



# City of Barrie

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

## Minutes - Final General Committee

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Monday, May 16, 2016

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on May 30, 2016

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

**Present:** 11 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, M. Prowse; Councillor, A. Prince; Councillor, A. Khan; Councillor, S. Morales; and Councillor, M. McCann

#### STUDENT MAYOR:

Maeve Gormley, St. John Vianney Catholic School

#### STAFF:

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative and Court Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Deputy Treasurer, M. Jermey  
Director of Engineering, J. Weston  
Director of Environmental Services, J. Thompson  
Director of Finance/Treasurer, C. Millar  
Director of Information Technology, C. Glaser  
Director of Planning Services, S. Naylor  
Director of Roads, Parks and Fleet, D. Friary  
Executive Director of Invest Barrie, Z. Lifshiz  
Fire Chief, B. Boyes  
General Manager of Community and Corporate Services, P. Elliott-Spencer  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Legal Services, A. Mills  
Planner, C. McLaren  
Senior Planner, J. Foster  
Theatre Technician, A. Gauci.

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

**SECTION "A"**

**16-G-112      REPORT OF THE FINANCE AND CORPORATE SERVICES COMMITTEE  
DATED APRIL 27, 2016.**

The report of the Finance and Corporate Services Committee dated April 27, 2106, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

**16-G-113      REPORT OF THE ORDER OF THE SPIRIT CATCHER COMMITTEE  
DATED APRIL 29, 2016.**

The report of the Order of the Spirit Catcher Committee dated April 29, 2106, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

**16-G-114      REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED MAY 4,  
2016.**

The report of the Community Services Committee dated May 4, 2106, was received.

**This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

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

**SECTION "B"**

**16-G-115      2016 BUSINESS PLAN - NET EXPENDITURES ASSOCIATED WITH THE BARRIE-COLLINGWOOD RAILWAY**

1. That the presentation to the Finance and Corporate Services Committee provided by D. Friary, Director of Roads, Parks and Fleet and S. Schlichter, Director of Business Development dated April 27, 2016 regarding the Barrie-Collingwood Railway be received as the report requested as part of motion 16-G-018 concerning the 2016 Business Plan specifically related to reducing net expenditures associated with the Barrie-Collingwood Railway.
2. That a letter be sent to the Town of Innisfil, the County of Simcoe and the Township of Essa to request a meeting with a representative of the City of Barrie to discuss further partnership opportunities related to the Barrie-Collingwood Railway. (16-G-018) (EMT001-16) (File: F05) (P3/16)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-116      FEES BY-LAW 2016-011 AMENDMENTS**

1. That Schedule "B" of Fees By-law 2016-011 be amended as follows:
  - a) Add line #1.11.17 to read "Decks, deck extensions \$281";
  - b) Amend line #1.11.9 to read "1.11.9 to read "1.11.9 (a) Except for backflow devices, all plumbing alterations or extensions to existing distribution and drainage systems (per fixture) \$15.00;
  - c) Add Line #1.11.9. (b) to read "Backflow devices \$215 for first five devices being installed at one time, plus \$30 per additional device being installed at the same time".

2. That staff in the Building and By-law Services Department in consultation with the Finance Department provide a memo regarding the potential to fund the remaining costs associated with delivery permit related services concerning backflow devices through the water and/or wastewater recovery given the broad community benefit. (16-G-068) (BBS002-16) (File: P24-SS)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-117**

**GERMAN TWINNING SUB-COMMITTEE REPRESENTATIVE**

1. That Verena Kompp be appointed as the representative of the German Twinning Sub-Committee to replace Ilse Horn on the International Relations Committee.
2. That Schedule "A" of By-law 2014-171 be amended to reflect the changes. (File: C05)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-118**

**MEMORANDUM FROM G. ALLISON, DIRECTOR OF BUILDING AND BY-LAW SERVICES DATED APRIL 4, 2016 REGARDING KEEPING OF BACKYARD HENS - COMMUNITY SUGGESTION**

That the memorandum from G. Allison, Director of Building and By-law Services dated April 4, 2016 regarding the Keeping of Backyard Hens - Community Suggestion as well as the comments and discussion provided at the Community Services Committee meeting held on May 4, 2016 be received for information purposes. (16-G-074) (File: P00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-119**

