



City of Barrie

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

Meeting Agenda General Committee

Monday, June 23, 2014

7:00 PM

Council Chamber

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

PROPOSED NEW CITY-WIDE DEVELOPMENT CHARGE BY-LAW - CITY OF BARRIE (JUNE 23, 2014)

The purpose of the Public Meeting is to present and obtain public input on a proposed Development Charge By-law and underlying Background Study. The proposed Development Charge By-law will replace the current City-wide Development Charge By-law 2013-032. This meeting is being held pursuant to Section 12 of the Development Charges Act. (File: F21)

Presentation by Gary Scandlan of Watson & Associates Economists Ltd.

Attachments: [PM - 140623 - Notice.pdf](#)
[PM - 140623 - Presentation - Development Charges.ppt](#)
[PM - 140623 - Correspondence.pdf](#)
[PM - 140623 - Development Charge Background Report.pdf](#)

3. **PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

Nil.

4. **DEFERRED BUSINESS**

Nil.

5. **REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**

REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED JUNE 10, 2014.

Attachments: [140610 - Development Services Minutes.pdf](#)

TOOLS FOR HERITAGE ARCHITECTURAL CONTROLS ALLANDALE HISTORIC NEIGHBOURHOOD (WARDS 2 AND 8)

1. That the report regarding Tools for Heritage Architectural Controls Allandale Historic Neighbourhood, be received.
2. That staff consult with stakeholders within Allandale to seek input with regard to:
 - a) Proposed official plan amendments to address consideration of the Historic Neighbourhood character in the Historic Neighbourhood Strategy (HNS) Areas, including Allandale specific policies;
 - b) Potential area specific zoning and changes for areas 2, 3 and 4 identified on the map in Appendix "A" attached to this report, to address measures such as height, setbacks, coverage, location and size of accessory buildings and parking area in the front yard as referred to in greater detail in Appendix "B" attached to this report; and
 - c) Implementing amendments to the Site Plan Control By-law to include all areas within the Urban Growth Centre within the Allandale Neighbourhood which are not currently covered by site plan control;

and report back to the Development Services Committee in Q1 of 2015, providing the results of the Allandale stakeholder consultations. (P# 7/14) (14-G-037) (File: D00)

REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED JUNE 16, 2014.

Attachments: [140616 - Development Services Minutes.pdf](#)

BUILDING PERMIT APPLICATION REVIEW - 123 DUNLOP STREET EAST (WARD 2)

That after review of the drawings submitted with the Building Permit Application for 123 Dunlop Street East and City of Barrie By-law 90-322, the application be recommended without restrictions. (File: D00)

6. STAFF REPORT(S)**SURPLUS SALE OF CITY PROPERTY - 213 MINET'S POINT ROAD (WARD 10)**

1. That the Property at Minet's Point Road and Lakeshore Drive, described as Part of Plan M568 Block 60 being situated in the South East corner and measuring approximately 26m with frontage along Minet's Road, by a depth of 31m, and having an area of approximately 1,000 sq.m., be declared surplus to the City's needs, and be made available for a long term lease subject to the City retaining access to the Storm Water Management Facility as well as control of the Property.
2. That the intended purpose of the Property is to provide parking for an adjacent proposed development, the approval for which shall be subject to Planning Act applications.
3. That the Director of Business Development be authorized to negotiate the terms of a lease agreement with Alyange Holdings Inc. (the Lessee), including but not limited to the following general terms and conditions, and report back to General Committee for final approval:
 - a) That the term of the Lease be no greater than 25 years;
 - b) That the City retain access to the Minet's Storm Water Management Facility (SWMF) as well as control and ownership of the Property;
 - c) That the proposed development and construction of the Property be subject to regular municipal planning controls, development, engineering and construction standards, plus standards with respect to rail regulations, including but not limited to Anti-Whistling requirements;
 - d) That on the condition the Lessee is able to secure approval for the addition of a third storey to its proposed development at the corner of 213 Minet's Point Road, the Property be made available;
 - e) That the Property be leased in its present condition "as is" and the Lessee be required to complete any such tests, reports, analysis and plans at its own expense as may be required by the City, at the City's sole discretion, to support any proposed development application including but not limited to any reports, analysis, plans and environmental compliance approvals, including those by third parties such as the Lake Simcoe Region Conservation Authority, Metrolinx, rail authorities and the Ministry of the Environment;
 - f) That the fair market value of the Property be determined by an appraisal;

