70 Collier Street (Box 400)
Barrie, ON L4M 4T5

City of Barrie

Minutes - Final
General Committee

Monday, June 20, 2016 | **7:00 PM** | **Council Chamber**

GENERAL COMMITTEE REPORT
For consideration by the Council of the City of Barrie on June 27, 2016.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance:

Present: 11 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, M. Prowse; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

STAFF:
Acting Manager of Facility Planning and Development, L. Worton
Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Deputy Fire Chief, C. Mainprize
Deputy Treasurer, M. Jermey
Director of Business Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Engineering, J. Weston
Director of Finance/Treasurer, C. Millar
Director of Recreation, B. Roth
Director of Planning Services, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
Executive Director of Invest Barrie, Z. Lifshiz
Fire Chief, B. Boyes
General Manager of Community and Corporate Services, P. Elliott-Spencer
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Planning Policy, M. Kalyaniwalla
Manager of Wastewater Operations, S. Coulter
Senior Planner, K. Brislin
Senior Planner, J. Foster
Service Desk Specialist, T. Versteeg
Theatre Technician, B. Elliott.

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

SECTION "A"

16-G-162 **METROLINX FARE INTEGRATION AGREEMENT AND PROPOSED BUS STORAGE AND SERVICE AGREEMENT**

1. That the Mayor and City Clerk be authorized to execute a Fare Integration Agreement with Metrolinx attached as Appendix "A" to Staff Report ACC002-16.

2. That staff be authorized to negotiate a Bus Storage and Service Agreement with Metrolinx subject to the satisfaction of the City Solicitor and Chief Administrative Officer and that the Mayor and City Clerk be authorized to execute the agreement. (ACC002-16) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-163 **ROYAL OAK DRIVE - BAY LANE - GABLE'S PARK RECOVERY OF SANITARY SERVICING COSTS, WATER SERVICING COSTS AND TENDER AWARD OF CONTRACT 2016-001T (WARD 8)**

1. That the Director of Finance be authorized to issue 10-year debentures for the owners' share of the sanitary sewer works and water works.

2. That Contract 2016-001T, for Royal Oak Drive Urbanization/Gable's Park, Part 1 be awarded to Arnott Construction Ltd. in accordance with their tender dated May 17, 2016, in the amount of $1,673,000.00, excluding HST. (ENG008-16) (File: W03-BAY)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-164 **AWARD OF CONTRACT 2016-014T FOR MAPLEVIEW DRIVE EAST, HURONIA ROAD TO COUNTRY LANE (WARD 9)**

That Contract 2016-014T, for Mapleview Drive East Improvements, Huronia Road to Country Lane be awarded to Arnott Construction Limited, (Arnott), in accordance with their tender dated May 31, 2016, in the amount $13,378,690.00 excluding HST, with the funding adjusted as per Appendix "A" to Staff Report ENG010-16. (ENG010-16) (File: T05-MAP)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-165 **ROADS, PARKS AND FLEET OPERATIONS MASTER PLAN**

1. That the Service Delivery Model #1 (Location B), as described in Staff Report FCT003-16 be adopted, and that this model be used as a basis to plan the delivery of Roads, Parks and Fleet operations with timing subject to future Capital Plans.

2. That staff be authorized to further investigate co-location opportunities and land acquisition costs for Service Delivery Model #1 (Location B), and report back to General Committee with a proposed strategy. (FCT003-16) (File: T00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-166 **2015 ANNUAL DEVELOPMENT CHARGE REPORTS**

1. That the following 2015 Annual Development Charge reports be received:

   a) Municipal Development Charge Reserve Fund Statement (Appendix "A" to FIN010-16);

   b) Municipal Development Charge Reserve Fund Statement with Project Activity (Appendix "B" to FIN010-16);

   c) Listing of Section 13 Credits (Appendix "C" to FIN010-16) owing where a front ending agreement existed prior to the first City by-law under the Development Charges Act, 1997;

   d) Listing of Section 38 Credits (Appendix "D" to FIN010-16) owing where a front ending agreement exists subsequent to the first City by-law under the Development Charges Act, 1997; and

   e) Whiskey Creek Area Specific Development Charge Reserve Fund Statement (Appendix "E" to FIN010-16).

