



# City of Barrie

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

## Meeting Agenda General Committee

---

Monday, February 25, 2013

7:00 PM

Council Chamber

---

1. PUBLIC MEETING(S).

Nil.

2. CONSENT AGENDA.

Nil.

3. DEFERRED BUSINESS.

Nil.

4. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES.

**REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED  
FEBRUARY 12, 2013.**

**Attachments:** [130212 Development Services Committee.pdf](#)

**HEIGHT AND DENSITY BONUSING POLICIES**

1. That Staff Report PLN001-13 concerning Height and Density Bonusing Policies be deferred until the Height and Density Study is presented to General Committee.
2. That staff in the Planning Services Department be directed to continue to use the current Official Plan bonusing policies related to Section 37 of the Planning Act. (13-G-014) (PLN001-13) (File: D08TE-BON)

**Attachments:** [SR PLN001-13 - Bonusing Policies.pdf](#)

**PROPOSED LEGACY PROJECTS - WAR OF 1812 - 1814 - HISTORIC STREET SIGNAGE POLICY**

1. That staff in the Roads, Parks and Fleet Department in consultation with the Planning Services Department investigate establishing a Historic Street Signage Policy in light of the request by the Oro-Medonte Historical Association to recognize the Legacy Projects related to the War of 1812 - 1814.
2. That staff in the Roads, Parks and Fleet Department investigate the feasibility of implementing historic signage to identify the role of the Village of Kempenfel(d)t in relation to the War of 1812 - 1814 and report back to General Committee. (Item for Disc. 6.2, 120611) (12-G-163)

**5. STAFF REPORT(S).****CONTRIBUTION AGREEMENT STATUS FOR THE GEORGIAN COLLEGE HEALTH AND WELLNESS CENTRE**

That pursuant to the Contribution Agreement between Georgian College and the City of Barrie approved by Motion 09-G-205, the scheduled 2011 and 2012 payments of \$1,000,000 each, for a total payment of \$2,000,000, be made to Georgian College with funding provided by the Tax Capital Reserve (13-04-0440). (CRP001-13) (File: F00)

Attachments: [CRP001-13.pdf](#)

**SUNNIDALE ROAD - HIGHWAY 400 TRANSMISSION WATERMAIN CROSSING MUNICIPAL CLASS EA, SCHEDULE B (WARDS 2 AND 4)**

1. That the Preferred Design Alternative for the Municipal Class Environmental Assessment for Sunnidale Road - Highway 400 Transmission Watermain Class EA be adopted as outlined in Staff Report ENG001-13.
2. That, in accordance with the requirements of the Class EA process, the Engineering Department publish a Notice of Completion for the Sunnidale Road - Highway 400 Transmission Watermain Environmental Assessment Document.
3. That staff in the Legal Services Department complete the proposed property acquisitions necessary for the Sunnidale Road Transmission Watermain crossing of Highway 400 as identified in Phase 2 of the Municipal Class EA Preferred Design Alternative, and the City Clerk be delegated the authority to execute Agreements of Purchase and Sale for the purpose of acquiring the required land.

4. That the Director of Legal Services be authorized to commence expropriation proceedings against the properties identified in the Sunnidale Road Transmission Watermain crossing of Highway 400 Municipal Class EA where negotiated agreements are not in place by September 1, 2013.
5. That staff be directed to serve and publish the "Notice of Application for Approval to Expropriate" and to forward any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" to the Chief Inquiring Officer and the Chief Inquiring Officer be requested to report to Council with respect to any such request.
6. That the Director of Legal Services be delegated the authority to settle the expropriation amounts and that the Mayor and the City Clerk be authorized to execute all associated and required documents to the satisfaction of Director of Legal Services.
7. That the additional funding of \$600,000 required for the property acquisitions for the Sunnidale Road Transmission Watermain project be funded from the Water Reserve Fund (12-05-0580). (ENG001-13) (File: W03-SUN)

