



City of Barrie

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

Minutes - Final General Committee

Monday, October 7, 2013

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on October 21, 2013

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 A. Khan; Councillor B. Jackson; and Councillor A. Nuttall

STAFF:

Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy Fire Chief, R. Monkman
Director of Engineering, J. Weston
Director of Environmental Services, J. Thompson
Director of Facilities and Transit, K. Bradley
Director of Finance, D. McKinnon
Director of Legal Services, I. Peters
Director of Planning, S. Naylor
Executive Director of Innovate Barrie, R. Bunn
Fire Chief, J. Lynn
General Manager of Community and Corporate Services, E. Archer
General Manager of Infrastructure and Growth Management, R. Foward
Manager of Fleet Services, B. Pirie
Manager of Wastewater Operations, D. Quenneville
Policy Planner, C. Terry.

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

SECTION "A"

13-G-239 REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE DATED SEPTEMBER 25, 2013

The report of the Finance and Corporate Services Committee dated September 25, 2013 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

13-G-241 REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE DATED SEPTEMBER 30, 2013

That the report of the order of the Spirit Catcher Committee dated September 30, 2013 was received. (File: C05)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

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

SECTION "B"

13-G-242 RIVERBANK HOMES LTD. - AFFORDABLE HOUSING REQUEST

1. That staff in the Finance Department investigate potential funding sources to provide for a grant associated with the Riverbank Homes Ltd. proposal for:
 - a) a grant in an amount equivalent to 50% of the development charges;
 - b) a grant in an amount equivalent to 100% of the development charges; and

- c) the deferral of the development charges for a 20 year period at today's rates associated with the Riverbank Homes Ltd. proposal for 32 units of affordable housing (38 apartments in total) at 429 Blake Street and report back to General Committee.
2. That staff in the Finance Department investigate potential funding sources to provide for a grant in an amount equivalent to the building permit (estimated in the amount of \$19,970) and parkland dedication fees (estimated in the amount of \$22,000) and report back to General Committee. (File: F00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

**13-G-243 CONFIDENTIAL PERSONAL INFORMATION MATTER - AWARD
RECIPIENT RECOMMENDATIONS**

That the individuals identified in the confidential notes for the Report of the Order of the Spirit Catcher Committee dated September 30, 2013 be awarded the 2013 Order of the Spirit Catcher Award and the 2013 Youth Spirit Catcher Award. (File: C05)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

**13-G-244 PRESENTATION INVITATION - SIMCOE-MUSKOKA ACTIVE
TRANSPORTATION SYMPOSIUM**

That representatives of the Simcoe Muskoka District Health Unit be invited to make a presentation to City Council concerning the Simcoe-Muskoka Active Transportation Symposium to be held on November 13 and 14, 2013 in Orillia. (Item for Discussion 8.1, October 7, 2013) (File: C00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

The General Committee met for the purpose of a public meeting at 7:03 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was subject to the Public Meeting should be directed to the City Clerk's Office. Any interested persons wishing further notification of the staff report regarding the application were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act.

SECTION "C"**13-G-245 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF YONGE BIG BAY POINT DEVELOPMENTS INC. - 494 BIG BAY POINT ROAD (WARD 9) (October 7, 2013) (D09-OPA36 / D14-1563)**

Kris Menzies of MHBC Planning, on behalf of the owner, Yonge Big Bay Point Developments Inc. advised that the purpose of the public meeting is to review an application for a proposed Official Plan Amendment and an Amendment to the Zoning By-law, for lands located at the north easterly corner of the intersection of Yonge Street and Big Bay Point Road. She indicated that the property is located within the Painswick North Planning Area and is municipally known as 494 Big Bay Point Road and has a total area of approximately 0.49 hectares.

Ms. Menzies advised that the lands are currently designated Institutional within the City's Official Plan and are zoned Institutional-Educational (I-E) in accordance with Zoning By-law 2009-141 and noted that the owner has applied to redesignate the subject lands to General Commercial and to amend the current zoning of the property from Institutional-Education (I-E) to General Commercial C4 to permit the future development of the property for commercial use(s). She noted that the School Board has deemed the property surplus.

Ms. Menzies provided a summary of the application, including displaying conceptual maps and elevations of the site, indicating that a commercial plaza with approximately 3 retail units, including a bank with a drive-thru would be built on the site.

Ms. Menzies discussed access to the property noting that it is only right in/right out off of Yonge Street and parking would be at the rear of the commercial building. She noted that parking would be in the rear of the building and landscaping would be in front.

In closing, Ms. Menzies, noted that in in her professional planning opinion the proposed commercial development conforms and is consistent with the Provincial and Municipal Plans and Policies.

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

PUBLIC COMMENTS:

1. **Erich Jacoby-Hawkins, 49 Eden Drive**, asked questions related to the pedestrian access to the property and access to loading docks for the commercial businesses.

Ms. Menzies advised that there is opportunity for front and rear access to the commercial units, with the exception of the bank due to the drive thru teller and that none of the commercial units would have a loading dock.

