



Minutes - Final
General Committee

Monday, September 28, 2015

7:00 PM

Huronian Room

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on October 5, 2015

The meeting was called to order by the City Clerk at 7:04 p.m. The following were in attendance for the meeting:

- Present:** 10 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, M. Prowse; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann
- Absent:** 1 - Councillor, J. Brassard

STAFF:

Acting Director of Business Development, S. Schlichter
Business Development Officer, P. Dyck
Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Development Planner, C. McLaren
Deputy Treasurer, M. Jerney
Director of Engineering, J. Weston
Director of Facilities and Transit, K. Bradley
Director of Finance, C. Millar
Director of Legal Services, I. Peters
Director of Planning Services, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Invest Barrie, Z. Lifshiz
General Manager of Community and Corporate Services, P. Elliott-Spencer
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Infrastructure Planning, S. Diemert

Manager of Water Operations, E. Tovilla
Senior Infrastructure Planning Engineer, R. Scheunemann.

The General Committee recommends adoption of the following recommendations which were dealt with on the consent portion of the agenda:

SECTION "A"

15-G-193 AQUISITION OF PROPERTY MATTER - DUNLOP STREET (WARD 2)

1. That the City Clerk be directed to execute the lease agreement with 2006536 Ontario Inc. (the Landlord), for the property known as 2 Dunlop Street West, being Part of Lot 1, North side of Dunlop Street West, Plan 2, being part of Part 2, Plan 51R-25100, known as the 5 Points Parkette, also known municipally as 2-14 Dunlop Street West, in accordance with the terms and conditions contained in Staff Report BDD005-15.
2. That the lease, in the amount of \$2,000 per month plus HST, be paid from the General Parks Operations Account.
3. That the City Clerk be directed to execute a lease termination agreement with the current Landlord, Lowe Properties Ltd. (BDD005-15) (File: L19)

Councillor, B. Ward declared a potential pecuniary interest on the foregoing matter as he owns property in the area. He did not participate in discussion or vote on the matter. He remained in his seat at the Council table.

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

SECTION "B"

15-G-194 BUSINESS PLAN STATUS AS AT JUNE 30, 2015

1. That the 2015 Budget and Business Plan Status as of June 30, 2015, be received.
2. That staff be authorized to proceed with existing projects with an expanded scope as identified in Appendix "G" to Staff Report FIN017-15 - Capital Projects Requiring Additional Funding, and add the funding commitments in the amount of \$140,982.

3. That staff be authorized to engage a consultant to facilitate the Whiskey Creek Area-Specific Development Charges Background Study Update with a total project cost not to exceed \$30,000 and that the project be funded 90% from the Administration DCs Reserve Fund with the remaining 10% funded from the 2015 Operating Budget.
4. That staff be authorized to draw \$29,855.38 from the Library Ramp-up Reserve to partially fund Purchasing and Funds Management ERP modules for the Library as approved by the Library Board on June 25, 2015 via motion #15-26 attached as Appendix "H" to Staff Report FIN017-15. (FIN017-15) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

15-G-195

QUARTERLY REPORTING OF COUNCIL EXPENSES

That on a quarterly basis, a Statement of Expenses for Members of Council (including all relevant appendices) be prepared by the Director of Finance and Treasurer and posted on the City's external website no later than two weeks after the end of the month following the quarter end. (FIN018-15) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

The General Committee met for the purpose of a public meeting at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the application are advised to sign the appropriate notification forms 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. Mayor Lehman indicated that after the applicant's representative presented their proposal, staff would be providing an overview of the status of the application and summary of the initial feed back received to date through the ward meeting process, as well as from commenting agencies and internal departments. He stated that the staff recommendation on the application would be presented through a staff report to General Committee at a later date.

SECTION "C"**15-G-196****APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW -
SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF
OF MANSOURA DEVELOPMENT INC. - 199 ARDAGH ROAD (WARD 6)
(FILE: D14-1588)**

Mr. Ray Duhamel of the Jones Consulting Group advised that the purpose of the public meeting is to review an application for an amendment to the Zoning By-Law submitted by The Jones Consulting Group Ltd. on behalf of Mansoura Development Inc., for parcels of land fronting on the south side of Ardagh Road, east of the intersection of Ardagh Road and Ferndale Drive South, in the Ardagh Planning Area and is municipally known as 199 Ardagh Road.

Mr. Duhamel provided a presentation concerning the application. He discussed slides concerning the following topics:

- The site context including surrounding and existing uses;
- Photographs of the existing street views for the subject property;
- The proposed site plan for the development and special provisions being requested;
- A rendering of the townhouse façade and street presence;
- The technical studies completed in support of the application;
- A detailed landscape plan for the proposed development;
- The Provincial Policy Statement and Growth Plan context;
- City of Barrie Official Plan designation for the subject lands; and
- The proposed zoning of the subject lands and special provisions being requested.

