



# City of Barrie

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

## Minutes - Final General Committee

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Monday, December 10, 2018

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

**For consideration by Barrie City Council on December 17, 2018.**

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

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

### STAFF:

Accessibility Coordinator, C. Dillon  
Acting Director of Engineering, K. Oakley  
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 Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Roads, Parks and Fleet, 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

General Manager of Community and Corporate Services, D. McAlpine  
Manager of Growth and Development, M. Banfield  
Manager of Technical Services, R. Trask  
Planner, A. Gameiro  
Service Desk Specialist, T. Versteeg  
Theatre Technician, B. Elliot.

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

### **SECTION "A"**

#### **18-G-215      REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED NOVEMBER 19, 2018**

The Report of the Infrastructure, Investment and Development Services Committee dated November 19, 2018 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2018-12-17.

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

### **SECTION "B"**

#### **18-G-216      PROPERTY ACQUISITION TO FACILITATE MCKAY ROAD TRUNK SANITARY SEWER AND TRUNK WATERMAIN (WARD 7 AND 8)**

1. That in order to facilitate the construction of the McKay Road Trunk Sanitary Sewer, Trunk Watermain and a future interchange at Highway 400, the Director of Legal Services be authorized to commence negotiation and expropriation proceedings to acquire the property necessary to completing the projects including the property identified In Appendix "A" to Staff Report ENG017-18, municipally known as 17 McKay Road East (the "Property Requirements") upon budget approval.
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Property Requirements and that the City Clerk be authorized to execute the necessary forms of application.

3. That the “Notice of Application for Approval to Expropriate” be served and published and any requests for inquiries received, pursuant to the “Notice of Application for Approval to Expropriate” be forwarded to the Chief Inquiry Officer and the Chief Inquiry Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services be delegated authority to settle the expropriation or any negotiated agreement necessary to acquiring the Property Requirements.
5. That in order to achieve the recommended motion, the forecast property budget of \$4,363,900 for project 000138 (McKay Road New Trunk Sanitary Sewer and Road Expansion - Highway 400 to Huronia) be approved and advanced from 2020 to 2019.
6. That the Mayor and City Clerk be authorized to execute all associated and required documents necessary to achieving the recommended motion in a form approved by the Director of Legal Services. (ENG017-18) (File: T05-MK)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

#### **18-G-217**

#### **CITY OF BARRIE'S MULTI-YEAR ACCESSIBILITY PLAN, 2019-2024**

1. That the 2019-2024 Multi-year Accessibility Plan attached as Appendix “B” to Staff Report HR009-2018 be approved in principle.
2. That staff in the Human Resources Department, in consultation with the Accessibility Advisory Committee, monitor implementation of the Plan and provide a memorandum to members of Council with an annual update on initiatives and compliance requirements outlined in the Accessibility Plan, and in accordance with the Accessibility Directorate of Ontario’s guidance. (HR009-18) (File: H00)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

#### **18-G-218**

#### **SCHEDULE OF CITY COUNCIL AND GENERAL COMMITTEE MEETINGS FOR 2019 TO 2022**

1. That the schedule of City Council and General Committee meetings for 2019 to 2022 attached as Appendix “A” to Staff Report LCS013-18, be approved.
2. That the City Clerk be authorized to alter the schedule of City Council and General Committee meetings to delete a meeting(s), should a meeting date(s) fall on any newly prescribed Statutory Holiday and/or the dates for March Break, the Association of Municipalities of Ontario Annual Conference or Municipal Elections be different than those included in Appendix “A” to Staff Report LCS013-18. (LCS013-18) (File: C00)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-219**      **DEPUTY MAYOR POSITION**

That a By-law be passed to:

- a) Appoint Councillor, B. Ward as Deputy Mayor for the term of December 17, 2018 to November 30, 2020; and
- b) Appoint Councillor, D. Shipley as Deputy Mayor for the term of December 1, 2020 to November 14, 2022. (LCS014-18) (File: C00) (P12/18)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-220**      **COMMITTEE OF ADJUSTMENT PROCESS IMPROVEMENTS**