2. That funding of the development charge discretionary discounts totalling $1,983,378 be approved as follows: $400,000 from the Development Charge Discounts & Exemptions Reserve; and the remaining $1,583,378 to be funded proportionately from the Tax Capital Reserve, Water Rate Capital Reserve, and Wastewater Rate Capital Reserve, based on their proportionate shares. (FIN010-16) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-167 ANNEXED LANDS AGREEMENTS

1. That the Chief Administrative Officer receive delegated authority to negotiate and finalize a Hewitt's Sanitary Trunk North of Mapleview Developer Delivery Agreement in form satisfactory to the Director of Legal Services wherein the Annexed Lands owners groups and the City agree to the details of the land owners commitments to design and construct this Development Charges project in accordance with the terms of the Memorandum of Understanding (MOU).

2. That the Mayor and City Clerk be authorized to execute a Hewitt's Sanitary Trunk North of Mapleview Developer Delivery Agreement with the Annexed Lands owners groups.

3. That the Chief Administrative Officer receive delegated authority to negotiate and finalize a Master Parkland Agreement in a form satisfactory to the Director of Legal Services wherein the Annexed Lands owners groups and the City agree to the details of the parkland to be dedicated to the City in accordance with the Salem and Hewitt's Secondary Plans.

4. That the Mayor and City Clerk be authorized to execute a Master Parkland Agreement with the Annexed Lands owners groups. (LGL004-16) (File: D17-GRO)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-168 **ICE ALLOCATION POLICY AMENDMENTS**

1. That the amended Ice Allocation Policy, included as Appendix "B" to Staff Report REC001-16, governing the equitable assignment and management of indoor ice within City of Barrie owned facilities be adopted, and implemented for the 2017/2018 ice allocation season, starting September 1st, 2017.

2. That delegated authority be granted to the Director of Recreation Services, in consultation with the General Manager of Community and Corporate Services, to implement various pricing techniques throughout the year as appropriate to increase utilization of programs and facilities. (REC001-16) (File: R00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-169 **PURCHASE OF ONE 50-75 FOOT AERIAL AND ONE RESCUE PUMPER**

That a 50-75 foot Aerial Ladder Truck and one Rescue Pumper be purchased in lieu of one 100 foot Platform Aerial Truck, from the Tax Capital Reserve in the amount of $1,500,000.00. (RPF007-16) (File: V01-AER)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

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 form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Planning Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

16-G-170 **AN APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - SUBMITTED BY 2431805 ONTARIO INC. AND 2432874 ONTARIO LIMITED - 368, 372 AND 376 ESSA ROAD (WARD 6) (FILE: D14-1602)**

Mr. Cameron Sellers of Innovative Planning Solutions advised that the purpose of the public meeting was to review an application for an amendment to the Zoning By-Law submitted by 2431805 Ontario Inc. and 2432874 Ontario Limited., for lands municipally known as 368, 372 and 376 Essa Road.

Mr. Sellers discussed slides concerning the following topics:

- The application context including the location, size, current use and surrounding land uses;
- The current land use designation and zoning of the subject property;
- Identification of the subject property within the intensification corridor;
- The development proposal;
- An architectural rendering of the Essa Road streetscape and proposed building;
- Images detailing the results of a Shadow Study conducted;
- A map illustrating current and post-development drainage;
- A map illustrating and summarizing the proposed standards for intensification areas; and
- The proposed amendments to the Zoning By-law.

Mr. Sellers concluded the presentation by summarizing the application and by providing his opinion that the application was consistent with upper and lower tier planning policy and represents good planning.

Ms. Janet Foster, Senior Planner for the City of Barrie provided details related to the application, the special provisions requested to permit the proposed development, the associated primary planning and land use items being considered by City staff, and the comments received from the public who attended the neighbourhood meeting April 21, 2016.

