



**Minutes - Final  
General Committee**

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Monday, October 28, 2013

7:00 PM

Council Chamber

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**GENERAL COMMITTEE REPORT**

**For consideration by the Council of the City of Barrie on November 4, 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

**STUDENT MAYORS:**

J. Mollica, St. Michael the Archangel Catholic School  
S. Klatt, Mapleview Heights Elementary School

**STAFF:**

Chief Administrative Officer, C. Ladd  
City Clerk/Director of Legislative Services, D. McAlpine  
Deputy City Clerk, W. Cooke  
Director of Culture, R. Q. Williams  
Director of Engineering, J. Weston  
Director of Facilities and Transit, K. Bradley  
Director of Finance, D. McKinnon  
Director of Legal Services, I. Peters  
Director of Information Technology, C. Glaser  
Executive Director of Access Barrie, R. James-REid  
Executive Director of Innovate Barrie, R. Bunn  
General Manager of Community and Corporate Services, E. Archer  
General Manager of Infrastructure and Growth Management, R. Forward  
Manager of Facility Planning, D. Burton  
Manager of Planning Policy, M. Kalyaniwalla  
Manager of Roads and Parks, C. Morton.

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

**SECTION "A"**

**13-G-260           REPORT OF THE DEVELOPMENT SERVICES COMMITTEE DATED OCTOBER 8, 2013.**

The report of the Development Services Committee dated October 8, 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 04/11/2013.**

**13-G-261           REPORT OF THE COMMUNITY SERVICES COMMITTEE DATED OCTOBER 16, 2013.**

The report of the Community Services Committee dated October 16, 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 04/11/2013.**

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

**SECTION "B"**

**13-G-262           HERITAGE CONSERVATION DISTRICTS**

1. That the Heritage Barrie Committee consider the merits of implementing a Heritage Conservation District approach in the Allandale area and report back to the Development Services Committee.
2. That staff in the Planning Services Department investigate Heritage Conservation Districts utilized in other municipalities and review models that are consistent with the Urban Growth Centre and consult with the Allandale Neighbourhood Association and report back to the Development Services Committee via memorandum. (File: D00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-263      147 TORONTO STREET - HERITAGE WOODLOT ASSESSMENT  
(WARD 2)**

1. That the Heritage Barrie Committee be provided the opportunity to review the Heritage Impact Assessment for 147 Toronto Street with options for the lands, should an assessment be prepared.
2. That on a without prejudice basis and subject to a requirement that the current heritage designation remain in place, being registered on both severed and retained parcels; no objection to the severance application B9-13 of the lands at 147 Toronto Street be proposed. (File: C05)

**This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-264      FRUITSHARE BARRIE PROGRAM - TREE PLANTING**

That the Urban Forester work with the FruitShare Steering Committee to develop options to assist the FruitShare Program by integrating the planting of nut and fruit trees into the Urban Forest Strategy and report back to General Committee. (File: D00)

**This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-265      LAKE SIMCOE REGION CONSERVATION AUTHORITY (LSRCA) -  
“SMART ABOUT SALT” PROGRAM**

1. That Invest Barrie work with the Lake Simcoe Region Conservation Authority (LSRCA) to promote the “Smart About Salt” program with private contractors, property management companies and private land owners in order to reduce chloride levels in Lake Simcoe.
2. That Access Barrie work with the Roads, Parks and Fleet Department to educate the public on road salt practices and how to minimize their salt intake. (File: C05)

**This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-266                    DELEGATED AUTHORITY TO EXECUTE EXTENSION AGREEMENTS - TAX ARREARS**

1. That the Director of Finance be authorized to execute extension agreements with residential property owners that have been registered for tax sale, when the cancellation price does not exceed \$50,000.
  
2. That the City Clerk be authorized to prepare all necessary by-laws to formally establish extension agreements. (FIN015-13) (File: F00)

**This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-267                    ACCEPTABLE PAYMENT METHODS**

1. That delegated authority be granted to the Municipal Treasurer or his/her designate to establish or alter from time to time acceptable payment methods for goods and services including the use of credit cards and annual and single-source transaction payments limits, as may be deemed appropriate or necessary in response to business needs.
  
