



# City of Barrie

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

## Minutes - Final General Committee

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Monday, April 14, 2014

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on April 28, 2014.

The meeting was called to order by Mayor Lehman at 7:00 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor A. Khan; Councillor B. Jackson; and Councillor A. Nuttall

STUDENT MAYOR: M. Merrifield, St. Joseph's Catholic High School.

STAFF:

Acting Director of Engineering, F. Palka

Acting General Manager of Infrastructure and Growth Management, J. Weston

Chief Administrative Officer, C. Ladd

City Clerk/Director of Legislative and Court Services, D. McAlpine

Deputy City Clerk, W. Cooke

Deputy City Treasurer, M. Jerney

Director of Environmental Services, J. Thompson

Director of Planning, S. Naylor

Director of Roads, Parks and Fleet, D. Friary

Executive Director of Innovate Barrie, R. Bunn

Fire Chief, J. Lynn

General Manager of Community and Corporate Services, R. Foward

Planner, C. Terry

Planner, R. Windle,

Real Estate Services Officer, E. Embacher.

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

**SECTION "A"**

**14-G-087          REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED MARCH 26, 2014.**

The report of the Finance and Corporate Services Committee dated March 26, 2014, was received. (File: C05)

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 4/28/2014.**

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

**SECTION "B"**

**14-G-088          2013 COUNCIL RENUMERATION**

1. That the 2013 Council Remuneration Report outlining expenses for members of Council be posted immediately within the Mayor and Council section of the City of Barrie website.
2. That staff in the Finance Department prepare a report to General Committee regarding implementation of quarterly reporting of Council expenses effective the 2014-2018 term of Council. (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 28/04/2014.**

14-G-089

**SUNNIDALE PARK PLAYGROUND (WARD 4)**

That in accordance with the Accessible Playground Design Policy, the location and conceptual design of the Sunnidale Playground redevelopment be endorsed and the following accessible specifications for the Sunnidale Playground be supported:

- a) That the Accessible routes will not exceed a maximum gradient of 16:1 (6.25 %);
- b) That the Accessible ramps will not exceed a maximum gradient of 12:1 (8.33 %);
- c) That the surface materials of the accessible routes and ramps will consist of compacted limestone screenings, 3m in width, to be consistent with the Trans-Canada Trail network existing throughout Sunnidale Park;
- d) That the surface material of the playground fall zones will be 100% cedar engineered wood fiber, (with the exception of a small provisional sand play area) with a minimum 100mm high containment edging, including 1200 mm wide depressed access ramps strategically located to facilitate the Accessible routes;
- e) That the containment edging will be specified as poured in place concrete curbing, but a provisional cost will be requested for a pressure-treated timber alternative if the site construction costs come in over-budget;
- f) That the adaptation of the existing topography will endeavour to reduce the cost of providing ramped access to elevated play structures, and minimize the requirement for retaining walls through the grading of maximum 3:1 sodded / planted slopes;
- g) That the inclusion of CSA compliant transfer stations will be used to complete accessible routes where necessary;
- h) That the Playground areas as laid out in the site concept will be considered as one playground location, which must meet or exceed the minimum Accessible criteria of the CSA standards, Annex "H"; and
- i) That additional universal/inclusive play components will be mandated in the Request for Proposals, as will the provision of Fire Prevention Safety elements. (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 28/04/2014.**

**14-G-090 PUERTO PRINCESSA, PHILLIPINES TWINNING COMMITTEE**

That B. Crasco be appointed to the International Relations Committee as the second voting member for the Puerto Princessa, Phillipines Twinning Committee pending official resignation of R. Cabansag. (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 28/04/2014.**

**14-G-091 OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW TO PERMIT THE DEVELOPMENT OF SINGLE DETACHED DWELLINGS THROUGH A PLAN OF SUBDIVISION - 411 MAPLEVIEW DRIVE EAST (WARD 8)**

1. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands known municipally as 411 Mapleview Drive East (Ward 8) from 'Educational Institutional' to 'Residential', be approved (D09-OPA033).
2. That Part A and B of the Official Plan Amendment, as set out in Appendix "A" attached to Staff Report PLN004-14, be approved.
3. That the Zoning By-law Amendment application submitted by Jones Consulting Inc. on behalf of L.J. Mapleview Inc. to rezone the lands municipally known as 411 Mapleview Drive East from Institutional-Educational (I-E) to Residential Single Detached Third Density (R3), Residential Single Detached Fourth Density (R4) and Residential Single Detached Fourth Density with Special Provisions (R4)(SP), be approved (D14-1559).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) That the lot area for Lots 2-10 be reduced to 290m<sup>2</sup>;
  - b) That the lot area for Lots 19-22 being reduced to 317m<sup>2</sup>; and
  - c) That the rear yard setback of Lot 1 be reduced to 1.8 metres.
5. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN004-14) (File: D09-OPA33, D14-1559, D12-407) (14-A-044) (14-G-044)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 28/04/2014.**

