

Minutes - Final City Council

Monday, January 16, 2012

7:00 PM

Council Chamber

CALLING TO ORDER BY THE CITY CLERK, DAWN A. MCALPINE

The meeting was called to order by the City Clerk at 7:01 p.m. The following were in attendance for the meeting:

Present: Councillor B. Ainsworth
Councillor L. Strachan
Councillor D. Shipley
Councillor B. Ward
Councillor P. Silveira
Councillor M. Prowse
Councillor J. Brassard
Councillor J. Robinson
Councillor B. Jackson
Councillor A. Nuttall.

Absent: Mayor J. Lehman

Staff: Chief Administrative Officer, J. Babulic
City Clerk, D. McAlpine
Community Emergency Planner, B. Griffin
Deputy City Clerk, C. deGorter
Deputy City Treasurer, C. Millar
Director of Culture, R. Q. Williams
Director of Engineering, W. McArthur
Director of Environmental Services, J. Thompson
Director of Information and Communications Technology, C. Glaser
Director of Roads, Parks and Fleet, D. Friary
Executive Assistant to the General Manager of Corporate Services, J. Taylor
General Manager of Community Operations, J. Sales
General Manager of Corporate Services, E. Archer
General Manager of Infrastructure, Development and Culture, R. Forward.

PRAYER FOR GUIDANCE BY ACTING MAYOR B. WARD

Acting Mayor B. Ward opened the meeting with a prayer for guidance and welcomed the visitors in attendance.

STUDENT MAYOR(S)

- 12-A-001 Carey deGorter, Deputy City Clerk, called upon Taylor Roper of Ardagh Bluffs Public School to be sworn into office as Student Mayor.

After being sworn into office, Taylor assumed her seats on the dais beside Acting Mayor Ward. Dawn McAlpine, City Clerk, introduced the members of City Council and City staff to Taylor. She noted that representatives of the community's media were also in attendance.

CONFIRMATION OF THE MINUTES

- 12-A-002 The minutes of the City Council meeting held on December 19, 2011 were adopted as printed and circulated.

COMMITTEE REPORTS

- 12-A-003 General Committee Report dated January 9, 2012, Section A, B, C and D.

Section "A" Receipt of this Section

Moved by: Councillor, P. Silveira
Seconded by: Councillor, L. Strachan

That Section "A" of the General Committee Report dated January 9, 2012, now circulated be received.

CARRIED

- 12-G-001 APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE OWNER 1438451 ONTARIO LTD. - 185 PATTERSON ROAD (January 9, 2012) (File: D14-1523)
- 12-G-002 APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATION PLANNING SOLUTIONS ON BEHALF OF THE OWNER VVV DEVELOPMENTS INC. - 342 LITTLE AVENUE (January 9, 2012) (File: D14-1524)

Section "B" - Adoption of this Section

Moved by: Councillor, P. Silveira
Seconded by: Councillor, L. Strachan

That Section "B" of the General Committee Report dated January 9, 2012, now circulated be adopted.

CARRIED

- 12-G-003 WAIVER OF RIGHT TO REPURCHASE FORMER CITY OWNED INDUSTRIAL LAND - HURONIA ROAD
- 12-G-004 COST SHARING AGREEMENT FOR DUCKWORTH STREET/HIGHWAY 400 INTERCHANGE IMPROVEMENTS
- 12-G-005 MERITS OF THE CONTINUOUS COMPLAINT ENFORCEMENT WITHIN 2 KM RADIUS OF GEORGIAN COLLEGE

SECTION "C" - Adoption of this Section

Moved by: Councillor, P. Silveira
Seconded by: Councillor, L. Strachan

That Section "C" of the General Committee Report dated January 9, 2012, now circulated be adopted.

CARRIED

- 12-G-006 ALLANDALE TRAIN STATION RESTORATION - WORKS REQUIRED SUBSEQUENT TO PHASE 2A

SECTION "D" - Adoption of this Section

Moved by: Councillor, P. Silveira
Seconded by: Councillor, L. Strachan

That Section "D" of the General Committee Report dated January 9, 2012, now circulated be adopted.