VERBAL COMMENTS:

1. **Mr. Malcolm Hachborn, 44 Cityview Circle** questioned why residents are not permitted to drain stormwater into sewers but this apartment would be exempt. He commented on the request to exceed the maximum height limit, why growth was not occurring closer to the 400 and questioned why so much growth is being permitted in a secondary intensification corridor. Mr. Hachborn expressed his concerns associated with his feelings that the City is becoming the “wild west” of development and allowing developers do what they want. He asked when the City/developers would go back to adhering to the Zoning By-law.

2. **Ms. Danielle Hachborn, 44 Cityview Circle** commented that the intersection of Essa Road and Ferndale Road is not a great location at the top of the hill for bus service and that sometimes it takes her just as much time to take the bus as to walk. She indicated that she feels the plan presented is not accurate and did not promote active transportation.

3. **Mr. Carl Buchheit, 50 Cityview Circle** requested to view the supporting documentation associated with the subject application.

4. **Mr. Mario Titus**, **2 Toronto Street** asked about the target market for the housing.

5. **Mr. Malcom Hachborn, 44 Cityview Circle** inquired regarding the type of units to be provided.

Members of General Committee asked questions of the presenter and City staff and received responses.

WRITTEN COMMENTS:

1. Correspondence from Richard and Gorete Bazsay dated June 12, 2016.

2. Correspondence from Cheryl and William Boyes dated April 24, 2016.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/27/2016.

16-G-171 **AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - AFFORDABLE HOUSING - CITY OF BARRIE (FILE: D14-1605)**

PRESENTATION BY THE BUILT FORM TASK FORCE WORKING GROUP

Ms. Kris Menzies of the Built Form Task Force provided a presentation regarding affordable housing.

Ms. Menzies discussed slides concerning the following topics:

- The membership of the Task Force;
- The mandate of the Task Force;
- The industry “enticement” approach;
- “Affordable” versus “more affordable” housing;
- A flowchart illustrating the “affordable” versus “more affordable” housing spectrum;
- Consideration related to defining “affordable” as well as “more affordable”;
- The barriers to producing affordable ownership products;
- Potential solutions to provide for affordable ownership;

- Smaller product options;
- Photos and diagrams illustrating the size of small lot single, laneway house, back to back townhouse, stacked townhouse, multi-unit and container housing options;
- The new Zoning By-law considerations;
- A proposal to reduce in development charges or utilize the apartment development change rate as an incentive for affordable housing;
- A chart illustrating development charges per housing type;
- Development charge comparisons in existing residential zones in the City versus the proposed small lot single zone if apartment development charge rates were applied;
- The Task Force's proposed financial incentives associated with City fees, parkland dedication or roads, urban design, roads and "freehold" stacked products; and
- Process changes related to a navigation position and site plan content.

In closing Ms. Menzies discussed potential amendments to the By-law to include definitions of built form and include the proposed housing options presented. She also discussed establishing definitions associated with affordable and more affordable.

Merwan Kalyaniwalla, Manager of Planning Policy for the City of Barrie, Planning Services thanked the Task Force for their work and discussed their recommendations and implementation of the affordable housing strategies.

Mr. Kalyaniwalla discussed slides regarding the following topics:

- The background related to the Affordable Housing Strategy and establishment of the Build Form Task Force;
- The current Official Plan provisions associated with affordable housing;
- The proposed amendments to the Official Plan through the addition of new policies to establish framework for affordable housing; and
- The proposed amendments to the Zoning By-law including new definitions, a general provisions table and a table of standards for identified Affordable Housing types.

In closing, Mr. Kalyaniwalla discussed the next steps in the process and the timelines associated with a report to General Committee.

VERBAL COMMENTS

1. **Mr. Ron Miller, 100 Cityview Circle** discussed his concerns with the proposed reduction in the amount parkland dedicated and associated fees and questioned where kids would play. He commented the proposed demographics for the affordable housing. Mr. Miller noted the increase in development costs and the difficulty to maintain affordability. He identified concerns with the continual reduction in setbacks. Mr. Miller suggested that the City look at what other municipalities have done when considering affordable housing.

2. **Mr. Carl Buchheit, 50 Cityview Circle** commented on his concerns associated with changing the engineering standards associated with the types of affordable housing being recommended. He stated that Engineers are required to adhere to professional standards in order to protect public safety. Mr. Buchheit noted that he would not want to see standards changed that would result in an endangerment to the public. He discussed the incident of the mall collapse in Elliot Lake. He asked if fire codes would be met and gave examples of where this type of housing is provided as a more affordable option.