**PUBLIC ART COMMITTEE BIKE RACK INSTALLATION SITE (WARD 2)**

That the Mayor and City Clerk be authorized to execute an agreement for the installation of the Public Art Bike Rack to 60 Worsley Street, in front of the downtown Barrie Public Library. (DOC004-16) (File: R07-BIK)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-120****CAPITAL PROJECT STATUS REPORT**

1. That staff be authorized to close the capital projects as identified as completed in Appendix "C-1" Projects with Excess Committed Funding, and release the funding commitments in the amount of \$5,837,292 as described in Appendix "C-1", and identified in Appendix "C-2" of Staff Report FIN007-16.
2. That staff be authorized to close the capital projects as identified as completed in Appendix "D-1" Projects Requiring Additional Funding, and increase the funding commitments in the amount of \$6,172,719 as described in Appendix "D-1", and identified in Appendix "D-2" of Staff Report FIN007-16.
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 \$100,000 as described in Appendix "B-1", and identified in Appendix "B-2" of Staff Report FIN007-16. (FIN007-16) (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-121****SURPLUS & SALE OF PROPERTY- 204 AND 207 MAPLEVIEW DRIVE EAST (WARD 8)**

1. That the property municipally known as 207 Maplevue Drive East, legally described as Part North Half of Lot 10, Concession 11, Town of Innisfil now City of Barrie, save and except Parts 1 and 3, as identified on Appendix "A" to Staff Report LGL003-16 be declared surplus to the City's needs.
2. That 204 Maplevue Drive East, as identified on Appendix "B" to Staff Report LGL003-16, previously declared surplus to the City's needs by motion 11-G-172 and 207 Maplevue Drive East be sold in accordance with the provisions of the City's Sale of Real Property By-Law 95-104 as amended.
3. That staff in the Legal Services Department retain the services of a Real Estate Brokerage ("Brokerage") to market both 207 Maplevue Drive East and 204 Maplevue Drive East ("Subject Properties") by listing them for sale on the Multiple Listing Service ("MLS").
4. That the City Clerk be authorized to execute Agreements of Purchase and Sale, Listing Agreements and any documents that may be requisite to the disposition of the Subject Properties in a form approved by the Director of Legal Services.

5. That all negotiated Agreements of Purchase and Sale be conditional upon Council approval and that staff report back to General Committee for approval. (LGL003-16) (File: L17-69/80)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-122**

**BUILT FORM WORKING GROUP UPDATE**

1. That a public meeting be scheduled to consider amendments to the City of Barrie Official Plan and Zoning By-law to reflect new definitions and standards for the provision of affordable housing within the City's existing land use and zoning categories.
2. That the Built Form Task Force Sub-Committee be asked to make a presentation to General Committee. (PLN011-16) (File: D04-AFF) (P38/15)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-123**

**SUPPORT OF CHIPPEWAS OF RAMA FIRST NATION RESOLUTION - CASINO NIAGARA**

That a letter be sent to the Ontario Lottery and Gaming Corporation (OLG) and the Chippawas of Rama First Nation advising of the City of Barrie's support of resolution #2015-2016-649 regarding the proposed Casino Niagara Entertainment Complex. (Item for Discussion 8.1, May 5, 2016) (File: C10)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-124**

**CORRESPONDENCE FROM M.P. ALEX NUTTALL - UBER AND THE NEW SHARING ECONOMY**

That the correspondence from M.P. Alex Nuttall concerning the Uber and New Sharing Economy be referred to the Finance and Corporate Services Committee for further consideration. (Item for Discussion 8.2, May 16, 2016) (File: A16)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-125****INVESTIGATION - PARKING PROHIBITION ON BASSWOOD DRIVE**

That staff in Roads, Parks and Fleet Department investigate the feasibility of prohibiting parking on the east side of Basswood Drive and report back to General Committee. (Item for Discussion 8.4, May 16, 2016) (File: T00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-126****FUNDING FOR THE REPLACEMENT OF TOWN CRIER UNIFORM**

