of the General Committee Report dated June 6, 2011 (APPENDIX "A")

now circulated, be adopted.

Mayor Lehman declared a potential pecuniary interest in the foregoing matter as his family owns property in the vicinity of the subject property. He did not participate in the discussion or vote on the matter. Mayor Lehman passed the Chair to Acting Mayor J. Brassard at 8:55 p.m. and left his seat at the Council table. However, he remained in Council Chambers.

CARRIED

Mayor Lehman resumed the chair at 8:56 p.m.



Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "G" of the General Committee Report dated June 6, 2011 (APPENDIX "A") now circulated, be adopted.

AMENDMENT #1

Moved by:

Councillor, B. Ward

Seconded by:

Councillor, L. Strachan

That motion 11-G-180 of the General Committee Report dated June 6th, 2011, Section "G" concerning the Allandale Station Lands - Options for the Future Sale and Development of the Commercial Portion, be amended in paragraph 6 by deleting everything after the words "up for sale on the open market" and replacing them with the following:

"with the parking needs of the uses of the restored train buildings included in any development proposals as part of a comprehensive approach to parking for the entire site, and should an agreement not be reached, sufficient lands for the train station parking be retained by the City".

CARRIED

AMENDMENT #2

Moved by:

Councillor, A. Nuttall

Seconded by: Councillor, D. Shipley

That motion 11-G-180 of the General Committee Report dated June 6th, 2011, Section "G" concerning the Allandale Station Lands - Options for the Future Sale and Development of the Commercial Portion, be amended by deleting paragraph 1.

Recorded Vote	<u>Yes</u>	<u>No</u>
Mayor, J. Lehman	Х	
Councillor, B. Ainsworth	^	X
•		
Councillor, L. Strachan		Х
Councillor, D. Shipley	X	
Councillor, B. Ward	X	
Councillor, P. Silveira	X	
Councillor, M. Prowse		X
Councillor, J. Brassard		Х
Councillor, J. Robinson	Х	
Councillor, B. Jackson		X
Councillor, A. Nuttall	X	
	6	5

CARRIED



Continued ...

AMENDMENT #3

Moved by: Councillor, J. Robinson Seconded by: Councillor, J. Brassard

That motion 11-G-180 of the General Committee Report dated June 6th, 2011, Section "G" concerning the Allandale Station Lands – Options for the Future Sale and Development of the Commercial Portion, be amended in paragraph 6 after the words "be put up for sale on the open market" by adding the words "to be sold to a single proponent".

Recorded Vote	Yes	<u>No</u>
Mayor, J. Lehman	Х	
Councillor, B. Ainsworth		Χ
Councillor, L. Strachan		X
Councillor, D. Shipley	Χ	
Councillor, B. Ward		X
Councillor, P. Silveira	X	
Councillor, M. Prowse	Χ	
Councillor, J. Brassard	X	
Councillor, J. Robinson	X	
Councillor, B. Jackson		X
Councillor, A. Nuttall	X	
	7	4

CARRIED

AMENDMENT #4

Moved by: Councillor, B. Ward Seconded by: Councillor, D. Shipley

That motion 11-G-180 of the General Committee Report dated June 6th, 2011, Section "G" concerning the Allandale Station Lands – Options for the Future Sale and Development of the Commercial Portion, be amended by deleting paragraph 5.

CARRIED

Pursuant to Subsection 30(1) of the Procedural By-law 90-01 as amended, Councillor, A. Nuttall objected to the motion 11-G-180 of the General Committee Report dated June 6th, 2011, Section "G" concerning the Allandale Station Lands – Options for the Future Sale and Development of the Commercial Portion AS AMENDED by Amendments #1, 2, 3 and 4, and requested that it be Tabled. Councillor, D. Shipley, Councillor, M. Prowse, and Councillor, B. Jackson also objected.

Upon the question of the adoption of the original motion moved by Councillor, J. Brassard and seconded by Councillor, J. Robinson, AS AMENDED by Amendments #1, 2, 3 and 4, the motion was TABLED.



Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "H" of the General Committee Report dated June 6, 2011 (APPENDIX "A") now circulated, be adopted.

Councillor B. Jackson declared a potential pecuniary interest in the foregoing matter as he is a Director of a firm that leases property from a company that may be impacted by this matter. He did not participate in the discussion or vote on the matter and he remained in the Council Chamber.

CARRIED

11-A-232

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That Section "I" of the General Committee Report dated June 6, 2011, now circulated, be adopted.

