



# City of Barrie

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

## Meeting Agenda General Committee

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Monday, June 9, 2014

7:00 PM

Council Chamber

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**1. CONSENT AGENDA**

**2. PUBLIC MEETING(S)**

**APPLICATION FOR A PROPOSED PLAN OF SUBDIVISION - SEAN MASON HOMES (ESSA ROAD) INC., 369 AND 379 ESSA ROAD (WARD 6)**

The purpose of the public meeting is to review an application for draft approval of a Plan of Subdivision submitted by Innovative Planning Solutions, on behalf of the owner, Sean Mason Homes (Essa Road) Inc., for lands located on Essa Road, north of the Ferndale Drive and Veterans Road intersection. The property is located within the Holly Planning Area. The property is known municipally as 369 and 379 Essa Road and has a total area of approximately 1.01 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density Special Provision RM2(SP-327) in accordance with Zoning By-law 2009-141.

The proposed Plan of Subdivision would request the creation of one block over the entire parcel, which would then be further subdivided into 60 residential block/cluster townhouses through further Planning Act applications. This application is required as the subject lands were deemed not part of a Registered Plan (Registered Plan 67, in 1956 through By-law A-27 from the former Township of Innisfil). The applicant is proposing to develop the property through Plan of condominium. This requires that the lands be part of a registered plan of subdivision prior to the condominium block being created. City staff are also currently reviewing a proposed rezoning application (D14-1570) to permit the proposed 60 block/cluster townhouses development. (File: D12-414)

**Attachments:** [PM - 140609 - 369 and 379 Essa Road.pdf](#)  
[Presentation - 140609 - 369 and 379 Essa Road.pdf](#)  
[Correspondence #1 - 369 and 379 Essa Road - 140609.pdf](#)

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

Nil.

**4. DEFERRED BUSINESS****DEFERRED BY MOTION - 14-G-121 - PROHIBITION ON THE SALE OF WINE AT FARMERS' MARKET(S) DURING THE ALCOHOL AND GAMING COMMISSION OF ONTARIO (AGCO) PILOT PROGRAM**

1. That the sale of Vinter's Quality Alliance (VQA) wine at the Farmers' Market(s) be prohibited within the City of Barrie during the period of the two year Alcohol and Gaming Commission of Ontario (AGCO) pilot program.
2. That a copy of this resolution be provided to the AGCO. (Item for Discussion 8.1, May 5, 2014) (File: P09)

**Attachments:** [Correspondence #1 - Prohibition on the Sale of Wine - 140609.pdf](#)  
[Correspondence #2 - Prohibition on the Sale of Wine - 140609.pdf](#)  
[Correspondence #3 - Prohibition on the Sale of Wine - 140609.pdf](#)  
[Correspondence #4 - Prohibition on the Sale of Wine - 140609.pdf](#)

**5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES****FINANCE AND CORPORATE SERVICES REPORT DATED MAY 28, 2014**

**Attachments:** [Minutes - 140528 - Finance and Corporate Services Committee.pdf](#)

**PRESENTATION AND DELIVERY OF BUSINESS CASES**

That the Executive Management Team (EMT) investigate opportunities to address the accountability and continuity associated with the presentation and delivery of data contained in business plans related to strategic initiatives and report back to General Committee. (File: F00)

**BARRIE TRANSIT SYSTEM UPDATE - FIVE (5) YEAR BUSINESS PLAN**

1. That staff be directed to prepare a five (5) year business plan for Barrie Transit, known as the 2015-2020 Transit Business Plan, with the Plan to include the following elements as identified in this report:
  - a) Fare Strategy;
  - b) Marketing, Ridership Growth and Branding Strategy;
  - c) Transit Customer Service Strategy;
  - d) Financial Plan;
  - e) Provincial Gas Tax Funding and Reserve strategy; and
  - f) Fleet Asset Renewal Strategy.