2. That the Mayor and Clerk be authorized to execute any documents required to accept American Express Credit Cards subject to the content of the agreement being satisfactory to the Director of Legal Services. (FIN016-13) (File: F00)

**This matter was recommended (Section “B”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-268 FEED IN TARIFF, COUNCIL SUPPORT RESOLUTION**

1. That the City of Barrie support 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 3.0 across the City of Barrie, subject to review by staff in the Facilities and Transit Department.
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 protocol outlined in Appendix "A" of Staff Report FT02-13 be adopted in order to process requests for obtaining support for solar rooftop energy projects in industrial, commercial, and institutional areas for the Province's Feed in Tariff (FIT) Program Version 3.0.
4. That the Municipal Council Support Blanket Resolution, Municipal Council Support Resolution or Municipal Council Support Resolution Confirmation attached as Appendices "B", "C" and "D" to Staff Report FT02-13 be provided to proponents of 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 3.0, where such projects meet the criteria identified in the Protocol and are deemed satisfactory by Director of Facilities and Transit or his or her designate, and the Director be delegated the authority to execute such blanket resolution on behalf of The Corporation of the City of Barrie. (FT002-13) (File: E11-SO)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-269 POLICIES FOR TALL BUILDINGS**

1. That the Official Plan Amendment Application submitted by The Corporation of the City of Barrie to amend the policies applying to building heights by removing "Section 6.6 Height Control" and replacing with "Section 6.6 Tall Buildings", as set out in Appendix "A" attached to Staff Report PLN023-13, be approved.
2. That the draft Official Plan Amendment as attached to Appendix "A" of Staff Report PLN023-13 be approved. (PLN023-13) (File: D14TE-HEI)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-270            ALTERATION TO SCHEDULE OF MEETINGS - NOVEMBER 11, 2013**

That the General Committee meeting scheduled for November 11, 2013 be deleted from the schedule of meetings for 2013. (Item for Discussion 8.1, October 28, 2013) (File: C00)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-271            RVH CONTRIBUTION AGREEMENT**

That in response to the request from Royal Victoria Regional Health Centre, the approved Contribution Agreement between RVH and the City of Barrie remain in effect until December 31, 2014 and that all other terms, including the City of Barrie's total contribution amount and the method for calculating any adjustments to that amount, remain unchanged. (Item for Discussion 8.2, October 28, 2013) (File: S08)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-272            REQUEST FOR MEMORANDUM REGARDING FOREIGN DIRECT INVESTMENT VISIT TO BRAZIL**

That the Director of Business Development be requested to provide a memorandum outlining details concerning the recent Foreign Direct Investment visit to Brazil. (Item for Discussion 8.4, October 28, 2013) (File: D02)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-273            INVESTIGATION OF POTENTIAL 60KM/HR SPEED LIMIT ZONE - BRADFORD STREET (WARD 2)**

That staff in the Engineering Department investigate the feasibility of creating a 60km/hr speed limit zone on Bradford Street from Tiffin Street to a point just south of Simcoe Street and report back to General Committee. (Item for Discussion 8.7, October 28, 2013) (File: T07)

**This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**SECTION "C"****13-G-274 WATERFRONT AND MARINA STRATEGIC PLAN - NORTH SHORE PLAN**

That staff in the Engineering Department work with the North Shore Working Group to develop a plan for the North Shore Trail that includes the following:

- a) Methods to improve access from the North Shore Trail to the waterfront with at least three access points;
- b) Safety measures for the North Shore Trail;
- c) The impact of implementing lighting on the North Shore Trail in consultation with Barrie Police Services Community Safety Officers;
- d) A stormwater management plan; and
- e) A review of the North Shore Trail Master Plan.

and report back to the Community Services Committee. (13-G-161)  
(ENG021-13) (File: R04-WA)

**Mayor, J. Lehman declared a potential pecuniary interest in the foregoing matter as his family owns property in the area. He did not vote on the matter and he did not leave the Council Chamber.**

**This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**SECTION "D"****13-G-275 ALLANDALE TRAIN STATION LANDS & BUILDINGS - OVERVIEW & PLAN MOVING FORWARD**