- g) That the Lessee reimburse the City's construction costs above and beyond the base costs to replace the existing Whiskey Creek Culvert under the Property. The additional costs above the base costs are estimated to be approximately \$225,000 in 2014 dollars;
 - h) That the reimbursement of the construction costs be accomplished through fees to lease the Property, and development charges and taxes for the proposed third storey to the proponents development;
 - i) That, during the City's future reconstruction of the Whiskey Creek culvert under the Property, the Lessee at its own cost shall relocate parking from the Property to an alternate location for a period of approximately two years, which parking shall also to be subject to all City requirements including the Zoning By-Law;
 - j) That the Lessee acknowledge the current zoning of the site and that it is leasing the Property based on the current zoning.
- 4. That Alyange Holdings Inc. be authorized to submit an application for rezoning of the Property at its own expense and with the understanding that the application will be considered on its merits and no approval is implied.
 - 5. That should the City require a portion or all of the Property for its own purpose at any point in time, the Lessee shall satisfy its obligation to provide parking at an alternate location, which shall be subject to all City requirements including the Zoning By-Law, or request the City consider cash-in-lieu payment for parking.
 - 6. That in the event the Lessee at any time contravenes the lease, the City shall have the option to terminate the lease and require the Lessee to satisfy its obligation to provide parking at an alternate location, which shall be subject to all City requirements including the Zoning By-Law, or request the City consider cash-in-lieu payment for parking.
 - 7. That public notice of the intent to make the property available for lease as required by By-Law 95-104, as amended, be waived. (BDD003-14) (File: D00)

Attachments: [BDD003-14.pdf](#)

CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE ENVIRONMENTAL ADVISORY COMMITTEE (CLK008-14) (File: C06)

DELEGATED AUTHORITY TO EXECUTE STATEMENT OF THE MUNICIPALITY ON ENVIRONMENTAL COMPLIANCE APPROVAL APPLICATIONS

1. That the Director of Engineering or his/her designate be granted delegated authority on behalf of The Corporation of the City of Barrie to sign Environmental Compliance Approval applications and or electronic submissions for sewage works indicating the Municipality's non-objection to the application, where such projects are deemed satisfactory by the Director of Engineering or his/her designate.
2. That the City of Barrie Fees By-law be amended to add an administration fee of \$200 for the review of Environmental Compliance Approval applications that are outside of the Planning Act. (ENG003-14) (File: A16-MI)

Attachments: [ENG003-14.pdf](#)

COST SHARING AGREEMENT - RECONSTRUCTION OF THE HIGHWAY 400 BRIDGE AT TIFFIN STREET (WARDS 2 AND 6)

1. That the principles of a cost sharing agreement with the Ministry of Transportation (MTO) relating to the reconstruction of the Highway 400 bridge at Tiffin Street, as shown in Appendix "A" to Staff Report ENG011-14, be endorsed.
2. That the Director of Engineering and the Director of Legal Services be authorized to finalize the terms of a cost sharing agreement with the MTO, in general accordance with the endorsed cost sharing principles.
3. That the Mayor and City Clerk be authorized to enter into a cost sharing agreement with the MTO, in general accordance with the endorsed cost sharing principles.
4. That funding for the City's share of the construction costs for the reconstruction of the Highway 400 Bridge at Tiffin Street, currently estimated to be \$5.06 million, be approved for inclusion in the 2015 Business Plan. (ENG011-14) (File: D00)

Attachments: [ENG011-14.pdf](#)

RAINSCAPING LOW IMPACT DEVELOPMENT (LID) GARDEN PILOT PROJECT - SUNNIDALE PARK (WARD 4)

1. That the proposed RainScaping Low Impact Development Garden Pilot Project site in Sunnidale Park, be approved so that the design of the project may proceed.
2. That staff report back to General Committee once the design of the proposed RainScaping LID Garden Pilot Project is completed to a level that allows the annual maintenance costs to be established. (ENG013-14) (File: R04-SU)

Attachments: [ENG013-14.pdf](#)

LAKESHORE DRIVE RECONSTRUCTION (TORONTO STREET TO TIFFIN STREET) PROJECT UPDATE (WARD 2)