2. That a project in the amount of \$125,000 be added to the 2014 capital plan to retain external consulting services to assist with the development of the 2015-2020 Transit Business Plan and that this project be funded from the Provincial Gas Tax Reserve Fund (11-05-0595).
3. That staff present the 2015-2020 Transit Business Plan to Council for approval as part of the 2015 Business Plan process.
4. That notwithstanding motion 14-G-017 as amended concerning the 2014 Business Plan:
  - a) That Transit fares remain at the 2013 Council approved rates until May 1, 2015 pending the review of the five (5) year business plan for Transit and the 2014 Fees By-law be amended accordingly, and that \$100,000 in projected revenue lost due to this deferral be funded from the Provincial Gas Tax Reserve Fund (11-05-0595);
  - b) That any potential variance in Transit's net operating budget as a result of decreased revenue be funded from the Provincial Gas Tax Reserve Fund (11-05-0595) to an upset limit of \$800,000; and
  - c) That \$25,000 to be funded from the Provincial Gas Tax Reserve Fund (11-05-0595) be approved for the production of communications materials to inform and educate the public regarding the proposed changes to the Transit system. (FCT002-14) (File: C11-TRA)

## 6. STAFF REPORT(S)

### **SURPLUSING AND SALE OF INDUSTRIAL LAND - CAPLAN AVENUE (WARD 7)**

1. That in accordance with the provisions of the Surplus Land By-Law 95-104 as amended, a portion of the lands currently used for a private stormwater drainage pond at 66 Caplan Avenue and Bryne Drive, described as Firstly: Part of Lot 9, Plan 67, being Part 2 on Plan 51R-29487, save and except Part 2 on Plan 51R-31303; Secondly: Part of Lots 9 & 10, Plan 67, being Part 3 on Plan 51R-29487; Thirdly: A trapezoid lying to the north of the firstly and secondly described lands and having approximate dimensions 51.82 metres along its northerly boundary, 3.04 metres along its westerly boundary, 12.93 metres along its easterly boundary and 50.57 metres along its southerly boundary, all in the City of Barrie, County of Simcoe, and having an area of approximately 22,292 sq.ft., be declared surplus to the City of Barrie's needs.

2. That the subject property be sold to Ponderosa Properties Ltd. for the purchase price of \$25,000.
3. That the proceeds from the sale of the lands be transferred to the Industrial Land Reserve (13-04-0430). (BDD005-14) (File: L15)

**Attachments:** [BDD005-14.pdf](#)

### **CRITERIA FOR EVALUATING SERVICING REQUESTS OUTSIDE CITY BOUNDARIES**

That requests for the extension of City infrastructure/services received from municipalities outside of the City boundary be considered and reviewed by staff in accordance with the criteria set out in Appendix "A" of ENG009-14 and a report be prepared for General Committee's consideration with respect to the evaluation of any request. (ENG009-14) (File: D00)

**Attachments:** [ENG009-14.pdf](#)

### **CAPITAL PROJECT STATUS REPORT**

1. That staff be authorized to close the capital projects identified in Appendix "C-1" - Projects with Excess Committed Funding, and release the funding commitments in the amount of \$2,720,280 as described in Appendix "C-1" and identified in Appendix "C-2".
2. That staff be authorized to close the capital projects identified in Appendix "D-1" - Projects Requiring Additional Funding, and increase the funding commitments in the amount of \$4,397,686 as described in Appendix "D-1" and identified in Appendix "D-2".
3. That staff be authorized to undertake the new capital projects as well as existing projects with an expanded scope as identified in Appendix "B-1" - New Capital Projects, and add the funding commitments in the amount of \$2,091,800 as described in Appendix "B-1" and identified in Appendix "B-2".
4. That the following projects and associated construction phases be cancelled and removed from the 2014 Capital Budget:
  - a) 1569 Advanced Nutrient Removal at WwTF - Interim Solution \$7,500,000 funded from the Wastewater Reserve Fund (12-05-0575); and
  - b) 1224 Lakeshore Drive: Toronto - Victoria \$7,900,000 funded \$6,988,601 from the Tax Capital Reserve (13-04-0440) and \$911,399 from the Development Charges - Parks & Recreation (11-05-0555).
5. That the funding plan for the Allandale Train Station (Project #14-2000-

