



City of Barrie

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

Minutes - Final General Committee

Monday, March 23, 2015

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on March 30, 2015

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

- Present:** 10 - Mayor, J. Lehman; 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
- Absent:** 1 - Councillor, B. Ainsworth

STUDENT MAYORS:

Emma Ryder, Trillium Woods Elementary School
Norma Ali-Ahmad, Ardagh Bluffs Public School.

STAFF:

Acting Director of Planning Services, M. Kalyaniwala
Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Development Planner, S. Farquharson
Director of Business Development, H, Kirolos
Director of Engineering, J. Weston
Director of Environmental Services, J. Thompson
Director of Finance, C. Millar
Director of Legal Services, I. Peters
Director of Planning, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Fire Chief, J. Lynn

General Manager of Community and Corporate Services, P. Elliott-Spencer
General Manager of Infrastructure and Growth Management, R. Forward
Manager of Development Services, R. Windle
Senior Development Planner, J. Foster.

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

SECTION "A"

15-G-051 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED FEBRUARY 4, 2015.

The Community Services Committee report dated February 4, 2015, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/30/2015.

15-G-052 REPORT OF THE INFRASTRUCTURE, INVESTMENT AND DEVELOPMENT SERVICES COMMITTEE DATED FEBRUARY 23, 2015.

The Infrastructure, Investment and Development Services Committee dated February 23, 2015, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 3/30/2015.

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

SECTION 'B'

15-G-053 FIRE MASTER PLAN UPDATE 2014 - 2023

1. That the Short Term Goals (1 - 3 years) for the period of 2014 - 2016 identified in the Fire Master Plan Update 2014 - 2023, with the exception of the implementation of the marine response service levels and capabilities for open water rescue, be adopted in principle to provide strategic direction for the Barrie Fire and Emergency Services Department.

2. That the marine response service levels and capabilities for open water rescue, as well as the Medium and Long Term Goals identified in the Fire Master Plan Update 2014 - 2023 be referred back to staff for further consideration and report back to the Community Services Committee. (File: P00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-054 SUSTAINABLE DEVELOPMENT STRATEGY WORK PROGRAM

That staff incorporate and consider the principles of the Sustainable Development Strategy Work Program set out in motion 13-G-059 for inclusion in all Development Approval Staff Reports with the insertion of an explanation in the Environmental Analysis portion of the Report. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-055 ZONING FOR MIXED USES

1. That the Official Plan Amendment for the addition of Section 4.9 "Mixed Use", as included in Appendix "A" attached to Staff Report PLN018-14, be approved for the portions related to intensification nodes.
2. That the Zoning By-law Amendment for the addition of Section 5.4 "Mixed Use", as included in Appendix "B", in Staff Report PLN018-14, be approved for the portions related to intensification nodes.
3. That staff in the Planning Services Department report back to the Infrastructure, Investment and Development Services Committee with additional detail regarding the following:
 - a) Which parts of intensification corridors and which proposed uses are appropriate for intensification;
 - b) The potential to require parking spaces for visitors and specific barrier free parking in intensification corridors; and
 - c) The potential to increase maximum building heights, to reflect the change to the Ontario Building Code to six storeys in intensification corridors. (14-G-162) (File: D00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-056 GOWAN PORTRAIT RESTORATION PROJECT

That the funds remaining in the 2014 Heritage Barrie account after all expenses for the Heritage Barrie Awards have been paid for, be given to the Barrie Historical Society for the Gowan Portrait Restoration Project as a donation from the Heritage Barrie Committee. (File: C05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-057 CORPORATE POSTAGE REVIEW

1. That Staff Report CLK003-15 concerning a Corporate Postage Review be received for information purposes.
2. That staff in the Legislative and Court Services Department report back to General Committee should amendments or authorization be required from Council to implement any future initiatives related to addressing the rising cost of Corporate postage. (CLK003-15) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-058 DEVELOPMENT CHARGES DEFERRAL AGREEMENT (WARD 10)

1. That staff be authorized to enter a Development Charge Deferral Agreement with the owner of 1093 Big Bay Point Road, Maureen Jennings, for the lesser of five years, or until a new Development Charges By-law is approved by Council.
2. That staff be directed to include, for Council's consideration as part of the next Development Charges By-law, exemption for Development Charges for agricultural buildings. (FIN002-15) (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-059 AWARD OF CONTRACT 2015-004T ESSA ROAD IMPROVEMENTS, FERNDALE TO COUGHLIN ROAD (WARDS 6 AND 7)