**14-G-092 LEASE OF 60 BELL FARM ROAD, UNIT 1 (BARRIE POLICE SERVICES)**

That the City Clerk be directed and delegated the authority to execute a lease agreement with the Children's Aid Society of the County of Simcoe for the property known as 60 Bell Farm Road, Unit #1, Barrie, in accordance with the terms and conditions contained in Appendix "A" to Staff Report LGL006-14 and to the satisfaction of the Director of Legal Services. (LGL006-14) (File: L19-01)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 28/04/2014.**

**14-G-093 REPORTING ON THE CARIBBEAN LOCAL ECONOMIC DEVELOPMENT PROGRAM**

That the City of Barrie participants in the Caribbean Local Economic Development Program be required to provide a memorandum on their mission activities. (Item for Discussion 8.1, April 14, 2014) (File: D00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 4/28/2014.**

**The General Committee met for the purpose of two Public Meetings at 7:03 p.m. and reports as follows:**

**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 City Clerk's Office. Any interested persons wishing further notification of the staff reports regarding the applications were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act.**

**SECTION "C"****14-G-094 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - ROYAL VICTORIA REGIONAL HEALTH CENTRE - 27 GALLIE COURT AND 145 DUNSMORE LANE, BARRIE (WARD 1)**

Ms. Shelley Ditty, Vice-President, Planning and Support Services of the Royal Victoria Regional Health Centre (RVH), thanked Council for its financial support of the RVH expansion project. She noted that the project was completed on time and under budget and detailed its scope including additional beds and the provision of a cancer care centre. Ms. Ditty observed that the expansion also resulted in a recruitment of 600 new employees and growing increasing patient volume, which has made parking at RVH challenging. She indicated that the purpose of the application is to request a zoning amendment to facilitate 300 additional parking spaces for RVH staff on the east side of Gallie Court. Ms. Ditty commented that RVH is intending to enhance the space by adding new plantings, landscape buffering and lighting along the path, while minimizing the impact on the environment.

Ms. Heidi Hanson of Hanson & Jung Architects provided an image of the proposed hospital campus parking plan. She highlighted that the proposed use for the property on the east side of Gallie Court is to provide staff parking between the hours of 6:00 a.m. to 6:00 p.m., with no public access. Ms. Hanson commented that existing parking spaces would be made available to patients and their families. She displayed photos of the subject lands from various view sheds to provide site context. Ms. Hanson noted that the various consultants were involved in the project to ensure protection of wetlands and to minimize any impact of additional traffic, noise, and lighting on the existing neighbourhoods. She reviewed the proposed measures to mitigate the impact on the wetlands and neighbours in the surrounding area.

In closing, Ms. Hanson noted that discussions with the Nottawasaga Valley Conservation Authority will continue to gain an understanding of the extent of the wetland. She advised that plan has been updated to address some of the concerns of the Authority which will likely reduce the number of parking spots.

**PUBLIC COMMENTS**

1. **Mr. Brandan Partridge, 125 Dunsmore Lane** raised concerns related to the location of the snow storage on the subject site and flooding of his property. He also noted that the existing fence is six feet tall, but begins one foot off of the lawn, resulting in garbage and debris blowing under it. Mr. Partridge commented on his experiences with the existing construction contractor works on the subject site and the damage from the resulting vibration within his house.

Ms. Hanson responded to the enquiry related to the location of snow storage.

Members of General Committee asked a number of questions and received responses from the representatives of the applicant.