Recorded Vote	Yes	<u>No</u>
Mayor, J. Lehman	X	
Councillor, B. Ainsworth	X	
Councillor, L. Strachan		Χ
Councillor, D. Shipley		Χ
Councillor, B. Ward	X	
Councillor, P. Silveira	X	
Councillor, M. Prowse		Χ
Councillor, J. Brassard	Х	
Councillor, J. Robinson	X	
Councillor, B. Jackson	Х	
Councillor, A. Nuttall	X	
·	8	3

CARRIED

11-A-233

Moved by:

Councillor, J. Brassard

Seconded by:

Councillor, J. Robinson

That Section "J" of the General Committee Report dated June 6, 2011(APPENDIX "A") now circulated, be adopted.

CARRIED

11-A-234

Moved by:

Councillor, L. Strachan

Seconded by: Councillor, A. Nuttall

That pursuant to Procedural By-law 90-01 as amended, permission be granted to introduce a motion without notice concerning the fundraising project for the Downtown Community Theatre.

CARRIED WITH A TWO-THIRDS VOTE



Moved by: Seconded by:

Councillor, L. Strachan Councilior, A. Nuttall

1. That the General Manager of Infrastructure, Development and Culture be authorized to enter into an agreement for the naming of the Downtown Community Theatre an amount not less than \$500 000.00.

2. That the General Manager of Infrastructure, Development and Culture be given delegated authority to name the new theatre.

CARRIED

11-A-236

Moved by:

Councillor, L. Strachan

Seconded by: Councillor, A. Nuttall

That pursuant to Procedural By-law 90-01 as amended, permission be granted to introduce a motion without notice concerning the Barrie Thunder Classic Car Show.

CARRIED WITH A TWO-THIRDS VOTE

11-A-237

Moved by:

Councillor, L. Strachan

Seconded by: Councillor, A. Nuttall

1. That notwithstanding By-law 2010-33 related to vehicles in public parks, the Barrie Thunder Classic Car Show be authorized to locate in Heritage Park in conjunction with the weekly Lawn Chair Luminata events in 2011.

2. That the BIA be requested to provide General Committee with a memo with an evaluation of the program.

Recorded Vote	<u>Yes</u>	<u>No</u>
Mayor, J. Lehman	X	
Councillor, B. Ainsworth	Χ	
Councillor, L. Strachan	X	
Councillor, D. Shipley	X	
Councillor, B. Ward		Χ
Councillor, P. Silveira	Χ	
Councillor, M. Prowse	Χ	
Councillor, J. Brassard	X	
Councillor, J. Robinson	Χ	
Councillor, B. Jackson	Х	
Councillor, A. Nuttall	X	
	10	1

CARRIED



Carolyn Glaser, Director of Communications and Intergovernmental Affairs (Interim) provided a presentation regarding the 2010 – 2014 Council Strategic Plan Communications Campaign. She commented that the 2010 – 2014 Council Strategic Plan establishes Council's strategic direction and agenda for the 2010 – 2014 term. She stated that brochures, signs, newspaper and radio advertisements, web content and social media scripts have been created to communicate the plan effectively. C. Glaser indicated that the launch to the community on the Strategic Plan will occur this week. She noted that plaques and signs promoting the 2010 – 2014 Council Strategic Plan will be located in City facilities, meeting rooms and private administrative offices. C. Glaser commented that brochures on the new City vision and the five goals will be available for the public at high traffic public areas within City facilities.

A member of Council asked a question related to the presentation.

11-A-239 Members of City Council addressed enquiries to City staff and received responses.

11-A-240 Members of City Council provided announcements concerning several matters.

11-A-241 Moved by: Councillor, J. Brassard Seconded by: Councillor, J. Robinson

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

Bill #080 (BY-LAW NUMBER 2011-080)

A By-law of The Corporation of the City of Barrie to levy and collect taxes for municipal purposes of the City of Barrie for the year 2011. (11-G-123) (2011 Tax Rates) (FIN013-11) (File: F00)

Bill #085 (BY-LAW NUMBER 2011-081)

A By-law of The Corporation of the City of Barrie to acquire Part of Lot 60, Plan 1175, designated as Part 1 on Plan 51R-37907, City of Barrie, County of Simcoe from Schmidt & Shaw Ltd., and to establish same as part of the municipal highway system. (99-P-172) (Schmidt and Shaw - Blake Street and Downsview Drive) (File: D11-1580)

Bill #089 (BY-LAW NUMBER 2011-082)

A By-law of The Corporation of the City of Barrie to amend By-law 2011-006 being a by-law to appoint members to Committee of Adjustment. (11-G-158) (Committee of Adjustment Appointment - T. Cane) (CLK005-11) (File: C06)

Bill #090 (BY-LAW NUMBER 2011-083)

A By-law of The Corporation of the City of Barrie to further amend By-law 80-138, as amended, being a By-law to regulate traffic on highways. (11-G-147) (Huronia Road/McKay Road East (formerly 10th Line) Traffic Signals - Addition to the 2011 Capital Plan) (CAM003-11) (File: T07)





Continued ...