Carlissa McLaren, Development Planner provided details regarding the context of the application. Ms. McLaren advised that the special provisions requested by the applicant would permit a reduction in front yard setback; a reduced setback for secondary means of access; an increase in gross floor area; a reduced landscaped buffer strip; an increase in the permitted density and an increase to the permitted size of an accessory structure. She discussed the primary planning/land use items being considered by City staff, including tree preservation along the southern rear property adjacent to the existing residence fronting Wildwood Trail; the special provisions contained within the application; the efficient use of land and resources; the impact of the development on adjacent properties and the incorporation of an acceptable urban design treatment along the Ardagh Road frontage.

Ms. McLaren indicated that a neighbourhood meeting occurred on July 3, 2015, and noted that the primary concerns of the public were the existing tree removal/preservation and required compensation plantings; the proposed building setbacks and the form of development; fencing along the property boundaries; the need for road widening along the Ardagh Road frontage; maintaining privacy on adjacent residential properties; the timing of

development; the anticipated traffic that will be generated by the development and its impact on surrounding roads, an increase in the density from what would normally be permitted and noise that may be generated during construction.

Ms. McLaren discussed changes to the preliminary concept plan made by the applicant since the neighbourhood meeting including: the reduction of one unit, the adjustment to front yard and side yard setbacks, the provision for a waste/recycling enclosure and the relocation of the sidewalk along the west side of the private access road to accommodate access to the waste enclosure. In closing, Ms McLaren noted that the staff report concerning this application is anticipated to be presented to General Committee on November 2, 2015. (File: D14-1588)

PUBLIC COMMENTS

- 1. Paul Bassett, 34 Wildwood Trail** advised that he is one of the owners of the 4 properties abutting the southern portion of 199 Ardagh Road, noting that his property is the closest to the subject lands. He indicated that he has three major objections regarding the proposed application. Mr. Bassett stated that he felt the development would be inconsistent with the surrounding neighbourhood and would impact the character and property values of the single family detached homes in the area. He noted that when he purchased his home he questioned the type of future development in the area and was advised that the proposed type of multi-residential units would not be in compliance with the City's Zoning By-law. Mr. Bassett discussed his concerns related to the special zoning provisions being requested by the applicant and noted the impacts the development would cause including additional traffic congestion. He commented that most of the traffic experiences bottlenecks and choke points at Essa Road and Highway 400. In closing, Mr. Bassett reiterated his concerns and requested the applicant consider reducing the number of units proposed and make them more upscale.
- 2. Scott Cooper, 28 Wildwood Trail** advised that his property is one of the four abutting the subject lands to the south. Mr. Cooper discussed his concerns with the proposed development including: the cumulative impact on traffic and safety; that the project is outside of the designated intensification corridor outlined in the Official Plan; the proposed 18% increase above current by-law provisions for medium density cluster town houses and that the bordering homes are predominantly single family dwellings. He provided a map illustrating recent medium to high density developments that have been approved and/or constructed in the surrounding area and along with the associated statistics including the number of dwellings, residents and vehicles. Mr. Cooper provided a map illustrating existing safety concerns and discussed the potential for the circumstances to worsen once this and the other developments are completed.

3. **Dean Dohring, 30 Wildwood Trail** advised that his property is one of the four abutting the subject lands to the south. He indicated that the proposed development would impact his quality of life. He discussed his concerns related to the potential increase in traffic in the area and congestion if traffic had to be re-routed due to an accident. Mr. Dohring commented that he believes that the property setback from the abutting properties should be increased to 30m and suggested a reduction in the number of proposed units. In closing, Mr. Dohring suggested an increased buffer between the existing single family dwellings to the south as well as the construction of a large fence and the planting of two rows of mature trees.

4. **Dave Crawford, 32 Wildwood Trail** advised that his property is also one of the four abutting the subject lands to the south. Mr. Crawford discussed his concerns regarding the proposed application including an increase of traffic in area, especially in the vicinity of Ferndale Drive and Wildwood Trail. He discussed current traffic concerns including drivers negotiating turns and restricted views of oncoming traffic along Ferndale Drive. He indicated that the City of Barre provided signage to mitigate some of the traffic concerns, but that challenges still exist. Mr. Crawford provided further examples of existing traffic concerns along Ferndale Drive and noted his worries regarding an increase in traffic problems if this development proceeds.

5. **Mario Titus, 27 Toronto Street** questioned if market studies were conducted concerning the fair market value for the proposed units.

Mr. Duhamel provided a response to Mr. Titus.

6. **Judith Miller, 245 Ferndale Road** noted that she agreed with the previous speakers. She discussed the impact that the proposed development would have on the charm of the existing neighbourhood due to loss of forest and wildlife. Ms. Miller expressed concerns regarding the proposed density.