3. **Ms. Sharon Dresser, 59 Cityview Circle** discussed the impacts related to the reduction of setbacks and where residents would put their snow after a snow storm. She also discussed her concerns associated with the narrower roads and possible impacts on access by emergency vehicles.

4. **Ms. Danielle Hachborn, 44 Cityview Circle** discussed if active transportation, parkland and sources of healthy food options outside of the downtown core had been considered, as not all area have these amenities.

5. **Mr. Malcom Hachborn, 44 Cityview Circle** discussed his concerns with container housing, land values in Barrie in comparison with places such as Taiwan and Toyoko. He requested that the character of Barrie not be changed. Mr. Hachborn questioned the proposal increasing in density and stated that he does not feel it is necessary in Barrie. Mr. Hachborn suggested Toronto undertakes this intensification first and that the City of Barrie is too small for this type of intensification.

Members of General Committee asked questions of staff and received responses.

WRITTEN COMMENTS

There were no written comments provided.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/27/2016.

Pursuant to Procedural By-law 2013-072, Section 4, Subsection 10, the order of business was altered such that the Staff report concerning the Zoning By-law Amendment Application - 401 Essa Road and Patterson Road Unopened Road Allowance - Sean Mason Homes (Essa Road) Inc. was considered prior to the Deferred Business.

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

SECTION "C"

16-G-172 **ZONING BY-LAW AMENDMENT APPLICATION - 401 ESSA ROAD AND PATTERSON ROAD UNOPENED ROAD ALLOWANCE - SEAN MASON HOMES (ESSA ROAD) INC. (WARD 6)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Road) Inc. to rezone lands known municipally as 401 Essa Road and a portion of the Patterson Road unopened road allowance located between Lots 5 and 6, Concession 13, being part of PIN 58914-0009 from Agricultural (A) and Residential Multiple Dwelling Second Density - Special (RM2)(SP-327) to Residential Multiple Dwelling Second Density Special Provision (RM2)(SP) and Environmental Protection (EP), be approved.

2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:

   a) Permit a maximum density of 56 units per hectare, whereas 40 units per hectare is permitted;

   b) Permit a minimum density of 40 units per hectare;

   c) Permit a maximum lot coverage of 37%, whereas 35% is permitted;

   d) Permit a minimum front yard setback of 1.4 metres, whereas 7 metres is required;

   e) Permit a minimum rear yard setback of 2.3 metres, whereas 7 metres is required;

   f) Permit a maximum Gross Floor Area of 75%, whereas 60% is permitted;

   g) Permit a maximum building height of 11 metres, whereas 10 metres is permitted;

h) Permit a minimum driveway length of 5.8 metres for units 1-14, whereas 6.0 metres is required;

i) Permit a minimum driveway length of 1.5 metres for units 15-45, whereas 6.0 metres is required; and

j) Permit Tandem parking within the garages.

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. (PLN015-16) (File: D14-1601)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

General Committee recessed at 8:54 p.m. and reconvened at 9:10 p.m.

SECTION "D"

16-G-173 **PROPOSED BUILT BOUNDARY COMMUNITY IMPROVEMENT PLAN REPORT ON PUBLIC MEETING AND CONSULTATION**

That the following motion be referred back to staff in the Planning Services Department for further consideration of a consistent definition for affordable housing, options available and the implications associated with providing incentives for rental units and opportunities to incent affordable home ownership:

"1. That a new Community Improvement Plan (CIP) known as the Built Boundary Community Improvement Plan be approved as outlined in Appendix "A" to Staff Report PLN009-16.

2. That By-law 2016-001 adopting the Built Boundary Community Improvement Project Area be amended in accordance with Schedule "A" attached to the Built Boundary Community Improvement Plan in Appendix "A" to Staff Report PLN009-16.

3. That the additional taxes realized through increased tax assessment relating to CIP projects that are not paid to the applicant as outlined in Table A (Tax Increment Based Payment Schedule Staff Report PLN009-16) be transferred to the CIP Reserve to fund future CIP Projects.