Bill #091 (BY-LAW NUMBER 2011-084)

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. #7). (11-G-115) (Minimum Distance Separation - City of Barrie) (PLN001-11) (File: D14-TE-MIN and D14-1494)

CARRIED UNAMINOUSLY

11-A-242

Moved by:

Councillor, J. Brassard

Seconded by: Councillor, J. Robinson

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

Bill #092 (BY-LAW NUMBER 2011-085)

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 13th day of June, 2011.

CARRIED UNAMINOUSLY

11-A-243

Moved by:

Councillor, A. Nuttall

Seconded by: Councillor, B. Jackson

That the meeting be adjourned at 10:02 p.m.

CARRIED

Mayor	2 2 9 00 2
City Clerk	



APPENDIX "A" GENERAL COMMITTEE REPORT

Meeting held on June 6, 2011 Page 1.

For consideration by the Council of the City of Barrie on June 13, 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 (joined the meeting at 7:17 p.m.)

Councillor, J. Brassard Councillor, J. Robinson Councillor, B. Jackson Councillor, A. Nuttall.

STAFF:

City Clerk, D. McAlpine

Community Emergency Planner, B. Griffin (left the meeting at 8:10 p.m.)

Deputy Treasurer, C. Millar (left the meeting at 9:05 p.m.)

Director of Corporate Asset Management (Interim), B. Parkin (left the

meeting at 9:05 p.m.)

Director of Engineering, W. McArthur

Director of Environmental Operations, J. Thompson

Director of Finance, D. McKinnon (left the meeting at 9:48 p.m.) Director of Legal Services, I. Peters (left the meeting at 9:05 p.m.)

Director of Roads, Parks and Fleet (Interim), D. Friary

Director of Strategy and Economic Development, H. Kirolos (left the meeting

at 9:05 p.m.)

Fire Chief, J. Lynn (left the meeting at 9:48 p.m.) General Manager of Community Operations, J. Sales

General Manager of Infrastructure, Development and Culture, R. Forward Manager of Development Control, R. Windle (left the meeting at 9:51 p.m.) Senior Development Planner, J. Foster (joined the meeting at 7:50 p.m. and

left the meeting at 9:05 p.m.)

Supervisor, Vital Statistics, Print and Corporate Mail Services, N. Brancaccio.

APPENDIX "A" GENERAL COMMITTEE REPORT Meeting held on June 6, 2011

The General Committee met for the purpose of Public Meetings at 7:01 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the proposed Rezoning Applications 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"

APPLICATION FOR REZONING - 533 YONGE STREET - MARIO REFFO (June 6, 11-G-161

2011) (File: D14-1508)

Mr. Bell. Skelton Brumwell and Associates Inc. stated that the purpose of the public meeting is to review an application for a rezoning submitted by Skelton Brumwell and Associates Inc., on behalf of Mario Reffo. He noted that the subject lands are located on the east side of Yonge Street across from D'Ambrosio Drive. The property is known municipally as 533 Yonge Street and legally described as part of Registered Plan No. 885, Lot 40, Block C, now in the City of Barrie. He indicated that the property is located within the Painswick North Planning Area with a total area of approximately 4,434.5m² (1 acre).

Mr. Bell stated that the lands are currently designated Residential within the City's Official Plan and are zoned Residential Single Dwelling First Density (R1) and Residential Hold (RH) in accordance with both Zoning By-law 85-95 and Comprehensive Zoning By-law 2009-141. He observed the proposed Rezoning would rezone the subject parcel to Residential Multiple Second Density (RM2) and Environmental Protection (EP) to permit the development of a 10 unit walk-up apartment building and the dedication of EP lands related to the identified top of bank for Lovers Creek located to the north of the site.

Mr. Bell concluded by stating that he feels that the proposal is in conformity with the City of Barrie's and the Province's Planning Policies. He commented that the property is located within the intensification corridor. Mr. Bell also noted that he believes the addition of this type of housing offers some variety to existing structures and is suitably located on the site after the required environmental land dedication. He concluded by indicating that in his opinion, the development proposal takes advantage of existing services and infrastructure.

PUBLIC COMMENTS:

There were no comments from the audience.

A member of General Committee asked questions of the representative of the applicant.

WRITTEN CORRESPONDENCE:

Correspondence from Charles F. Burgess, Senior Planning Coordinator, Lake 1. Simcoe Region Conservation Authority dated May 19, 2011.