That Contract 2015-004T, for Essa Road Improvements, be awarded to Arnott Construction Limited, (Arnott) in accordance with their tender dated February 24, 2015, in the amount of \$4,447,000.00 excluding HST, with the funding adjusted as per Appendix "A" of Staff Report ENG004-15. (ENG004-15) (File: 2015-004T)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-060 AGC DEVELOPMENTS INC. - PL100297- 201 MILLER DRIVE (WARD 5)

1. That the Director of Legal Services be authorized to take the following actions in order to settle an outstanding appeal to the Ontario Municipal Board:
 - a) Purchase of the Subject Property located at 201 Miller Drive, City of Barrie comprising approximately 10 acres and being described as Part of Lot 22, Concession 7, Barrie for \$150,000 with each party to bear its own legal costs of the transaction.
2. That the following project: 201 Miller Drive - Land Purchase be added to the 2015 Capital Plan at a gross cost of \$150,000 and be funded from the Property Purchases Reserve (13-04-0453). (LGL004-15) (File: L01-1)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-061 BRADFORD STREET SPEED LIMIT (WARD 2)

That the posted speed limit along Bradford Street between Tiffin Street and Simcoe Street remain at 50 km/h. (RPF003-15) (File: T07-SI)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

15-G-062 INVESTIGATION OF ALL-WAY STOP AT TOLLENDAL MILL ROAD AND COX MILL ROAD (WARD 8)

That staff in the Roads, Parks and Fleet Department investigate the feasibility of installing an all-way stop at the intersection of Tollendal Mill Road and Cox Mill Road and report back in accordance with the All-Way Stop Policy by June 1, 2015. (Item for Discussion 8.1, March 23, 2015) (File: T00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

The General Committee met for the purpose of a public meeting at 7:07 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 form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Acting Director of Planning Services that notification was conducted in accordance with the Planning Act. Mayor Lehman indicated that after the applicants' representatives presented their proposal, staff would be providing an overview of the status of the application and summary of the initial feedback received to date through the new ward meeting process, as well as from commenting agencies and internal departments. He stated that the staff recommendation on the application would be presented through a staff report to General Committee at a later date.

SECTION "C"

15-G-063 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF TERRA CAPITAL GROUP INC. (C/O TIM MOUZAFAROV) - 534, 536 AND 540 ESSA ROAD AND PART OF 8 BOAG COURT (WARD 7) (FILE: D14-1583)

Mr. John Stuart of Innovative Planning Solutions advised that the purpose of the public meeting was to review an application for an amendment to the Zoning By-Law submitted by Innovative Planning Solutions on behalf of Terra Capital Group Inc. (c/o Tim Mouzafarov), for the properties of 534, 536, and 540 Essa Road and Part of 8 Boag Court.

Mr. Stuart provided a slide presentation, concerning the application. He discussed slides concerning the following topics:

- the application context including the location, existing use and surrounding uses;
- background information concerning the current zoning of the subject site;
- the current land use designation and zoning;
- an image illustrating the development proposal;
- an artist's rendering of the built form proposed and an overview of the special provisions requested;
- an artist's rendering of the amenity space proposal;
- a list of studies submitted in support of the application;
- comments from the Ward Meeting held on February 19, 2015;
- the application in context of Provincial and City Planning Policy; and
- the relationship to proposed intensification standards.

Mr. Stuart noted that in his professional planning opinion, the proposed zoning by-law amendment represents good planning and is consistent with Provincial and City planning policy.

Mr. Steve Farquharson, Development Planner discussed items currently being considered by Planning staff concerning the application, including comments received at the February 19, 2015 ward meeting concerning the gross floor area, protection of boundary trees and tree preservation as well as functionality and type of amenity space proposed. He also noted that staff are reviewing items such as snow storage on site and the proposed density. Mr. Farquharson advised that staff are working with the applicant on the issues and concerns that have been identified.

