



City of Barrie

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

Minutes - Final General Committee

Monday, March 18, 2019

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on March 25, 2019.

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, D. Shipley
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STUDENT MAYORS:

M. Cooper, Portage View Public School
M. Crank, St. Monica's Catholic School

STAFF:

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 Engineering, B. Araniyasundaran
Director of Environmental Services, J. Thompson
Director of Finance and Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Roads, Parks and Fleet Service, 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 Growth and Development, M. Banfield
Planner, C. Kitsemetry
Service Desk Specialist, T. Versteeg
Theate Technician, B. Elliot.

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

SECTION "A"

19-G-051 REPORT OF THE CITY BUILDING COMMITTEE DATED MARCH 5, 2019

The Report of the City Building Committee dated March 5, 2019 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2019-03-25.

19-G-052 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MARCH 6, 2019

The Report of the Finance and Corporate Services Committee dated March 6, 2019 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2019-03-25.

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

SECTION "B"

19-G-053 COLLAPSED PIPE REPAIR ON CITY PROPERTY - 22 COMMONWEALTH ROAD

That the Roads, Parks and Fleet Department investigate the information provided by the Open Delegation concerning the collapsed pipe repair on the City Property located at 22 Commonwealth Road and report back the City Building Committee.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-054 **2018 AUDIT SERVICE PLAN**

That the 2018 Audit Service Plan presented by Deloitte LLP to the Finance and Corporate Services Committee on March 6, 2019, be approved. (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-055 **PUBLIC ART DONATION**

1. That the Mayor and City Clerk be authorized to execute an agreement with the family of the late Mr. Robert Hunter to accept their donation of \$50,000 for a public art project in accordance with the City's Donation Policy with terms and conditions agreed to by the Director of Creative Economy and to the satisfaction of the Director of Finance and Director of Legal Services.
2. That the Barrie Public Art Committee be authorized to fundraise at least \$50,000 in accordance with the City's Donation Policy in matching funds to be used to commission a piece of public art in honour of Mr. Hunter.
3. That the Barrie Public Art Committee be authorized to plan for and promote a call for a commissioned piece of public art to be installed on the existing public art footing at Meridian Place, shown in the drawings attached as Appendix "A" to Staff Report CE002-19.
4. That the Barrie Public Art Committee undertake the call for a commissioned piece of public art for installation in Meridian Place in accordance with the Barrie Public Art Policy. (CE002-19) (File: R10-BOB)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-056 **PAST AND FUTURE USE OF CLOSED PORTION OF FORMER MCDONALD STREET BETWEEN MULCASTER STREET AND POYNTZ STREET (WARD 2)**

1. That The Corporation of the City of Barrie (the "City") accept payment of \$907,000.00 in satisfaction of outstanding obligations contained within a terminated lease agreement between Her Majesty the Queen in right of Ontario (the "Province") and the City for the property shown on Appendix "A" to Staff Report LGL001-19 being all of PIN # 588180074 (the "Subject Property").
2. That the City Clerk be authorized to execute a release of obligations relating to the terminated lease agreement related document with the Province in a form satisfactory to the Director of Legal Services.

3. That the payment of \$907,000.00 by the Province be transferred to the Parking Capital Reserve and used to fund the future capital project to replace the existing surface on the Subject Property.
4. That the 2019 Capital Plan be amended by adding the project McDonald Municipal Parking Lot Reconstruction and approving new funding for this project totalling \$907,000 to be funded from the Parking Capital Reserve as follows:
 - a) \$77,000 - design phase - 2019; and
 - b) \$830,000 - construction phase - 2020. (LGL001-19) (File: L18-74)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-057**LEASE OF CITY OWNED PROPERTY - 17 ECCLES STREET NORTH
(WARD 2)**

1. That The Corporation of the City of Barrie (the "City") lease its property located at 17 Eccles Street North shown on Appendix "A" to Staff Report LGL002-19 being all of PIN # 587980167 (the "Subject Property") to The Salvation Army.
2. That the Lease Agreement include the following terms:
 - a) The rent paid for the term of lease shall be the City's cost to prepare the Subject Property for occupancy and not exceed \$10,000.00;
 - b) The term of lease will be from April 1, 2019 until December 31, 2019 unless extended by mutual agreement; and
 - c) The Tenant shall be responsible throughout the term of the lease for:
 - i) Arranging for and paying the costs of any repairs or upkeep that become necessary;
 - ii) Transferring over utility accounts and paying utility costs; and
 - iii) Maintaining liability insurance.
3. That the City Clerk be authorized to execute the Lease Agreement and any related documents necessary to extend, amend or terminate the Lease Agreement on the recommendation of and in a form satisfactory by the Director of Legal Services. (LGL002-19) (File: L18-75)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-058**PLANNING ACT SECTION 37 - UTILIZATION OF A PORTION OF THE COMMUNITY BENEFITS TO FUND THE COMMUNITY FACILITY IMPROVEMENT RESERVE, A PROPOSED AFFORDABLE HOUSING RESERVE AND PROPOSED AMENDMENTS TO THE CITY'S IMPLEMENTATION GUIDELINES TO SECURE COMMUNITY BENEFITS**