11-G-162 APPLICATION FOR REZONING - 145 BRADFORD STREET - G.D. COATES HOLDINGS (June 6, 2011) (File: D14-1484)

Darren Vella, Innovative Planning Solutions, explained that the purpose of the public meeting is to review an application for a rezoning submitted by Innovative Planning Solutions on behalf of G. D. Coates Holdings for lands located on the north side of John Street, east of Bradford Street and west of Ellen Street. He noted that the property is legally described as Lots 7-12 east side of Bradford Street and Lots 7-12 west side of Ellen Street, Registered Plan 22, City of Barrie, County of Simcoe, and known municipally as 145 Bradford Street. The property is located within the City Centre Planning Area with a total area of approximately 1.2 ha. The subject lands are designated City Centre within the City's Official Plan and are zoned General Commercial C4 in accordance with the Comprehensive Zoning By-law.

Mr. Vella stated that the owner has applied to amend the current zoning of the property from General Commercial C4 to Transition Centre Commercial C2-2 SP with Special Provisions to permit a proposed mixed use residential and commercial development, consisting of 254 apartment dwellings, 9 live/work units and 4588 m² (49,386 ft2) of commercial space. He outlined the Special Provisions proposed by the applicant in the C2-2 SP Zone as follows:

- increased maximum building height from 45 metres to 65 metres;
- decreased side yard setback (Bradford Street) from 5 metres to 0 metres;
- decreased side yard setback (Ellen Street) from 5 metres to 3 metres (for buildings over 10 metres in height) and from 3 metres to 2 metres (for buildings less than 10 metres in height);
- reduction of the 3 metre landscape strips and elimination of the 2 metre tight board fence on the side property lines (adjacent to the Bradford and Ellen Street flankages);
- location of a required loading space which is not screened from view of a municipal street (Bradford Street);
- reduction of the minimum gross floor area for commercial/non-residential uses from 50% to 14% (includes proposed Live-Work units); and
- new provisions for nine Live-Work units related to parking, setback, height, and permitted uses.

Mr. Vella outlined the existing site conditions and the surrounding uses. He noted that the site is located within the Urban Growth Centre and has three road frontages. Mr. Vella stated that the owner is proposing a new zoning designation to the City of Barrie called a live-work unit which means a unit, part of which may be used as a business establishment with the dwelling unit as the principal residence of the business operator. He outlined the both general and specific provisions for the live-work units and a potential list of permitted uses as part of a live-work unit.

Mr. Vella listed the reports that had been completed to support the application and detailed a number of findings of the shadow study including the impacts on adjacent properties.



11-G-162 Continued ...

Mr. Vella concluded by stating that the proposal aims to create a new mixed use urban style development on vacant lands within Barrie's Urban Growth Centre. He indicated that he feels the proposed live-work units will meet new Provincial standards for smart growth. He also noted that in his opinion, the development will optimize the use of existing infrastructure to support growth in a compact efficient form.

PUBLIC COMMENTS:

- 1. Gary Caulfield, 48 Ellen Street, stated that his concern was not development itself but that that it was a mismatched approach as the entire block was not being addressed. He noted his concerns regarding the noise and traffic that would be created on Ellen Street. He inquired why Bradford Street was not the main entrance to the high rise building and why the building has to be where it is on the lot. Mr. Caulfield expressed concerns related to the impact on neighbouring properties from the shadows that will be generated due to the height of the condominium building. He concluded by stating that he would prefer to see a comprehensive plan for the whole block.
- 2. John Lawson, 37 Ellen Street, inquired if all units are condominium style. He also commented that the setbacks should remain the same instead of being decreased. Mr. Lawson stated that he shared the concerns of the previous speaker regarding the height. He applauded the developer for proposing the redevelopment of the vacant lot.
- 3. Peter Lowry, 75 Ellen Street stated that he would welcome any construction to improve Bradford Street while observing that he is disappointed that the plan does not extend north to Victoria Street. He noted that his main concern was the narrow width of Ellen Street and access and egress to his building as well as the ability of emergency vehicles to access the properties. Mr. Lowry also indicated that parking on Ellen Street during festivals and events on the waterfront is already a concern.
- 4. **George Faulkner, 65 Ellen Street** noted his concerns with traffic congestion and the ability of emergency vehicles to access the sites given the width of Ellen Street. He outlined concerns with respect to current parking matters.
- Brenda McGregor, 64 Ellen Street stated her concern with respect to the live/work units and inquired where the parking for these businesses would be located.
- 6. Sherry Whiteside, 37 Ellen Street inquired where the visitor parking for the high rise would be located. She also noted her concern with the number of amendments that would be required to the Zoning By-law, stating that bylaws are in place for a reason and that they should not be changed for the development of one block. Ms. Whiteside asked that the matters outlined in her letter be taken in to consideration by City Council.
- 7. Bernice Louis, 65 Ellen Street suggested that the development be designed with an alternative access street and entrance to the parking garage. She expressed concern with the proposed access to the high rise condominium being located off of Ellen Street.



