



# City of Barrie

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

## Minutes - Final General Committee

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Monday, April 1, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

For consideration by Barrie City Council on April 8, 2019.

- Present:** 10 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, K. Aylwin  
Councillor, D. Shipley  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann
- Absent:** 1 - Councillor, C. Riepma

#### STUDENT MAYORS:

Kaia Pluim-Simon, Oakley Park Public School  
Amelia Timbers, École élémentaire La Source

#### 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 Creative Economy, K. Dubeau  
Director of Engineering, B. Araniyasundaran  
Director of Environmental Services, J. Thompson  
Director of Finance and Treasurer, C. Millar  
Director of Roads, Parks and Fleet, D. Friary  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz

General Manager of Community and Corporate Services, D. McAlpine  
Manager of Enforcement Services, T. Banting  
Manager of Growth and Development, M. Banfield  
Planner, A. Gameiro  
Planner, E. Terry  
Project Coordinator, A. Almuina  
Senior Planner, C. McLaren  
Service Desk Specialist, T. Versteeg  
Supervisor of Enforcement Services, J. Forgrave  
Theatre Technician, B. Elliot.

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

### **SECTION "A"**

#### **19-G-067 FIVE POINTS THEATRE AND GEORGIAN THEATRE USER FEES (WARD 2)**

That Fees By-law 2019-023 be amended by deleting Schedule M, Department of Creative Economy and replacing it with the Schedule M attached as Appendix "A" to Staff Report CE004-19 to reflect the revised fees for the Five Points Theatre (Five Points) and Georgian Theatre (Georgian). (CE004-19) (File R05-THE)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

#### **19-G-068 PROPOSED ZONING BY-LAW AMENDMENT: DEFINITION AND VARIOUS STANDARDS RELATING TO CANNABIS PRODUCTION**

That a Public Meeting be scheduled to consider amendments to Zoning By-law 2009-141, as amended, that may be appropriate to address cannabis production in the City of Barrie as a result of new legislation enacted by the Government of Canada making recreational cannabis legal. (PLN010-19) (File: D14-1667)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**19-G-069 REQUEST TO MINISTRY OF TRANSPORTATION (MTO) FOR SOUND BARRIERS ALONG HWY 400 ADJACENT TO RESIDENTIAL AREAS**

That correspondence be sent to the Ministry of Transportation (MTO) requesting that sound barriers be installed along Highway 400 adjacent to the residential areas within the City of Barrie. (Item for Discussion, 8.1, April 1, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**19-G-070 INVITATION TO GEORGIAN COLLEGE TO PRESENT A GEORGIAN COLLEGE UPDATE**

That representative(s) from Georgian College be invited to provide a presentation to City Council on April 29, 2019 to provide an update on Georgian College. (Item for Discussion, 8.2, April 1, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**19-G-071 INVITATION TO SEASONS CENTRE FOR GRIEVING CHILDREN**

That a representative(s) of the Seasons Centre for Grieving Children be invited to provide a presentation to City Council concerning the services that they provide. (Item for Discussion, 8.4, April 1, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**19-G-072 ALL-WAY STOP INVESTIGATION - ROYAL PARK BLVD AND BLUEWATER TRAIL**

That staff in the Roads Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of Royal Park Boulevard and Bluewater Trail. (Item for Discussion, 8.5, April 1, 2019)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

The General Committee met for the purpose of three Public Meetings at 7:06 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 "B"**

### **19-G-073**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY SKELTON BRUMWELL AND ASSOCIATES ON BEHALF OF DUSKO JANKOV - 403 COX MILL ROAD - (WARD 8) (FILE: D14-1661)**

James Hunter of Skelton Brumwell and Associates advised that the purpose of the Public Meeting was to discuss an application for a Zoning By-law Amendment for lands municipally known as 403 Cox Mill Road.

Mr. Hunter discussed slides concerning the following topics:

- The property overview;
- The location of the property and surrounding uses;
- The Official Plan and Zoning By-law designations;
- An overview of the application;
- The reports and studies submitted in support of the application;
- A map illustrating the proposed land severance;
- A table setting out the proposed zoning provisions for the proposed severed lots;
- The conceptual site plan for the proposed development;
- The conceptual elevations for the proposed development; and
- A summary of the application.

Mr. Andrew Gameiro, Planner, Planning and Building Services advised of the status of the application and he advised that staff are currently completing the technical review process. He noted that no concerns were raised by the residents in attendance of the Neighbourhood Meeting held on February 13, 2019. Mr. Gameiro discussed the anticipated timelines of the staff report regarding this application.

#### **VERBAL COMMENTS:**

1. **Mr. Robb Meier, 110 Napier Street** questioned what the maximum density is in an R2 Zone.

Staff responded to Mr. Meier's inquiry.

