



Minutes - Final
General Committee

Monday, September 14, 2015

7:00 PM

Huronian Room

GENERAL COMMITTEE REPORT

For consideration by the Council of the City of Barrie on September 21, 2015

The meeting was called to order by the City Clerk at 7:04 p.m. The following were in attendance for the meeting:

- Present:** 9 - Mayor, J. Lehman; Councillor, B. Ainsworth; Councillor, R. Romita; Councillor, D. Shipley; Councillor, B. Ward; Councillor, P. Silveira; Councillor, M. Prowse; Councillor, A. Khan; and Councillor, M. McCann
- Absent:** 2 - Councillor, J. Brassard; and Councillor, S. Morales

STAFF:

Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Development Planner, C. McLaren
Development Planner, S. Farquharson
Director of Engineering, J. Weston
Director of Environmental Services, J. Thompson
Director of Planning Services, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
Executive Director of Invest Barrie, Z. Lifshiz
General Manager of Community and Corporate Services, P. Elliott-Spencer
Manager of Development, T. Kitay
Manager of Engery Management, B. Thompson
Manager of Planning Policy, M. Kalyaniwalla
Policy Planner, C. Terry.

The General Committee reports that the following matters were dealt with on the consent portion of the agenda:

SECTION "A"

15-G-176 REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED SEPTEMBER 2, 2015.

The Report of the Community Services Committee dated September 2, 2015, was received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 9/21/2015.

The General Committee recommends adoption of the following recommendations which were dealt with on the consent portion of the agenda:

SECTION "B"

15-G-177 DECLARATION OF THE RIGHT TO A HEALTHY ENVIRONMENT

That the proposed Declaration of the Right to a Healthy Environment submitted by the Blue Dot Environmental Rights Group be referred to staff in the Environmental Services Department for a report back to General Committee. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-178 HERITAGE TREES

That staff in Access Barrie in consultation with the Environmental Advisory Committee promote the City of Barrie Heritage Tree Program through the City of Barrie Website, print and social media to encourage property owners to nominate trees on their properties that meet the established criteria for a Heritage Tree designation. (File: E00)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

**15-G-179 RESULTS OF PUBLIC CONSULTATION RENAMING OF BAYVIEW PARK
IN RECOGNITION OF SAM CANCELLA**

That Bayview Park be renamed Sam Cancilla Park in recognition of former Alderman Cancilla's community contributions. (CLK009-15) (File: R04)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-180 DELEGATION OF POWERS AND DUTIES POLICY

That the updated policy regarding the delegation of Council's powers and duties attached as Appendix "A" to Staff Report CLK011-15 be adopted. (CLK011-15) (File: A09)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-181 SOLAR LEASE AGREEMENT WITH POWERSTREAM INC. (WARD 5)

1. That the City Clerk be authorized to execute a lease agreement subject to the approval of the Director of Legal Services and the Director of Facilities and Transit with PowerStream Inc. for the lease of land at the City of Barrie Landfill site for the purpose of installing solar photovoltaic panels, based on the following terms and conditions:
 - a) That the lease period is twenty years;
 - b) The City of Barrie will incur no capital or operating costs;
 - c) The City will receive a lease rate of \$10/kilowatt; and
 - d) The form of the lease shall be subject to the satisfaction of the Director of Legal Services.
2. That PowerStream Inc. be provided with a Blanket Council Support Resolution attached as Appendix "B" to Staff Report FCT005-15. (FCT005-15) (File: E11-SO)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-182**FEED IN TARIFF - COUNCIL SUPPORT RESOLUTION**

