



City of Barrie

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

Minutes - Final General Committee

Monday, May 26, 2014

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on June 2, 2014.

The meeting was called to order by Mayor Lehman at 7:00 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 A. Khan; Councillor B. Jackson; and Councillor A. Nuttall

STUDENT MAYOR:

Victoria McLean, Warnica Public School

STAFF:

Acting General Manager of Infrastructure and Growth Management, K. Bradley

Acting Director of Facilities and Transit, D. Burton

City Clerk/Director of Legislative and Court Services, D. McAlpine

Deputy City Clerk, W. Cooke

Development Planner, S. Farquharson

Development Planner, C. McLaren

Director of Culture, R. Q. Williams

Director of Engineering, J. Weston

Director of Finance, D. McKinnon

Director of Planning, S. Naylor

General Manager of Community and Corporate Services, R. Forward

Manager of Development Control, R. Windle

Manager of Fleet Services, B. Pirie

Policy Planner, A. Shaikh.

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

SECTION "A"

14-G-128 REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED MAY 13, 2014.

The Development Services Committee Report dated May 13, 2014, was received.

Attachments: [140513 Development Services Committee Minutes.pdf](#)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/2/2014.

14-G-129 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED MAY 21, 2014.

The Community Services Committee Report dated May 21, 2014, was received.

Attachments: [140521 Community Services Committee Minutes.pdf](#)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 6/2/2014.

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

SECTION "B"

14-G-130 ISSUANCE OF A BUILDING PERMIT AT 149 LETITIA STREET TO REBUILD A GARAGE AFTER A FIRE

That in consideration of the unique circumstances of arson, resulting in the destruction of a garage at 149 Letitia Street, the applicable Committee of Adjustment Application Fee established in the Fees By-law to re-build the garage be waived. (File: C05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 06/02/2014.

14-G-131 SIR ROBERT BARRIE MEMORIAL

1. That staff in the Department of Culture investigate the cost related to the City of Barrie sponsoring two commemorative statues or busts of Sir Robert Barrie to be displayed in a public viewing location and report back to General Committee.
2. That the Service Level Change Form be prepared for consideration in the 2015 Business Plan. (File: R07)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-132 HERITAGE REGISTER REVIEW - 126 BURTON AVENUE

That in response to the application submitted to Heritage Barrie by the property owner, 126 Burton Avenue be added to the Heritage Register (File: R01)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-133 CURRENT FIXED AND VARIABLE WATER BILLING RATES

1. That staff in the Finance Department and Environmental Services Department report back to the Environmental Advisory Committee on water usage trends.
2. That the report provide recommendations that would increase water conservation without jeopardizing reserves for asset renewal. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-134 ADVANCED NUTRIENT REMOVAL AT WASTEWATER TREATMENT FACILITY - UPDATE

That staff not proceed with the planned project "Advanced Nutrient Removal at WwTF - Interim Solution" and that the resulting excess funding be returned to the Wastewater Reserve Fund (12-05-0575) through the next Capital Status Report. (ENG010-14) (File: A19-ADV)

Attachments: [ENG010-14.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-135**AWARD OF FIN 2013-131P CITY OF BARRIE P3 TRANSIT SERVICE CONTRACT**

1. That the Mayor and City Clerk be authorized to execute and deliver, in the name of and on behalf of The Corporation of the City of Barrie, the Project Agreement as prepared and negotiated as part of the Barrie P3 Transit Procurement Process, and such other certificates, documents, agreements and instruments as may be necessary or desirable to implement the intent of this resolution or the transactions contemplated by the Project Agreement and this report, on terms acceptable to the Director of Facilities and Transit and the Director of Legal Services.
2. That City staff be authorized to deliver and perform the City's obligations under the Project Agreement and such other certificates, documents, agreements, instruments and transactions contemplated thereby, including without limitation:
 - a) Design and construction of a transit garage commencing in or around June 2014; and
 - b) Performance based transit operations and maintenance commencing in or around July 2015. (FACTR003-14) (File: F00)

Attachments: [FACTR003-14.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-136**2014 TAX RATES**

1. That the tax rates for the 2014 taxation year be established as set out in Appendix "A" of FIN005-14.
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2014 taxation rates as described herein. (FIN005-14) (File: F00)

Attachments: [FIN005-14.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-137**2014 DOWNTOWN IMPROVEMENT AREA BOARD LEVY (WARD 2)**