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 Walter Cardiff dated March 25, 2019.

**Councillor, M. McCann declared a potential pecuniary interest with respect to the foregoing matter as he owns a neighboring property. He did not participate in discussion on the matter. He left the Council Chamber at 7:06 p.m. and returned at 7:19 p.m.**

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2019-04-08.

## **SECTION "C"**

### **19-G-074**

**APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT, A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 301099 ONTARIO LIMITED - 180 AND 190 FERNDAL DRIVE NORTH, 59 AND 61 SPROULE DRIVE AND PART OF BLOCK 183, PLAN 51M-751 (WARD 5) (FILE: DO9-OPA71, D14-1663, D12-441)**

Greg Barker of Innovative Planning Solutions advised that the purpose of the Public Meeting was to discuss applications for an Official Plan Amendment, a Zoning By-law Amendment and a Draft Plan of Subdivision for lands municipally known as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive.

Mr. Barker discussed slides concerning the following topics:

- An aerial map illustrating the subject site and surrounding uses;
- A map illustrating the existing land use designations for the subject site and surrounding area;
- A map illustrating the existing zoning for the subject site and surrounding area;
- The current approved Draft Plan of Subdivision;
- The proposed Draft Plan of Subdivision;
- The conceptual development details for the entire development;
- The conceptual development details for the area north of Sproule Drive;
- The conceptual development details for the area south of Sproule Drive;
- The requested amendments for the Official Plan, Zoning By-law and Draft Plan applications;
- The highlights from the Neighbourhood Meeting held February 5, 2019; and
- A summary of the applications.

Ms. Carlissa McLaren, Senior Planner, Planning and Building Services provided additional information associated with the applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. Ms. McLaren highlighted the planning and land use matters being considered as part of the technical review. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on February 5, 2019 and the anticipated timelines for the staff report regarding the applications.

**VERBAL COMMENTS:**

1. **Mr. Dan Penrose, 97 Sproule Drive** expressed his concerns associated with the amount of intensification that is being proposed for areas in Ward 5. Mr. Penrose questioned whether the traffic studies that were completed two years ago reflect the current traffic reality of the area. He raised his concerns associated with the number of accidents at the intersections of Ferndale/Dunlop and Edgehill/Ferndale. Mr. Penrose discussed his concerns associated with traffic signalization in the area. In closing, he reiterated his concerns associated with the traffic studies and noted that he felt that Ward 5 gets the brunt of the higher density in the City.
2. **Ms. Wendy Michaud, 2 Oates Lane** expressed her concerns associated with the increased density associated with the number of units proposed for the site. She noted that she felt that the proposed underground parking would not occur due to water table issues in the area. Ms. Michaud advised of her concerns associated with the proposed rental apartments and indicated that she felt owner occupied take better care of their units. She indicated that she believed that the proposed development would negatively impact her property value. In closing, she expressed her concerns associated with the traffic studies.
3. **Ms. Julie Spiller, 15 Jagges Drive** questioned the provision of parking spaces provided in the development and expressed her concerns about the increase in on-street parking in areas near the proposed development.
4. **Ms. Christine Penrose, 97 Sproule Drive** expressed her concerns associated with increased traffic that may result from the proposed development and the impact on Dunlop Street. Ms. Penrose advised that she believes that the amount of traffic currently on Dunlop Street is creating safety issues and that she believes that additional traffic to the development will only make the situation worse. She discussed her concerns associated with the impact that the proposed development would have on Dunlop Street. She noted her concerns associated with the current traffic situation at Dunlop Street and the Highway 400 interchange and questioned the timing of fixing this interchange. Ms. Penrose also expressed her concerns associated with potential impacts on traffic safety related to additional cars from the proposed development.

Staff responded to Ms. Penrose's inquiry.

5. **Mr. Dan Penrose, 97 Sproule Drive** raised concerns associated with recent Provincial Government decisions to not proceed with certain projects.

6. **Ms. Joan Habinski, 101 Sproule Drive** expressed her concerns associated with possible traffic impacts on Sproule Drive and on Ferndale Drive North. She advised that she had raised concerns associated with the main entrance of the condominium building being right across the street from the main entrance of the retail plaza and questioned if consideration was being given to signalization at that intersection. Ms. Habinski advised that she believes that there may be a need for stop lights or a three-way stop at Bird Street and Sproule Drive. She also expressed her concern associated with traffic travelling south on Ferndale Drive North and noted how she believes there is a blind curve at Ferndale Drive North and Edgehill Drive. Ms. Habinski shared that she felt that the increased traffic associated with the proposed development will impact traffic safety in the area and she requested that a traffic impact study be undertaken.
7. **Mr. Robb Meier, 110 Napier Street** questioned whether the proposed grocery store is rented and expressed his concern about the number of the grocery stores that can be supported. Mr. Meier inquired whether any of the proposed dwelling units will be universally designed barrier free units and what active transportation infrastructure will be included on the site.