2. **Glen White, 271 Dawson Road**, questioned whether or not a continuation of the walkway through the school yard to access the commercial property would be feasible.

Ms. Menzies indicated that the school board has safety concerns with students having access to the plaza, but staff indicated they would investigate further regarding after hours access.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

13-G-246 APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT - SOURCE WATER PROTECTION - CITY OF BARRIE (October 7, 2013) (D08-OPA24)

Kathy Brislin, Policy Planner advised that the purpose of the public meeting is to review a proposed amendment to the Official Plan for Source Water Protection. Ms. Brislin detailed relevant legislation including the Clean Water Act and Planning Act, including an assessment report that provides for designated vulnerable areas.

Ms. Brislin summarized the proposed amendments, as follows:

- a) Replacing Schedule "G", Wells and Wellhead Protection Areas with an updated Schedule "G" titled Drinking Water System Vulnerable Areas; and
- b) Incorporating a number of text changes which will have the effect of providing:
 - i) Broad goals and objectives for the long term protection of drinking water, and stating that drinking water protection should be a priority when conflicting objectives or policies are at play;
 - ii) Policies to establish the primacy of drinking water considerations where conflicting policies;
 - iii) Policies that would prohibit uses that involve threat activities from locating where they would be significant drinking water threats;

- iv) Policies that allow for implementation through use of appropriate risk mitigation measures, design measures, and use of all the implementation tools available in the Planning Act, including site plan control, conditions of development, community improvement planning, conditional zoning, development permitting, and zoning by-law provisions;
- v) Policies for locating and establishing new drinking water wells which are to be cognizant of existing and proposed uses in the vicinity of the proposed well, and which seek to obtain municipal control over the lands within a 100m radius of the well, through land dedication, acquisition, easements or application of land use restrictions; and
- vi) Policies that enable a screening process and requirements for appropriate technical studies and adding this to the list of studies required for a “complete” application for applicable planning that would constitute a potential significant threat.

Ms. Brislin displayed mapping changes to illustrate areas where drinking water threats can be significant and identified changes from the current official plan. She indicated that the policies only apply to these specific areas.

Ms. Sherry Diemert, City’s Risk Management Official also discussed areas of concern identified on the updated Schedule “G” map and the primary causes of water contamination in these areas.

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

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

The General Committee met and reports as follows:

SECTION "D"

13-G-247 PERMISSIVE TRUCK ROUTES (WARDS 7, 8, 9 AND 10)

That Traffic By-law 80-138, Schedule "N", "Permissive Truck Routes", be amended by deleting the following:

| Column 1 | Column 2 |
|---|-----------------|
| Essa Road from the south limit to Tiffin Street | Anytime |
| Huronia Road from the south limit to Big Bay Point Road | Anytime |
| Veteran's Drive from the south limit to Essa Road | Anytime |
| Yonge Street from the south limit to Garden Drive | Anytime |

and adding the following:

| Column 1 | Column 2 |
|---|-----------------|
| Essa Road from the south limit as of January 1, 2010 to Tiffin Street | Anytime |
| Huronia Road from the south limit as of January 1, 2010 to Big Bay Point Road | Anytime |
| Veteran's Drive from the south limit as of January 1, 2010 to Essa Road | Anytime |
| Welham Road from Maplevue Drive East to Big Bay Point Road | Anytime |
| Yonge Street from the south limit as of January 1, 2010 to Garden Drive | Anytime |

(ENG027-13) (File: T08-VA)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

SECTION "E"

13-G-248 ARTIFICIAL TURF FIELD JOINT DEVELOPMENT WITH THE SIMCOE COUNTY DISTRICT SCHOOL BOARD (WARD 10)

1. That the recommendation of the Barrie Sports Facility Working Group that the City of Barrie enter into a joint agreement with the Simcoe County District School Board on the co-development of an all weather track and artificial turf field facility, subject to the presentation of a viable business plan to General Committee, as outlined in Staff Report ENG013-13 be approved in principle.
2. That the City's \$2.5 million maximum contribution to the joint facility be inclusive of all contributions to the all weather track.

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

SECTION "F"

13-G-249 EMERGENCY COMMAND CENTRE VEHICLE BID OPPORTUNITY

The General Committee met and discussed the following motion:

1. That a bid be submitted for the acquisition of a vehicle declared surplus by the Province of Ontario to serve as an Emergency Command Centre vehicle for Barrie Fire and Emergency Service with an upset limit as described in Confidential Appendix "A" to Staff Report FES004-13.
2. That funding for the bid, if successful, be provided by the Tax Capital Reserve.
3. That the Mayor and City Clerk be authorized to execute any related agreements, in a form satisfactory to the Director of Legal Services, associated with the acquisition. (FES004-13) (File: P00)

The vote was taken and the motion was LOST and no further action was taken.