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

WRITTEN CORRESPONDENCE

1. Correspondence from the Ministry of Tourism, Culture and Sport, dated July 7, 2015.
2. Correspondence from the Ministry of Tourism, Culture and Sport, dated July 7, 2015.
3. Correspondence from PowerStream, undated.
4. Correspondence from the Lake Simcoe Region Conservation Authority, dated July 2, 2015.

5. Correspondence from the Lake Simcoe Region Conservation Authority, dated July 16, 2015.
6. Correspondence from Paul and Penny Bassett, David and Mavis Crawford, Dean Dohring and Cindy Ryan and Scott and Kate Cooper signed September 22, 2015.
7. Submission by Scott Cooper received September 28, 2015.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 10/5/2015.

The General Committee met and reports as follows:

SECTION "D"

15-G-197

PRESENTATION REGARDING THE MERGER OF POWERSTREAM, ENERSOURCE AND HORIZON AND ACQUISITION OF HYDRO ONE BRAMPTON.

Patti Elliott-Spencer, General Manager of Corporate and Community Services provided a presentation concerning the merger of Powerstream, Enersource and Horizon and acquisition of Hydro One Brampton.

Ms. Elliott-Spencer discussed slides concerning the following topics:

- The Provincial direction related to industry consolidation;
- The key aspects of the Business Case;
- A pie chart illustrating the Business Case - Relative Ownership pre-merger and potential MergeCo shareholding contribution;
- An overview of the Business Case;
- The due diligence undertaken as part of the development and independent analysis of the Business Case;
- The value to the City of Barrie outlined in the Business Case;
- Recommended financing options;
- A pie chart illustrating the liquidity of the City of Barrie's Investment Portfolio as of December 31, 2014;
- The City of Barrie's return on investments if the status quo continued;
- The City of Barrie's forecasted returns for a merger based on a cash purchase;
- A pie chart illustrating the liquidity of the City of Barrie's investments post merger with cash purchase and concerns associated with this option;
- The recommended financing of the Hydro One Brampton purchase through a 10% sale, cash in Barrie Hydro Holdings and a partial conversion of the promissory note;

- A pie chart illustrating the liquidity of the City of Barrie's investments post merger associated with the 10% sale;
- The rationale concerning the 10% sale recommendation;
- The recommendations associated with financing if a 10% sale was not able to be achieved; and
- The process to approve the merger.

Members of General Committee asked questions of staff and Mr. Brian Bentz, President and CEO of PowerStream and received responses.

Councillor, M. McCann declared a potential pecuniary interest on the foregoing matter as he is considering expanding his company's current residential solar business into commercial solar transactions. He did not participate in discussion or vote on the matter. He left the Huronia Room at 8:03 p.m. and returned to the Huronia Room at 8:30 p.m.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 10/5/2015.

SECTION "E"

15-G-198

PRESENTATION BY R. SCHEUNEMANN, SENIOR INFRASTRUCTURE PLANNING ENGINEER REGARDING THE HARVIE ROAD/BIG BAY POINT ROAD/HIGHWAY 400 TRANSPORTATION IMPROVEMENTS MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT, PHASES 3 AND 4.

Mr. Ralph Scheunemann, Senior Infrastructure Planning Engineer provided a presentation regarding the Harvie Road/Big Bay Point Road/Highway 400 Transportation Improvements Municipal Class Environmental Assessment, Phases 3 and 4.

Mr. Scheunemann discussed slides concerning the following topics:

- The background associated with the Class Environmental Assessment process;
- The benefits of the proposed crossing;
- The attributes associated with the preferred option of the Highway 400 Overpass
- A plan illustrating the preferred preliminary design and future interchange property requirements;
- The profile of preferred design alternative;
- The transportation improvements associated with the Highway 400 crossing;
- The alternative design concepts presented during the second public consultation process;
- The public and agency consultation that was undertaken;
- The proposed Highway 400 staging to be reviewed as part of the detailed design phase;

- The estimated costs associated with the preferred design alternative (over Highway 400); and
- The next steps in the process.

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

This matter was recommended (Section "E") to City Council for consideration of receipt at its meeting to be held on 10/5/2015.