That the Plan moving forward for the sale and lease of the Allandale "Lands" (commercial parcels identified in Appendix "A" to Staff Report EDO007-13) and "Buildings" (including the 3 train station buildings, the conservation heritage easement and the no-build zone adjacent to Lakeshore Drive), be endorsed which includes:

- a) Seeking strategic real estate advice, as a result of the Request for Proposal (RFP) process which will provide opinion and recommendations on highest and best use of the Lands, optimal time and method for land disposition; and
- b) Issuance of a Request for Proposals (RFP) for the lease of the Buildings following receipt of the strategic real estate advice and in accordance with the procurement process already initiated through the Request for Information (RFI), FIN2010-1521, Redevelopment of the Allandale Train Station Buildings. (EDO007-13) (File: D18-ALL)

**Councillor, A. Khan declared a potential pecuniary interest in the foregoing matter as he owns property in the vicinity of the subject property. He did not vote on the matter and he did not leave the Council Chamber.**

**This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**



**SECTION "E"**

- 13-G-276      COLLIER CENTRE (MADY) - EXTENSION TO CONSTRUCTION SCHEDULE AND BUILDING OCCUPANCY, 90 COLLIER STREET AND 55 MULCASTER STREET (WARD 2)**
1.      That the timeline be extended from June 30, 2014 to November 30, 2014 for the Mady Development Corporation (Mady) to:
    - a)      Deliver 1,359m2 (14,628SF) of leased office space to the City; and
    - b)      Provide 90 public parking spaces.
  2.      That the Mayor and City Clerk be authorized to execute all documents necessary to give effect to such extension. (EDO008-13) (File: D18-COL)

**Mayor, J. Lehman declared a potential pecuniary interest in the foregoing matter as his family owns property in the vicinity of the subject property. He did not vote on the matter and he did not leave the Council Chamber.**

**Councillor, B. Jackson declared a potential pecuniary interest in the foregoing matter as he is a director of a company that has been retained as a sub-consultant for the developer. He did not vote on the matter and he did not leave the Council Chamber.**

**This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

The General Committee met for the purpose of a public meeting at 7:09 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was the subject of 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 "F"

**13-G-277      APPLICATION FOR A TEMPORARY USE BY-LAW - SMARTCENTRES -  
BARRIE-BRYNE DEVELOPMENTS LIMITED - SOUTH OF HARVIE ROAD  
AND WEST OF HIGHWAY 400 (WARD 7) (October 28, 2013)**

Todd Pierce of SmartCentres (Barrie-Bryne Developments Limited) advised that the purpose of the public meeting is to review an application requesting approval of a Temporary Use By-law. He noted that Temporary Use By-laws allow lands and buildings to be zoned for temporary uses for renewable periods of up to three years.

T. Pierce provided an aerial map displaying the location of the subject property and an excerpt from the Zoning By-law to illustrate the current zoning. He provided an image of the draft plan of subdivision for the subject lands and referenced the location of the Hydro One easement. T. Pierce described the applicant's intent to farm the lands as an interim use until such time as the subdivision is developed. T. Pierce noted that access for farming would be located off of Harvie Road and the intent is to only have one farmer use the property. He also commented on the potential for a community garden to be located on the site.

T. Pierce reviewed the application in the context of the Provincial Policy Statement (PPS) and the City's Official Plan. He outlined the standards within the City's Zoning By-law applicable to agricultural uses. T. Pierce concluded by providing an opinion that the proposed interim agricultural use represents good planning, complies with the Provincial Policy Statement and City of Barrie Official Plan and is compatible with the City's development standards.

**PUBLIC COMMENTS**

1. **Daryl De Klerk, 13 Ramblewood Drive** commented that residents in the area appreciated being able using the land for recreational uses. He requested that SmartCentres consider the possibility of installing a tree line on the lands adjacent to Thrushwood Drive and along the hydro easement corridor to act as a visual barrier and that the proposed community garden be located closer to the residential area.

Members of Council asked several questions and received responses from the presenter.