That in response to the correspondence from S. Travers, Town Crier received May 2, 2016, \$1,391.25 be provided to Mr. Travers from the Strategic Priorities Reserve to fund a portion of the replacement of the Town Crier's uniform. (Item for Discussion 8.5, May 16, 2016) (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

**16-G-127****LONG RANGE FINANCIAL PLAN UPDATE - ALLOCATION OF DIVIDENDS**

That as part of the next update to the Long Range Financial Plan, staff in the Finance Department report back to General Committee on the feasibility of including a potential policy regarding the allocation of dividends from PowerStream Inc., PowerStream Solar and MergeCo to two reserves, as follows:

- a) The Strategic Priorities Reserve; and
- b) A Community Benefit/Improvement Reserve with the following general terms and conditions:
  - i. The purpose of the reserve would be to allow for the provision of matching grants to community groups and organizations for initiatives undertaken related to enhancing Barrie's public spaces;
  - ii. The reserve to be established with the intent that it would have a maximum balance of \$10 million; and
  - iii. That should the maximum balance be exceeded, Council direct any dividends accordingly. (Item for Discussion 8.6, May 16, 2016) (File: F00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/30/2016.**

Pursuant to Procedural By-law 2013-072, Section 4.10, the Committee altered the order of business such that the Public Meeting concerning the property at 401 Essa Road was considered before the Public Meeting concerning the property at 295 Cundles Road.

The General Committee met for the purpose of three public meetings at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff reports regarding the applications were advised to sign the appropriate notification form required by the Legislative and Court Services Department.

Mayor Lehman confirmed with the Director of Planning Services that notification was conducted in accordance with the Planning Act for the Public Meetings concerning the properties at 295 Cundles Road East and 401 Essa Road.

Mayor Lehman confirmed with the Director of Finance/Treasurer that notification was conducted in accordance with the Development Charges Act for the Public Meeting concerning the Whiskey Creek Area-Specific Development Charge By-law and Underlying Background Study.

### **SECTION "C"**

#### **16-G-128**

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW AND PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES (ESSA ROAD) INC. - 401 ESSA ROAD (WARD 7) (FILE: D12-420/D14-1601)**

Mr. John Stuart of Innovative Planning Solutions advised that the purpose of the Public Meeting was to review an application for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Rd.) for lands known municipally as 401 Essa Road.

Mr. Stuart discussed slides concerning the following topics:

- The application context including the property location, size, current use and surrounding land uses;
- The current land use designation and zoning of the subject property;
- The site design for phases 1 and 2 of the development
- The public comments received at the April 14, 2016 Neighbourhood meeting;



- The revised site design for phase 2;
- The proposed zoning by-law amendment and special provisions being requested;
- An artist's renderings illustrating the conceptual design elements of the proposed development;
- The application in the context of Provincial and City Planning policies; and
- The Intensification Policy criteria and how the criteria would be addressed.

Mr. Stuart concluded the presentation by summarizing the application and by providing his opinion that the application was consistent with Provincial and the City of Barrie planning policy.

Ms. Carlissa McLaren, Planner for the City of Barrie provided details related to the application, the special provisions requested to permit the proposed development, the associated primary planning and land use items being considered by City staff, and the comments received from the public who attended the neighbourhood meetings held on April 14, 2016. Ms. McLaren noted changes to the application that had been made after the neighbourhood meeting.

#### **VERBAL COMMENTS:**

1. **Mr. Graeme Montgomery, 53 Cityview Circle** advised that he was requested to present on behalf of the 133 signatories a petition in concern of proposed development. He noted the petition represented residents of Cityview Circle, Wildwood Crescent, Looker Street, Stroud Street and 380 Essa Road. He discussed their concerns associated with proposed development including, the potential impacts on the neighbourhood, including property values, traffic volume as well as the visual and functional impacts, noise levels, air pollution and general quality of life. Mr. Montgomery referred to the applicant's other development at 369 and 379 Essa Road in the context of the area residents' concerns related to the proposed density.

Mr. Montgomery observed that the Essa Road corridor has been identified as an intensification corridor, but is concerned about adjacent Essa Road Development noting he feels it is a very condensed urban plan, more in a line with a large metropolis. He discussed concerns associated with the proposed private community space for the development. He also questioned why the number of units cannot be limited to 40 units, thereby decreasing the burden on that property, the environmental protection lands and wildlife as well as potential safety concerns along Essa Road.