- 1103) be adjusted as follows to address the Council direction in Motion 14-G-016:
- a) Reduce funding from debt by \$1,158,316 from \$5,075,000 for total debt financing of \$3,916,684;
  - b) Allocate funding from the Working Funds Reserve (13-04-0401) in the amount of \$464,861; and
  - c) Allocate funding from the General Support Services Reserve (13-04-0460) in the amount of \$693,455.
6. That the Working Funds Reserve (13-04-0401) and the General Support Services Reserve (13-04-0460) be closed.
7. That the Treasurer be authorized to:
- a) Issue 10-year debentures for project Arbour Trail (Project #16-2510-0366) in the amount of \$249,155;
  - b) Release the debt commitment in the amount of \$200,000 for 1 & 15 Bayfield Street (Project #16-2510-0537);
  - c) Increase the authorized issuance of 10 year debentures for WwTF Expansion (Project #16-2515-0135) by \$2,500,000 from \$87,900,000 for total debt financing of \$90,400,000; and
  - d) Decrease the authorized issuance of 10 year debentures for Allandale Train Station (Project #14-2000-1103) by \$383,316 from \$4,300,000 for total debt financing of \$3,916,684. (FIN007-14) (File: F00)

**Attachments:** [FIN007-14.pdf](#)

#### **FEDERAL GAS TAX AGREEMENT**

1. That the Mayor and City Clerk be authorized to enter into a Municipal Funding Agreement with the Association of Municipalities of Ontario relating to the Federal Gas Tax Funds ("FGTF") for the period of April 1, 2014 to March 31, 2024.
2. That a by-law authorizing the Mayor and City Clerk to sign the amendment be enacted and that the bylaw read as follows:
  - a) The Mayor and City Clerk are hereby authorized to execute this Municipal Funding Agreement for the transfer of federal Gas Tax Funds between the Association of Municipalities of Ontario and The Corporation of the City of Barrie as in Schedule "A" attached hereto; and

- b) The Municipal Funding Agreement as shown in Appendix "A" to Staff Report FIN008-14 shall form part of this by-law.
3. That the allocation of Federal Gas Tax Funds be in accordance with the following criteria:
- a) Ability to demonstrate that Asset Management Plans are being used to guide infrastructure planning and investment decisions;
  - b) Municipalities must use Federal Gas Tax Funds for incremental current capital investment and must not use the revenue to replace or displace existing sources of funding;
  - c) Consideration will first be given to prioritized projects included in the 5 year Capital Plan and projects that fall within the capacity building category that enhances the City's ability to manage its assets more effectively;
  - d) The project must fall within one of the seventeen (17) eligible project categories defined in the Municipal Funding Agreement;
  - e) The ability to demonstrate beneficial impacts of the completed project on the community;
  - f) The ability to report an enhanced impact as a result of the Federal Gas Tax Funding being a predictable source of funding; and
  - g) The applicability of performance indicators as specified by the Association of Municipalities of Ontario.
4. That the criteria for allocating Federal Gas Tax Funding identified in paragraph 3 be included in the Financial Policy Framework, in the form identified in Appendix "B" to Staff Report FIN008-14. (FIN008-14) (File: F00)

**Attachments:** [FIN008-14.pdf](#)

**2014 PROPERTY TAX CLAWBACK RATES**

1. That the 2014 property tax clawback percentages for properties in the commercial, industrial and multi-residential properties be established as follows:
  - a) Multi-residential 13.1037%
  - b) Commercial 36.3347%
  - c) Industrial 100.00%
2. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2014 clawback percentages. (FIN009-14) (File: F22)

**Attachments:** [FIN009-14.pdf](#)

**UPDATE TO CITY OF BARRIE'S MULTI-YEAR ACCESSIBILITY PLAN**

1. That the update to the 2013-2018 Multi-Year Accessibility Plan and the update to the 2013-2013 Transit Multi-Year Accessibility Plan attached as Appendix "A" to Staff Report HR001-14 be approved.
2. That staff, in consultation with the Accessibility Advisory Committee monitor implementation of the Plan and provide a memo to General Committee, with annual updates on the City's Multi-Year Accessibility Plans, in accordance with the Accessibility Directorate of Ontario's guidance as required. (HR001-14) (File: H00)

**Attachments:** [HR001-14.pdf](#)

**LEASE OF 36 MULCASTER STREET - GREY AND SIMCOE FORESTERS REGIMENTAL MUSEUM (WARD 2)**

That the Mayor and City Clerk be authorized to enter into a new lease agreement with the Grey & Simcoe Foresters Foundation for the continuation of a Heritage Site which houses the Grey & Simcoe Foresters Regimental Museum at 36 Mulcaster Street on terms acceptable to the Directors of Legal Services and Facilities & Transit. (LGL009-14) (File: L18-28)