This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

SECTION "G"**13-G-250 ZONING BY-LAW AMENDMENT FOR 220 BRADFORD STREET FROM GENERAL COMMERCIAL TO TRANSITION CENTRE COMMERCIAL (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd., to rezone the lands municipally known as 220 Bradford Street from General Commercial (C4) and Residential Multiple Second Density (RM2) to Transition Centre Commercial with Special Provisions and a Holding Zone (C2-2)(SP-492)(H-124), be approved as illustrated in Appendix "A" to Staff Report PLN021-13 (D14-1555).
2. That two Special Provisions listed as a) and b) below, requested by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd., as part of the rezoning application for the lands municipally known as 220 Bradford Street be approved as follows:
 - a) A reduced parking standard for the residential units from 1.5 spaces per unit as required in Section 4.6 of Zoning By-law 2009-141 to 1.2 spaces per unit; and
 - b) The stepping provision standards for increased side yard setbacks depending on the height of the main building outlined in Section 6.3.1 of Zoning By-law 2009-141 would not apply to the required side yard setbacks of 3 metres.
3. That the Special Provision requested by Celeste Phillips Planning Inc. on behalf of Joscona Ltd. in trust for VitaJoe Ltd. for a reduced ground floor commercial component in the proposed residential apartment building on the lands municipally known as 220 Bradford Street, from 50% (1,718.1m²) of the lot area as required in Section 6.3.2 of Zoning By-law 2009-141, to approximately 10% (344m²) of the lot area, be approved.
4. 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 220 Bradford Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
 - a) An Air Quality and Noise Report with recommendations that clearly examine the impacts of introducing the proposed residential apartment building into the recommended Ministry of Environment Separation Distance from the City of Barrie Wastewater Treatment Plant (WwTP), such recommendations must include, but not be limited to, construction measures for the proposed building at 220 Bradford Street to mitigate any impacts from the WwTP without placing undue hardship on the City or restricting the current and future operations of the WwTP;

- b) The owner shall acknowledge and agree to a warning clause being placed on title, and subsequently placed in all agreements of purchase, sale and lease, to identify that the building is in close proximity to the City's WwTP and from time to time, activities at the plant may impede the enjoyment of the property;
 - c) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment for the introduction of a sensitive land use on the lands municipally known as 220 Bradford Street;
 - d) Detailed urban design for the site at submission of the Site Plan Control application, including but not limited to, modified stepping provisions, low impact development techniques for stormwater management and exploration of opportunities for non-traditional amenity space such as green roofs; and
 - e) The owner's execution of a Site Plan Agreement with the City.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required with respect to this amendment as proposed. (PLN021-13) (File: D14-1555)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 8:42 p.m. to discuss the content of Staff Report CLK012-13 concerning a confidential personal information matter – Accessibility Advisory Committee Appointment. Members of General Committee (with the exception of Councillor, L. Strachan and Councillor, A. Nuttall), the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Legal Services, Director of Facilities and Transit, Executive Director – Innovate Barrie, General Manager of Community and Corporate Services, and General Manager of Infrastructure and Growth Management were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

SECTION "H"**13-G-251 CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO ACCESSIBILITY ADVISORY COMMITTEE**

That motion 13-G-251 contained within the confidential notes to the General Committee report dated October 7, 2013 concerning the discussion of the content of the confidential staff report regarding a Confidential Personal Information Matter - Appointment to Accessibility Advisory Committee, be received. (CLK012-13) (File: C06)

This matter was recommended (Section "H") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

SECTION "I"**13-G-252 CONFIDENTIAL PERSONAL INFORMTION MATTER - APPOINTMENT TO ACCESSIBILITY ADVISORY COMMITTEE**

That Aaron Lillie be appointed to the Accessibility Advisory Committee for a term of office to expire on November 30, 2014. (CLK012-13) (File: C06)

This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 21/10/2013.

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 8:44 p.m. to receive a confidential litigation update and potential advice subject to solicitor client privilege concerning City of Barrie ats Correct Group Inc. Members of General Committee, the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Legal Services, Director of Facilities and Transit, Executive Director – Innovate Barrie, General Manager of Community and Corporate Services, and General Manager of Infrastructure and Growth Management were in attendance for the portion of the meeting closed to the public. Members of the press and public were not present for this portion of the meeting.

The General Committee met and reports as follows:

SECTION "J"

**13-G-253 CONFIDENTIAL LITIGATION UPDATE AND POTENTIAL ADVICE
SUBJECT TO SOLICITOR - CLIENT PRIVILEGE - CITY OF BARRIE ATS
CORRECT GROUP INC. (WARD 8)**

That motion 13-G-253 contained within the confidential notes to the General Committee report dated October 7, 2013 concerning the discussion of the matter regarding a Confidential Litigation Update and Potential Advice Subject to Solicitor - Client Privilege - City of Barrie ats Correct Group Inc., be received.

This matter was recommended (Section "J") to City Council for consideration of receipt at its meeting to be held on 21/10/2013.

ENQUIRIES

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

ANNOUNCEMENTS

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

The meeting adjourned at 8:57 p.m.

CHAIRMAN