Mr. Montgomery stated that he feels the proposed intensification would impact the existing character of his neighbourhood. He also discussed his concerns with the proposed reduction in the rear yard setbacks, the increase in building height and the potential impact it will have on the enjoyment of their properties and property values.

Mr. Montgomery discussed the proposed reduction in setbacks and the increase in density citing the applicant's other property at 369 and 379 Essa Road as an example. He requested that the application be denied due to the potential impacts that the proposed development would have on the quality of life in the neighbourhood.

Mr. Montgomery provided current examples of traffic and noise impacts associated with existing condominiums in the area. He discussed the potential increase in noise and light pollution, the negative aesthetic impact for the neighbouring homes, and the impact on the environmental protected lands and wildlife.

He expressed his desire for responsible and measured growth as outlined in the Official Plan for the City of Barrie. He asked that the Councillors who received a contribution from the applicant or the applicant's planning firm to excuse themselves from the vote on the application.

In closing, Mr. Montgomery reiterated his request that the application be denied and that Council take into account the 133 signatures on the petition and stated that he looks forward to working with Council and staff to ensure that their concerns are addressed.

2. **Mr. Ron Miller, 100 Cityview Circle** advised that he is opposed the rezoning of the property. Mr. Miller discussed his concerns about the current traffic situation on Essa Road indicating that it is an emergency detour route for Highway 400 and during the summer months on the weekends the traffic on Essa Road is impassable, compared it to the traffic congestion on Maplevue Drive and he expressed concern regarding the impact for emergency vehicles. He commented on the inclusion Patterson Road allowance and suggested that the City should maintain allowance for pathways. He noted that if the City maintained this allowance the developer would need to adjust his application to 40 units, which he felt was more than enough. Mr. Miller discussed the impact that developments such as this have on water, waste water and garbage, noting that consideration needs to be given to what the future will look like in 40-50 years if development such as this continues.

Mr. Miller discussed his concerns associated with the aesthetic of the proposed development, noting that he felt that the applicant's current development does not reflect pictures that were shown prior to its construction. He noted he felt there was no need to increase the

density above 40 units. He stated his concerns associated with the amount of parking being provided and size of parking spaces. Mr. Miller commented that the City should be concerned about the impact on greenspace that development is causing. He reiterated his concern that the Patterson right-of-way would be private land if taken over by the applicant.

3. **Mr. John Ellis 47 Cityview Circle** discussed his concerns associated with the impact to the stormwater management system if the number of units is over 40, the impacts on sightlines due to the proposed 3 storey buildings as well as the potential increase in noise and lighting. He expressed concern regarding reduced quality of life for neighbouring residents and reduced future property values. Mr. Ellis noted that he felt the proposed development should consist of lower density, with lower building heights and be more in-line with the existing residential homes in the area.
4. **Mr. Carl Buchheit, 50 Cityview Circle** requested that the residents who have signed petition be permitted to view the studies associated with the proposed development and discussed by the presenter. Mr. Buchheit referred to the Traffic Impact Study and Environmental Impact Study and questioned if it discussed the volume of traffic on Essa Road and related noise and vibration. He questioned why the studies were not made available to residents at the Public Meeting. He discussed the Slope Study and asked if it addressed taking down trees and stability of encroachment on environmental lands. Mr. Buchheit commented on the tree inventory and preservation and if any of the studies note which trees will remain. He noted he would like to see the Phase 2 Environmental Assessment, the Planning Justification Report and Design Study.

Mr. Buchheit discussed that his primary concern is the loss of equity in existing housing, as a number of the residents have lived there since 1990. He raised concerns related to the potential long term noise increases and how the proposed development would impact their enjoyment of their front yards. He indicated that when he moved to the City of Barrie in 1990, the City had a small town flavour which he feels does not exist any longer. He also advised of his concerns associated with removing the one parcels of land as the last house will be directly adjacent to Cityview Circle. He observed that there would be a 3-storey home adjacent to a single family dwelling. Mr. Buchheit raised concerns associated with the aesthetics of the proposed development in comparison to the aesthesis of the Timberwalk Development and noted that the proposed black brick façade has no connection to the existing neighbourhood or environment.