#### WRITTEN CORRESPONDENCE

1. Correspondence from the Nottawasaga Valley Conservation Authority, dated April 8, 2014.
2. Correspondence from the Nottawasaga Valley Conservation Authority, dated April 11, 2014.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 28/04/2014.**

#### **14-G-095 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT TO SECTION 6.8 BONUSING POLICIES OF THE CITY OF BARRIE OFFICIAL PLAN**

Mr. M. Kalyaniwalla, Manager of Planning Policy discussed the concept of bonusing, noting that it is provided for in the Planning Act as an optional tool to provide community benefits in exchange for allowing buildings to exceed the Zoning By-law provisions related to height and/or density of development, where there is a rationale for the increase. He described facilities that could be considered as community benefits including affordable housing, recreational facilities, daycare, cultural facilities, and public art. Mr. Kalyaniwalla reviewed an image from the Ministry of Municipal Affairs and Housing illustrating how additional height and/or density could be provided in exchange for community benefits. He discussed the statutory requirements in order to implement bonusing, as well as the potential advantages.

Mr. Kalyaniwalla reviewed the existing bonusing policy and the rationale associated with implementing new policy provisions. He highlighted the proposed policy changes and provided a number of images of the types of community benefits that could be achieved. Mr. Kalyaniwalla discussed the need for revised policies and the proposed implementation process. He concluded by reviewing the next steps in the process.

#### PUBLIC COMMENTS

1. **Mr. Greg Stephenson, 5 Tomlin Court** questioned how other municipalities implement bonusing policies to ensure zoning changes made are in the best interest of city and local residents, what controls would be in place to ensure that the community benefits are received as agreed upon in exchange for the additional height and/or density and what lessons have been learned from other municipalities to ensure our policies would work.

Mr. Kalyaniwalla provided a response to the questions raised.

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

#### **WRITTEN CORRESPONDENCE**

There was no written correspondence received.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/28/2014.**

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

#### **SECTION "D"**

**14-G-096 REZONING FROM GENERAL COMMERCIAL (C4) TO RESIDENTIAL MULTIPLE SECOND DENSITY (RM2) AND DRAFT PLAN OF SUBDIVISION APPLICATION FOR 196 BURTON AVENUE (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by Celeste Phillips on behalf of 655423 Ontario Ltd. to rezone a portion of the lands municipally known as 196 Burton Avenue from General Commercial (C4) to Residential Multiple Second Density (RM2) be approved (D14-1557).
2. That the Plan of Subdivision prepared by Rudy Mak Surveying Ltd. & Celeste Phillips Planning Inc. on behalf of 655423 Ontario Ltd, dated September 27, 2013, for lands municipally known as 196 Burton Avenue, be draft approved in accordance with the Draft Plan of Subdivision Conditions outlined in Appendix "C" to Staff Report PLN012-14 (D12-405), with the following revisions:
  - a) That condition 1 a) be deleted;
  - b) That condition 2 be deleted and replaced with the following words:
    - "2. The owner/developer shall agree to provide cash in lieu of parkland to City in accordance with the provisions of the Planning Act and City policy."; and
  - c) That condition 9 be deleted and replaced with the following words:
    - "9. The owner/developer acknowledges and agrees that a road widening of up to 5 metres may be required to achieve the ultimate 30 metre width for Burton Avenue in accordance Schedule E - Road Widening Plan of the City's Official Plan."



3. That Legal Services staff advise the Ontario Municipal Board of Council's decision in this matter.
4. That no further public notice is required in accordance with Section 34 (17) and 51 (47) of the Planning Act.
5. That staff investigate the feasibility of utilizing the cash in lieu of parkland contribution for enhancements to Shear Park and report back to General Committee as part of the 2015 Business Plan. (PLN012-14) (File: D14-1557, D12-405)

**This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 4/28/2014.**

**The General Committee met and reports as follows:**

**SECTION "E"**

**14-G-097 PRESENTATION BY FIRE CHIEF JOHN LYNN REGARDING THE BARRIE FIRE AND EMERGENCY SERVICE 2013 ANNUAL REPORT**

John Lynn, Fire Chief provided a presentation regarding the 2013 Fire and Emergency Service Annual Report. He reviewed the branches of the Fire and Emergency Service and the three levels of defence associated with fire and emergency services. Fire Chief Lynn provided charts illustrating the five year incident response levels, 2013 incidents by type, as well as the five year averages associated with the 6-minute road response, training hours, dollar losses, communications revenue, and Municipal Performance Measures Program (MPMP) operating costs.

Members of General Committee asked a number of questions and received responses from the Fire Chief. (File: P00)

**This matter was recommended (Section "E") to City Council for consideration of receipt at its meeting to be held on 4/28/2014.**

**ENQUIRIES**

Members of City Council addressed enquiries to City staff and received responses.

**ANNOUNCEMENTS**

Members of City Council provided announcements concerning a number of matters.

The meeting adjourned at 10:01 p.m.

**CHAIRMAN**