



Minutes - Final  
General Committee

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Monday, November 27, 2017

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT**

**For consideration by Barrie City Council on December 4, 2017.**

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, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, S. Trotter; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

**STAFF:**

Chief Administrative Officer, M. Prowse  
Committee Support Clerk, T. McArthur  
Director of Corporate Facilities, R. Pews  
Director of Creative Economy, K. Dubeau  
Director of Engineering, R. Sutton  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, R. Nolan  
Director of Legal Services, I. Peters  
Director of Planning and Building Services, A. Bourrie  
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 Corporate and Community Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Recreation, S. Lee-Young  
Planner, B. Chabot  
Planner, E. Terry  
Service Desk Specialist, T. Versteeg  
Theatre Technician, M. McLeod.  
Zoning Administrator Officer, R. White

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

**SECTION "A"**

**17-G-288      TRANSIT SERVICE PARTNERSHIP AGREEMENT - FOR THE PROVISION OF TRANSIT SERVICES TO THE TOWNSHIP OF ESSA**

That the Mayor and City Clerk be authorized to execute the Transit Services Partnership Agreement with the Township of Essa, subject to the satisfaction of the Director of Legal Services and Executive Director of Access Barrie. (AAC005-17) (File: T03) (P12/13)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-289      ALLANDALE HISTORIC TRAIN - ENGINE 1531**

1. That staff in the Creative Economy and Legal Services Departments be directed to enter into exploratory negotiations with the Simcoe County Museum and "The Friends" organization regarding a potential donation of Engine 1531 to the Simcoe County Museum, to be included as part of the Museum's larger exhibit that aims to educate the public about local railway heritage and the role of railways in developing Simcoe County, with an emphasis on City of Barrie and the Allandale Station.
2. That should the gifting of the historic Engine be approved, staff in the Creative Economy and Corporate Facilities Departments report back to General Committee regarding options and associated costs for recognition of the significance of railways to the development of the City of Barrie in and around the Allandale Train Station through community displays.
3. That staff in the Creative Economy Department report back to General Committee updating the status of negotiations, and any resulting financial implications. (CE010-17) (File: R03-TRA) (P23/15)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-290 ACQUISITION OF PROPERTY MATTER - DUNLOP STREET**

That staff in the Legal Services Department be directed to undertake the actions identified in Appendix "A" to Confidential Staff Report ENG015-17 related to the acquisition of properties identified in Appendix "B" to Confidential Staff Report ENG015-17 to facilitate improvements to Kidd's Creek at Dunlop Street. (ENG015-17) (File: L00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-291 CAPITAL PROJECT STATUS REPORT**

1. That staff in the Finance Department be authorized to close completed projects, release funding commitments in the amount of \$6,524,962.85, and adjust funding plans as described in Appendix "C-1" (Projects with Excess Committed Funding), and Appendix "C-2" of Staff Report FIN018-17.
2. That staff in the Finance Department be authorized to close completed projects, increase funding commitments in the amount of \$2,173,219.68, and adjust funding plans as described in Appendix "D-1" (Projects Requiring Additional Funding - Council Approval Required), and Appendix "D-2" of Staff Report FIN018-17. (FIN018-17) (File: F00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-292 ACQUISITION OF PROPERTIES FOR HARVIE ROAD CROSSING (WARD 6 AND 7)**

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire the property requirements necessary to facilitate the reconstruction of Harvie Road/Big Bay Point Road between Bayview Drive and Essa Road as identified in Appendices "A" - "E" and to negotiate the acquisition of property identified in Appendix "F" to Staff Report LGL011-17 (the "Subject Properties").
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the properties identified in Appendices "A" - "E" to Staff Report LGL011-17 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 that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiry Officer and that the Chief Inquiry Officer be requested to report to City Council with respect to any such request.