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 Wendy Michaud dated February 15, 2019.
2. Correspondence from Hydro One dated January 18, 2019.
3. Correspondence from Ministry of Transportation dated January 22, 2019.
4. Correspondence from Power Stream / Alectra Utilities dated January 17, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-04-08.

**19-G-075****APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE SOHO JAMES INCORPORATED - 390 ESSA ROAD (WARD 6) (FILE: D14-1656)**

Darren Vella of Innovative Planning Solutions advised that the purpose of the Public Meeting was to discuss an application for an Official Plan Amendment and a Zoning By-law Amendment for lands municipally known as 390 Essa Road.

Mr. Vella introduced David Chui and John Redekop from ACK Architects that participated in the presentation. Mr. Vella and his associates from ACK Architects discussed slides concerning the following topics:

- A map illustrating the application context including the subject site and surrounding uses;
- The existing land use designations for the subject site and surrounding area;
- The existing zoning for the subject site and surrounding area;
- A plan illustrating the original development concept, along with development details and Neighbourhood Meeting comments from January 15, 2019;
- A plan illustrating the revised development concept;
- The proposed Official Plan Amendment;
- The proposed Zoning By-law Amendment;
- A plan illustrating the proposed site plan;
- Renderings illustrating the front of the proposed development - north west and north east perspectives;
- A rendering illustrating the exterior design form;
- An aerial view and rendering showing the Essa Road streetscape;
- A rendering illustrating the mature tree buffering, with existing and proposed tree buffering; and
- A rendering illustrating the rear of the proposed development - south east perspective.

Mr. Edward Terry, Planner, Planning and Building Services advised the subject applications are currently undergoing detailed technical review. He discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on January 15, 2019 and the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Ms. Judi Catania, 38 Aikens Crescent** advised that Aikens Crescent is lower than Essa Road which will make the development higher than that shown in the proposed plans. Ms. Catania expressed her concerns associated with the proposed reduction in parking and that she believes residents from another development are parking in the Shopper's Drug Mart Plaza area. She also expressed her concerns associated with

drainage due to her property being lower than the proposed development and questioned where all the water from the parking lot would drain to. Ms. Catania requested that a drainage study be undertaken.

2. **Mr. Ron Miller, 100 Cityview Circle** questioned whether the actual construction details will be the same as the architectural details presented in the proposal.

The Applicant's representative responded to Mr. Miller.

3. **Mr. Casey VanKessel, 6781 - 10th Line, Thornton** shared his knowledge of the history and architecture of the property and the existing house. Mr. VanKessel advised that he once owned the property and is very familiar with the craftsmanship and quality of the house. He advised that he is not against the development, but noted that he felt it was the best house on Essa Road. He suggested that he believes based on the historical nature of the property and house that he believes there should be consideration given to incorporating the house into the proposed development. He advised that the house is not a designated property. Mr. VanKessel also provided his thoughts and recollection of the stonework at the front of the property, and the past improvements and widening of Essa Road. In closing, Mr. VanKessel reiterated his request for the developer to keep the existing house and stonework.
4. **Mr. Robb Meier, 110 Napier Street** questioned the maximum density permitted by the proposed zoning and whether the reduction in affordable units was related to the increase in parking proposed. Mr. Meier questioned the percentage of barrier free units proposed and whether bonusing provisions could be utilized to increase the number of barrier free units. Mr. Meier also inquired whether the proposed development incorporates infrastructure for active transportation.

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 Judi and Peter Catania dated January 28, 2019.
2. Correspondence from David Sauder dated February 1, 2019 and February 23, 2019.
3. Correspondence from Hydro One dated March 27, 2019.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2019-04-08.

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

**SECTION "D"**

**19-G-076      DUNLOP STREET EAST CORRIDOR IMPROVEMENTS - MULCASTER STREET TO TORONTO STREET (WARD 2)**

1. That subject to an agreement from the Downtown Barrie Business Association (BIA) Board to contribute \$300,000 of third party funding over a period of ten years, staff proceed to tender the Dunlop Street Corridor Improvements (Toronto Street to Mulcaster Street) in 2019.
2. That the BIA Board of Directors be requested to confirm their commitment to participate in the Enhanced Street Streetscape portion of the Dunlop Street work in accordance with the terms approved by City Council by Board resolution no later than April 15, 2019, and that should the BIA Board of Directors choose not to be involved in the project, in accordance with the terms approved by City Council, staff in the Engineering Department be directed to proceed with the tendering process for the project without the Enhanced Streetscape portion being included.
3. That staff in the Engineering Department continue to liaise with the BIA in regards to the project schedule; specifically shortening the 2019 Patio Season to allow a construction start date of September 10, 2019.
4. That Project EN1167 (Dunlop Street East Corridor Improvements - Toronto Street to Mulcaster Street) timing be advanced, the funding plan be amended, and the spending approval be approved as attached in Appendix "E" to Staff Report ENG003-19. (ENG003-19) (File: T05-DUN)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**SECTION "E"****19-G-077 NEW MUNICIPAL SMOKING REGULATIONS AND TO REPEAL SMOKING IN PUBLIC PLACES AND WORKPLACES BY-LAW 2010-034 AND SMOKING OUTDOORS ON CITY OWNED PROPERTY BY-LAW 2009-086 - REFERRAL TO FINANCE AND CORPORATE SERVICES COMMITTEE**