CRARIED

- 12-G-007 ALLANDALE - NEXT STEPS FOR THE SALE OF THE ALLANDALE STATION LANDS, 285 BRADFORD STREET

Yes: 10 - Councillor B. Ainsworth; Councillor L. Strachan; Councillor D. Shipley; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor J. Robinson; Councillor B. Jackson and Councillor A. Nuttall

PRESENTATIONS**12-A-004 COUNTY OF SIMCOE - 2012 BUDGET REQUEST RELATED TO SERVICES DELIVERED BY THE COUNTY**

Terry Talon, General Manager of Social Services provided the costs of services delivered by the County of Simcoe. She provided information concerning the proposed 2012 expenditures for Social Assistance. Ms. Talon highlighted various aspects of the 2012 Ontario Works budget. Ms. Talon reviewed the Social Housing Programs and highlighted the proposed 2012 Simcoe County Housing Corporation and Social Housing - Non Profit budgets. Ms. Talon provided the Children's and Community Services case load statistics and proposed 2012 budget for the City of Barrie.

Ms. Jane Sinclair, General Manager of Health and Cultural Services provided information concerning Barrie's portion of the proposed 2012 Long Term Care budget and describe the long term care facilities and programs offered. Ms. Sinclair explained a number of the programs offered through Paramedic Services. She reviewed the 2012 budget for paramedic services.

She concluded by noting that the City of Barrie's portion of the costs associated with social, health and cultural services offered by the County of Simcoe for 2012 is \$21.7 million.

A Member of City Council asked a question concerning the information provided from the presentation.

12-A-005 BARRIE POLICE SERVICES BOARD - 2012 BUDGET REQUEST

Doug Jure, Chair of the Barrie Police Services Board and Mark Neelin Chief of Police provided a presentation to members of City Council concerning the 2012 budget request for the Barrie Police Service. Mr. Jure stated that the Barrie Police Services Board is proposing a 4.05% increase from 2011, in the amount of \$43 million. He noted that the calls of service have increased over the past year and that the City compares well to other municipalities on the Crime Severity Index. He commented on the years of experience of the police officers and outlined the five core services that are established in the Police Services Act of Ontario. He provided the current police to civilian ratio and described how the budget is spent by areas.

Mr. Jure explained the 2012 budget request including the 2012 Complement Increase. He concluded by explaining that the Barrie Police Services Board has pursued efficiencies and requested that City Council approve their 2012 budget request.

Members of City Council asked questions concerning information provided in the presentation.

12-A-006 BARRIE PUBLIC LIBRARY BOARD - 2012 BUDGET REQUEST

Catherine Virgo, Chair of the Barrie Public Library Board, Ray Duhamel, Vice-Chair of the Barrie Public Library Board and Al Davis, Library Director provided a presentation to City Council concerning the Barrie Public Library Board's 2012 budget request. Ms. Virgo noted that the Painswick Branch is scheduled to open in February 2012.

Ray Duhamel, Vice-Chair of the Barrie Public Library Board commented that the 2012 Municipal Operating Request for the Library Board is \$6.2 million. Mr. Duhamel described details associated with the proposed Holly library branch and the ramp-up funding request.

Members of City Council asked a number of questions regarding the information provided.

ENQUIRIES

There were no enquiries at City Council.

ANNOUNCEMENTS

Acting Mayor B. Ward provided announcements concerning several matters.