1. That the City of Barrie establish a special charge 0.356243% for 2014 to levy an amount of \$492,381 upon commercial and industrial properties in the Downtown Improvement Area.
2. That the City Clerk be authorized to prepare the appropriate by-law authorizing the 2014 special charge rate and levy requirement. (FIN006-14) (File: F00)

Attachments: [FIN006-14.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-138**ZONING BY-LAW AMENDMENT APPLICATION - 203 ALVA STREET (WARD 6)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of Tim and Wendy Hill to rezone lands known municipally as 203 Alva Street (Ward 6) from Residential Single Detached Second Density (R2) to Residential Multiple Dwelling First Density Special Provision Hold (RM1)(SP)(H) be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the minimum lot frontage for a semi-detached dwelling be reduced to 15.24 metres, to accommodate a 7.6 metre frontage per dwelling unit for Lots 2-5, whereas 18.0 metres and 9.0 metres respectively, are required;
 - b) That the minimum lot frontage be reduced to 15.24 metres for Lot 1 for a duplex dwelling, whereas 17.0 metres is required; and
 - c) That the front yard setback of the accessory structure (attached garage) be a minimum of 6.0 metres for Lot 1, whereas 9.0 metres is required.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the land municipally known as 203 Alva Street, be brought forward for approval once the owner provides the following to the satisfaction of The Corporation of the City of Barrie:
 - a) The Owner execute an updated Development Agreement to the satisfaction of the City of Barrie.
4. That pursuant to Section 34 (17) of the Planning Act, no further public

notification is required for the passing of this By-law. (PLN016-14)
(File: D14-1565)

Attachments: [PLN016-14.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-139 ALTERATION TO SCHEDULE OF MEETINGS - CITY COUNCIL MEETING - JUNE 30, 2014

That the City Council meeting scheduled for Monday June 30, 2014 be rescheduled to Wednesday June 25, 2014 at 8:00 p.m. (Item for Discussion 8.1, May 26, 2014) (File: C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

The General Committee met for the purpose of a public meeting at 7:04 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were 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 applications were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Director of Planning Services that notification was conducted in accordance with the Planning Act.

SECTION "C"

14-G-140 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT TO IMPLEMENT POLICIES FOR DUAL ZONING ON NEW SCHOOL SITES - CITY OF BARRIE (FILE: D09-OPA 44)

Mr. A. Shaikh, Policy Planner advised that the purpose of the public meeting is to present an application for the Official Plan Amendment to permit dual zoning on school sites. He discussed the background associated with the application, including a staff report and motions approved by Council. Mr. Shaikh stated that dual zoning refers to a single property comprised of two distinct zones. He provided the rationale associated with the necessity of implementation of dual zoning on school sites. Mr. Shaikh indicated that the proposed zoning would be applied to new school sites. He reviewed the proposed Official Plan policies and discussed current and proposed process that would relate to dual zoning of school sites. In closing, he highlighted

next steps in the process.

Members of General Committee asked questions of City staff and received responses.

PUBLIC COMMENTS

There were no comments from the members of the public.

WRITTEN CORRESPONDENCE

There was no written correspondence received.

Attachments: [PM#1 - 140526 - Dual Zoning.pdf](#)
 [Presentation - 140526 - Dual Zoning.pptx](#)

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 6/2/2014.

14-G-141

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - REVIEW OF THE INDUSTRIAL POLICIES OF THE OFFICIAL PLAN AND PROVISIONS OF THE ZONING BY-LAW, INCLUDING SECTION 3.0 "DEFINITIONS" OF THE COMPREHENSIVE ZONING BY-LAW, THE EXISTING INDUSTRIAL ZONE CATEGORIES, AND ASSOCIATED MAPPING, AND THE EXISTING SITE PLAN CONTROL AREAS - CITY OF BARRIE (FILE: D14-1574)

Mr. Steve Farquharson, Development Planner advised that the purpose of the public meeting is to present an application for amendments in the Official Plan related to Industrial policies and Zoning By-law provisions. Mr. Farquharson discussed the background associated with the previous reviews of the industrial sections of the Zoning By-law. He provided details concerning the methodology and findings, as well as consultations undertaken as part of the review. He provided a chart comparing existing and proposed zoning categories. Mr. Farquharson outlined the proposed changes to the permitted uses within each of the zoning categories.