That paragraphs 1 to 5 of Staff Report LCS009-19 be referred to the Finance and Corporate Services Committee meeting scheduled to be held on May 1, 2019:

1. That By-law 2010-034 to regulate smoking in public places and work places and By-law 2009-086 prohibiting smoking outdoors on City owned property be repealed and replaced with a comprehensive by-law generally in accordance with the attached draft included as Appendix "A" to Staff Report LCS009-19.
2. That staff be authorized to make application to the Ministry of the Attorney General for set fines ranging from \$100.00 to \$1,000.00 based on the nature of the offence.
3. That staff in Legislative and Court Services Department (Enforcement Services Branch) work with Access Barrie to develop a comprehensive communications plan to be implemented no later than June 2019.
4. That staff in Roads, Parks and Fleet Department in consultation with the Legislative and Court Services Department (Enforcement Services Branch) prepare and install new signage or replace existing signage where required that depicts the new municipal smoking regulations in all City-owned parks and facilities, with the cost associated with the signage (\$45,000) to be funded from the Tax Capital Reserve.
5. That the installation of such signage be completed as operational time permits with a focus on high utilization locations as a priority. (LCS009-19) (File: P00)

This matter was referred to Finance and Corporate Services Committee for consideration at its meeting to be held on 2019-05-01.

**19-G-078 NEW MUNICIPAL SMOKING REGULATIONS AND TO REPEAL SMOKING IN PUBLIC PLACES AND WORKPLACES BY-LAW 2010-034 AND SMOKING OUTDOORS ON CITY OWNED PROPERTY BY-LAW 2009-086**

That staff in the Enforcement Services Branch be authorized to hire two (2) new Summer Student Enforcement Positions for 2019 for deployment from June to September, to ensure the members of the public in parks, sports fields and City facilities are made aware of the new regulations, with the positions funded from the first instalment from the Ontario Cannabis Legalization Implementation Fund. (LCS009-19) (File: P00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**SECTION "F"**

**19-G-079 NAMING OF GO STATIONS**

That staff contact Metrolinx requesting information on the process and costs associated with changing the names of the City of Barrie Go Train Stations and report back to General Committee. (Item for Discussion, 8.6, April 1, 2019)

**Mayor Lehman left the chair from 9:12 p.m. to 9:23 p.m. Deputy Mayor Ward assumed the chair during this time period.**

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

**ENQUIRIES**

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

**ANNOUNCEMENTS**

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

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 9:34 p.m. to discuss the content of confidential Staff Report LCS008-19 concerning a confidential personal information matter – appointments to the Heritage Barrie Committee.

Members of General Committee (with the exception of Councillor C. Riepma) Deputy Mayor, B. Ward and Councillor Morales arrived at 9:37 p.m., the Acting General Manager of Infrastructure and Growth Management, Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk and the General Manager of Community and Corporate Services 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.

The General Committee met and reports as follows:

### **SECTION "G"**

#### **19-G-080 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE HERITAGE BARRIE COMMITTEE**

That motion 19-G-080 of the General Committee Report dated April 1, 2019, being the confidential notes concerning the discussion of a confidential personal information matter - appointment to the Heritage Barrie Committee, be received. (File: C06) (LCS008-19)

This matter was recommended (Section "G") to City Council for consideration of receipt at its meeting to be held on 2019-04-08.

The General Committee reports upon adoption of a procedural motion, it met in public /open session at 9:36 p.m.

Mayor, J. Lehman noted that the in-camera/closed session portion of the meeting was related to a confidential personal information matter concerning an appointment to Heritage Barrie Committee. Mayor, J. Lehman stated that with the exception of the procedural matter to move into public/open session, votes were not taken during the portion of the meeting closed to the public.

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

### **SECTION "H"**

#### **19-G-081 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE HERITAGE BARRIE COMMITTEE**

1. That Sarah MacKinnon be appointed to the Heritage Barrie Committee for a term of office to expire on November 14, 2022. (File: C06) (LCS008-19)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 2019-04-08.

The meeting adjourned at 9:37 p.m.

CHAIRMAN