BY-LAWS:

Moved by: Councillor, P. Silveira
Seconded by: Councillor, L. Strachan

That leave be granted to introduce the following Bills and these Bills be read a first, second and third time this day and finally passed:

**BY-LAW
2012-001**

Bill #001

A By-law of The Corporation of the City of Barrie to acquire an easement over Part of Lot 16, Concession 12, Innisfil, designated as Part 3 on Plan 51R-37890, City of Barrie, County of Simcoe from David Hanscom and Kim Hanscom for sight line purposes. **(05-G-338) (David Hanscom and Kim Hanscom) (CLK005-05) (File: L07-899)**

**BY-LAW
2012-002**

Bill #002

A By-law of The Corporation of the City of Barrie to acquire an easement over Part of Lot 16, Concession 12, Innisfil, designated as Part 2 on Plan 51R-37890, City of Barrie, County of Simcoe from Vladimir Zdvorak for sight line purposes. **(05-G-338) (Vladimar Zdvorak) (CLK005-05) (File: L07-900)**

**BY-LAW
2012-003**

Bill #003

A By-law of The Corporation of the City of Barrie to acquire an easement over Part of Lot 16, Concession 12, Innisfil, designated as Part 4 on Plan 51R-37890 and PT RDAL between Lots 15 & 16, Concession 12, designated as Part 6 on Plan 51R-37890, City of Barrie, County of Simcoe from Vladimir Larry Zdvorak for sight line purposes. **(05-G-338) (Vladimir Larry Zdvorak) (CLK005-05) (File: L07-898)**

**BY-LAW
2012-004**

Bill #004

A By-law of The Corporation of the City of Barrie to acquire Pt. Lot 5, w/s RDAL, Plan 220, Vespra, designated as Part 18, Plan 51R33865, City of Barrie, County of Simcoe from Ferndale Industrial Properties Ltd. and to establish same as part of the municipal highway system. **(05-G-338) (Ferndale Industrial Properties Ltd.) (CLK005-05) (File: L07-794)**

**BY-LAW
2012-005**

Bill #005

A By-law of The Corporation of the City of Barrie to acquire Part of Lot 2, South side of Elizabeth Street, Plan 27, being Part 3 on Plan 51R-37288 City of Barrie, County of Simcoe from Jane Leona Payne to establish same as part of the municipal highway system. **(05-G-338) (Jane Leona Payne) (CLK005-05) (File: L07-887)**

**BY-LAW
2012-006**

Bill #006

A By-law of The Corporation of the City of Barrie to acquire Part of West half of Lot 11, Concession 12, designated as Parts 14 and 15, Plan 51R36463, City of Barrie from Lakeside Property Management Limited and to establish same as part of the municipal highway system. **(11-G-220) (Lakeside Property Management Limited) (LGL017-11) (File: L07-868)**

**BY-LAW
2012-007**

Bill #007

A By-law of The Corporation of the City of Barrie to acquire Part South half Lot 10, Concession 12, designated as Parts 5 and 6, Plan 51R36463, City of Barrie from Johnmark Holdings Inc. and to establish same as part of the municipal highway system. **(11-G-220) (Johnmark Holdings Inc.) (LGL017-11) (File: L07-850)**

**BY-LAW
2012-008**

Bill #008

A By-law of The Corporation of the City of Barrie to acquire Part North half Lot 10, Concession 11, designated as Parts 7 and 8, Plan 51R36463, City of Barrie from Gerard Krul and Mary Leona Krul and to establish same as part of the municipal highway system. **(05-G-338) (Mary Leona Krul) (CLK005-05) (File: L07-853)**

**BY-LAW
2012-009**

Bill #009

A By-law of The Corporation of the City of Barrie to acquire Part of Lots 9 & 10, Concession 12, designated as Parts 1, 2 and 3, Plan 51R36463, City of Barrie from Fred Picavet and to establish same as part of the municipal highway system. **(05-G-338) (Fred Picavet) (CLK005-05) (File: L07-871)**

**BY-LAW
2012-010**

Bill #010

A By-law of The Corporation of the City of Barrie to acquire Pt Lot 25, Con 6, designated as Part 26, Plan 51R33865, City of Barrie, County of Simcoe from Gloria Lorraine Gross and to establish same as part of the municipal highway system. **(05-G-338) (Gloria Lorraine Gross) (CLK005-05) (File: L07-783)**