- 1. That the Director of Planning and Building Services, or designate, be delegated authority to approve consent applications subject to the following criteria, in accordance with the Delegation of Powers and Duties Policy:
  - a) The application is recommended for approval by staff and agencies;
  - b) Members of the public support the application; and
  - c) Applicants agree to any conditions as recommended by City staff or agencies.
- 2. That the Consent Application Policy attached as Appendix “A” to Staff Report PLN023-18, be approved. (PLN023-18) (File: D00)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-221**      **MUNICIPAL STREET NAMING FOR PLAN OF SUBDIVISION IN THE YONGE GO SUBDIVISION (WARD 9)**

That the proposed Municipal Street Names identified in Appendix “A” to Staff Report PLN028-18 for the Plan of Subdivision in the Yonge GO Subdivision, be approved. (PLN028-18) (File: D12-394 and D14-1495)

This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-222**      **BUILDING PERMIT TO INSTALL A SIGN ONTO A DESIGNATED HERITAGE PROPERTY (WARD 2)**

1. That Staff Report PLN030-18 regarding a Building Permit to install a sign onto a Designated Heritage Building, for lands known municipally as 72 Dunlop Street East, be received.
2. That the Sign Option 2 for 72 Dunlop Street East, as identified in Appendix "D" to Staff Report PLN030-18, be approved.
3. That staff in the Planning and Building Services Department be directed to give notice of its decision as per Section 33(4)(b) of the *Ontario Heritage Act*. (PLN030-18) (File: R01)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-223**      **INVESTIGATION - INSTALLATION OF STREET LIGHTING ON HURONIA ROAD (WARD 8)**

That roadway illumination be installed on Huronia Road from Saunders Road to approximately 745 Huronia Road subject to budget approval in the 2020 Capital Plan. (RPF010-18) (File: T04) (P13/15)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-224**      **INVITATION FOR A PRESENTATION - DAVID BUSBY CENTRE**

That representatives of the David Busby Centre be invited to provide a presentation at the City Council Meeting scheduled for December 17, 2018. (Item for Discussion 8.1, December 10, 2018) (File: C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-225**      **RE-APPOINTMENT OF TOWN CRIER**

1. That Mr. Steve Travers be re-appointed as the City of Barrie's Town Crier for a term from December, 2018 to November 14, 2022.
2. That Mr. Travers be granted an honorarium of \$675.00 annually to offset incidental costs associated with his activities as the City's Town Crier to be funded from account 01-06-0950-0000-2810, as well as an annual parking pass. (Item for Discussion 8.2, December 10, 2018) (File: C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

The General Committee met for the purpose of two Public Meetings at 7:08 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 appropriate notification forms 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"**

#### **18-G-226**

#### **APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF MDM DEVELOPMENTS - 233, 237, 241 AND 245 DUNLOP STREET WEST (WARD 2) (FILE: D09-069-18 AND D14-1647)**

Mr. Cameron Sellers of Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to discuss applications for an Official Plan Amendment and a Zoning By-law Amendment for lands known municipally as 233, 237, 241 and 245 Dunlop Street West.

Mr. Sellers discussed slides concerning the following topics:

- The application context, including site information and surrounding land uses;
- The Official Plan designation for the property and surrounding areas;
- The Zoning for the subject property and surrounding areas;
- The proximity of the subject property with respect to the Primary Intensification Nodes and Primary Intensification Corridors;
- An overview of the development proposal;
- An architectural rendering of the proposed development;
- The Urban Design highlights of the proposed development;
- Illustrations from the Shadow Impact Study;
- The Tree Preservation Plan for the development;
- The requested Official Plan Amendment;
- A chart illustrating the Zoning By-law amendments being requested for the development; and
- A review of the Planning Policy for the area.

Mr. Sellers concluded his presentation and indicated that he believed the applications are appropriate for the area and should be supported.

Mr. Andrew Gameiro, Planner, Planning and Building Services provided details concerning the application, as well as the primary planning and land

use considerations associated with the applications. He advised that the Neighbourhood Meeting was held on April 25, 2018 with 25 local residents attending the meeting. Mr. Gameiro reviewed the changes made by applicant based on items that needed to be addressed due to the adjacent creek and pond, and potential traffic impacts. He advised on the anticipated timelines of the staff report.