**Attachments:** [ENG001-13.pdf](#)

**SANITARY AND WATER SERVICING AND URBANIZATION FOR THE BAY LANE, COTTAGE LANE AND ROYAL OAK DRIVE AREA (WARD 10)**

1. That a by-law be prepared to authorize the recovery of capital costs for the installation of sanitary servicing on Bay Lane, Cottage Lane, Gables Park, Royal Oak Drive, Forestwood Lane, Lovers Court and Tollendal Mill Road, as outlined in Staff Report ENG003-13, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of sanitary sewer, as provided under Section 326 of the Municipal Act, with the option of payment of the sanitary charges over a 10 year period with interest.
2. That a by-law be prepared to authorize the recovery of capital costs for the installation of water servicing on Bay Lane, Cottage Lane, and Gables Park, as outlined in Staff Report ENG003-13, through the collection of a per metre frontage charge plus lateral costs for benefiting properties abutting the proposed new sections of watermain, as provided under Section 326 of the Municipal Act, with the option of payment of the water charges over a 10 year period interest free.
3. That 101-119 Bay Lane be assessed costs based on its full frontage for sanitary servicing and water servicing and on servicing the 10 houses on the lot with 10 sanitary services and 10 water services.

4. That staff be authorized to prepare construction contract drawings, including detailed design drawings for water servicing (per Staff Report ENG003-13), with a design cost of \$36,000, on Bay Lane, Cottage Lane, Gables Park and utility corridor easements with Bay Lane, Cottage Lane, Gables Park and utility corridor easements to be restored to their original condition and this change in project scope be funded from the Water Reserve Fund (12-05-0580).
5. That staff be authorized to prepare construction contract drawings, including detailed design drawings for a two lane/8.5 metre wide urbanized roadway including storm sewer, curb and gutters, boulevard works, sidewalks and street lighting (per Staff Report ENG003-13), with a design cost of \$120,000, on Royal Oak Drive, Forestwood Lane, and Lovers Court and this change in project scope be funded from the Tax Capital Reserve (13-04-0440).
6. That staff be authorized to prepare construction contract drawings, including detailed design drawings for a sidewalk (per Staff Report ENG003-13), on Tollendal Mill Road extending from Royal Oak Drive westerly to the sidewalk that extends from Hurst Drive on Tollendal Mill Road, with a design cost of \$5,000 and this change in project scope be funded from the Tax Capital Reserve (13-04-0440).
7. That staff in the Legal Services Department be authorized to commence acquisition of any required easements and/or property. (ENG003-13) (File: W03-BAY)

**Attachments:** [ENG003-13.pdf](#)

#### **LITTLE LAKE MUNICIPAL DRAIN - APPROVAL TO ABANDON (WARD 3)**

That notice be given of the intent to abandon the "Little Lake Municipal Drain" in its entirety. (ENG005-13) (File: D12-396)

**Attachments:** [ENG005-13.pdf](#)

#### **CONFIDENTIAL LITIGATION MATTER - WASTEWATER TREATMENT FACILITY - ENVIRONMENTAL COMPLIANCE APPROVAL APPEAL RECOMMENDATION (ENG009-13) (FILE: E03-EC)**

**2012 WATER OPERATIONS BRANCH ANNUAL REPORT, SUMMARY REPORT AND MANAGEMENT REVIEWS**

1. That Staff Report ENV001-13 concerning the 2012 Municipal Summary Report and Annual Drinking Water System Report regarding the City of Barrie's Drinking Water system be received for information purposes.
2. That the City of Barrie, Environmental Services Department, Water Operations Branch, Annual Report for 2012 be received for information purposes.
3. That the Water Operations Branch Management Reviews, dated December 4th, 2012 and January 11th, 2013 be received for information purposes. (ENV001-13) (File: W00)

**Attachments:** [ENV001-13.pdf](#)

**OPTION TO PURCHASE BLOCK 203, PLAN 51M-771 FOR PARKLAND PROPERTY (WARD 6)**

That in response to the Superior Court's interpretation of the City's rights set out in the Residential Subdivider's Agreement registered as Instrument # SC219250, the City elect not to exercise its option to purchase Block 203, Plan 51M-771 shown on Appendix "A" to Staff Report LGL004-13 for parkland purposes from 1291264 Ontario Limited. (LGL004-13) (File: L02-A72)