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

**WRITTEN CORRESPONDENCE**

1. Correspondence from Bell Canada dated April 11, 2016.
2. Correspondence from Malcolm and Frances Hachborn dated May 9, 2016.
3. Correspondence from Brian and Gillian Borowy dated May 2, 2016.
4. Correspondence from Carl Buchheit dated April 21, 2016.
5. Correspondence from Hydro One dated April 27, 2016.
6. Correspondence from Ministry of Transportation dated April 4, 2016.
7. Correspondence from Ronnie Michael Miller dated May 9, 2016.
8. Petition submitted May 10, 2016 with 133 signatures.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

**16-G-129**

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF PRATT HANSEN GROUP INC. - 295 CUNDLES ROAD EAST (WARD 3) (FILE: D14-1603)**

Mr. Ray Duhamel of The Jones Consulting Group Ltd advised that the purpose of the Public Meeting was to review an application for an Amendment to the Zoning By-Law submitted by The Jones Consulting Group Ltd. on behalf of Pratt Hansen Group Inc. for lands located at 295 Cundles Road East.

Mr. Duhamel discussed slides concerning the following topics:

- The application context including the property location, size, frontage and surrounding land uses;
- The prior approvals received related to the proposed development;
- The Master Site Plan for the entire property, highlighting the subject area associated with the proposed by-law amendment;
- A conceptual plan illustrating the layout of the proposed development
- An artist's rendering of the proposed building;
- The application in context with Provincial Policy Statement and Growth Plan;
- A map illustrating the current Official Plan designation for the subject properties; and
- A map illustrating the current Zoning for the subject lands.

In closing, Mr. Duhamel commented on the benefit of mixed use buildings.

Ms. Janet Foster, Senior Planner provided details related to the application and the associated primary planning and land use items being considered by City staff.

#### **VERBAL COMMENTS**

Members of the public did not provide any comments

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from Nottawasaga Valley Conservation Authority dated April 27, 2016.
2. Correspondence from Ministry of Transportation dated April 4, 2016.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

#### **16-G-130**

#### **WHISKEY CREEK AREA-SPECIFIC DEVELOPMENT CHARGE BY-LAW AND UNDERLYING BACKGROUND STUDY - WHISKEY CREEK STORMWATER MANAGEMENT WORKS AND DOWNSTREAM CONVEYANCE WORKS - CITY OF BARRIE (FILE: F21)**

Ms. Nancy Neale, Senior Project Coordinator of Watson & Associates Economists Ltd. advised that the purpose of the Public Meeting was to present and obtain public input on the Area-Specific Development Charge By-law and Underlying Background Study intended to replace the Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Development Charge By-law 2011-096.

Ms. Neale discussed slides concerning the following topics:

- The mandatory requirements under the Development Charges Act;
- The process associated with the preparation of the Background Study and By-law;
- The purpose of the development charges;
- An overview of the Whiskey Creek Area Specific Development Charge By-law Study;
- The works included in the calculations;
- The methodology associated with the calculations;
- A map illustrating Whiskey Creek Area;
- A summary of the development areas;
- A chart illustrating the Whiskey Creek benefiting development areas for individual works;
- A summary of the current development charges;

- A summary of the calculated of development charge eligible costs; and
- The next steps in the process.

A member of General Committee asked a question of the presenter and received a response.

#### **VERBAL COMMENTS**

Members of the public did not provide any comments.

#### **WRITTEN CORRESPONDENCE**

Written correspondence was not received concerning this application.

**This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

**The General Committee met and reports as follows:**

#### **SECTION "D"**

##### **16-G-131**

#### **SUPPORT OF THE TOWN OF SHELBURNE RESOLUTION - INTENSIVE BEHAVIOURAL INTERVENTION**

The Committee met and discussed the Item for Discussion concerning support of the Town of Shelburne's resolution regarding Intensive Behavioral Intervention. The vote was taken and the motion was LOST. No further action was taken.

**This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 5/30/2016.**

#### **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 9:24 p.m.

**CHAIRMAN**