4. That the Director of Legal Services be delegated authority to settle the expropriations or any negotiated agreements relating to the Subject Properties and that the City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (LGL011-17) (File: L07-1040)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-293 FEE BY-LAW AMENDMENTS - CONFORMITY REVIEW PROCESS AND ZONING/SECOND SUITE CERTIFICATE**

1. That Schedule "K" of Fees By-law 2017-014 be amended by adding the following fee:
  - i) Conformity Review Fee: \$1,908.20.
2. That Schedule "K" of Fees By-law 2017-014 be amended by removing the following fee:
  - i) Zoning / Second Suite Certificate Fee: \$137.03. (PLN036-17) (File: F21-FEE)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-294 2018 ONTARIO WINTER GAMES**

That the City of Barrie become a host partner with the City of Orillia for the 2018 Ontario Winter Games with a total financial commitment of \$10,000 including \$1,853 of in kind facility rental space to be accommodated within the 2017 Business Plan. (REC004-17) (File: F11)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-295 CUMMING DRIVE TRAFFIC CALMING UPDATE (WARD 6)**

That Staff Report RPF010-17 on the Cumming Drive Traffic Calming update be received for information purposes. (RPF010-17) (File: T02-PA) (P25/16)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-296 GADWALL AVENUE PARKING INVESTIGATION (WARD 9)**

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Gadwall Avenue South and East side between Loon Avenue and Widgeon Street".

(RPF011-17) (File: T02) (P6/17)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-297 LION'S GATE BOULEVARD PARKING INVESTIGATION (WARD 3)**

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Lion's Gate Boulevard South side from Livingstone Street to Pacific Avenue".

(RPF012-17) (File: T02)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**17-G-298 INVESTIGATION OF NAMING OPPORTUNITIES IN RECOGNITION OF THE CITY'S RELATIONSHIP BETWEEN ZWEIBRUCKEN GERMANY AND MURAYAMA JAPAN**

That staff investigate naming opportunities in recognition of the City of Barrie's Twinning relationship with the City of Zweibrücken, Germany and Friendship Agreement with the City of Murayama, Japan. (Item for Discussion 8.2, November 27, 2017) (File: A00)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

The General Committee met for the purpose of three Public Meetings at 7:09 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 Director of Planning and Building Services that notification was conducted in accordance with the Planning Act.

**SECTION "B"****17-G-299 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - RIEPMA CONSULTANTS INC. C/O CLARE RIEPMA ON BEHALF OF THE BFM FOUNDATION REAL ESTATE MANAGEMENT (2008) LTD. - 512 BIG BAY POINT ROAD (WARD 8) (FILE: D14-1637)**

Mr. Clare Riepma of Riepma Consultants Inc. advised that the purpose of the Public Meeting was to review an application for an Official Plan Amendment and Zoning By-law Amendment submitted by BFM Foundation Real Estate Management (2008) Ltd. for lands municipally known as 512 Big Bay Point Road.

Mr. Riepma discussed slides concerning the following topics:

- The subject application including information concerning the site and surrounding land uses;
- The current and proposed land use designation for the properties;
- The current and proposed zoning for the properties; and
- A map illustrating the existing and proposed parking lot.

Mr. Edward Terry, Planner provided details related to the application as well as the primary planning and land use items being considered and supporting documents requested by City staff and provided by the applicant. He discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on September 26, 2017 and the anticipated timelines for the staff report regarding the application.

#### **VERBAL COMMENTS**

1. **Dan Slykhuis, 205 Spruce Crescent** commented that it was a coincidence that second Public Meeting related to a proposal for a high density development across the street and that this application is proposed to change from Residential to Commercial, as they are the opposite of each other. He stated that he looked at the proposal as taking prime real estate and turning it into a parking lot.

#### **WRITTEN COMMENTS**

Written correspondence concerning this application was not received.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/4/2017.

#### **17-G-300**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2440511 ONTARIO INC. - 521, 527, 531 BIG BAY POINT ROAD (WARD 9) (FILE: D14-1640)**

Mr. Darren Vella of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review an application for a Zoning By-law amendment submitted on behalf of 2440511 Ontario Inc. for lands municipally known as 521, 527, 531 Big Bay Point Road. Mr. Vella noted that an application was previously approved for 521 and 527 Big Bay Point Road and that a new application was required to be submitted after the owner acquired an adjoining property (531 Big Bay Point Road).

Mr. Vella discussed slides concerning the following topics:

- The context of the subject application including information concerning the site and surrounding land uses;
- The current land use designation and zoning for the properties;
- The subject lands in the context of the Intensification Areas;
- The development proposal;

- An architectural rendering of the proposed development for Big Bay Point Road;
- An architectural rendering of the proposed development from the courtyard;
- The proposed variances that have been requested for the development;
- The accompanying studies provided in support of the application; and
- The locational criteria for high density development.