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

SECTION "F"

15-G-199 **MERGER OF POWERSTREAM, ENERSOURCE AND HORIZON AND ACQUISITION OF HYDRO ONE BRAMPTON**

1. That The Corporation of the City of Barrie approve the Barrie Hydro Holdings Inc. (BHHI) Board's recommendation that PowerStream Holdings Inc. (PowerStream) enter into a three way merger with Enersource Corporation (Enersource) and Horizon Holdings Inc. (Horizon) and then proceed to acquire Hydro One Brampton Networks Inc. (Hydro One Brampton), subject to the identical conditions set out by BHHI as identified in Appendix "A" to Staff Report CCS002-15.
2. That an equity injection of up to \$28.6 million, to be provided to MergeCo to finance BHHI's share of the purchase of Hydro One Brampton, be approved.
3. That the equity injection of up to \$28.6 million be financed in the following manner:
 - a) Through the proceeds of a 10% sale of BHHI to a third party and the balance through available cash in BHHI, and by a partial redemption of the City's Promissory Note with BHHI for \$20 million (and BHHI's promissory note with Powerstream); or
 - b) In the event that a sale of 10% of BHHI does not transpire, financing be provided by the redemption of the City's Promissory Note with BHHI for \$20 million (and BHHI's promissory note with Powerstream); available cash in the BHHI, and finally, by cash investment of up to \$8.6 million from the City's current cash and investment portfolio.

4. That the Mayor and City Clerk be authorized to execute all agreements, documents, notices, articles, certificates under or in connection with the proposed merger and acquisition in a form satisfactory to the City Solicitor and City staff be authorized to take any action necessary in respect of the foregoing. (CCS002-15) (File: L00)

Councillor, M. McCann declared a potential pecuniary interest on the foregoing matter as he is considering expanding his company's current residential solar business into commercial solar transactions. He did not participate in discussion or vote on the matter. He left his seat at the Council table and remained in the Huronia Room.

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

SECTION "G"

15-G-200

NEW HARVIE ROAD / BIG BAY POINT ROAD CROSSING OF HIGHWAY 400 MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT - NOTICE OF COMPLETION (WARDS 6, 7 AND 8)

1. That the preferred design alternative for the Phases 3 and 4 Municipal Class Environmental Assessment for Harvie Road / Big Bay Point Road / Highway 400 Transportation Improvements (Bryne Drive to Bayview Drive), be adopted as outlined in Staff Report ENG012-15.
2. That in accordance with the requirements of the Class Environmental Assessment process, the Engineering Department publishes a Notice of Completion for the Harvie Road / Big Bay Point Road / Highway 400 Transportation Improvements Class EA associated with the crossing of Highway 400. The interchange will be subject to a separate Class EA.
3. That the design of the highway crossing be added to the 2015 Business Plan in the amount of \$1.5 million; funding will be approximately \$975,000 (65%) from development charges and \$525,000 (35%) from the Tax Rate Capital Reserve.
4. That the capital budget for the Harvie Road / Big Bay Point Road / Highway 400 Transportation Improvements Class EA (14-16-2320-0651-3591) be increased by \$250,000 to complete additional traffic analysis as required by the Ontario Ministry of Transportation to confirm that their selected preliminary preferred design alternative associated with the Highway 400 Transportation Environmental Study Report Update is compatible with the proposed interchange; funding will be approximately \$162,500 (65%) from development charges and \$87,500 (35%) from the Tax Rate Capital Reserve.

5. That the capital budget for the Bryne Drive Masterplan Update be increased by \$150,000; funding will be approximately \$97,500 (65%) from development charges and \$52,500 (35%) from the Tax Rate Capital Reserve to complete Phase 1 and 2 of the Class EA and to undertake Phase 3 and 4 of the Class EA.
6. That staff in the Engineering Department investigate additional mechanisms by which to advance the a) land acquisition to 2017, and b) utility construction start dates to 2018.
7. That a letter be sent to the Premier, Minister of Infrastructure, Minister of Transportation, Minister of Health, and MPP Ann Hoggarth requesting that their respective ministries recognize the sizeable investment that the Ministry of Health has made by granting the largest investment in Ontario's history to fund the construction of the Barrie South Family Health Team and noting that the Province has an opportunity to maximize their investment by working collaboratively between ministries as well as with the City to accelerate the design and approval process of the Harvie Road/Big Bay Point Overpass/Potential Interchange, and ultimately better serve residents, patient care and the business community. (ENG012-15) (File: T05-HA3)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

SECTION "H"

15-G-201 INVESTMENT POLICY UPDATE

That Staff Report FIN016-15 concerning the Investment Policy Update, be referred to the Finance and Corporate Services Committee for further consideration. (FIN016-15) (File: F00)

This matter was referred to Finance and Corporate Services Committee for consideration at its meeting to be held on 10/28/2015.

SECTION "I"

15-G-202 INVESTIGATION OF THE FEASIBILITY OF IMPLEMENTING RED LIGHT CAMERAS

That staff in the Roads, Parks and Fleet Department in consultation with representatives of the Barrie Police Service and Legislative and Court Services Department report to General Committee on the feasibility of implementing red light cameras effective January 2017. (Item for Discussion 8.1, September 28, 2015) (File: T00)

This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 10/5/2015.

ENQUIRIES

There were no enquires at General Committee.

ANNOUNCEMENTS

Mayor Lehman provided announcements concerning a number of matters.

ADJOURNMENT

The meeting adjourned at 10:06 p.m.

CHAIRMAN