**BY-LAW
2012-011**

Bill #011

A By-law of The Corporation of the City of Barrie to acquire Part North half Lot 12, Concession 11, Innisfil, designated as Part 20, Plan 51R36463, City of Barrie from Ronald Douglas Harrigan and Kathleen Marie Harrigan and to establish same as part of the municipal highway system. **(11-G-220) (Ronald Douglas Harrigan and Kathleen Marie Harrigan) (LGL017-11) (File: L07-872)**

**BY-LAW
2012-012**

Bill #012

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. #9). **(11-G-342) (2252914 Ontario Inc. - 76 to 84 Ardagh Road) (PLN024-11) (File: D14-1510)**

**BY-LAW
2012-013**

Bill #013

A By-law of The Corporation of the City of Barrie to establish Block 38 on Plan 51M258 and Pt PKLT 1, Plan 190, Pt Lot 22, Con 6, designated as Pt 19, 51R16800, City of Barrie, County of Simcoe as a public highway and to name the highway Pinsent Court. **(As per subdivision agreement - 21 Pinsent Court) (File: D12-129)**

**BY-LAW
2012-014**

Bill #014

A By-law of The Corporation of the City of Barrie to exempt the developer under Subsection 9(7) of the Condominium Act, 1998 as it relates to the development of 75 Prince William Way and 90 Sovereign's Gate being Blocks 398 & 410 Plan 51M-750, City of Barrie, County of Simcoe, from those provisions of Sections 51 and 51.1 of the Planning Act that would normally apply to the development and registration of a plan of condominium. **(99-312) (Mansoura Developments Inc. - 75 Prince William Way and 90 Sovereign's Gate) (File: D11-1598 and D11-1599)**

**BY-LAW
2012-015**

Bill #015

A By-law of The Corporation of the City of Barrie to exempt Block 410, Plan 51M-750, in the City of Barrie, County of Simcoe, from Part Lot Control imposed by Section 50(5) of the Planning Act, R.S.O. 1990, c.P.13. **(99-312) (Mansoura Developments Inc. - 75 Prince William Way and 90 Sovereign's Gate) (File: D11-1598 and D11-1599)**

**BY-LAW
2012-016**

Bill #016

A By-law of The Corporation of the City of Barrie to exempt Block 398, Plan 51M-750, in the City of Barrie, County of Simcoe, from Part Lot Control imposed by Section 50(5) of the Planning Act, R.S.O. 1990, c.P.13. **(99-312) (Mansoura Developments Inc. - 75 Prince William Way and 90 Sovereign's Gate) (File: D11-1598 and D11-1599)**

**BY-LAW
2012-017**

Bill #017

A By-law of The Corporation of the City of Barrie to further amend By-law 80-138, as amended, being a By-law to regulate traffic on highways. **(11-G-375) (Parking Prohibition on Quance Street) (ENG027-11) (File: T02-PA) (11-G-305) (DSC Dec 14, 2011)**

**BY-LAW
2012-018**

Bill #018

A By-law of The Corporation of the City of Barrie to amend By-law 85-95 a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. **(11-G-320) (Rezoning from Agricultural (A) to Residential Second Density (R2/R2-SP) at 297 Cox Mill Road) (PLN028-11) (File: D14-1513)**

**BY-LAW
2012-019**

Bill #019

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141 a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. **(11-G-320) (Rezoning from Agricultural (A) to Residential Second Density (R2/R2-SP) at 297 Cox Mill Road) (PLN028-11) (File: D14-1513)**

**BY-LAW
2012-020**

Bill #020

A By-law of The Corporation of the City of Barrie to amend By-law 85-95 and By-law 2009-141, land use control by-laws to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie. **(11-G-334 as amended by 11-A-322) (Front Yard Parking and Landscaped Open Space) (PLN030-11) (File: D14TE-FRO and D14-1512)**

CONFIRMATION BY-LAW

Moved by: Councillor, P. Silveira
Seconded by: Councillor, Strachan

That leave be granted to introduce the following Bill and this Bill be read a first, second and third time this day and finally passed:

BY-LAW **Bill #021**
2012-021

A By-law of The Corporation of the City of Barrie to confirm the proceedings of Council at its meeting held on the 16th day of January, 2012.