In closing, Mr. Vella detailed his views related to the rationale supporting application.

Ms. Bailey Chabot, Planner provided details related to the history of the application as well as the special provisions, the primary planning and land use matters being considered with the application. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on November 1, 2017. She noted the anticipated timelines for the staff report regarding the application.

#### VERBAL COMMENTS

1. **Barb Tansley of 533 Big Bay Point Road** read from correspondence she had previously submitted to members of Council. She advised that the letter was in response to the application for an amendment to the Zoning By-law affecting 521, 527 and 531 Big Bay Point Road and that she opposes the current form of the application as she felt it went against current City Policies and By-laws.

Ms. Tansley discussed her concerns with the proposed application to increase the intensification density, tripling the amount allowed in the Zoning By-law, and reduce of setbacks impacting neighbouring structures, water supplies and septic systems during construction and after completion. She noted that the reduced setbacks would impact sight lines and residents would have no place to put snow and have higher piles of snow along the street boulevard. Ms. Tansley discussed the impact on the sight lines resulting in safety issues such as not seeing oncoming vehicular, pedestrian and bicycle traffic when exiting and entering driveways, and Emergency Vehicles not being able to view addresses.

Ms. Tansley discussed her concern for the lack of privacy during and after the units are completed and occupied due to buildings being built too close and too high to the end unit. She noted that the glass balconies would permit viewing of surrounding yards and inside windows, and the unit walkways to the street.

Ms. Tansley discussed her concerns with a lack of space for garbage and the City not being equipped to provide garbage services.

Ms. Tansley advised of the existing drainage issues from previous City work along Big Bay Point Road in 2007 and regrading on 531

Big Bay Point Road in 2014. She described the impacts the drainage issues have caused to the neighbouring properties and her concerns with drainage from the proposed high density development during the winter and spring months.

Ms. Tansley discussed that she believed the Functional Servicing Report and Justification Report included with the application had flawed data and she advised that City staff would not be able make correct decisions based on flawed input.

Ms. Tansley commented on other concerns with the proposed development such as it being too big, having a negative impact on the community, poor connectivity to the existing neighbourhood, the design being too unique, modern and urban, that it doesn't blend in with the existing low density family dwellings, the buffer and screening not being adequate and the columnar trees to the east and west not being addressed.

Ms. Tansley discussed her concerns and questioned how residents can be assured that the excavation, proximity and depth of the building construction won't impact the stability of the existing structures.

Ms. Tansley commented on the lack of quantity for amenity space for the proposed structures and that she believed the trees, even in the protection zone are at risk with the proposed front, rear and side yards of the development.

Ms. Tansley commented on her concerns associated with potential structural damage to the homes, noise, dust, fumes and vibrations as a result of the construction.

Ms. Tansley advised that she felt there would be inadequate parking for the density, and increased parking issues with the existing restrictions related to parking on Big Bay Point Road.

In closing, Ms. Tansley requested that the proposed application to amend the Zoning By-law not be approved due to the application's current design, density, height, setbacks and snow storage.

2. **Bob Adams of 537 Big Bay Point Road** advised that he was in 100% in support of the comments Ms. Tansley provided and he stated that it is a bad plan, in the wrong place at the wrong time.

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 Barb Tansley dated November 22, 2017.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/4/2017.



**SECTION "C"****17-G-301 APPLICATION FOR HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW 2009-141 - CITY OF BARRIE (FILE: D14-1641)**

Mr. Ryan White, Zoning Administrative Officer, advised that the purpose of the Public Meeting was to review an application for Housekeeping Amendments to Zoning By-law 2009-141 to address inconsistencies, barriers for implementation, errors and omissions.