11-G-162 Continued ...

- 8. Lauraleigh Brumwell 37 Ellen Street noted that she felt that the setbacks should not be decreased as the streets are too narrow and not viable. She also stated that she believes that parking was inadequate.
- John Lawson, 37 Ellen Street asked when this matter will be considered by City Council.

Members of General Committee asked a number of questions of the representative of the applicant.

WRITTEN CORRESPONDENCE:

- 1. Correspondence from Holly Spacek, Simcoe County District School Board dated April 14, 2011.
- 2. Correspondence from Gary Caulfield, Caulfield Development Corp. dated April 21, 2011.
- 3. Correspondence from Teresa Ricciuti dated May 18, 2011.
- 4. Correspondence from Jim Arnott, Enbridge Gas Distribution Inc., dated May 2, 2011.
- Correspondence from Peter Dorton, Ministry of Transportation of Ontario dated May 18, 2011.
- Correspondence from Robert and Sherry Whiteside dated April 26, 2011.

The Committee recessed at 8:10 p.m. and reconvened at 8:21 p.m.

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

SECTION "B"

11-G-163 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED MAY 17, 2011

The Report of the Community Services Committee dated May 17, 2011 was received.

11-G-164 REPORT OF THE TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE MEETING DATED MAY 18, 2011

The Report of the Transportation and Economic Development Committee meeting dated May 18, 2011 was received.

APPENDIX "A" GENERAL COMMITTEE REPORT Meeting held on June 6, 2011

Page 6.

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-165 ALL-WAY STOP AT THE INTERSECTION OF SUN KING CRESCENT AND ROYAL JUBILEE DRIVE

That the discussion regarding the feasibility of implementing an all way stop at the intersection of Sun King Crescent and Royal Jubilee Drive be deferred until permanent traffic calming measures are implemented. (11-TED-019) (10-G-356) (10-CMSC-043) (File: T00)

11-G-166 ALL-WAY STOP AT THE INTERSECTION OF SANDRINGHAM DRIVE AND BIRKHALL PLACE - NORTH SIDE

That the discussion regarding the feasibility of implementing an all way stop at the intersection of Sandringham Drive and Birkhall Place – north side, be deferred until permanent traffic calming measures are implemented. (11-TED-020) (10-G-54) (10-CMSC-041) (File: T00)

11-G-167 REGIONAL TOURISM ORGANIZATIONS FUNDING

That staff in the Strategy and Economic Development Department in conjunction with Tourism Barrie prepare a letter to be sent to Mr. Chan, Minister of Tourism and Culture with respect to the City's concerns related to the proportion of decision-making power associated with the proposed governance model and funding sources for Regional Tourism Organizations. (11-TED-022) (File: R00)

11-G-168 SINGLE SOURCE AWARD OF ASSET MANAGEMENT PLANS UPDATE TO GHD INC.

That staff be authorized to negotiate a single source agreement for a term of five years with GHD Inc. to update Asset Management Plans and prepare Corporate Asset Status Reports in accordance with section 15.1 of the Purchasing By-law 2008-121 and subject to funding approved in annual business plans. (CAM004-11) (File: F00)

11-G-169 PARKING PROHIBITION ON GRACE CRESCENT

That By-law 80-138, Schedule "B", "No Parking in Specified Places Where Signs on Display at Stated Times" be amended by adding the following:

"Grace Crescent

From

To

Raquel Street

Shaina Court - North Side 8:00 a.m. to 5:00 p.m. Monday to Friday,

September 1st to July 1st".

(ENG028-11) (File: T02-PA)



11-G-170 GPS SURVEY EQUIPMENT PURCHASE - SINGLE SOURCE

That staff negotiate a single source agreement with Cansel for a cell phone based GPS survey instrument manufactured by Trimble Navigation Limited (model Trimble R8 GNSS RTK GPS) in an amount not to exceed \$33,500 in accordance with Purchasing By-Law 2008-121. (ENG030-11) (File: A06-PU)

11-G-171 WHISKEY CREEK AREA SPECIFIC DEVELOPMENT CHARGES BY-LAW UPDATE

- 1. That the City of Barrie Development Charges Background Study for Whiskey Creek Area-Specific Development Charge By-law be adopted as per the revised background study dated May 27, 2011.
- 2. That no further public meetings are required pursuant to Section 12 of the Development Charges Act, 1997.
- 3. That the necessary by-law be enacted and By-law #2006-165 be repealed. (FIN017-11) (File: F00)

11-G-172 TO DECLARE SURPLUS PROPERTY - 204 MAPLEVIEW DRIVE EAST

That in accordance with the provisions of By-law 95-104 as amended, the City of Barrie declare surplus the property municipally known as 204 Mapleview Drive, legally described as Part South Half of Lot 10, Concession 12, Township of Innisfil, City of Barrie, save and except that portion retained and identified as Part 4 on Registered Plan 51R-36463. (LGL014-11) (File: L17-69)