**WRITTEN CORRESPONDENCE**

1. Correspondence from 123502 Ontario Limited, dated October 16, 2013.
2. Correspondence from Skelton Brumwell & Associates Inc. on behalf of Barrie-View Farms Ltd, received October 23, 2013.

**This matter was recommended (Section "F") to City Council for consideration of receipt at its meeting to be held on 04/11/2013.**

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

**SECTION "G"****13-G-278 PRESENTATION REGARDING CULTURE SECTOR MEASUREMENT 2012-2013**

Rudi Quammie Williams, Director of Culture provided a presentation regarding Culture Sector Measurement 2012-2013 related to the Cultural Inventory, Culture Report Card and Mady Centre Patron Survey. He discussed the purpose associated with measuring the culture sector including the creation of a sector profile and for strategic planning use.

R.Q. Williams reviewed the statistics obtained related outcomes concerning arts in action and discussed the contribution of arts to quality of life and economic growth in the community. He provided details concerning performances in City owned theatres and their impact on quality of life and economic growth. R.Q. Williams detailed the results of the Mady Centre Patron Survey including spending on visits to the theatre in addition to ticket price and demographics of attendees. He indicated that an estimated \$1.5 million was spent by theatre patrons and this amount includes money spent at area businesses such as restaurants.

R.Q. Williams highlighted attendance at festivals and events held in 2012 in Barrie. He also provided statistics from the Barrie Cultural Inventory related to cultural assets, businesses and organizations identified as part of the cultural sector as well as individual artists, places where art takes place, financial sponsors of arts and culture and retailers of art related products and services.

R.Q. Williams discussed the financial contributions related to City of Barrie cultural sector grants and the Mady Centre. In closing, R.Q. Williams indicated that the statistics gathered as part of the 2012 Culture Report Card will be used as a base and staff plan on increasing and/or refining statistics associated with the report card in the coming years.

Members of Council asked a number of questions of the presenter and received responses.

**This matter was recommended (Section "G") to City Council for consideration of receipt at its meeting to be held on 04/11/2013.**

#### **SECTION "H"**

**13-G-279      REQUEST TO BELL CANADA - REMOVAL OF PHONE BOOTHS AT DUNLOP AND MAPLE (WARD 2)**

That Bell Canada be requested to remove the four (4) payphones at the intersection of Dunlop Street and Maple Avenue and to waive their portion of the costs associated with the removal. (IT002-13) (File: A00)

**This matter was recommended (Section "H") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

#### **SECTION "I"**

**13-G-280      REMOVAL OF PHONE BOOTHS AT DUNLOP STREET AND MAPLE AVENUE (WARD 2)**

That the four (4) pay phones located at the intersection of Dunlop Street and Maple Avenue be removed at the City of Barrie's cost, should Bell Canada determine it will not waive its removal costs. (IT002-13) (File: A00)

**This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**SECTION "J"****13-G-281            ZONING BY-LAW 2009-141 - HOUSEKEEPING AMENDMENTS**

1.     That the comprehensive Zoning By-law 2009-141 be amended in accordance with the zoning by-law amendment described in Appendix "A" to Staff Report PLN025-13. (as revised).
2.     That no further notice is required in accordance with Section 34(17) of the *Planning Act*. (PLN025-13, D14-HOU) (File: D14-GEN).

**This matter was recommended (Section "J") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-282            REVIEW OF THE BOARDING, LODGING AND ROOMING HOUSE PROVISIONS - ZONING AND BUSINESS LICENSING BY-LAWS**

That staff in the Building and By-law Department provide a report to General Committee with respect to the implementation and effectiveness of the provisions related to boarding, lodging and rooming houses in the Zoning and Business Licensing By-laws and any recommendations to enhance the current provisions to improve the City's ability to enforce the requirements that are intended to protect the safety of the residents and address matters that may impact neighbouring property owners. (Item for Discussion 8.3, October 28, 2013) (File: P01)

**This matter was recommended (Section "J") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-283            INVESTIGATION OF POTENTIAL MAINTENANCE REQUIREMENTS RELATED TO VACANT BUILDINGS**