Mr. White discussed slides concerning the proposed amendments to the following sections and mapping changes of Zoning By-law 2009-141:

- Section 3.0 - Definitions associated with Commercial Vehicles, Group Homes and Accessory Building or Structures;
- Section 4.0 - General Provisions associated with Temporary Sales Trailers, Commercial Vehicle Parking, Low-density Residential Parking and Zoning Exemptions;
- Section 5.0 - Residential Zone Provisions associated with Bed and Breakfast Establishments, Minimum Dwelling Unit Areas/Sizes, Area and Lot Coverage for Accessory Buildings and Structures, Above-ground Swimming Pools, Driveways, and Air Conditioners and Below-grade Unenclosed Entrances;
- Section 6.0 - Commercial Zone Provisions associated with Bed and Breakfast Establishments, Arcade or Game Establishments and Residential uses in C1 and C2 Commercial Zones;
- Section 14.0 - Residential and Neighbourhood Mixed-use Provisions for the Hewitt's and Salem Secondary Plan Areas associated with the rear yard setbacks for Back-to-Back Townhomes; and
- Mapping Changes associated with the Vista Place Unopened Road Allowance and 306, 312 and 322 Georgian Drive.

In closing Mr. White advised that the comments received from the members of the public would be taken into consideration by City staff when preparing the staff report regarding the application.

**VERBAL COMMENTS**

1. **Mr. Mario Titus of Toronto Street** questioned how the amendments would be enforced.

Mr. White advised that the Zoning By-law is currently enforced on a complainant basis only and the amendments will be dealt with in the same manner.

Members of General Committee asked a number of questions and received responses from City staff.

**WRITTEN COMMENTS**

1. Correspondence from Celeste Phillips Planning Inc. dated November 21, 2017.

**Councillor, S. Morales declared a potential pecuniary interest related to the matter of the Housekeeping Amendment to Zoning By-law 2009-141 as he works for the company that manages 310 Georgian Drive. He did not participate in the discussion and he left his chair at the Council table at 8:05 p.m. He remained in the Council Chambers.**

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 12/4/2017.

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

**SECTION "D"****17-G-302 STREET PERFORMER PROGRAM**

That Staff Report CE012-17 concerning the Street Performer Program be referred back to staff in the Creative Economy Department for an investigation of different models for the Street Performer Program and report back to General Committee. (CE012-17) (File: M02-STR) (P39/10)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

**SECTION "E"****17-G-303 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 1862145 ONTARIO INC. - TECK ROAD AND ARDAGH ROAD (WARD 6)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 1862145 Ontario Inc. to rezone the lands known municipally as 2, 4, 5, 8 Teck Road, 344, 350 and 354 Ardagh Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density - with special zoning provision (R4) (SP), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
  - a) Minimum rear yard setback of 6m, whereas the By-law requires 7m;

- b) Minimum front yard setback to a garage of 6m, whereas the By-law requires 7m;
  - c) Minimum landscape buffer abutting parking area of 2.6m, whereas the By-law requires 3m; and
  - d) The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in Zoning By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1 whereas the By-law requires a municipal right-of-way.
3. That the special conditions of the Draft Plan of Subdivision include:
- a) A 2m tight board fencing be erected where it does not currently exist between the subject lands and neighboring properties;
  - b) The snow be cleared by a private contractor at the expense of the condominium corporation and once snow storage demands outpace supply, the snow be removed from the site by the private contractor at the expense of the Condominium Corporation;
  - c) The garbage be collected curb side by a private garbage contractor paid by the Condominium Corporation and that no communal garbage bins be allowed on the site;
  - d) The Condominium Agreement as well as the Purchase and Sale Agreement include a notification clause that snow removal and garbage will solely be the responsibility of the Condominium Corporation and not the City of Barrie;
  - e) A landscape plan be submitted to the satisfaction of City staff to address privacy for neighboring property owners on the north side of the proposed development; and
  - f) Any drainage swales which are proposed/required on private property be subject to an easement in favour of the Condominium Corporation to ensure the drainage swales remain in place in the future.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended and including the matters identified within Staff Report PLN040-17.

5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (PLN040-17) (File: D14-1636)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

## **SECTION "F"**

### **17-G-304 INVESTIGATION OF A DEPUTY MAYOR POSITION**

That staff in the Legislative and Court Services Department investigate options for the replacement of the current Acting Mayor position with an appointed Deputy Mayor position for the 2018 to 2022 term of office and report back to General Committee. (Item for Discussion 8.1, November 27, 2017) (File: C00)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 12/4/2017.

## **ENQUIRES**

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 10:17 p.m.

CHAIRMAN