ADJOURNMENT

Moved by: Councillor, A. Nuttall
Seconded by: Councillor, B. Jackson

That the meeting be adjourned at 8:27 p.m.

CARRIED

Acting Mayor B. Ward

City Clerk

APPENDIX “A”

**General Committee Report dated
January 9, 2012**



City of Barrie

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

Minutes - Final General Committee

Monday, January 9, 2012

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT For consideration by the Council of the City of Barrie on January 16, 2012.

The meeting was called to order by Mayor Lehman at 7:01 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 J. Robinson; Councillor B. Jackson; and Councillor A. Nuttall

STAFF:

Chief Administrative Officer, J. Babulic
City Clerk, D. McAlpine
Deputy City Clerk, C. deGorter
Deputy City Treasurer, C. Millar
Director of Engineering, W. McArthur
Director of Environmental Services, J. Thompson
Director of Legal Services, I. Peters
Director of Planning Services, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Director of Strategy and Economic Development, H. Kirolos
General Manager of Community Operations, J. Sales
General Manager of Corporate Services, E. Archer
General Manager of Infrastructure, Development and Culture, R. Forward
Senior Project Engineer - Environmental, G. King
Strategy and Economic Development Officer, P. Dyck.

Councillor, J. Brassard joined the meeting at 7:13 p.m.

The General Committee met for the purpose of two public meetings 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 application(s) were advised to sign the appropriate notification form required by the City Clerk's Office.

Mayor Lehman confirmed with the Supervisor that notification was conducted in accordance with the Planning Act.

SECTION "A"

12-G-001 **APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE OWNER 1438451 ONTARIO LTD. - 185 PATTERSON ROAD (January 9, 2012) (File: D14-1523)**

Greg Barker of Innovative Planning Solutions explained that the purpose of the public meeting is to present an application for a Zoning By-law Amendment on behalf of the owner, 1438451 Ontario Ltd. He noted that the lands are located on the east side of Patterson Road near the intersection of Ardagh and Patterson Road. He explained that the property is legally described as Plan 20, Part Lot 9 and 10 Reference Plan No. 51 R-2744, City of Barrie and is located within the Ardagh Planning Area. He commented that the property is known municipally as 185 Patterson Road and has a total area of approximately 0.52ha. Mr. Barker described the existing site conditions and surrounding land uses. He reviewed the current and proposed official plan and zoning designations for the site.

Mr. Barker described the proposed site plan and provided details concerning the zoning by-law amendment proposal including the site specific provisions being sought. Mr. Barker indicated that several studies have been submitted to support the application and noted that he believes the application is consistent with provincial planning policy and the City of Barrie Official Plan. Mr. Barker concluded by providing a summary of the proposal and his professional planning opinion with respect to the planning rationale associated with the application.

PUBLIC COMMENTS:

1. **Charles deWaepenaere, 7 Moon Drive** stated that he is opposed to the proposal as he is concerned that the development will increase traffic on Patterson Road and there will be an increase in the amount of noise due to the construction. He noted that he believes the grading of the land is an issue and there will be a need to control water runoff. He requested that the noise, traffic and the potential for flooding be addressed.

Mr. deWaepenaere asked why the developer is not proposing four single family dwellings at it would be consistent with the neighbourhood. He suggested building larger driveways to accommodate four cars for each unit. He questioned what measures were being done to protect the existing properties from the construction.

Mr. Barker responded to the questions.

2. **Scott Franzen, 9 Moon Drive** noted that he is also opposed and that the previous speaker had addressed some of his concerns. He expressed concern with the impact of the proposed development on the value of his home. He questioned whether his home will lose value and inquired about the ecological effects of the development. He asked if a retaining wall will be built to avoid seeing the homes and address the grade of the property. He expressed concern with the impact on the wildlife travel patterns and the provision for only a single car in each driveway.
3. **Andrew Thurlow, 100 Ardagh Road** commented that he believes that the subject property does not border along City property as presented. He stated that he is concerned with the loss of privacy and impact the development will have on the existing wildlife, approved. Mr. Thurlow commented that he is concerned that people will be trespassing on his property once the development is constructed. He noted that he believes there will an increase in traffic and that children may be at risk due to the additional traffic. He stated that he is concerned that his property value will decrease if the development is approved. He observed that the development would represent the only single detached dwellings in the neighbourhood.