Mr. Farquharson displayed maps illustrating the proposed lands to be zoned in each category, a map of all the proposed changes and a map of the impacted lands. He explained the definitions proposed to be added and amended in the Zoning By-law. Mr. Farquharson detailed related items that have been considered as part of the review process. In closing, Mr. Farquharson discussed next steps in the process.

PUBLIC COMMENTS

1. **Mr. Ray Duhamel of the Jones Consulting Group** on behalf of the Fernbrook Companies thanked staff for the open process, meeting with him regarding the proposed amendments and for the positive discussions about industrial development in Barrie. He indicated that the proposed amendments provide a good framework for development of industrial lands and would eliminate the segregation of certain uses in certain areas. He also noted that Fernbrook is pleased that staff are not recommending site plan control approval for all industrial parcels.

Mr. Duhamel also indicated that Fernbrook supports the inclusion of the additional uses proposed to be permitted within the new Light Industrial Zone.

Mr. Duhamel discussed his client's concerns regarding the proposed amendments including the zoning changes in the area of Saunders Road and Bayview Drive, noting that properties owned by Fernbrook are proposed for conversion to General Industrial rather than the Light Industrial with fewer service based uses permitted. He requested staff to reconsider this change.

Mr. Duhamel also observed that lands owned by Fernbrook on King Street are currently zoned Service Industrial (EM3) with special provisions restricting certain uses including banks and recreational establishments only for the lands owned by Fernbrook. He requested that staff consider removal of this special provision as part of the review.

Mr. Duhamel indicated that Fernbrook supports the current practice of permitting sensitive land uses including commercial schools and day nurseries as of right in the Service Industrial Zone, as well as the proposed additional uses such as places of worship, but does not support the need to rezone lands on a site-specific basis to accommodate the proposed uses. He feels that the proposed amendments would represent a more restrictive list of permitted uses as well as impact timing and costs associated with projects due to the requirement for rezoning applications. In closing, Mr. Duhamel advised that he is available to meet with staff to discuss Fernbrook's concerns further.

2. **Ms. Tara Stamp of Peaceful Transitions** advised that Peaceful Transitions is an alternative funeral service provider to the traditional funeral homes. Their services allow families to celebrate a life in the way they choose. She thanked staff for recognizing this type of facility and including provision for this use in the proposed policy changes.
3. **Mr. Chuck Harris, 121 Victoria Street** requested that consideration be given to amendments specifically when industrial zoned areas are adjacent to single family residential areas as follows:
 - provision of a 50% landscape frontage when industrial and residential uses share the same roadway;
 - any new industrial construction be restricted to a maximum height of 9 metres if it is to be located within 200 metres of a residential area;
 - telecommunication towers be required to have the identical setbacks from single family zoning as in other areas in the City.

Mr. Harris also noted that Places of Worship in industrial areas and adjacent to single family residential areas would operate at different times than industry and he noted that he would like to see setback

requirements for Places of Worship.

Members of General Committee asked a number of questions of City staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence received from IBM Canada Ltd., dated May 9, 2014.
2. Correspondence received from Walter Cardiff, dated May 16, 2014.
3. Correspondence received from Aird and Berlis on behalf of IBM Canada Ltd., dated May 26, 2014.
4. Correspondence received from Mitchinson Planning & Development Consultants Inc., on behalf of BIN Management, dated May 26, 2014.
5. Correspondence received from Mr. Chuck Harris, dated May 26, 2014.
6. Correspondence received from the Jones Consulting Group Ltd., on behalf of Fernbrook, dated May 26, 2014.

Attachments: [PM#2 - 140526 - Industrial Rationalization.pdf](#)
[Presentation - 140526- Industrial Rationalization.pptx](#)
[Correspondence - 140516 - Industrial Rationalization.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 6/2/2014.

The General Committee met and reports as follows:

SECTION "D"

14-G-142 PRESENTATION BY FRED ANDREWS, CULTURE OFFICER PROGRAMMING, REGARDING THE SPECIAL EVENTS POLICY.

Fred Andrews, Culture Officer Programming provided a presentation to General Committee regarding the proposed Special Events Policy. Mr. Andrews introduced Arin Donnelly, Community Events Programmer and Amanda Dyke, Community Events and described their roles in the preparation of the draft policy and with organizing events in the City of Barrie. He highlighted the significant economic and social role that festivals and events play in the community. Mr. Andrews discussed the purpose of the proposed policy and the process undertaken to develop the policy. He reviewed the rationale associated with the creation of a Barrie Event Action Team (BEAT) and the Team's role in the review of and management of special events. Mr. Andrews described the role of the Special Events Office in the management of special events. He noted that the proposed policy includes guidelines and conditions related to general conditions for approval,

operating conditions, risk management, site management, road closures and alcohol service. Mr. Andrews identified that new event related fees would be proposed as part of the 2015 Fees By-law. In closing, Mr. Andrews indicated that the proposed Special Events Policy is intended to provide improved customer service, better manage resources, and increase accountability for events that are beneficial to the community culturally and economically.