4. That not-for-profit and/or charitable service providers offering a sweat-equity type of ownership model be identified as eligible at the social housing level (50% level) to a maximum of five units/year." (PLN009-16) (File: D18-BUI) (P35/15) (16-G-147)

Mayor, J. Lehman left the Chair at 9:26 p.m. and Acting Mayor Councillor, S. Morales assumed the Chair. Mayor Lehman reassumed the Chair at 9:29 p.m.

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

SECTION "E"

16-G-174 **SALE OF CITY OWNED INDUSTRIAL LAND - 564 VETERAN'S DRIVE (WARD 7)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City of Barrie and MJJJ Developments Inc. (for a company to be named at a later date) for the 4.5 acre parcel of City owned industrial land described as Part of Block B, (by Judges order SC46082), Plan 51M495, Except Parts 3 and 4 on Plan 51R35924, Parts 5 and 6 on Plan 51R3595, Part 1 on Plan 51R35959, in the City of Barrie, County of Simcoe and known municipally as 564 Veteran's Drive, for the purchase price of $260,000 per acre, subject to the following terms and conditions:

   a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;

   b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;

   c) The Purchaser has agreed that the property is subject to an easement along the north-westerly boundary, in favour of the City for the purpose of storm drainage; and

   d) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price.

2. That the net proceeds from the sale of 564 Veteran's Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (13-04-0430). (BDD007-16) (File: L15)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-175 **SALE OF CITY OWNED INDUSTRIAL LAND - 55, 65 AND PART OF 45 REID DRIVE (WARD 7)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Kingslea Developments Limited for the 5.0 acre parcel of City owned industrial land described as Part of Block B, (by Judges order SC46082) Plan 51M495, Except Parts 3 and 4 on Plan 51R35924, Part 3 and Part of Part 4 on Plan 51R35959, in the City of Barrie, County of Simcoe and known municipally as 55, 65 and part of 45 Reid Drive, for the purchase price of $260,000 per acre, subject to the following terms and conditions:

   a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;

   b) The Purchaser agrees that it is purchasing the property in its present condition "as is" and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;

   c) The Purchaser has agreed that the property is subject to an easement along the south and easterly property boundaries, in favour of the City for the purpose of storm drainage; and

   d) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price.

2. That the net proceeds from the sale of 55, 65 and part of 45 Reid Drive be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve. (BDD009-16) (File: L15)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-176 **SALE OF CITY OWNED INDUSTRIAL LAND - 250 MAPLEVIEW DRIVE WEST AND EXTENSION IN CONSTRUCTION START DATE, REID DRIVE AND CAPLAN AVENUE (WARD 7)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City and Maplereid Properties Inc. for the 3.39 acre parcel of City owned industrial land described as Part of Block C, (by Judges order SC46082) Plan 51M495, Designated as Parts 1 and 2 on Plan 51R35239, T/W Easement over Pt 3 51R35239 as in SC560703; S/T Easement over PT 2 51R35239 in Favour of PTS 3 and 4 51R35239 as in SC560707; City of Barrie, County of Simcoe and known municipally as 250 Mapleview Drive West for the purchase price of $255,000 per acre, subject to the following terms and conditions:

   a) The Purchaser acknowledges that acceptance of this offer, including all amendments, is conditional upon the approval of the Council of The Corporation of the City of Barrie;

   b) The Purchaser agrees that it is purchasing the property in its present condition “as is” and further acknowledges and agrees that it has conducted such tests as it deems necessary to determine to its satisfaction, that the soil conditions for the property are satisfactory to support the development and construction of the building and other structures contemplated for its proposed use of the property;

   c) The Purchaser also acknowledges that in the event it attempts to sell the Lands without having constructed an industrial building, the City shall have the option to repurchase the Property at 90% of the original sale price; and

   d) That the construction covenants requiring construction to commence within one (1) year from the transfer of the property be extended to the adjacent property, Part 6, on Registered Plan 51R-33133, known municipally as 220 Mapleview Drive West owned by the same Purchaser, Maplereid Properties Inc.