Mr. Thurlow asked what the developer intends to do in the future with the property noting that several owners have been offered money for the last 150 feet of their property. He stated that once the zoning is changed on the property it will be changed permanently. He commented that he is satisfied with the existing zoning for the property and doesn't believe that it should be changed.

Mr. Barker clarified that the property does not border City property and responded to the questions.

4. **James Toole, 184 Patterson Road** commented that he is concerned that there will be additional traffic if the application is approved and noted that he feels there are existing traffic issues along Patterson Road in the winter months. He stated that he purchased his home one and a half years ago because he wanted to live in a neighbourhood with similar housing types and

commented that he does not believe it is fair that different housing types may be permitted. Mr. Toole stated that traffic and noise are his primary concerns and that he submitted a petition to the City.

Mr. Toole questioned where the overflow parking would go from the development and suggested that the driveways be made larger. He noted that he had concerns about the wildlife in the area.

Mr. Barker responded to the questions.

5. **Dave VanCasteren, 3 Moon Drive** commented that he shares the opinions of everyone else who has spoken in opposition to the development. He stated that it is important to him to live in a community with only single family dwellings and doesn't feel that it is appropriate to build townhomes in the area.

6. **Jan Lewis, 104 Ardagh Road** questioned the setbacks for the proposal and asked if any future development plans include building a road behind the subject property. She questioned if the developer intended to rent or sell the units and asked a number of questions related to the future of the site. She commented that she does not believe semi detached and/or rental dwellings will be good for the neighbourhood or property values.

Mr. Barker responded to the questions.

7. **Stuart Patterson, 108 Ardagh Road** stated that he recently moved to the area and the attraction of the area was the single family homes and views. He noted that he has no desire to have a new community built in his backyard and believes his current view will be blocked by the development.

8. **David Seams** noted that he is a consultant for the developer and stated that he believes the proposed building will be compatible with the existing homes. He commented that the design of the proposal has not been finalized and a number of issues will be addressed through the site plan process.

9. **Jessica deWaepenaere, 7 Moon Drive** questioned if the developer intends to build an access road for the development off of Ardagh Road. She stated that she was concerned about traffic safety.

Mr. Barker responded to the questions.

10. **Jim Dimosthenis, 11 Moon Drive** stated that he purchased his home four months ago and does not believe it is fair to change the zoning on the subject property. He noted that he was not

happy with the proposal and would have re-considered his property purchase if he was aware of the zoning application.

A member of General Committee asked a question concerning the information provided.

WRITTEN CORRESPONDENCE:

1. Correspondence from the Lake Simcoe Region Conservation Authority dated January 4, 2012.
2. Correspondence received from Bell dated December 20, 2011.
3. Petition from residents in the area of 185 Patterson Road received December 22, 2011 (13 signatures included).

This matter was recommended to City Council for consideration of its receipt, (Section "A") at the meeting to be held on 1/16/2012.

12-G-002 APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATION PLANNING SOLUTIONS ON BEHALF OF THE OWNER VVV DEVELOPMENTS INC. - 342 LITTLE AVENUE (January 9, 2012) (File: D14-1524)

Greg Barker of Innovative Planning Solutions explained the purpose of the public meeting is to present an application for a Zoning By-law amendment submitted on behalf of the owner VVV Developments Inc. He noted that the lands are located on the north side of Little Avenue, west of the intersection of Little Avenue and Yonge Street. He stated that the property is legally described as Concession 14 Plan 109 Lot 3, City of Barrie, located within the Painswick North Planning Area. He noted that the property is known municipally as 342 Little Avenue and has a total area of approximately 0.26ha. Mr. Barker described the existing site conditions and surrounding land uses. He reviewed the current and proposed official plan and zoning designations for the site.