**Attachments:** [LGL009-14.pdf](#)

**EXPROPRIATION OF LAKESHORE MEWS LANE (WARD 2)**

1. That the Director of Legal Services be authorized to commence expropriation proceedings to acquire a fee simple interest in land for the purpose of a pedestrian walkway on lands legally described as Part of Water Lots 14, 15 and 16, Registered Plan 2, designated as Part 2 on Reference Plan 51R-13927 (the "Lane").
2. That The Corporation of the City of Barrie make an application to City Council, as approving authority, for approval to expropriate the Lane and that the Mayor and the City Clerk be authorized to execute the necessary forms of application.
3. That the "Notice of Application for Approval to Expropriate" be served and published and that any requests for inquiries received, pursuant to the "Notice of Application for Approval to Expropriate" be forwarded to the Chief Inquiring Officer and the Chief Inquiring Officer be requested to report to Council with respect to any such request.
4. That the Director of Legal Services be provided delegated authority to settle the expropriation as outlined in a Confidential Memo to Council presented concurrently with this Staff Report and that the Mayor and City Clerk be authorized to execute all associated and required documents in a form approved by the Director of Legal Services. (LGL010-14) (File: L07-946)

**Attachments:** [LGL010-14.pdf](#)

**CONFIDENTIAL LITIGATION MATTER - APPEAL TO ONTARIO MUNICIPAL BOARD (OMB) REGARDING BY-LAW 2013-83 (WARD 2) (LGL011-14) (File: L01-43)****ZONING FOR INTENSIFICATION AND MIXED-USE**

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.
2. That the Zoning By-law Amendment for the addition of Section 5.4 "Mixed Use" and an amendment to Section 4.6 "Parking Standards", as included in Appendix "B" attached to Staff Report PLN018-14, be approved.
3. That staff be directed to investigate the appropriateness of pre-zoning select areas of the Intensification Nodes and Corridors and report back to General Committee. (PLN018-14) (File: D09-OPA044)

**Attachments:** [PLN018-14.pdf](#)



**RESPONSE TO LETTER TO MAYOR LEHMAN - CASH IN LIEU OF PARKING - 33 - 37 DUNLOP STREET WEST (WARD 2)**

1. That the applicant enter into a Section 40 Planning Act Agreement to pay cash in lieu of parking for the development of one (1) residential dwelling unit at 33-37 Dunlop Street West.
2. That the rate at which the cash in lieu for parking is paid be \$15,000 per deficient parking space in accordance with Council's current Cash in Lieu of Parking Policy and be based on one (1) parking space per residential unit. (PLN021-14) (File: T02-CAS)

**Attachments:** [PLN021-14.pdf](#)

**7. REPORTS OF OFFICERS**

Nil.

**8. ITEMS FOR DISCUSSION****CREATION OF A GRAVEL PARKING LOT AT THE SUNNIDALE PARK COMMUNITY GARDEN (WARD 4)**

That the creation of a gravel parking lot at the Sunnidale Park Community Garden with a cost estimated in the amount of \$10,000 be included for consideration in the 2015 Business Plan. (Item for Discussion 8.1, June 9, 2014) (File: E00)

**Sponsors:** Councillor B. Ward

**ACCEPTANCE OF AN ARTIFICIAL ICE RINK - DONATION - PILOT PROJECT**

1. That the donation from Graham Fraser of Artificial Ice Infrastructure Coils and Chillers of an artificial ice rink with a value of \$250,000 be accepted for an artificial ice rink pilot project in 2015.
2. That staff in the Engineering Department in consultation with other departments as required, prepare a report for General Committee's consideration addressing the following:
  - a) An evaluation of either Heritage Park or another high profile city owned site as the potential location for the pilot site;
  - b) That no capital expenditures be made for the artificial ice rink; and
  - c) An operating model that would mitigate any operating budget impact associated with the provision of an artificial ice rink on both a pilot and permanent basis. (Item for Discussion 8.2, June 9, 2014) (File: R05)

**Sponsors:** Councillor L. Strachan

**9. INFORMATION ITEMS**

Nil.

**10. ENQUIRIES****11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.**

**American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) regarding a request for an ASL Interpreter as soon as possible, to ensure availability.**