2. That the net proceeds from the sale of 250 Mapleview Drive West be allocated to the Industrial Land Reserve (13-04-0430), less the 2% parkland dedication fee, which is to be allocated to the Parkland Reserve.

3. That a two-year extension in the period to start construction to be granted to Capreid Inc. on Parts 5 and 6 on Registered Plan 51R-35959 on Reid Drive as required by the Development Agreement Registered on title April 30, 2008 and that the City Clerk be authorized to execute all documents as may be required in order to effect same, subject to the Purchaser agreeing to the following conditions:

a) The provision of a written undertaking to commence construction on Parts 5 and 6 on Registered Plan 51R-35959 on Reid Drive on or before June 1, 2018;

b) That the owner reimburse the City for administration and legal costs as set by the current Fees By-Law in the amount of $1,400.00; and

c) That all undertakings be received within 30 days of the notification from the Legislative and Court Services Department of the extension. (BDD010-16) (File: L15)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

16-G-177 **APPLICATION FOR ZONING BY-LAW AMENDMENT - PINEMOUNT DEVELOPMENTS - 400/430 FERNDALE DRIVE AND 134 HAWTHORNE CRESCENT (WARD 6)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions (IPS), on behalf of Pinemount Developments, to rezone the lands known municipally as 400/430 Ferndale Drive and 134 Hawthorne Crescent (Ward 6) from Residential Multiple Dwelling Second Density RM2 (SP-82) and (SP-191) (H-12) and (H-58) to Residential Multiple Dwelling Second Density with Special Provision RM2 (SP) (D14-1585), be approved.

2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:

   i) A maximum density of 84 units per hectare, whereas 53 units per hectare is permitted;

   ii) A maximum gross floor area of 78%, whereas 60% would be permitted;

   iii) A maximum height of the main building of 13 metres, whereas 10 metres is permitted;

   iv) A maximum parking area coverage of 38%, whereas 35% is permitted;

   v) An amenity area that does not need to be consolidated in accordance with Section 5.2.5.2 b), such that the retained treed area serves as a passive amenity area, and a second amenity area being the balance of the required amenity area, be included as an active play area; and

   vi) A minimum side yard setback where a secondary means of access is provided be 5.5 metres, whereas 7 metres is required.

3. That a Holding provision be included in the amending Zoning By-law, and that a By-law for the purpose of lifting the Holding provision be brought forward for approval upon the owner/applicant demonstrating that they are in good standing with the Ardagh West Development Corporation with respect to their participation in the cost sharing agreement and the obligations thereto, if applicable; payment of any outstanding local improvements and/or City of Barrie Act Charges; and confirmation that the development can be supported by the existing infrastructure (water, sanitary, and storm) and will pay for any upsizing that may be required as a result of the increased density.

4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN003-16) (File: D14-1585)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

SECTION "F"

16-G-178 **OPTIONS TO IMPLEMENT A BAN ON DOOR TO DOOR SALES**

That staff in Building and By-law Services report back to General Committee on options to implement a ban on the sale or lease of heating, ventilating and air conditioning (HVAC) equipment, water heaters, water filtration systems and other related home energy products and services by door-to-door sales agents. (Item for Discussion, June 20, 2016) (File: A16)

Councillor, M. McCann declared a potential pecuniary interest on the foregoing matter, as his business sells home energy products. He left his seat at the Council table at 10:04 p.m. and did not discuss or vote on the mater.

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

Councillor McCann returend to the table at 10:16 p.m.

SECTION "G"

16-G-179 **MEMORANDUM FROM Z. LIFSHIZ, EXECUTIVE DIRECTOR OF INVEST BARRIE DATED JUNE 20, 2016 REGARDING THE NAMING RIGHTS, CENTRE FOR THE PERFORMING ARTS.**

That memorandum from Z. Lifshiz, Executive Director of Invest Barrie regarding the Naming Rights, Centre for the Performing Arts be referred to staff in Invest Barrie to be considered as part of the overall Sponsorship Strategy anticipated to be presented to General Committee.

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 6/27/2016.

ENQUIRES

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

ANNOUNCEMENTS

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

The meeting adjourned at 10:26 p.m.

CHAIRMAN