Mr. Barker described the proposed site plan and provided details concerning the zoning by-law amendment proposal noting that a four storey residential building including 31 residential units is being proposed. Mr. Barker provided the layout for the units within the apartment building and displayed the development concept. He indicated that several studies have been submitted to support the application and noted that he believes the application is consistent with provincial planning policy and meets the intensification targets for the City. Mr. Barker explained that the subject property is located within an intensification node and reviewed the City's Intensification Study recommendations. He concluded by stating his professional planning opinion with respect to planning rationale associated with the application.

PUBLIC COMMENTS:

1. **Julie Hughes, 358 Little Avenue, Unit 25** noted that she has a number of concerns related to the proposal. She stated that her first concern is regarding the property's drainage and whether the land will be able to cope with the snow melt. She explained that she hadn't seen any drainage swales on the plans presented. Ms. Hughes commented that she is concerned there will be an increase in private property violations and vandalism if the proposal is approved. She noted that she is concerned about the safety and security of her property. Ms. Hughes questioned if a traffic study has been completed and observed that she feels there will be an increase in traffic as a result of the development. She stated that she feels that the proposed apartment building will not blend in with the existing buildings in the area and feels that townhouses would be more appropriate building form. She concluded by stating that 358 Little Avenue has been disrupted by constant construction since 2003 and does not want to experience additional construction.

2. **Beverly Joslin, 358 Little Avenue, Unit 10** noted that she feels condominiums or bungalow townhouses should be constructed rather than an apartment building as the existing townhouses have the same value as a single family dwelling. She questioned who the target market is for the development and stated that she feels a similar style development to the one she lives in would be appropriate for the subject lands.

Ms. Joslin commented that she believes 31 units are too many given the size of the property and expressed concern regarding drainage problems and flooding that may result from the amount of hard surfaces.

Mr. Barker responded to the questions.

3. **Florence Delkus, 358 Little Avenue, Unit 29** noted that she was previously on the condominium board for 358 Little Avenue and had met concerning the proposed development. She noted that consensus was not achieved during the meetings between the Condominium Board and the developer as the proposals did not provide any benefit to the condominium. She commented that she has concerns about the high water table and the impact the development will have on any drainage. She noted that she would prefer ownership rather than the rental of the units and expressed concerns regarding the potential to decrease property value. She noted her other concerns had been addressed by previous speakers.

Members of General Committee asked a number of questions concerning the information provided.

WRITTEN CORRESPONDENCE:

1. Correspondence from Bell dated December 9, 2011.
2. Correspondence from Ron Butler dated January 1, 2012.
3. Correspondence from Ross and Beverly Joslin dated January 3, 2012.
4. Correspondence from John and Susan Nelson dated January 4, 2012.
5. Correspondence from Charles Larry and Margaret Jill Readman dated January 4, 2012.

This matter was recommended to City Council for consideration of its receipt, (Section "A") at the meeting to be held on 1/16/2012.

General Committee recessed at 8:17 p.m. and resumed at 8:31 p.m.

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

SECTION "B"

12-G-003 WAIVER OF RIGHT TO REPURCHASE FORMER CITY OWNED INDUSTRIAL LAND - HURONIA ROAD

That the Director of Strategy and Economic Development be directed to advise 2198913 Ontario Inc. that the City's option to repurchase the property and the requirement to begin and finish construction by a specific date as set out in the Development Agreement(s) for the lands described as Lots 31 and 32, Plan 51M-379, City of Barrie, County of Simcoe (the "Lands"), will be waived permanently, and that the City Clerk be authorized to execute all documents as may be requisite in order to effect same, subject to the following terms and conditions:

- a) That 2198913 Ontario Inc. reimburse the City for legal costs related to the changes in title and/or the Development Agreements, as described herein in for the Lands; and
- b) That all undertakings and payments by 2198913 Ontario Inc. be received within 45 days of the notification from the City Clerk's Office of the waivers. If not received within the 45 days, the City

will not complete execution of the documents detailing the amendments. (EDO001-12) (File: L00)

This matter was recommended to City Council for consideration of its adoption (Section "B") at the meeting to be held on 1/16/2012.