1. That the construction and operation of rooftop solar generation projects in industrial, commercial, and institutional areas across the City of Barrie as part of the Province's Feed in Tariff (FIT) Program Version 4.0 or any successor program substantially similar to the FIT Program be supported.
2. That the purpose of this support is to enable the participants in the FIT Program to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects or any other purpose.
3. That the Director of Facilities and Transit or his/her designate, be authorized to issue on behalf of the City of Barrie an applicable Municipal Council Support Blanket Resolution, Municipal Council Support Resolution or Municipal Council Support Resolution Confirmation attached as Appendix "B", "C" and "D" to Staff Report FCT006-15 to proponents for the construction and operation of rooftop solar generation projects in industrial, commercial, and institutional areas in the Province's Feed in Tariff (FIT) Program Version 4.0 or successor program. (FCT006-15) (File: E11-SO)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-183**ZONING BY-LAW 2009-141 HOUSEKEEPING - REQUEST FOR PUBLIC MEETING**

1. That a public meeting be held on October 19, 2015, pursuant to Section 34 of the Planning Act related to a series of proposed amendments to Zoning By-law 2009-141 intended to address matters of a housekeeping nature.
2. That the Director of Planning Services be delegated the authority to schedule public meetings for the purpose of minor updates of a housekeeping nature to the City's Official Plan and Zoning By-law on an as-needed basis. (PLN025-15) (File: D14)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-184**NAMING OF A STREET IN RECOGNITION OF PASTOR PENNELL**

That in recognition of Dr. Leroy A Pennell's founding and 40 years of service to the Heritage Baptist Church and the community, staff in the Planning Services Department add Pennell to the approved street name list, subject to obtaining concurrence from the Emergency Service Partners, and Council be notified via memorandum once a suitable street within the area of Heritage Baptist Church has been identified.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

The General Committee met for the purpose of two public meetings at 7:08 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 forms 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. Mayor Lehman that indicated that in the case of the second public meeting after the applicant's representative presented their proposal, staff would be providing an overview of the status of the application and summary of the initial feed back received to date through the ward meeting process, as well as from commenting agencies and internal departments. He stated that the staff recommendation on the application would be presented through a staff report to General Committee at a later date.

SECTION "C"**15-G-185****APPLICATION FOR AN OFFICIAL PLAN AMENDMENT FOR A CITY WIDE POLICY FOR CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - CITY OF BARRIE (CPTED) (FILE D09-OPA53)**

Celeste Terry, Policy Planner advised that the purpose of the public meeting was to review an application for an Official Plan Amendment to amend Section 6.0 of the City's Official Plan to incorporate new policies related to Crime Prevention Through Environment Design. She advised that Crime Prevention Through Environment Design is based on the concept that the proper design of a built environment can lead to a reduction in the incidence of crime.

Ms. Terry discussed slides concerning the following topics:

- The background associated with the development of the proposed Official Plan policy regarding CPTED;
- The three principles associated with Crime Prevention Through Environmental Design and what they are anticipated to achieve;
- The proposed Official Plan policies and how they will incorporate the principles of Crime Prevention through Design;
- The specific policy provisions related to the three principles of Natural Surveillance, Natural Access Control and Territorial Reinforcement; and
- The next steps in the application process.

In closing, Ms. Terry thanked Barrie Police Service for their correspondence in support of the proposed Official Plan policies. (File: D09-OPA53)

PUBLIC COMMENTS

1. **Ms. Yolanda Gallo, Barrie Community Wellness Centre** asked if the proposed policies would include the areas of Dunlop Street West and Maple Avenue.

Staff responded to Ms. Gallo's question.

A Member of Committee asked questions of staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from Barrie Police Service dated September 14, 2015.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/21/2015.

15-G-186

APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF OZRENKA BELAVIC AND SHERRY HUTCHINSON - 424 AND 426 VETERAN'S DRIVE (FILE D14-1586)

Mr. Greg Barker 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 submitted by Innovative Planning Solutions on behalf of Ozrenka Belavic (424 Veterans Drive) and Sherry Hutchinson (426 Veterans Drive), for the parcels of land fronting on the west side of Veterans Drive, south of Harvie Road, in the Holly Planning Area.