1. That a Public Meeting be scheduled to consider the utilization of a portion of the funds generated from an application of Section 37 (Height and Density Bonusing) under the *Planning Act*, as a funding mechanism for the Community Facility Improvement Reserve and a proposed Affordable Housing Reserve.
2. That the vision/approach for the Community Facility Improvement Grant Program Application Form, attached as Appendix "A" to Staff Report PLN001-19, and the proposed application process and evaluation criteria for selection of projects for funding from the Community Facility Improvement Reserve, be circulated for comment.
3. That staff in the Planning and Building Services Department prepare and circulate for comment, a process for administering the Affordable Housing Reserve.
4. That the following information related to the potential revisions to the City of Barrie's Section 37 Implementation Guidelines be presented at the Public Meeting:
 - a) A minimum of 10% of all community benefit bonusing money be deposited in the Community Improvement Facility Reserve;
 - b) A minimum of 70% of all community benefit bonusing money be deposited in an Affordable Housing Reserve; and
 - c) The Ward Councillor, on an annual basis, establish three key community priorities within their Ward to be considered when negotiating community benefits for the remaining 20% of all community benefit bonusing money.
5. That administration, negotiation and final determination of community benefits be delegated to the Director of Planning and Building Services, in consultation with relevant City staff and the applicable Ward Councillor.
6. That the City act as a client for the appraisal of the property uplift assessment, at the cost of the applicant.
7. That the required property uplift appraisal be undertaken after Council's approval of the rezoning application but prior to the site specific by-law being enacted. (PLN001-19) (File: D08TE-BON)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-059**APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING ON BEHALF OF MIELE DEVELOPMENTS INC. C/O TONY MIELE - 967 AND 973 BIG BAY POINT ROAD (WARD 10)**

1. That the Zoning By-law Amendment application submitted by MHBC, on behalf of Miele Developments Inc. c/o Tony Miele to rezone the lands known municipally as 967 and 973 Big Bay Point Road, Barrie from Agricultural General (AG) and Rural Residential (RR) to Neighbourhood Residential (R5) be approved.
2. 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 the approval of the application as amended, including the matters raised in those submissions and identified within Staff Report PLN003-19.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law. (PLN003-19) (D14-1648)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-060**BARRIE SHARKS PROVINCIAL WOMEN'S HOCKEY TEAM DRESSING ROOM AGREEMENT**

That the Director of Recreation Services and Manager of Recreation Facilities be authorized to execute an agreement between the City of Barrie and the Barrie Sharks Provincial Women's Hockey Team (Barrie Sharks) for the construction and lease of a new, dedicated home dressing room space at the East Bayfield Community Centre, 80 Livingstone Street East, subject to the agreement conforming to the following:

- a) The existing staff lunch room at East Bayfield Community Centre be altered to be used as a dedicated dressing room for the Provincial Jr. A Women's Hockey Team;
- b) The renovation costs be borne directly by the Barrie Sharks and the City of Barrie supply the facility space and project management staff to oversee the completion of the project;
- c) The rental fee for the dedicated space be \$20,000 per year plus a 2% increase each year, for a 5 year term with two 5 years extensions if both parties agree to an extension;
- d) The City acknowledges that the Barrie Sharks PWHL Hockey Team operates a junior hockey club and as such may be permitted to sell tickets and related items (programs, clothing, souvenirs, etc.) to its supporters and spectators; and

- e) 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. (REC003-18) (File: R05H)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

19-G-061

REQUEST TO METROLINX TO HOST TOWN HALL IN THE CITY OF BARRIE

That Metrolinx be requested to host a Metrolinx Town Hall or Community Information Session in the City of Barrie to provide an opportunity for service users and area residents to ask questions of the Metrolinx Leadership about Metrolinx Services. (Item for Discussion 8.1, March 18, 2019)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

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

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings 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 notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

The General Committee met and reports as follows:

SECTION "C"

19-G-062

APPLICATION FOR A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF ENCORE DEVELOPMENT GROUP - 521 AND 525 ESSA ROAD (WARD 7) (FILE: D11-015-2018 AND D12-442)

Ms. Vanessa Simpson of Innovative Planning Solutions advised that the purpose of the Public Meeting was to discuss an application for a Draft Plan of Subdivision for lands municipally known as 521 and 525 Essa Road.

Ms. Simpson discussed slides concerning the following topics:

- The application context for the subject site including the surrounding land uses;

- The existing land use designation;
- The approved zoning for the site;
- The proposed draft plan of subdivision; and
- The proposed site plan.