That staff from the Building and By-law Services Department research the feasibility of requiring the owners of vacant buildings to maintain their buildings in a condition suitable for occupancy, and that if a building remains derelict for an extended period of time, the owner be required to demolish the building and grade the land in compliance with the property standards by-law, and report back to General Committee. (Item for Discussion 8.5, October 28, 2013) (File: P06)

**This matter was recommended (Section "J") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**13-G-284 CASH IN LIEU OF PARKING REQUIREMENTS - 70-74 DUNLOP STREET EAST (WARD 2)**

1. That in response to the letter received by Mayor Lehman dated September 26, 2013 concerning cash in lieu of parking requirements, staff meet with the property owner of 70-74 Dunlop Street East to discuss possible alternatives/reductions related to the cash in lieu of parking requirements and report back to General Committee within six weeks; and
2. That staff review the current cash-in-lieu of parking provisions for property conversions from commercial to residential in the City Centre and report back to General Committee. (Item for Discussion 8.6, October 28, 2013) (File: D04)

**This matter was recommended (Section “J”) to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

**There were no enquiries by members of General Committee.**

**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 Sir Robert Barrie Room at 9:30 p.m. to receive and discuss a verbal update concerning a Confidential Potential Acquisition and Potential Disposition of Land Matter – Centre For Excellence In Education. Members of General Committee (with the exception of Councillor, A. Nuttall), the Chief Administrative Officer, Chief of Police, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Facilities and Transit, Director of Finance, Director of Legal Services, Executive Director – Access Barrie, General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management, Manager of Facility Planning & Development and Manager of Transit 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 "K"**

**13-G-285 UPDATE - CONFIDENTIAL POTENTIAL ACQUISITION AND POTENTIAL DISPOSITION OF LAND MATTER - CENTRE FOR EXCELLENCE IN EDUCATION.**

That motion 13-G-285 contained with the confidential notes to the General Committee Report dated October 28, 2013 concerning the update received and discussion of a confidential potential acquisition and potential disposition of land matter - Centre for Excellence in Education, be received.

**This matter was recommended (Section "K") to City Council for consideration of receipt at its meeting to be held on 04/11/2013.**

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Sir Robert Barrie Room at 10:04 p.m. to discuss the content of Confidential Staff Report LGL011-13 concerning a Potential Acquisition of Land Matter – First Responders Campus. Members of General Committee (with the exception of Councillor, A. Nuttall), the Chief Administrative Officer, Chief of Police, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, Director of Facilities and Transit, Director of Finance, Director of Legal Services, Executive Director – Access Barrie, General Manager of Community and Corporate Services, General Manager of Infrastructure and Growth Management, Manager of Facility Planning & Development and Manager of Transit 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 "L"**

**13-G-286                    CONFIDENTIAL POTENTIAL ACQUISITION OF LAND MATTER - FIRST RESPONDERS CAMPUS**

That motion 13-G-286 contained within the confidential notes to the General Committee Report dated October 28, 2013 concerning the discussion of the content of the staff report regarding a confidential potential acquisition of land matter - First Responders Campus, be received. (LGL011-13) (File: L07) (13-G-189)

**This matter was recommended (Section "L") to City Council for consideration of receipt at its meeting to be held on 04/11/2013.**



The General Committee reports upon adoption of a procedural motion, it met in public at 10:34 p.m.

Mayor Lehman provided a brief overview of the nature of the closed session noting that a verbal update concerning a confidential potential land acquisition and potential land disposition matter related to the Centre for Excellence in Education was received and discussed and members of Committee discussed the content of the Confidential Staff Report LGL011-13 concerning a Potential Acquisition of Land Matter – First Responders Campus.

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

**SECTION "M"**

**13-G-287            POTENTIAL ACQUISITION OF LAND - FIRST RESPONDERS CAMPUS**

That staff in the Facilities and Transit Department be directed to undertake the actions identified in Appendix "C" to Confidential Staff Report LGL011-13 related to the potential acquisition of land for a First Responders Campus and report back to General Committee. (LGL011-13) (File: L07) (13-G-189)

**This matter was recommended (Section "M") to City Council for consideration of adoption at its meeting to be held on 04/11/2013.**

The meeting adjourned at 10:36 p.m.

**CHAIRMAN**