PUBLIC COMMENTS

1. **Mr. Mariello Chiapetta, 550 Essa Road** asked if the Essa Road widening project included in the 2015 Business Plan would coincide with the development project. He discussed the need for more affordable units and asked if the units would be sold as condominiums. Mr. Chiapetta commented that he doesn't like the additional traffic but noted that the road widening on Essa is being undertaken and applauded Council for making the decision to proceed with the project. He commented on the need to explore different types of housing and move forward on decisions to improve the quantity and quality of housing to meet demands. Mr. Chiapetta stated that he feels there is a shortage of housing for the young and retirees.

Mr. Stuart and staff responded to the enquiries.

2. **Mr. Mario Titus, Toronto Street**, asked if the units associated with the development would be sold or rental.

3. **Mr. Rick Belfed - 366 Emms Drive** commented that Essa Road is a main corridor into the City and the proposed development would be a better welcome into the City than the existing buildings on the properties. He discussed his concerns related to the three houses currently on the subject properties. Mr. Belfed indicated that he believes that this the best place for the proposed development project.

4. **Mr. Frank Buondensero, 33 Bentley Crescent** advised that he agreed with previous speaker noting his issues with the existing homes on the properties and observed that it is time to move forward and revitalize the area.

5. **Ms. Carol Bjurgan, 20 O'Shaunessy Crescent** discussed her concerns related to the number of units in the proposed development and the amount of cars that will be parked on the property as she does not think the properties are adequate to handle the scale of the development. Ms. Bjurgan commented that she believes the pond on the property is spring fed and stated her concerns related to possible flooding once the pond is filled in. She also commented on her concerns related to possible impact on the wildlife in the area. Ms. Bjurgan requested that the applicant build a fence as is permitted and provide a buffer of evergreen trees between the proposed development and the existing residential area.

Mr. Stuart responded to the enquires.

6. **Mr. Darryl MacNeil, 9 Boag Court** advised that his property is adjacent to the proposed development and he discussed his concerns related to the amenity space, as he feels it may attract more crime into the area. He discussed his concerns related to the ability for emergency vehicles to turn around with the proposed development. Mr. MacNeil noted his concerns related to the filling in of the spring fed pond and reiterated his concerns related to the location of the amenity space at the rear of the proposed development.

Members of General Committee asked a number of questions of clarification of the applicant and staff concerning the proposal and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from the Simcoe Muskoka Catholic District School Board, dated March 5, 2015
2. Petition signed by 13 residents, received March 17, 2015

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 3/30/2015.

15-G-064

APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF GEORGIAN DRIVE BARRIE CORPORATION - 306, 310, 314 AND 318 GEORGIAN DRIVE (WARD 1) (FILE: D14-1578)

Mr. Jamie Robinson of MHBC Planning advised that the purpose of the public meeting was to review an application for an amendment to the Zoning By-Law submitted by MHBC Planning on behalf of Georgian Drive Barrie Corporation, for four parcels of land fronting on the north side of Georgian Drive east of the intersection of Gallie Court, in the Georgian Drive Planning Area. The properties are municipally known as 306, 310, 314 and 318 Georgian Drive.

Mr. Robinson and Mr. Christian Huggett of Podium Developments provided a slide presentation concerning the application.

Mr. Robinson discussed slides concerning the following topics:

- a map illustrating the site and surrounding land uses;
- the details of the development proposal;
- the Provincial Policy Statement and Growth Plan;
- the land use designation under the City of Barrie Official Plan;
- the current zoning of the property;
- the proposed zoning by-law amendment including the special provisions requested;
- the demand for student housing for Georgian College; and
- the proximity of the proposed development to the Georgian College Campus.

Mr. Christian Huggett discussed slides concerning the following topics:

- the Project Team involved in the proposed development;
- the development proposal;
- artist's renderings of similar development concepts in other communities;
- the proposed building elevations and amenity space; and
- details about Varsity Properties as a student housing management company.

Ms. Janet Foster, Senior Development Planner provide an overview of context of the application. She noted that the delineation of the Environmentally Protected Area is being finalized. Ms. Foster discussed the storm water management facility and possible impacts that will be dealt with at site plan approval. She noted that the applicant is "downzoning" to a lower density than previously approved. She discussed other items that will be considered through the approval process including the proposed amenity space and proposed reduction in parking space and size of spaces. Ms. Foster observed that comments received from internal departments, commenting agencies and residents at the Ward Meeting as well as those from the public meeting will be considered during the preparation of the staff report and site plan approval process. Ms. Foster noted that it is anticipated the staff report will be presented to General Committee in April 2015.