1. That additional funding be provided for the Lakeshore Drive Reconstruction (Toronto Street to Tiffin Street) project in the amount of \$1,935,448, to be funded from development charges, tax reserves and rate reserve funds as follows:
 - a) \$1,140,634 - Tax Capital Reserve (13-04-0440)
 - b) \$247,671 - Development Charges - Roads (11-05-0540)
 - c) \$568,643 - Development Charges - Storm (11-05-0530)
 - d) (\$16,366) - Development Charges - Parks & Rec (11-05-0555)
 - e) \$19,970 - Wastewater Reserve Fund (12-05-0575)
 - f) (\$25,104) - Water Reserve Fund (12-05-0580)
2. That the costs associated with the Centennial Park improvements phase of the project be reduced to offset the increase in cost for the stormwater improvements and road reconstruction phase of the project to ensure that the overall project cost does not exceed the previously approved total project budget of \$27,388,400, as adjusted for inflation. (ENG015-14) (File: T05-LAK)

Attachments: [ENG015-14.pdf](#)

2015 BUDGET DIRECTIONS

1. That staff prepare a Business Plan for 2015 for all tax supported services that considers:
 - a) The cost of maintaining current programs at current service levels, based on anticipated 2015 activities;
 - b) Annualization of prior period decisions;
 - c) The financial impact associated with assumed subdivisions including operating, maintenance and planning for future asset replacement and rehabilitation;
 - d) Recommendations for changes to user fees that reflect:
 - i) the full cost of providing the program or service, including fixed assets (to the extent possible), net of any subsidy approved by Council; and
 - ii) increased reliance on non-tax revenue.
 - e) An estimate of assessment growth based on the value of newly assessed property throughout 2014;
 - f) Contributions to reserves that are consistent with the Financial Policy Framework and Council direction which addresses:
 - i) Current and future asset replacement requirements;
 - ii) Allocation of debt charges associated with debt maturing in 2014; and
 - iii) Increased funding for the Neighbourhood Renewal Program.

2. That staff prepare a Business Plan for 2015 for Water and Wastewater services that includes:
 - a) The cost of maintaining current programs at current service levels, based on anticipated 2015 activities;
 - b) Annualization of prior period decisions;
 - c) The financial impact associated with assumed subdivisions including operating, maintenance and planning for future replacement and rehabilitation;

- d) Recommendations for changes to user fees that reflect:
 - i) the full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council.
 - e) An estimate of water consumption that reflect past consumption patterns and forecasted conditions in 2015;
 - f) Contribution to reserves that reflects current and future asset replacement requirements.
3. That staff prepare a Business Plan for 2015 for Parking Services that includes:
- a) The cost of maintaining current programs at current service levels, based on anticipated 2015 parking utilization;
 - b) Annualization of prior period decisions;
 - c) The costs associated with changes in the parking inventory or infrastructure that is operated and maintained by the City;
 - d) Recommendations for changes to parking rates that reflect:
 - i) a level that eliminates the reliance on a taxpayer subsidy;
 - ii) the full cost of providing the program or service, including future asset replacement need.
4. That any recommended changes in level of service be presented as Service Level Changes to allow Council to consider each Service Level Change on a case-by-case basis. Services level changes include:
- a) New services/elimination of services;
 - b) Service enhancements/service reductions; and
 - c) New user fee proposals/elimination of user fee proposals.
5. That any user fee increases/reductions of more than 5% of the current fee, be presented to Council no later than December 15, 2014.
6. That a ten year Capital Plan be developed that includes a one year capital budget, a four year forecast and a five year outlook.
7. That development of the 2015 capital budget which will reflect the Fiscal Impact Analysis and Infrastructure Implementation Plan will consider the following:
- a) A risk-based approach to project selection driven by the rehabilitation and replacement of existing assets that considers:

- i) The probability and consequences of asset failure;
 - ii) Full lifecycle costs;
 - iii) Increased and decreased operating and maintenance costs and Return on Investment, if applicable, as contained within each business case that supports capital investments including energy management opportunities;
 - iv) Availability of financial and human resources to complete the work; and
 - v) Various funding strategies including the capital plan funding strategy described in motion 14-G-126 on May 21, 2014 when developing the 2015 Capital Plan and associated funding.
- b) A needs-based approach to project selection driven by the expansion of existing assets and addition of new assets that considers:
- i) An assessment of the importance and urgency of the project;
 - ii) Full lifecycle costs;
 - iii) Increased and decreased operating and maintenance costs as contained within each business case that supports capital investments; and
 - iv) Availability of financial and human resources to complete the work.
- c) A primary focus on renewal activities using the following as prioritization criteria:
- i) First priority - projects that support Public Safety, Environment and Transportation programs;
 - ii) Second priority - projects that support Land Use Planning, Economic Development and Corporate Support programs; and
 - iii) Third priority - projects that support Enforcement, Arts and Culture and Recreation programs.
- d) Financial affordability.

