



# City of Barrie

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

## Minutes - Final General Committee

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Monday, June 26, 2017

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 26, 2017

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

**Present:** 10 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

**STAFF:**

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Business Development, S. Schlichter  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, R. Sutton  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Internal Audit, S. MacGregor  
Director of Legal Services, I. Peters  
Director of Planning and Building Services, A. Bourrie  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, M. DiGirolamo  
Executive Director of Access Barrie, R. James-Reid  
Executive Director of Innovate Barrie, R. Bunn  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Growth Planning, S. Forfar  
Legal Counsel, P. Krysiak  
Senior Manager of the Centre for Continuous Improvement, A. Seguin  
Service Desk Specialist, T. Versteeg  
Theatre Technician, M. McLeod.

Mayor Lehman recognized Carla Ladd, Chief Administrative Officer as it was her last General Committee Meeting prior to her retirement on June 30, 2017. Mayor Lehman highlighted Carla's numerous accomplishments during her tenure as Chief Administrative Officer and thanked her on behalf of Council and Barrie residents for her valuable contribution to the community.

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

### **SECTION "A"**

#### **17-G-187      REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED JUNE 19, 2017**

The Report of the Infrastructure, Investment and Development Services Committee dated June 19, 2017, was received

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/26/2017.

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

### **SECTION "B"**

#### **17-G-188      PROPOSED ALTERATIONS TO A DESIGNATED PROPERTY - 147 TORONTO STREET**

That consent be granted in accordance with Section 33(3) of the Ontario Heritage Act to the property owners of 147 Toronto Street for the proposed alterations as described in the correspondence submitted by Ian S. Malcolm Architects on May 24, 2017.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

**17-G-189 HERITAGE REGISTER REVIEW**

That the following properties be added to the Heritage Register:

- 180 McKay Road East; and
- 54 St. Paul's Crescent.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

**17-G-190 SMART GROWTH FOR OUR COMMUNITIES ACT UPDATE**

1. That staff be directed to implement the actions outlined in Staff Report PLN021-17 in accordance with the *Smart Growth for our Communities Act, 2015*.
2. That the Terms of Reference for Heritage Barrie and the Seniors Advisory Committee be revised to fulfill the requirements of the Planning Advisory Committee as required under the *Smart Growth for our Communities Act, 2015* and that the matter of a Planning Advisory Committee be reviewed as part of the 2018 to 2022 term of Council's Committee structure.
3. That the authority and discretion to permit applications for minor variance of Zoning By-law Amendments during the "2 Year Time Out" be delegated to the Director of Planning and Building Services, or their delegate subject to the condition that site specific conditions approved as part of the rezoning cannot be revisited through an application for a minor variance.
4. That all Zoning By-law Amendments be permitted to be considered during the "2 Year Time Out", but Official Plan Amendments (OPAs) require a site-specific resolution to proceed. (PLN021-17) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

**17-G-191 FEDERATION OF CANADIAN MUNICIPALITIES CONFERENCE**

WHEREAS City Council approved motion 16-G-217 that provides for members of Council to attend conferences in 2017, with applicable related expenses being funded from the Council Conference Account (Account #01-06-0950-0000-3071);

AND WHEREAS motion 16-G-217 provided approval for Councillor, M. Prowse to attend the Federation of Canadian Municipalities Conference from June 1st - 4th, 2017;

AND WHEREAS Councillor Prowse was unable to attend and Mayor Lehman attended the conference utilizing Councillor Prowse's registration;

NOW THEREFORE BE IT RESOLVED that the registration and accommodation costs related to Mayor Lehman's attendance at the Federation of Canadian Municipalities Conference in Ottawa, Ontario, held on June 1st - 4th, 2017, be funded from the Council Conference Account (Account #01-06-0950-0000-3071). (Item for Discussion 8.1, June 26, 2017) (File: C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

The General Committee met for the purpose of a Public Meeting at 7:10 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the three applications that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms 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.

## **SECTION "C"**

### **17-G-192**

**APPLICATIONS FOR AMENDMENTS TO THE ZONING BY-LAW AND DRAFT PLANS OF SUBDIVISION - SUBMITTED BY JONES CONSULTING GROUP LTD. ON BEHALF OF CRISDAWN CONSTRUCTION INC., PRATT DEVELOPMENT INC. AND 2303757 ONTARIO INC. - 793 AND 843 MAPLEVIEW DRIVE EAST AND 830, 864 AND 912 LOCKHART ROAD AND 103 SAINT PAUL'S CRESCENT (FILE: D12-426 AND D14-1623) AND PLAN 98, LOT 6 (FILE: D12-427 AND D14-1624)- SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF 1091369 ONTARIO LTD. - 883 MAPLEVIEW DRIVE EAST (FILE: D12-428 AND D14-1625) - BARRIE (WARD 10)**

Mr. Ray Duhamel of Jones Consulting Group on behalf of Crisdawn Construction Inc., Pratt Development Inc. and 2303757 Ontario Inc. advised that the purpose of the Public Meeting was to review applications for amendments to the Zoning By-law and Draft Plan of Subdivision for 793 and 843 Mapleview Drive East and 830, 864 and 912 Lockhart Road, 103 Saint Paul's Crescent and Plan 98, Lot 6.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The properties in context of the Hewitt's Secondary Plan;
- The Hewitt's Master Plan;
- The approved Conformity Plan;
- The information prepared and submitted in support of the application;

- The proposed Draft Plan of Subdivision;
- The development statistics associated with the proposed Draft Plan of Subdivision;
- The pedestrian circulation plan;
- The Mapleview Drive Streetscape Plan and for the various frontage design;
- Sample building elevations and building types; and
- The proposed amendments to the Zoning By-law including the special provisions being requested.