PUBLIC COMMENTS

1. **Mr. Alex Black, 334 Georgian Drive** commented that he is looking forward to the development as it will provide additional housing for college students instead of basement apartments. He noted his concerns regarding the number of raccoons in the area of the vacant properties currently on the site. Mr. Black advised that he was impressed with the presentation and looks forward to the development starting sooner than later. He asked asked about the timeline for completion of the project. Mr. Black asked if a sidewalk will be part of development project, as residents are not keen on a sidewalk being installed

Mr. Robinson and staff responded to the enquiries.

Mr. Mincer, owner of the adjacent portion of the development provided information regarding the current use of his property.

Members of General Committee asked questions of clarification of the applicant and staff concerning the proposal, and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from HGR Graham Partners LLP, dated March 11, 2015

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 3/30/2015.

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

SECTION "D"

15-G-065

PERMITTED USES WITHIN INDUSTRIAL SECTION (7.0) OF THE CITY'S COMPREHENSIVE ZONING BY-LAW 2009-141

1. That Part A and B of the Official Plan Amendment, as set out in Appendix "F" of Staff Report PLN023-14, to permit outside storage in both the General Industrial and Highway 400 Industrial designations and include the redesignation of lands to Highway 400 industrial, General Industrial and General Commercial be approved.
2. That Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 be repealed and replaced with the amended table of permitted uses as illustrated in Appendix "A" of Staff Report PLN023-14, with the following amendment:
 - a) That permitted uses within the Highway Industrial (HI) Zone Category be amended to add the following:
 - Commercial School;
 - Veterinary Clinic; and
 - Industrial School.
3. That the Zoning Map of Comprehensive Zoning By-law 2009-141 be amended as illustrated in Appendix "B" including the Highway Industrial Map.

4. That the Zoning By-law Amendment for revisions to Section 3.0 "Definitions" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "C" of Staff Report PLN023-14, be approved, with the following amendment:
 - a) Deletion of the words "stand alone" in the definition of Medical Marihuana Production Facility.

5. That the Zoning By-law Amendment for revisions and amendments to Section 4.11 "Outdoor Storage Standards" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "D" of Staff Report PLN023-14, be approved, with the following amendments:
 - a) Deleting the following:

"Lot Coverage and Lot Area

Outdoor Storage or outdoor accessory storage to a permitted use, shall not exceed thirty (30%) percent of the lot area. Outdoor storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres."

 - b) Adding the following:

"Maximum Permitted Outdoor Storage

Outdoor Storage or Accessory to a permitted use, shall not exceed fifty (50%) percent of the total gross floor area of the main building in both the Light (LI) and Highway (HI) zones."

6. That the Zoning By-law Amendment for revisions and amendments to Section 7.2.2 "Accessory Retail Uses" of the Comprehensive Zoning By-law 2009-141 as outlined in Appendix "E" of Staff Report PLN023-14, be approved.

7. That Subsection 3 of Site Plan Control By-law 99-312 be amended to read as follows:
 - a) "That all properties that are zoned Restricted Industrial (RI) and Business Park (BP) be and they are hereby designated as site plan control areas."

8. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required for the passing of this By-law. (14-G-240) (PLN023-14) (File: D14-IND) (P94/04, P12/14)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

SECTION "E"**15-G-066****COUNCIL CONFERENCE ATTENDANCE**

1. That Councillor, D. Shipley, Councillor, M. Prowse and Councillor, J. Brassard, be granted approval to attend the 2015 Federation of Canadian Municipalities (FCM) annual conference to be held in Edmonton, Alberta as an official delegation for the City of Barrie.
2. That Mayor, J. Lehman, Councillor, R. Romita, Councillor, B. Ward, Councillor P. Silveira, Councillor, A. Khan and Councillor, S. Morales be granted approval to attend the 2015 Association of Municipalities of Ontario (AMO) annual conference in the City of Niagara Falls as an official delegation for the City of Barrie.
3. That Councillor B. Ainsworth, on behalf of the Town and Gown Committee be granted approval to attend the annual Town and Gown Association of Ontario Symposium to be held May 11 - 13, 2015 in Mississauga.
4. That the applicable related expenses (including registration, travel, accommodation and meals) be funded from the Council Conference Account to a maximum of \$15,000 for the three conferences (Account # 01-06-0950-0000-3071). (CLK002-15) (File: A04)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