Ms. Michelle Banfield, Manager of Growth and Development, Planning and Building Services provided additional information and details on the application for a Draft Plan of Subdivision. She advised that the Zoning By-law was approved in May, 2018 and the Planning Department is completing the technical review for the Site Plan. Ms. Banfield explained that this application, if approved, will create a residential block to facilitate the registration of a condominium and a road widening block.

VERBAL COMMENTS:

1. **Mr. Robb Meier, 110 Napier Street** questioned whether any of the units will be considered affordable units, provide diversity in housing size and provide barrier free or universal access. He also asked what the City could do to incentivize the inclusion of these types of units.

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 Arja Palonen dated March 1, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-03-25.

19-G-063

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF 750 MAPLEVIEW INC. - 750 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D09-OPA070 AND D14-1662)

Mr. Cameron Sellers of Innovative Planning Solutions advised that the purpose of the Public Meeting was to discuss an application for an Official Plan Amendment and Zoning By-law Amendment for lands known municipally as 750 Mapleview Drive East.

Mr. Sellers discussed slides concerning the following topics:

- The application context, including the site and surrounding land uses;
- The background information associated with the neighbourhood, planning areas and GO Station proximity;
- The existing Official Plan designations of the subject property and surrounding area;
- The existing Zoning By-law designations of the subject property and surrounding area;
- A map illustrating the Intensification Areas and Major Transit Node;

- The development proposal and site plan;
- Illustrations of the design of surrounding developments;
- A map illustrating the location and layout of surrounding developments;
- Conceptual renderings for the proposed development;
- Information on the Built Form and Urban Design;
- The proposed Official Plan amendment;
- The proposed Zoning By-law amendment;
- A table highlighting the proposed Zoning Provisions; and
- The studies submitted in support of the applications.

In closing, Mr. Sellers noted that it was his view that the proposed development conforms with Provincial and Municipal policies.

Ms. Celeste Kitsemetry, Planner, Planning and Building Services provided additional information associated with the applications for Official Plan Amendment and Zoning By-law Amendments, as well as the primary planning and land use considerations. She noted that the Neighbourhood Meeting was held on February 6, 2019. Ms. Kitsemetry advised the subject applications are currently undergoing detailed technical review. She advised that the staff report concerning this application is anticipated to be presented prior to the summer recess.

VERBAL COMMENTS:

1. **Mr. Robb Meier, 110 Napier Street** questioned how the proposed density helps to achieve the objectives for the targets within Major Transit Nodes. He asked whether any of the units will be considered affordable units, provide diversity in housing size and provide barrier free or universal access. Mr. Meier also asked what the City could do to incentivize the inclusion of these types of units

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 Innis Shore Management Inc. and Hewitt's Creek Management Inc. dated March 11, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-03-25.

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

SECTION "D"

19-G-064

COUNCIL STRATEGIC PRIORITIES 2018 - 2022

That the Strategic Priorities and Goals outlined in Appendix "A" of Staff Report ACC001-19 be approved for the 2018 - 2022 Term of Council with the following amendments to Appendix "A" of Staff Report ACC001-19:

- a) That the fourth goal "Build a greener Barrie" under "Fostering a Safe and Healthy City" be amended by adding the following words "while mitigating and adapting to climate change";
- b) That the first goal under "Improving the Ability to Get Around" be amended by adding the following words "including active transportation modes";
- c) That the first goal under "Growing Our Economy" be amended by deleting the word "easy" and replacing it with "easier";
- d) That the third goal under "Growing Our Economy" be amended by deleting the words "Help create" and replacing them with "Support the creation of";
- e) That the second goal under "Improving the Ability to Get Around" be amended by deleting "Support connected transportation" and replacing it with "Make Connections"; and
- f) That "Support Tourism Industry Growth" be added as a new goal under the "Growing Our Economy" Priority. (ACC001-19) (File: C00)

Mayor Lehman left the chair from 7:44 p.m. to 7:48 p.m. Deputy Mayor Ward assumed the chair during this time period.

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

SECTION "E"**19-G-065 OUTDOOR RECREATION FACILITY STUDY AND 2017 UPDATE TO THE PARKS AND RECREATION GROWTH STRATEGY**

1. That the Outdoor Recreation Facility Study identified in Staff Report ENG002-19 be approved in principle to guide future planning and development within the City of Barrie.
2. That the 2017 Update to the Parks and Recreation Growth Strategy identified in Staff Report ENG002-19 be approved in principle to guide future planning and development within the City of Barrie, as amended to include provision for a 50 metre pool in one of the proposed new community centres. (ENG002-19) (File: D00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

SECTION "F"**19-G-066 IMPLICATIONS OF DECLARING A LOCAL EMERGENCY RELATED TO THE OPIOID CRISIS**

That staff be directed to work with the Simcoe Muskoka Opioid Strategy members to determine the most effective use of City resources to support the Strategy. (FES002-19) (File: P01)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 2019-03-25.

ENQUIRIES

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

ANNOUNCEMENTS

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

The meeting adjourned at 8:40 p.m.

CHAIRMAN