8. That prior to recommending that any projects be debt financed, staff will:
 - a) Review availability of all external funding sources, including:
 - i) Development Charges;
 - ii) Developer Funding;
 - iii) Federal and Provincial Grant Programs (in accordance with terms and conditions of each program);
 - iv) Federal and Provincial Gas Tax;
 - v) Sponsorship; and
 - vi) Other alternative sources of revenue.
 - b) Consider:
 - i) the availability of City Capital Reserves;
 - ii) the City's cashflow position;
 - iii) who is benefiting from the capital investment;
 - iv) interest rate projections; and
 - v) potential debt repayment strategies.
9. That the following new elements be introduced to the 2015 Business Plan Development Process:
 - a) The use of a scenario based approach to identify a set of options that will assist Council with making decisions regarding service levels and affordability;
 - b) A process for adjusting the 2015 operating and maintenance expenditures based on approval of capital investments; and
 - c) A funding strategy to address County of Simcoe capital requirements in a manner that ensures funding is available when it is required without causing significant fluctuations in annual tax rate requirements.
10. That the 2015 Budget Development Schedule identified in Appendix "C" to Staff Report EMT002-12 be used to develop the 2015 Business Plan for Council's review and approval no later than March 2015.
11. That staff advise the County and all Agencies, Boards and Commissions of Council's expectations that:

- a) The budget directions established herein be used when preparing their 2015 budgets; and
- b) Budgets be prepared in accordance with the 2015 Budget Development Schedule. (EMT002-14) (File: F00)

Attachments: [EMT002-14.pdf](#)

**CONFIDENTIAL LABOUR RELATIONS / EMPLOYEE NEGOTIATIONS
MATTER - BPFPA LABOUR NEGOTIATIONS (HRS002-14) (FILE: H07)**

BUILDING PERMIT APPLICATION SOLUTION

That a capital project entitled "Building Permit Application Solution" be created and added to the 2014 Capital Plan in the amount of \$500,000 and to the 2015 Capital Plan in the amount of \$900,000; and be funded from the Building Code Reserve (13-04-0434). (IT001-14) (File: A16-INN) (Pending # P47/12)

Attachments: [IT001-14.pdf](#)

ROAD DIETS PARKING NO PARKING ANYTIME (WARDS 4, 5, 6, 9 AND 10)

1. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended and delete the following:

Dean Avenue Both sides from Madelaine Drive to Russell Hill Drive."

2. That Traffic By-law 80-138 Schedule "A" "No Parking Any Time" be amended to add the following:

Ardagh Road Both sides from County Road 27 to Ferndale Drive."

Cundles Road Both sides from Anne Street to Leacock Drive."

Dean Avenue Both sides from Big Bay Point Road to Madelaine Drive."

Ferndale Drive Both sides from Benson Drive to Livingstone Street."

Hurst Drive Both sides from Big Bay Point Road to Cox Mill Road."

Madelaine Drive Both sides from Yonge Street to Mapleview Drive."

Prince William Way Both sides from Big Bay Point to Mapleview Drive."
(RPF008-14) (File: T02-PA)

Attachments: [RPF008-14.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**REQUEST FOR MUNICIPAL SUPPORT - POST-SECONDARY EDUCATION**

1. That, in order to maximize program opportunities and best respond to the Province's request for municipal support for major capital expansion opportunities, a strategy be supported based on:
 - a) The establishment of a satellite campus of Laurentian University; and
 - b) The expansion of degree programs at Georgian College.
2. That the City of Barrie re-affirms its commitment to \$14M over 10 years for the establishment of a satellite university campus in Barrie including a downtown presence, if successful in the Provincial RFP process, and making an equivalent commitment from its own sources.
3. That the Ministry of Colleges, Training and Universities encourage Laurentian and Georgian College to establish a joint program expansion framework prior to the RFP submission in September.
4. That a letter of support be sent to the Ministry of Colleges, Training and Universities based on this motion and copied to Laurentian University and Georgian College for use in their submissions. (Item 8.1, June 23, 2014)

Sponsors: Councillor L. Strachan and Mayor J. Lehman

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT**

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.

American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.