



**Minutes - Final  
General Committee**

---

Monday, June 22, 2015

8:00 PM

Council Chamber

---

**GENERAL COMMITTEE REPORT**

**For consideration by the Council of the City of Barrie on June 29, 2015**

**The meeting was call to order by Mayor J. Lehman at 8:51 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, M. Prowse; Councillor, J. Brassard; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

**STAFF:**

Business Development Officer, P. Dyck  
Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Director of Engineering, J. Weston  
Director of Environmental Services, J. Thompson  
Director of Facilities and Transit, K. Bradley  
Director of Finance/Treasurer, C. Millar  
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  
General Manager of Community and Corporate Services, P. Elliott-Spencer  
General Manager of Infrastructure and Growth Management, R. Forward  
Supervisor of Administrative Support Services, W. Sutherland.

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

**SECTION "A"**

**15-G-156      SALE OF CITY INDUSTRIAL LANDS FOR A MEDICAL MARIHUANA FACILITY, SKYTECK PHARMACEUTICAL (WARD 8)**

1. That the City Clerk be authorized to execute the Agreement of Purchase and Sale between the City of Barrie and 1923903 Ontario Ltd. for the 4.8 acre parcel of City owned industrial land described as Part of Lots 72, 73, 74 and 75 Plan 51M-379, City of Barrie, County of Simcoe, to be further described by reference plan to be deposited, and being part of PINs: 587280320, 587280321, 587280322 and 587280323, the property, for the purchase price of \$125,000 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 City Council;
  - b) The Purchaser agrees that it is purchasing the Property in its present condition "as is" and further acknowledges and agrees that it will conduct 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) The agreement is conditional, at the Purchaser's discretion, upon the City implementing the new zoning provisions as contained in the Planning Staff Report "Industrial Rationalization Review" (PLN023-14), permitting Medical Marihuana Production Facilities within the EM4 zoning category and the Purchaser achieving a Health Canada and City of Barrie licence permitting the operation of a Medical Marihuana Production Facility.
2. That a Deeming By-law be passed to merge all the lots of the Property (Lots 72, 73, 74 and 75 Plan 51M-379) as one lot for the purposes of development.
3. That the realized gain from the sale of 36 - 48 Rawson Avenue be transferred to the Industrial Land Reserve (13-04-0430).

4. That the City Clerk be authorized to execute the "Consent by Owner to Utilize Site" document, attached as Appendix "B", subject to the passage of the necessary Zoning By-Law Amendment to permit Medical Marihuana Production Facilities within the zoning category for the property. (BDD004-15) (File: L15)

**This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**15-G-157**

**DEVELOPMENT CHARGE DEFERRAL POLICY**

1. That the Development Charge Deferral Policy attached as Appendix "A" to Staff Report FIN013-15, be endorsed.
2. That together, the General Manager of Community and Corporate Services, the General Manager of Infrastructure and Growth Management, the Executive Director of Invest Barrie, and the Director of Finance/Treasurer, be delegated authority to approve applications for development charge deferrals in accordance with the Policy.
3. That the Director of Finance/Treasurer and City Clerk, be authorized to enter into Development Charge Deferral Agreements in accordance with the Policy and in a form satisfactory to the Director of Legal Services.
4. That the Fees By-law be amended to add the following new fee:
  - a) An application fee (new) for reviewing and processing development charge deferral requests payable upon application - \$1,000. (FIN013-15) (File: F00)

**This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**15-G-158**

**SETTLEMENT OF ONTARIO MUNICIPAL BOARD APPEALS: ANNEXED LANDS SECONDARY PLANS**

That the Mayor and City Clerk be authorized to execute Minutes of Settlement and any ancillary documentation related to appeals against the Annexed Lands Secondary Plans that may be resolved while Council is in recess subject to the approval of the General Manager of Infrastructure and Growth Management and in a form satisfactory to the Director of Legal Services. (IGM001-15) (File: L00)

**This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**15-G-159**      **ROAD DIET PROGRAM EXTENSION (WARDS 6 AND 9)**

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

**Column A**

"Ardagh Road

**Column B**

Both sides from County Road 27  
to Patterson Road."

2. That the existing Road Diet Program be revised to include:
  - a) Ardagh Road from County Road to Patterson Road; and
  - b) Hurst Drive from Cox Mill Road to Bay Lane. (RPF006-15)  
(File: T02-PA)

**This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**General Committee recessed from 8:53 p.m. to 9:07 p.m.**

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

**SECTION "B"****15-G-160**      **RATIONALIZATION OF DOWNTOWN PARKING LOTS (WARD 2)**

1. That the strategy for the rationalization of the downtown City owned properties, attached as Appendix "A" to Staff Report BDD002-15, be adopted.
2. That staff be directed to proceed with steps 1 - 3, identified in the strategy for the rationalization of the downtown City-owned properties, attached as Appendix "A" to Staff Report BDD002-15 and report back to General Committee with respect to any actions requiring approval by Council.
3. That a maximum amount of \$110,000 be funded from the Industrial Land Reserve for Phase 1 Environmental Assessment and marketing purposes and any proceeds from the sale of such properties be returned to the reserve. (BDD002-15) (File: D00)

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

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**SECTION "C"****15-G-161****2016 BUSINESS PLAN AND BUDGET DIRECTIONS**

1. That staff prepare a Business Plan for 2016 for all tax supported services that considers:
  - a) The cost of maintaining current programs at current service levels, based on anticipated 2016 activities;
  - b) Annualization of prior period decisions;
  - c) The financial impact on the 2016 budget of Council directions throughout 2015;
  - d) Recommendations for changes to funding sources that result in a decreased reliance on property taxes;
  - e) An estimate of assessment growth based on the value of newly assessed property throughout 2015;
  - f) The continuation of an annual 1% Dedicated Infrastructure Renewal Fund; and
  - g) Contributions to reserves that are consistent with the Financial Policies Framework.
  