11-G-173 ZONING BY-LAW AMENDMENT APPLICATION – S/W CORNER OF HARVIE ROAD AND VETERAN'S DRIVE - PRATT HANSEN GROUP

- 1. That the Zoning By-law Amendment Application submitted by the Pratt Hansen Group Inc. to rezone lands known municipally as 205, 213 and 221 Harvie Road and 414 Veteran's Drive from Multiple Residential Dwelling Second Density RM2 Special Provision (SP- 84) (H-18) and Multiple Residential Dwelling Second Density RM2 (H) to Multiple Residential Dwelling Second Density RM2 Special Provision (SP) be approved subject to the following conditions (D14 -1503):
 - a) That the owner dedicate a 4m wide road widening from the centreline of the proposed entrance on Harvie Road to the west limit of the property, free and clear of all encumbrances;
 - b) That the owner dedicate a 2m wide road widening from the centreline of the proposed entrance on Harvie Road to the east limit of the property, free and clear of all encumbrances; and
 - c) That the owner dedicate a 10m x 10m daylighting triangle at the intersection of Harvie Road and Veteran's Drive, free and clear of all encumbrances.

APPENDIX "A" GENERAL COMMITTEE REPORT Meeting held on June 6, 2011

Page 8.

11-G-173 Continued ...

- 2. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - That a minimum side yard setback of 5.5m be provided for the 13 block/cluster townhouse units fronting Harvie Road whereby secondary accesses are proposed; and
 - b) That a minimum density of 39 units per hectare to be provided
- 3. That pursuant to Section 34 (17) of the Planning Act, no further written notice be required. (PLN014-11) (File: D14-1503)

11-G-174 INVESTIGATION – ALL WAY STOP AT THE INTERSECTION OF PENVILL TRAIL AND MCINTYRE DRIVE

That staff in the Engineering Department investigate the feasibility of installing an all-way stop at the intersection of Penvill Trail and McIntyre Drive and report back to General Committee by memorandum or staff report, as appropriate. (Item for Discussion, June 6, 2011) (File: T00)

11-G-175 LETTER OF SUPPORT - RADIO AMATEURS OF CANADA INC. EXEMPTION REQUEST RELATED TO BILL 118

That a letter be provided to the Radio Amateurs of Canada Inc. expressing the City of Barrie's support of their request for a permanent exemption from Bill 118 in light of their role related to public safety initiatives. (Item for Discussion, June 6, 2011) (File: P00)

11-G-176 INVESTIGATION OF A ROAD WATCH PROGRAM

That the Barrie Police Services Board be requested to provide a memorandum to City Council concerning the feasibility of implementing a associated financial and resource implications, the benefits of such a program and the experience of other municipalities with respect to these types of programs. . (Item for Discussion, June 6, 2011) (File: T00)

SECTION "D"

11-G-177 PARK PLACE LIFESTYLE CENTRE – AMENDMENT TO SITE PLAN AGREEMENT

That the proposed amendment to the registered Park Place Commercial Development Site Plan Agreement to permit occupancy of Building 1-3, currently being constructed in Stage 1, prior to completion of the eleven (11) road improvements identified in s. 25 (a) (i) of the Site Plan Agreement, be approved subject to the following conditions:

- a) That those units projected to open on June 15, 2011 (max. 43,070sf) be permitted occupancy subject to completion of the following works to the satisfaction of the Engineering Department and the MTO:
 - Completion of the infrastructure improvements identified in the report and illustrated in Figure 1 (attached as Appendix "D") of the report submitted by Sabourin Kimble & Associates Ltd. and dated April 13, 2011; and



11-G-177 Continued ...

- ii) Paving of parking and vehicle accesses proposed to be constructed as illustrated in the Sabourin Kimble & Associates Ltd. Report dated April 13, 2011; and
- b) That those units projected to open on August 1, 2011 and August 15, 2011 (max. 91,398sf) be permitted occupancy subject to the completion of the following works to the satisfaction of the Engineering Department and MTO:
 - Lane widening of the northbound and southbound Highway 400 exit ramps;
 and
 - ii) Completion of Mapleview Drive widening (base asphalt) from the northbound ramp for Highway 400 to the Mapleview Drive entrance to the site; and
- c) That a water metre be installed for the building prior to occupancy. (PLN017-11) (File: D11-1405, D14-1305 and D09-OPA86)

SECTION "E"