**Attachments:** [LGL004-13.pdf](#)

**OFFICIAL PLAN AMENDMENT AND REZONING - PROPOSED MEDIUM AND HIGH DENSITY RESIDENTIAL, 300 ESSA ROAD (WARD 6)**

1. That the application to amend the Official Plan submitted by Jones Consulting Group Ltd. on behalf of Essa Residences Inc. to redesignate lands known municipally as 300 Essa Road from General Industrial to Residential and Environmental Protection be approved.
2. That Part A and B of the Official Plan Amendment No. 17, as attached as Appendix "A" to Staff Report PLN005-13, be approved.
3. That the application to amend Zoning By-law 2009-141, submitted by Jones Consulting Group Ltd. on behalf of Essa Residences Inc. to rezone 300 Essa Road from Service Industrial (EM3) to Residential Apartment Dwelling Second Density-2 (Special)(Holding) RA2-2(SP)(H) be approved.

4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
- a) A maximum of 413 residential units shall be permitted;
  - b) A maximum of two 12 storey apartment buildings each containing a maximum of 118 residential units with a maximum height of 39 metres;
  - c) A maximum of one 8 storey apartment building containing a maximum of 95 units with a maximum height of 26 metres;
  - d) A maximum of one 4 storey apartment building containing a maximum of 54 units with a maximum height of 15 metres;
  - e) A maximum of 18 units in the form of stacked townhouses with a maximum height of 10 metres;
  - f) A maximum of 10 street townhouse units fronting on a private road with a maximum height of 10 metres;
  - g) That block, cluster, street and stacked townhouse dwelling units be permitted under the Residential RA2-2 zone;
  - h) That a minimum density of 50 units per hectare and a maximum density of 139 units per hectare be achieved over the subject property;
  - i) That a minimum 5 metre building setback be provided from all lands which are zoned Environmental Protection unless provided with a secondary means of access, in which case a setback of 7 metres shall be provided;
  - j) That driveways accessing townhouse garages be a minimum length of 6 metres; and
  - k) That all other zoning provisions of By-law 2009-141 shall apply.
5. That the By-law for the purpose of lifting the Holding Zone from the Zoning By-law Amendment as it applies to the lands municipally known as 300 Essa Road, shall be brought forward for approval once the owner/applicant provides the following to the satisfaction of the City of Barrie:
- a) A Site Plan Agreement with the City;
  - b) The dedication of a 3 metre road widening along the Essa Road frontage;

- c) The payment of all applicable City of Barrie and local improvements charges;
- d) The obligation to prepare and implement a public open space trail network plan for the Environmental Protection Lands which shall include the components and funding, all of which are to be approved by the City and the Lake Simcoe Region Conservation Authority; and
- e) The dedication of the environmentally sensitive lands as determined and to the satisfaction of the Lake Simcoe Region Conservation Authority and the City of Barrie. (PLN005-13) (File: D09-OPA017, D14-1473R)

**Attachments:** [PLN005-13.pdf](#)

**EXTENSION OF TEMPORARY USE BY-LAW - KEMPENFELT BAY SCHOOL,  
576 BRYNE DRIVE (WARD 7)**

1. That the application by Glen Lucas Associates on behalf of 1255560 Ontario Inc. (BIN Management) to extend a Temporary Use By-law for lands known municipally as 576 Bryne Drive and 111 Commerce Park Drive, (currently occupied by Kempenfelt Bay School), to permit a school and playing field, be extended for a period of 3 years from the date of passage of the implementing Temporary Use By-Law attached as Appendix "A" to Staff Report PLN007-13.
2. That in accordance with Section 34(17) of the Planning Act, no further public notification be required. (PLN007-13) (File: D14-1545)