2. That staff prepare a Business Plan for 2016 for Water and Wastewater services that includes:
  - a) The cost of maintaining current programs at current service levels, based on anticipated 2016 activities;
  - b) Annualization of prior period decisions;
  - c) Recommendations for changes to user fees that reflect the full cost of providing the program or service, including fixed assets, net of any subsidy approved by Council;
  - d) An estimate of water consumption that reflects past consumption patterns and forecasted conditions in 2016; and
  - e) Contributions to reserves that are consistent with the Financial Policies Framework and Council direction that reflect, to the extent possible, the anticipated current and future commitments against the reserves.

3. That staff prepare a Business Plan for 2016 for Parking Services that includes:
  - a) The cost of maintaining current programs at current service levels, based on anticipated 2016 activity;
  - b) Annualization of prior period decisions; and
  - c) Options to eliminate the annual operating deficit, and if necessary, a subsidy from the tax rate.
4. That any significant impacts to the 2016 budget, such as recommended changes in level of service, or changes in staff complement levels, be presented to Council for consideration.
5. That any user fees that are added, removed, or increased/decreased by 5% or more of the current fee, be presented to Council within the Business Plan Binder no later than December 14, 2015.
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 staff prepare the 2016 Capital Budget that advances the City's strategic priorities with appropriate consideration given to factors such as:
  - a) Resource availability - financial, scheduling, and staff resources;
  - b) Addressing the City's most critical needs;
  - c) Master plans and infrastructure implementation plans; and
  - d) Council's strategic goals.
8. That staff continue to find new and innovative ways to increase public education and engagement during the 2016 Business Plan and Budget development process.
9. That the 2016 Budget Development Schedule identified in Appendix "A" to Staff Report EMT002-15, be used to develop the 2016 Business Plan for Council's review and approval no later than January 2016.
10. 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 2016 budgets; and

- b) Budgets be prepared in accordance with the 2016 Budget Development Schedule.
11. That staff explore options to accelerate the Environmental Assessment and associated planning studies related to the Harvie Road/Big Bay Point Road overpass with the objective of accelerating the current construction start date of 2020/2021 and provide quarterly project status memos to City Council until project completion. (EMT002-150622) (File: F00)

**This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

## **SECTION "D"**

### **15-G-162**

#### **ALLANDALE HISTORIC TRAIN STATION DEVELOPMENT**

1. That the Allandale Train Station Program Review for the fit-out of the interior of the Passenger Depot and the Dining Hall buildings and adjacent site development, prepared by Ted Handy & Associates Architects be approved and utilized to guide the development of the project.
2. That staff be authorized to proceed with the Allandale Historic Train Station Development including the issuance of Procurement documents to complete the design and construction for the fit-out of the interiors of the Passenger Depot and Dining Hall and the site development of the adjacent exterior spaces and the civil works at an Order of Magnitude estimate of cost of \$3,800,000 as outlined in the Appendix "C" of Staff Report FCT004-15.
3. That funding of \$754,500 from Federal Gas Tax and debt financing up to a maximum of \$3,045,500, be authorized and that through the 2016 business planning process, staff investigate funding opportunities to reduce or eliminate the need for debt financing on this project.
4. That staff be directed to issue a Request for Proposals for the licence to occupy, operate and provide food and beverage services from the Passenger Depot.
5. That the project as documented in the staff report, be endorsed for the purposes of staff submitting the resolution to FedDev Ontario in support of the funding application to the Canada 150 Community Infrastructure Program for a maximum of up to 50% or \$1 million of the eligible project costs.

6. That staff in Invest Barrie be authorized to initiate discussions with business partner(s) for the occupancy of the Office Building component and report back to Council with a recommendation.
  
7. That staff in the Department of Culture be authorized to work with the County of Simcoe to prepare a plan for the final restoration work, return and installation of Engine 1531 to the Allandale Station lands and report back to Council with the plan to include at a minimum estimated costs, potential sponsorship, and schedule. (FCT004-15) (File: D00)

**Councillor, A. Khan 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 left his chair at the Council table.**

**Councillor, P. Silveira declared a potential pecuniary interested on the foregoing matter as he is a partner in a company that has submitted an offer to purchase on property in the area. He did not participate in discussion or vote on the matter. He rolled his chair back from the Council table.**

**This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**

**SECTION "E"**

**15-G-163 TEMPORARY TRAFFIC CALMING MEASURES (WARDS 6, 7 AND 10)**

1. That staff utilize the Flexible Bollard Pilot Program to provide effective but less costly methods of traffic calming on Twiss Drive, Grand Forest Drive, and Cumming Drive.
  
2. That Traffic By-law 80-138 Schedule "L" "One-Way Streets" be amended by adding the following:

<u>Column A</u>	<u>Column B</u>
<p><u>Grand Forest Drive</u> for 20 metres northerly from Golden Meadow Road</p>	<p>South"</p>

(RPF005-15) (File: T07-TR)

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 6/29/2015.**



**ENQUIRES**

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

**ANNOUNCEMENTS**

There were no announcements at General Committee.

The meeting adjourned at 9:37 p.m.

**CHAIRMAN**