12-G-004 COST SHARING AGREEMENT FOR DUCKWORTH STREET/HIGHWAY 400 INTERCHANGE IMPROVEMENTS

That the City Clerk and Mayor be authorized to enter into an agreement with the Ministry of Transportation of Ontario (MTO) for cost sharing the Cundles Road, Duckworth Street and Highway 400 Interchange Improvements, as generally outlined in the MTO's draft agreement, subject to amendments that reflect the following general intent:

- a) That the agreement be amended with respect to cost sharing and payment to delete references to the MTO's cost share being limited to a maximum of \$19,000,000 and replaced with appropriate wording that acknowledges the MTO's cost share is based on actual costs apportioned in general conformance with Appendix "B" of City of Barrie Staff Report ENG 002-12 inclusive of all costs, direct and indirect, including but not limited to planning, design, construction, contract administration, cost overruns, extra work, unforeseen work and maintenance.
- b) That the agreement be amended to permit the City to receive funding from the MTO for the non-recoverable portion of the HST on the MTO's cost share. (ENG002-12) (File: D00)

This matter was recommended to City Council for consideration of its adoption (Section "B") at the meeting to be held on 1/16/2012.

12-G-005 MERITS OF THE CONTINUOUS COMPLAINT ENFORCEMENT WITHIN 2 KM RADIUS OF GEORGIAN COLLEGE

That staff in the Engineering and Legal Services Departments review the merits of requiring the area within a 2km radius of Georgian College to be enforced on a continuous complaint basis with respect to parking prohibition within 1.5m of a driveway and report back to General Committee. (Item for Discussion 6.1, January 9, 2012) (File: P00)

This matter was recommended to City Council for consideration of its adoption (Section "B") at the meeting to be held on 1/16/2012.

General Committee recessed at 9:41 p.m. and resumed at 9:52 p.m.

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

SECTION "C"

**12-G-006 ALLANDALE TRAIN STATION RESTORATION - WORKS REQUIRED
SUBSEQUENT TO PHASE 2A**

That Staff Report ENG001-12 concerning the Allandale Train Station Restoration - Works Required Subsequent to Phase 2A be referred back to staff in the Engineering and Leisure, Transit and Facilities Departments for a report back to General Committee on February 6th, 2012 that provides further options to address insuring the train station buildings prior to occupancy on a permanent basis and includes information on obtaining potential external resources to assist in determining the highest and best use of the train station buildings. (ENG001-12) (File: A19-2010-068)

This matter was recommended to City Council for consideration of its adoption (Section "C") at the meeting to be held on 1/16/2012.

SECTION "D"

**12-G-007 ALLANDALE - NEXT STEPS FOR THE SALE OF THE ALLANDALE
STATION LANDS, 285 BRADFORD STREET**

1. That the General Manager of Infrastructure, Development and Culture be authorized to negotiate exclusively with Mark Porter the terms and conditions of a Purchase and Sale Agreement for the redevelopment of City owned property known as the Allandale Station lands, municipally located at 285 Bradford Street for a period of 4 months, to April 30, 2012.
2. That the Agreement shall be in accordance with the terms and conditions as contained in the City's current advertising and marketing of the subject lands known as the "Waterfront Development Opportunity" as contained on the City Website under "Doing Business" and take into consideration Barrie's plans for a transit hub for the area.
3. That staff report back to General Committee on the results of those negotiations and prior to the execution of a Purchase and Sale Agreement.
4. That the proponent be required to provide a public presentation outlining their proposed plans for the subject lands, within 90 days. (IDC001-12) (File: D18-ALL)

This matter was recommended to City Council for consideration of its adoption (Section "D") at the meeting to be held on 1/16/2012.

The meeting adjourned at 10:16 p.m.

CHAIRMAN