11-G-178 CONFIDENTIAL ACQUISITION OF PROPERTY MATTER – WELHAM ROAD

That motion 11-G-178 contained within the confidential notes of the General Committee Report dated June 6, 2011 concerning a confidential acquisition of property matter – Welham Road, be adopted. (LGL012-11) (File: F00)

SECTION "F"

11-G-179 CONFIDENTIAL DISPOSITION OF LAND MATTER – MULCASTER AND COLLIER STREETS

That motion 11-G-179 contained within the confidential notes of the General Committee Report dated June 6, 2011 concerning a confidential disposition of land matter – Mulcaster and Collier Streets, be adopted. (Item for Discussion, June 6, 2011) (File: T00)

Mayor Lehman declared a potential pecuniary interest in the foregoing matter as his family owns property in the area. He did not participate, discuss or vote on the matter and he remained in the Council Chamber.

SECTION "G"

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

11-G-180 ALLANDALE STATION LANDS - OPTIONS FOR THE FUTURE SALE AND DEVELOPMENT OF THE COMMERCIAL PORTION

That a public meeting be scheduled to consider the rezoning of the 0.6 ha (1.5 acre) Parcel A as identified in Appendix A to Staff Report IDC006-11, from City Centre Commercial C1-1 SP-366 to City Centre Commercial C1-1.

APPENDIX "A" GENERAL COMMITTEE REPORT Meeting held on June 6, 2011

Page 10.

11-G-180 Continued ...

- 2. That By-law 2006-282 be amended by removing the following:
 - a) Paragraph 4 requiring a minimum lot area of 2.5ha (6.15 acres) to be provided; and
 - b) Paragraph 7 requiring a minimum lot area of 0.97ha (2.4 acres) to be provided for the property described as Part 6 on Reference Plan 51R-29341.
- 3. That in accordance with Section 34(17) of the Planning Act, the by-law amendments to By-law 2006-282 are of a technical nature, considered minor, and that no further public notice is required.
- That a Reference Plan be prepared to identify the parcel for sale in the Allandale Station Lands.
- 5. That the August 2010 Appraisal of the Allandale Station Lands be updated to reflect any approved changes related to Parcel A.
- That the Allandale Station Lands:
 - a) save and except the train station buildings and no-build zone; and
 - b) subject to Remax's existing right to an exchange of lands within the Allandale Station Lands, as set out in Motion 08-G-078

be put up for sale on the open market, with a provision to allow for the inclusion of the 1 acre parcel located immediately adjacent and south of the train station buildings (identified as Parcel B in Appendix "A" to Staff Report IDC006-11) in any development proposals to permit a comprehensive approach to the parking for the entire site, and should an agreement not be reached, the lands be retained by the City.

- That the City prepare a Master Site Servicing Plan for the Allandale Station Lands.
- 8. That staff be authorized to fund an additional \$20,000 required for the preparation of a Master Site Servicing Plan, the preparation of a Reference Plan and an update to the Appraisal for the Allandale Station lands from the Tax Capital Reserve (13-04-0440) into account 14-06-1190-3590 as this account already exists specific to the Allandale lands and that this amount and any remaining amount, if necessary, be returned to the Tax Capital Reserve upon sale of the Allandale lands. (IDC006-11) (File: D18-ALL)



SECTION "H"

11-G-181 WATER AND WASTEWATER BILLING AND COLLECTION POLICY

That the following paragraph be included in the draft by-law concerning Water and Wastewater Billing and Collection By-law:

- "41. A Class III Exemption is available to Industrial, Commercial and/or Institutional water users who redirect a minimum of 100 m3 of water per month away from the municipal wastewater works due to evaporative losses in HVAC systems, water consumed in product, irrigation and once through cooling water.
 - a) For the purpose of this policy, multi-residential units using a single water supply will be considered as a commercial water user;
 - Owners currently registered for a Class III Exemption relating to irrigation will be phased out over a period of five years from the date of the enactment of this by-law;
 - c) To continue to be eligible for the Class III Exemption for process related exemptions and for the five remaining years of the irrigation exemption program:
 - i) Water returned to the municipal storm or wastewater works shall comply with current Sewer Use by-law limits.
 - ii) All exemption meters or other measuring devices shall be provided and maintained by the applicant. Failure to use approved water volume measuring devices that yield accurate readings will result in wastewater use charges according to the Fees By-law unless alternative consumption measurements are approved by the Director of Operations.
 - iii) Applicant must ensure that all other legislative requirements are met and that all necessary permits have been obtained.
 - d) The Class III exemptions for both process and irrigation reasons, will be automatically discontinued in the event of a change in ownership, tenancy or related plumbing system. In the case of the process exemption, the new owner will need to re-apply to become eligible for the exemption; and
 - e) Applicants for this program shall submit a completed Class III exemption application, including the schematics of piping and metering to the Operation Centre. Any proposed changes must be approved by the Operations Department." (11-A-101) (11-G-063) (FIN005-11) (File: F00)

Councillor B. Jackson declared a potential pecuniary interest in the foregoing matter as he is a Director of a firm that leases a property from a company that may be impacted by this matter. He did not participate in the discussion or vote on the matter and he remained in the Council Chamber.