Members of General Committee asked a number of questions regarding the presentation and received responses.

Attachments: [Presentation - 140526 - Special Events Policy.pptx](#)

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 6/2/2014.

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

SECTION "E"

14-G-143 SPECIAL EVENTS POLICY

That Staff Report DOC001-14 concerning the Special Events Policy be referred to the Community Services Committee for further consideration and staff in the Department of Culture provide a memorandum for the Committee's consideration identifying the special events planned for 2014, projected attendance levels and the economic impact associated with each event. (DOC001-14) (File MO2-SPE)

Attachments: [DOC001-14.pdf](#)

This matter was referred to the Community Services Committee for consideration at its next meeting.

General Committee recessed at 8:38 p.m. and reconvened at 8:50 p.m.

SECTION "F"

14-G-144 APPLICATION FOR ZONING BY-LAW AMENDMENT - SAVERINO INVESTMENTS INC. - 556, 560 AND 568 ESSA ROAD (WARD 7)

1. That the Zoning By-law Amendment application submitted by the Goodreid Planning Group, on behalf of Saverino Investments Inc., to rezone the lands known municipally as 556, 560 & 568 Essa Road (Ward 7) from Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) to Residential Apartment Dwelling Second Density-1 Special RA2-1(SP) be approved (D14-1566).

2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a minimum density of 53 units per hectare;
 - b) Permit a maximum density of 106 units per hectare;
 - c) Permit a maximum building height of 8-storeys (27m), whereas 30m would be permitted;
 - d) Permit a minimum rear yard building setback of 48m, whereas 7m would be permitted; and
 - e) Permit a maximum lot coverage of 46% for all surface parking areas, whereas 35% would be permitted.
3. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law. (PLN015-14) (File: D14-1566)

Attachments: [PLN015-14.pdf](#)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

14-G-145

APPLICATION TO PERMIT AN OFFICIAL PLAN AMENDMENT FROM RESIDENTIAL TO MAJOR INSTITUTIONAL AND A CHANGE IN ZONING FROM RESIDENTIAL MULTIPLE (RM2)(SP-342) AND MAJOR INSTITUTIONAL (I-M) TO MAJOR INSTITUTIONAL WITH SPECIAL PROVISIONS (I-M)(SP) TO PERMIT A PARKING LOT ON 27 GALLIE COURT/135 DUNSMORE LANE AND 145 DUNSMORE LANE FOR ROYAL VICTORIA HOSPITAL (WARD 1)

1. That the Official Plan Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of the Royal Victoria Hospital to change the Official Plan designation on the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential to Major Institutional be approved (D09-OPA042).
2. That the Zoning By-law Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of Royal Victoria Hospital to rezone the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential Multiple Second Density with Special Provisions (RM2)(SP-342), and the property municipally known as 145 Dunsmore Lane from Major Institutional (I-M), to Major Institutional with Special Provisions (I-M)(SP) be approved (D14-1572).
3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law:
 - a) The permitted use is only for a parking lot in association with the Royal Victoria Hospital; and

- b) Table 8.3, development standards in the Institutional Zone, does not apply to the parking lot use.
- 4. That the Official Plan designation and Zoning By-law Amendment referred to in paragraphs 1 and 2 above, if approved, be applied to the City owned property municipally known as 139 Dunsmore Lane.
- 5. That no further public notice is required in accordance with Section 34(17) of the Planning Act. (PLN017-14) (File: D09-OPA42 and D14-1572)

Attachments: [PLN017-14.pdf](#)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

**14-G-146 APPOINTMENT TO THE HERITAGE BARRIE COMMITTEE (CLK007-14)
(FILE: C06)**

That Jennifer Moran be appointed to the Heritage Barrie Committee for a term of office to expire on November 30, 2014. (CLK007-14) (File: C06)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 6/2/2014.

ENQUIRIES

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

ANNOUNCEMENTS

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

The meeting adjourned at 9:38 p.m.

CHAIRMAN