SECTION "F"**15-G-067****EMPLOYMENT LANDS CONVERSION POLICY**

1. That a public meeting be scheduled to consider an Official Plan Amendment to amend policies on the use, protection and/or conversion of employment lands within the City of Barrie as follows:

That a new section 3.1.2.1 (d) be added and that the remainder of the section be renumbered accordingly. The new 3.1.2.1 (d) reads as follows:

"3.1.2.1.(d) Applications to convert existing employment lands to a non-employment land use are generally discouraged with the exception of those properties identified through the municipal comprehensive review. When such applications are received by the City they shall be evaluated based on the following criteria:

- The site is located outside or on the fringe of a designated Employment Area;

- The site is isolated from surrounding designated employment lands;
- The conversion will not create incompatible land uses;
- The conversion will not negatively affect employment lands in the area;
- The conversion will be consistent/supportive of City policy planning objectives;
- The site offers limited market choice for employment lands development due to its size, configuration, physical conditions or other reasons;
- The site does not offer potential for future expansion on existing neighbouring employment lands;
- The site has been vacant for an extended period of time and is a brownfield (previously used, now vacant) industrial site; and
- “The site is an opportunity for intensification, in an area designated for intensification”.

That Section 4.4 Industrial be amended as follows:

Section 4.4.1 Goals is proposed to be amended by the addition of a new Goal which states:

- “(c) To ensure the primacy of industrial uses as the principal driver of economic prosperity in the City of Barrie.”

Section 4.4.2.1 (a) is proposed to be amended by the inclusion of a new sentence at the end of the subsection which will state:

“Conversion of lands within these employment areas from industrial to any other land use including, commercial, institutional and residential shall be discouraged. Where applications for conversion are received they will be evaluated based on the criteria established in Section 3.1.2.1(b), (c), and (d).”

Section 4.4.2.1(e) of the Official Plan is proposed to be amended deleting the word “or” and replacing it with the word “and” such that the policy would read:

“Commercial uses such as retail stores which are not directly related to the function of industrial areas, and which are more appropriate in commercial zones, are discouraged.”

Section 4.4.2.1(e) is proposed to be further amended by adding a new sentence at the end of the policy such that the policy would read:

“Institutional uses which are not directly related to the function of industrial areas and which are more appropriate on institutionally zoned lands are discouraged.”

2. That in accordance with motion 09-G-398 (as amended) should the above recommendation be approved, and no appeals are received to the Official Plan Amendment, the moratorium on the processing of applications for the conversion of employment lands be lifted following the last day of the appeal period. (PLN008-15) (File: D09-ELCP)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

SECTION "G"

15-G-068

ON-STREET PARKING RESTRICTION - CORONATION PARKWAY AND MONARCHY STREET (WARD 10)

1. That Traffic By-law 80-138 Schedule “B” “No Parking in Specified Places Where Signs on Display at Stated Times” be amended by adding the following:

“ <u>Coronation Parkway</u> from a point 124 metres west of Prince William Way to a point 93 metres west thereof	North side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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2. That Traffic By-law 80-138 Schedule “D” “Stopping Prohibited” be amended by adding the following:

“ <u>Coronation Parkway</u> from Prince William Way to a point 304 metres west thereof	South side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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“ <u>Coronation Parkway</u> from Prince William Way to a point 124 metres west thereof	North side	8 a.m. to 5 .p.m. Monday to Friday, September 1st to July 1st
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“Monarchy Parkway from
Coronation Parkway to a
point 30 metres south
thereof

Both sides

8 a.m. to 5 .p.m. Monday
to Friday, September 1st
to July 1st

(RPF002-15) (File: T02-PA)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 3/30/2015.

ENQUIRIES

There were no enquiries at General Committee.

ANNOUNCEMENTS

Members of General Committee provided announcements concerning a number of matters.

The meeting adjourned at 9:51 p.m.

CHAIRMAN