Mr. Barker provided a slide presentation, concerning the application. He discussed slides concerning the following topics:

- The application context including the location, existing use and surrounding uses;

- The current land use designation and zoning;
- An image illustrating the development proposal;
- Images illustrating the four proposed single detached dwellings proposed, the 4-unit walk up apartment building and the existing detached dwelling built form proposed and an overview of the special provisions being requested;
- The height and extent of the proposed fencing;
- The proposed Zoning By-law amendment detailing the requested special provisions; and
- The application in context of Provincial and City Planning Policy.

In closing, Mr. Barker noted that in his professional planning opinion, the proposed zoning by-law amendment represents good planning and is consistent with Provincial and City planning policy.

Steve Farquharson, Development Planner provided details regarding the context of the application. He advised that the ward meeting occurred on May 5, 2015 and he noted that the primary concerns of the public included the removal of existing trees, preservation of trees and required compensation plantings, the increase in traffic and parking to the existing area and proposed the building setbacks and form of development. Mr. Farquharson commented that the planning/land use concerns include boundary tree preservation and compensation, the special provisions related to the reduced setbacks and lot area, the impact to adjacent existing residential neighbourhood and the increased traffic and parking in the existing residential area on White Crescent.

In closing, Mr. Farquharson indicated that staff are currently conducting a detailed analysis of the application and a recommendation will be presented through a formal staff report to General Committee at a future date. (File: D14-1586)

PUBLIC COMMENTS

1. **Mr. Joel Baker, 428 Veterans Drive** advised that he has lived at his property for 43 years and is concerned that the applicant is requesting too many special provisions from the standards contained in the Zoning By-law. Mr. Baker questioned why the proposed fence is not being installed along the entire property. He also noted that he felt the site was way too overcrowded

Mr. Barker responded to the question concerning the fence installation.

2. **Mr. Andrew Barranger, 79 White Crescent** discussed his concerns related to the amount of residents that will be living in such a small area and limited availability of parking for the residents of the proposed dwelling units. He also questioned where the snow from

the parking areas would be placed, as there does not seem to be any space on the subject properties. Mr. Barranger commented on the second suites included in the proposed application and noted that he feels that White Crescent is a narrow street and that there is currently a significant amount of traffic congestion in the area, without the proposed increase in density.

3. **Mr. Shane Myers, 38 Touchette Drive** questioned if current City policy prohibiting any additional entrances on 5-lane roads and if there would be any grandfathering that apply if the site is rezoned. Mr. Myers also discussed his concerns of a potential increase in traffic, as there is a school in the area.

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

WRITTEN CORRESPONDENCE

1. Correspondence from the Simcoe County District School Board, dated September 2, 2015.
2. Correspondence from Bell, dated May 26, 2015.
3. Correspondence from PowerStream, dated April 23, 2015.
4. Correspondence from Eric Ellis, dated September 2, 2015.
5. Correspondence from Joel and Debra Baker, received September 8, 2015.
6. Correspondence from Lake Simcoe Region Conservation Authority, dated September 9, 2015.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 9/21/2015.

The General Committee met and reports as follows:

SECTION "D"

15-G-187 CITY COUNCIL 'BUMP-UP' REQUEST FOR SITE PLAN APPROVAL FOR THE SOUTH BARRIE SECONDARY SCHOOL (225 PRINCE WILLIAM WAY) (WARD 10)

1. That the Site Plan Application as submitted by the Simcoe County District School Board, for lands located at 225 Prince William Way, be denied.
2. That the Site Plan Application by the Simcoe County District School Board, for lands located at 225 Prince William Way, only be approved subject to the plans being amended to reflect the relocation of the proposed Secondary School building toward the northern limits of the subject lands adjacent to Mapleview Drive East and the future extension of Prince William Way, as recommended by the Planning Services Department in Condition A (i) and (ii) of the Draft Site Plan Control Requirements for Processing attached as Appendix "A" to Staff Report PLN023-15.
3. That the Director of Planning Services or his designate be authorized to issue the Final Site Plan Control Requirements for Processing and a memorandum be provided outlining the Final Site Plan Control Requirements for Processing, once issued.
4. That the Owner/Applicant be exempt from the requirements of Section 5.7 of Site Alteration By-law 2014-100 in order to secure a Site Alteration Permit prior to the commencement of any works within the subject lands in accordance with By-law 2014-100. (PLN023-15) (File: D11-1691)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