**Attachments:** [PLN007-13.pdf](#)

**TRANSIT SERVICE PARTNERSHIP AND FUNDING AGREEMENTS - FOR THE PROVISION OF TRANSIT SERVICES TO THE TOWNSHIP OF ESSA**

1. That the Director of Recreation, Facilities and Transit or their designate be authorized to negotiate with the Township of Essa and the County of Simcoe to develop and finalize the following relevant agreements for the provision of transit services between Barrie, Angus and CFB Borden in accordance with the parameters identified in Appendix "A" to Staff Report RFT001-13:
  - a) A Transit Services Partnership Agreement between the City of Barrie and the Township of Essa that will define the services to be provided, and the roles and responsibilities of the parties, the terms and conditions for the provision of the service, and the funding to be provided by the Township of Essa to the City of Barrie; and
  - b) A Transit Services Funding Agreement between the City of Barrie and the County of Simcoe that will define the funding to be provided by the County of Simcoe to the City of Barrie for the provision of transit services to the Township of Essa, and the terms and conditions related to such funding.
2. That the Mayor and City Clerk be authorized to execute the Transit Services Partnership Agreement with the Township of Essa and Transit Services Funding Agreement with the County of Simcoe, subject to the agreements addressing the key terms and conditions, as well as any other terms and conditions necessary as determined by the General Manager of Community Operations, and the form of the agreement being prepared to the satisfaction of the Director of Legal Services and the Director of Finance.
3. That the Director of Recreation, Facilities and Transit report back to General Committee should negotiations not produce, by May 1, 2013 a Transit Services Partnership Agreement and a Transit Service Funding Agreement in accordance with the key terms and conditions identified in Appendix "A" to Staff Report RFT001-13.
4. That the required bylaw(s) designating the City of Barrie as the host municipality for the provision of transit services in the Township of Essa, for the purposes of Ontario Gas Tax Funding, be presented to City Council for consideration, as soon as possible following the execution of the Transit Services Partnership Agreement with the Township of Essa.
5. That subject to the execution of the Transit Services Partnership Agreement, the appropriate by-law be prepared to authorize the execution of lease agreement related to the bus equipment required for this service subject to the satisfaction of the Director of Legal Services and the Director of Finance.



6. That the Director of Recreation, Facilities and Transit provide City Council with a memorandum, no later than 14 months following the implementation of the new transit service, to provide details on first year usage, ongoing operating costs, and initial start-up costs related to the new transit service. (RFT001-13) (File: T03)

**Attachments:** [RFT001-13.pdf](#)

#### **REQUEST FOR SUPPORT FOR THE BID BY THE BARRIE COLTS JUNIOR HOCKEY CLUB FOR 2014 MEMORIAL CUP**

1. That a 2014 Memorial Cup Bid Organizing Committee be established by the Barrie Colts Junior Hockey Club with City Council and staff representation to support the Club's bid for the 2014 Memorial Cup.
2. That the Mayor and City Clerk be authorized to execute a Facility Use Agreement for the 2014 Memorial Cup (in accordance with the terms and conditions of the agreement attached in Appendix "A" to Staff Report RFT003-13) in a final form approved by the Director of Legal Services, if the Barrie Colts Junior Hockey Club is successful in its bid.
3. That, financial support be provided with respect to the 2014 Memorial Cup by waiving user fees and charges in the amount of \$122,495 (as outlined in Appendix "B" to Staff Report RFT003-13) if the Barrie Colts Junior Hockey Club is successful in its bid.
4. That, if the Barrie Colts Junior Hockey Club is successful in its bid, the Mayor and City Clerk are authorized to execute a Financial Contribution Agreement on terms satisfactory to the City with Horsepower Sports & Entertainment Group Inc. ("HSE") in the amount of \$930,000 to be contributed by HSE and used for the expansion of the Barrie Molson Centre including partial funding of the dressing room expansion and full funding for the expansion of the restaurant, additional seating, additional suites, and a new marquee exterior sign subject to the following conditions being met:
  - a) The procurement and the contract administration of the project be fully administered by the City of Barrie as the owner of the Barrie Molson Centre using a design-build project delivery approach;
  - b) That the committed funding for the project from the Barrie Colts Junior Hockey Club be received in full by the City prior to the initiation of construction; and
  - c) That all additions and installed elements will be owned by the City of Barrie.

5. That if HSE wishes to proceed with the expansion project in its entirety, even if the Barrie Colts Junior Hockey Club is not successful in its bid, the Mayor and City Clerk are authorized to execute a Financial Contribution Agreement in the amount of \$1,230,000 for the expansion of the Barrie Molson Centre subject to the aforementioned conditions. (RFT003-13)  
(File: R00)

Attachments: [RFT003-13.pdf](#)

**6. ITEM(S) FOR DISCUSSION.**

Nil.

**7. INFORMATION ITEMS.**

Nil.

**8. ENQUIRIES.**

Nil.

**9. ANNOUNCEMENTS.**

Nil.

**10. ADJOURNMENT.**

**HEARING DEVICES AND AMERICAN SIGN 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](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**