**VERBAL COMMENTS:**

1. **Al McNair, 9 Mountbatten Road**, representing Nature Barrie, shared that Nature Barrie has a long history of involvement with Milligan's Pond and Bunkers Creek. He advised that he supports the preservation of trees and that he believes there is a strong civic interest in maintaining trees whenever possible. Mr. McNair questioned whether the extent of a former landfill under Milligan's Pond is known and discussed his concerns associated with the potential impacts to water quality if the area is disturbed. He advised that the area is an active birding area and encouraged the applicant and City to consider bird sensitive guidelines that have been developed by other jurisdictions when reviewing this development proposal. Mr. McNair questioned the increased density for the development and noted that he felt that this development proposal is not within one of the Primary Intensification Nodes or Urban Growth Area.
2. **Mr. Mario Titus, 2 Toronto Street** questioned whether the development included a hotel and what the construction material for the building will be.

Mr. Sellers provided a response to the question.

3. **Steve Ferguson, 3 Boys Street South** questioned whether the subject lot was filled illegally in the past. He advised that he believes the proposal for 8 storeys is too high and the requirements for piles for this height of building will be too disruptive to the land, especially being so close to Milligan's Pond and Bunkers Creek.

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 Eric Taverner, dated December 6, 2018.
2. Correspondence from Mike Fawcett, dated December 5, 2018.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2018-12-17.

**18-G-227****APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF MASON HOMES LTD. - 410 YONGE STREET AND 343 LITTLE AVENUE (WARD 8) (FILE: D09-OPA068 AND D14-1655)**

Mr. Jared Dykstra from Dykstra Planning and Development Group advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment and a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Mason Homes Ltd. for the lands known municipally as 410 Yonge Street and 343 Little Avenue.

Mr. Dykstra discussed slides concerning the following topics:

- The application context, including information on the site and surrounding land uses;
- The proposed Official Plan amendment;
- The proposed Zoning By-law Amendment;
- The proposed Site Plan for the development;
- Artist renderings of the Back to Back Stacked Towns along Yonge Street;
- Artist renderings of the Back to Back Towns within the development;
- Artist renderings of the Reverse Frontage Towns along Little Avenue and Firman Drive;
- The Commercial Needs Justification for the Yonge St. Corridor from Huronia Road to Mapleview Drive East; and
- The studies that have been completed to support the application.

Mr. Dykstra concluded his presentation and indicated that the applicant has attempted to develop the property for commercial uses, but has been unable to secure an anchor tenant. He advised that he believes the proposed development applications are appropriate for the area and can be supported from a land-use planning perspective.

Ms. Michelle Banfield, Manager of Growth and Development, Planning and Building Services provided details concerning the applications, as well as the primary planning and land use considerations associated with the applications. She provided highlights from the Neighbourhood meeting held on November 28, 2018. Ms. Banfield advised on the anticipated timeline of the staff report.

**VERBAL COMMENTS:**

No verbal comments concerning this application were provided by members of the public.

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



**WRITTEN CORRESPONDENCE:**

Correspondence from Stephen Lewis, dated December 4, 2018.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2018-12-17.

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

**SECTION "D"****18-G-228****GEORGIAN COLLEGE NEIGHBOURHOOD COMMUNITY IMPROVEMENT PLAN (CIP) TAX INCREMENT BASED GRANT APPEAL**

1. That the denial of the Georgian College Neighbourhood Community Improvement Plan (CIP) Tax Increment Based Grant application submitted by WCPT Georgian Inc. be upheld.
2. That a grant in the amount of \$90,458.87 be provided to WCPT Georgian Inc. to be funded from the Tax Rate Stabilization Reserve.

**Councillor, S. Morales declared a potential pecuniary interest in the foregoing matter as he was a former employee of the appellant, WCPT Georgian Inc. He did not participate in the discussion or vote on the matter. He remained at his seat at the Council table.**

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

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

**SECTION "E"****18-G-229****STRUCTURE OF COMMITTEES OF COUNCIL AND PROCEDURAL BY-LAW UPDATES**

1. That members of Council be appointed to the various committees and boards of the City of Barrie in accordance with Mayor, J. Lehman's recommendations as specified in Appendix "A" to Staff Report LCS015-18, for a term ending November 15, 2022, unless otherwise noted, be amended as follows:

- a) That Councillor B. Ward replace Councillor M. McCann on County of Simcoe - Human Services Committee
  - b) That Councillor K. Aylwin replace Councillor B. Ward on the Barrie Public Library Board
  - c) That Councillor B. Ward replace Councillor K. Aylwin on the Public Art Committee
2. That in accordance with Mayor, J. Lehman's recommendations, the Reference and Advisory Committee structure contained in Procedural By-law 2013-072 be amended as outlined in Appendix "A" to Staff Report LCS015-18, and further that the composition of the Active Transportation and Sustainability Committee be amended as follows:

By deleting the following:

"One representative from the Heart and Stroke Foundation;  
Five Citizens including at least one representing:

- A fitness establishment;
- The Barrie Bicycle Club;
- Transition Barrie; and
- The Brereton Field Naturalists".

And by adding the following:

"5 citizen members  
1 representative from Nature Barrie".

3. That a Community Safety and Well-being Committee be established in accordance with the *Safer Ontario Act* with the following agencies, boards and/or commissions selected to provide a representative on the Committee:
- a) \_\_\_\_\_ to represent a local health integration network for a geographic area in which the municipality is located, as determined under the *Local Health System Integration Act*, 2006; **or**  
  
\_\_\_\_\_ an entity that provides services to improve the physical or mental health of individuals in the community or communities;
  - b) \_\_\_\_\_ to represent an entity that provides educational services in the municipality;
  - c) \_\_\_\_\_ represent an entity that provides community or social services in the municipality;
  - d) \_\_\_\_\_ to represent an entity that provides community or social services to children or youth in the municipality; and

- e) \_\_\_\_\_ to represent an entity that provides custodial services to children or youth in the municipality.
- 4. That each member of Council provide a quarterly update to the appropriate Reference Committee on behalf of any Advisory Committee or external Board to which the member has been appointed.
- 5. That the City Clerk be authorized to make the following amendments to Procedural By-law 2013-072:
  - a) To add the National Anthem and Land Acknowledgement to the Order of Proceedings for City Council meetings;
  - b) To update the exceptions authorizing a meeting or part of a meeting to be closed to the public to reflect revisions to the *Municipal Act, 2001*;
  - c) To clarify that Open Delegations are only permitted with respect to matters within the jurisdiction of Council;
  - d) To identify that the provisions related to the reconsideration of decisions do not apply to the reconsideration of Planning matters resulting from requests/decisions of the Local Planning Appeal Tribunal;
  - e) To replace references to Acting Mayor with Deputy Mayor;
  - f) To identify that members of any committee or board who are absent for three consecutive meetings without permission from the Committee be removed from the Committee; and
  - g) To make other changes to the By-law to reflect court decisions and/or legislative changes, as may be necessary.
- 6. That the Township of Oro-Medonte and County of Simcoe be requested to provide written confirmation in accordance with Section 6.09 of the Lake Simcoe Regional Airport Agreement of the City of Barrie's appointments to the Lake Simcoe Regional Airport Board of Directors.
- 7. That the Legislative and Court Services Department be authorized to advertise for candidates for appointment to those committees for which advertisements have not previously been circulated and extend the call for candidates for the Heritage Barrie Committee. (LCS015-18) (File: C05)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**18-G-230****2019 COUNCIL CONFERENCE ATTENDANCE**

1. That Councillor D. Shipley, Councillor B. Ward, Councillor R. Thomson, Councillor S. Morales and Councillor M. McCann be granted approval to attend the 2019 Federation of Canadian Municipalities (FCM) annual conference to be held in Quebec City, Quebec as an official delegation for the City of Barrie.
2. That Mayor J. Lehman, Councillor K. Aylwin, Councillor N. Harris, Councillor G. Harvey and Councillor J. Harris be granted approval to attend the 2019 Association of Municipalities of Ontario (AMO) annual conference in Ottawa, Ontario as an official delegation for the City of Barrie.
3. That the Council representative on the Town and Gown Committee, be granted approval to attend the Town and Gown Association of Ontario 2019 Conference in Niagara, Ontario.
4. That the applicable related expenses (including registration, travel, accommodation, and meals) be reimbursed from the Council Conference Account to a maximum of \$16,500 for the three conferences, subject to approval of the 2019 Business Plan (Account # 01-06-0950-0000-3071/1010-600000). (LCS016-18) (File: C00)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 2018-12-17.

**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 8:47 p.m.

CHAIRMAN