APPENDIX "A" GENERAL COMMITTEE REPORT

Meeting held on June 6, 2011 Page 12.

SECTION "I"

11-G-182 MINISTRY OF TRANSPORTATION AGREEMENT - ELECTRONIC DATA ACCESS

- That the Mayor and City Clerk be authorized to execute the Authorized Register Agreement (ARIS) with the Ministry of Transportation for Electronic Data Transfer Migration to the Internet, for the purpose of invoicing associated with motor vehicle accident response, at a onetime set up fee of \$250 and \$12.50 per transaction.
- 2. That the Deputy Fire Chief, Manager of Operations, be authorized to renew the ARIS agreement on an annual basis.
- 3. That the 2011 Fees By-law include an administrative charge of \$17.20 to any invoice issued under Schedule "G" of the Fees By-law.
- 4. That Barrie residents not be invoiced for services provided by Barrie Fire and Emergency Service associated with motor vehicle collisions in the City of Barrie and that the loss of the \$200,000 in revenue be addressed through total budget management. (11-A-146) (11-G-111) (FES001-11) (File: P00)

SECTION "J"

11-G-183 MAPLEVIEW DRIVE IMPROVEMENTS - AWARD OF CONTRACT 2011-027T

That Contract 2011-027T, for Mapleview Drive Improvements, Welham Road to Huronia Road, be awarded to Arnott Construction Limited, in accordance with their tender dated May 3, 2011, in the amount of \$9,157,007.50 excluding HST. (ENG026-11) (File: T04-2011-027T)

11-G-184 ST. GABRIEL THE ARCHANGEL - VARIABLE TIME FLASHING 40 KM/H SCHOOL ZONE

 That By-law 2002-191, Schedule "B", "Authorized Rates of Maximum Speed -Variable Time Flashing 40 kilometres per hour Zone" be amended by adding the following:

Prince William Way	<u>From</u> :	<u>To</u> :
	64 metres south of	35 metres north of
	Sandringham Drive/	Griffin Gate/Majesty
	Pepin Court	Boulevard

2. That By-law 2002-191, Schedule "A", "Authorized Rates of Maximum Speed - 40 kilometres per hour" be amended by deleting the following:

Pepin Court

·	•	_
Prince William Way	From:	<u>To</u> :
	Sandringham Drive/	50 metres south of

Griffin Gate/ Majesty Boulevard.

(ENG029-11) (File: T08-VA)



11-G-185 HURONIA ROAD TRANSPORTATION IMPROVEMENTS (YONGE STREET TO LOCKHART ROAD), MUNICIPAL EA, PHASES 3 AND 4 - EVALUATION OF ALTERNATIVE DESIGNS

- 1. That the Preferred Design Alternative for the Municipal Class Environmental Assessment Study for Huronia Road (Class EA) from Yonge Street to Lockhart Road Phase 3 & 4 be adopted as outlined in Staff Report ENG031-11.
- 2. That in accordance with the requirements of the Class EA process, the Engineering Department publishes a Notice of Completion for the Class EA Report. (ENG031-11) (File: T05-HU)

11-G-186 CHIEF ADMINISTRATIVE OFFICER RECRUITMENT PROCESS

- 1. That the selection committee for the recruitment of the position of the Chief Administrative Officer, be composed as follows:
 - a) Mayor J. Lehman
 - b) Councillor B. Jackson
 - c) Councillor L. Strachan
 - d) Councillor M. Prowse
 - e) Councillor A. Nuttall
 - f) External recruitment firm representative.
- 2. That the recommended recruitment process for the Chief Administrative Officer be executed as described in paragraph 16 of Staff Report HRS001-11.
- 3. That funds in an amount not to exceed \$50,000 be provided from the Council Priority Account (01-13-1525-0000-3000) should it be necessary to supplement funds included in the 2011 Business Plan for recruitment activities. (HR001-11) (File: H00)

11-G-187 CENOTAPH RESTORATION PROJECT

That the Cenotaph Restoration Program be provided \$6,695.00 (representing \$65.00 per name of each Barrie veteran), to be funded from the Council Strategic Priorities Fund account #01-13-1525-0000-3000.

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

Members of General Committee provided announcements concerning several matters.

The meeting adjourned at 10:41 p.m.

The General Committee Report dated June 6, 2011 was adopted by City Council on June 13, 2011 with an amendment to 11-G-180 by resolution 11-A-230.

CHAIRMAN