Mr. Keith MacKinnon of KLM Planning on behalf of 1091369 Ontario Limited advised that the purpose of the public meeting was to review an application for amendments to the Zoning By-law and Draft Plan of Subdivision for the lands located at 883 Mapleview Drive East.

Mr. MacKinnon discussed slides concerning the following topics:

- The planning applications and supporting studies submitted;
- An aerial view of the site location and surrounding properties;
- The Hewitt's Secondary Plan Land Use schedule, development phases and Master Plan;
- The proposed Draft Plan of Subdivision;
- The requested amendments to the Zoning By-law; and
- The proposed sidewalk and pedestrian circulation plan.

Ms. Stacey Forfar, Manager of Growth Planning advised that the active technical review process for the three applications is underway and staff, the applicants and their consulting teams are working through a collaborative review process. Ms. Forfar highlighted the subdivision and site design considerations including new built forms, street design and layout. She reviewed infrastructure considerations including traffic management and pedestrian safety, low impact development standards and parks and trail network.

#### **VERBAL COMMENTS**

1. Ms. Josephine Martensson-Hemsted spoke on behalf of her father Mr. Gerald Van Amelsvoort of 2057 Lockhart Road. Ms. Martensson-Hemsted noted that she was impressed with presentation. She advised of her concerns related to the traffic on Lockhart Road, especially in front of 2057 as it is at the bottom of a steep hill. Ms. Martensson-Hemsted commented that there have been many close calls for accidents in the area. She indicated that this situation may worsen due to the increase in traffic density. She stated that she would like Council and Planning staff to look at this aspect closer. Ms. Martensson-Hemsted questioned whether on-street parking would be permitted along the narrower roads associated with the high density proposed for the north east part of development identified in the presentation concerning the first two applications. She expressed concerns to the reduced road width

related to parking and snow removal and questioned if on-street parking would be permitted.

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

#### **WRITTEN COMMENTS**

1. Ballymore Building (Barrie) Corp., dated June 26, 2017.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 6/26/2017.

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

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

##### **17-G-193**

#### **APPLICATION FOR ZONING BY-LAW AMENDMENT - WATERSAND CONSTRUCTION LIMITED - 229 MCKAY ROAD WEST AND 980 VETERAN'S DRIVE (WARD 7)**

1. That the following recommendation be approved:
  - a) That the Application for a Zoning By-law Amendment (File Number D14-1616) submitted by KLM Planning Incorporated, on behalf of Watersand Construction Limited, for the property municipally known as 229 McKay Road West and 980 Veteran's Drive, be approved.
  - b) That By-Law Number 2009-141, entitled "City of Barrie Comprehensive Zoning By-Law", as amended be further amended as per Appendix "A": Draft Zoning By-law Amendment to Staff Report PLN020-17.
  - c) That the "Agreement" attached as Appendix "B" to Staff Report PLN020-17 be referred to the Legal Services Department for registration.
  - d) That Recreation Services, Corporate Facilities, and Legal Services staff be authorized to enter into discussions with the property owner with respect to the future acquisition of the 20 acre site, described in the above noted "Agreement".
  - e) That in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law.

- f) That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended, including the matters identified in Appendix "G" to Staff Report PLN020-17. (PLN020-17) (File: D14-1616)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 8:31 p.m. to discuss the content of confidential Staff Report CCI001-17 concerning a confidential potential litigation matter – Corporate Technology.

Members of General Committee, the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Director of Legal Services, Executive Director of Access Barrie, Executive Director of Innovate Barrie, General Manager of Infrastructure and Growth Management, Legal Counsel, and Senior Manager of the Centre for Continuous Improvement were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

## **SECTION "E"**

### **17-G-194 CONFIDENTIAL DISCUSSION OF A POTENTIAL LITIGATION MATTER - CORPORATE TECHNOLOGY (CCI001-17) (File: L00)**

That motion 17-G-194 of the General Committee Report dated June 26, 2017 concerning the discussion of Staff Report CCI001-17 regarding a confidential potential litigation matter - Corporate Technology, be received.

This matter was recommended (Section "E") to City Council for consideration of receipt at its meeting to be held on 6/26/2017.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 9:28 p.m.

## **SECTION "F"**

### **17-G-195      POTENTIAL LITIGATION MATTER - CORPORATE TECHNOLOGY**

That the staff be directed to undertake the actions identified included within confidential Staff Report CCI001-17, as amended during the discussion of the confidential potential litigation matter on June 26, 2017.

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/26/2017.

Mayor Lehman noted that the in-camera/closed session portion of the meeting related to discussion of a confidential potential litigation matter – Corporate Technology. He stated that direction was provided to staff during the closed portion of the meeting

The meeting adjourned at 9:29 p.m.

CHAIRMAN