SECTION "E"**15-G-188****APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW - PENADY (BARRIE) LIMITED & LOBLAWS PROPERTY LIMITED - 295, 299, 307, 319, 327, 341, 349, 359, 367, 369, 379, 567, 607 CUNDLES ROAD EAST (WARD 3)**

1. That the Zoning By-law Amendment Application submitted by Penady (Barrie) Ltd. and Loblaw Property Limited for lands known municipally as 295, 299, 307, 319, 327, 341, 349, 359, 367, 369, 379, 567, and 607 Cundles Road East to amend the current, General Commercial C4 (SP-382) (SP-383) zoning, that would have the effect of reducing the parking requirements; and increasing the commercial gross floor area, be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a parking rate of 1 space per 24.4 m² for non-residential uses;
 - b) Permit a minimum parking rate of 1.1 spaces per residential unit; and
 - c) Amend SP-382 to increase the maximum commercial gross floor area from 41,800m² to 49,157m².
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required for the passing of this By-law. (PLN024-15) (File: D14-1587)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

15-G-189**OFFICIAL PLAN AMENDMENT & REZONING 681-685 YONGE STREET (WARD 9)**

1. That the Official Plan Amendment and Rezoning Applications submitted by Tristar Management for property municipally known as 681-685 Yonge Street for an Official Plan Amendment and Rezoning of the lands from Residential and Residential Detached Dwelling First Density R1 to General Commercial and General Commercial C4, be denied.
2. That staff from Planning and Legal Services attend the Ontario Municipal Board Hearing to support Council's decision in this matter. (PLN026-15) (File: D09-OPA050 and D14-1579)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

The General Committee met and reports as follows:

SECTION "F"

15-G-190 THE 2014 ANNUAL REPORT OF THE INTEGRITY COMMISSIONER FOR THE CITY OF BARRIE DATED AUGUST 20, 2015

The 2014 Annual Report of the Integrity Commissioner for the City of Barrie dated August 20, 2015 was received. (File: C11)

This matter was recommended (Section "E") to City Council for consideration of receipt at its meeting to be held on 9/21/2015.

ENQUIRIES

There were no enquiries at General Committee.

ANNOUNCEMENTS

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

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Huronia Room at 8:32 p.m. to receive and discuss the content of a confidential staff report concerning a personal information matter - appointment to the Town and Gown Committee.

Members of General Committee, (with the exception of Councillor, J. Brassard and Councillor, S. Morales), the City Clerk/Director of Legislative and Court Services and Deputy City Clerk 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 "G"

**15-G-191 CONFIDENTIAL DISCUSSION OF A PERSONAL INFORMATION MATTER
- APPOINTMENT TO TOWN AND GOWN COMMITTEE**

That motion 15-G-191 contained with the confidential notes to the General Committee Report dated September 14, 2015 concerning the discussion of a staff report regarding the confidential personal information matter - appointment to the Town and Gown Committee, be received. (CLK010-15) (FILE: C06)

This matter was recommended (Section "G") to City Council for consideration of receipt at its meeting to be held on 9/21/2015.

The General Committee reports upon adoption of a procedural motion, it met in public/open session at 8:40 p.m. Mayor Lehman advised that the Committee discussed the content of a confidential staff report concerning a confidential personal information matter - appointment to the Town and Gown Committee. Mayor Lehman stated that votes were not taken during the portion of the meeting closed to the public.

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

SECTION "H"

15-G-192 APPOINTMENT TO TOWN AND GOWN COMMITTEE

That Fleur Ottaway be appointed to the Town and Gown Committee for a term of office to expire on November 30, 2018. (CLK010-15) (File: C06)

This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 9/21/2015.

The meeting adjourned at 8:41 p.m.

CHAIRMAN