



City of Barrie

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

Minutes - Final General Committee

Monday, December 10, 2012

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT For consideration by the Council of the City of Barrie on December 17, 2012

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

- Present:** 9 - Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor B. Jackson; and Councillor A. Nuttall
- Absent:** 1 - Councillor D. Shipley

STAFF:

Chief Administrative Officer, C. Ladd
City Clerk, D. McAlpine
Deputy City Clerk, C. deGorter
Deputy City Treasurer, C. Millar
Director of Corporate Asset Management, B. Parkin
Director of Culture, R. Q. Williams
Director of Engineering, B. Kahle
Director of Environmental Services, J. Thompson
Director of Legal Services, I. Peters
Director of Planning Services, S. Naylor
Director of Roads, Parks and Fleet, D. Friary
General Manager of Corporate Services, E. Archer
General Manager of Community Operations, R. Forward
Policy Planner, C. Terry.

The General Committee met for the purpose of two public meetings and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the application for an Official Plan Amendment and Zoning By-law Amendment and/or the City of Barrie City-Wide Development Charges By-law should be directed to the City Clerk's Office. Mayor Lehman confirmed with the Deputy City Clerk that notification was conducted in accordance with the Planning Act and the Development Charges Act.

SECTION "A"

12-G-341 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 1291264 ONTARIO LTD. - 461 MAPLETON AVENUE (DECEMBER 10, 2012) (WARD 6) (File: D14-1543/D09-OPA23)

Darren Vella of Innovative Planning Solutions explained that the purpose of this public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owner, 1291264 Ontario Limited, for lands located on the south side of Ardagh Road, west of Mapleton Avenue. He noted that the property is known municipally as 461 Mapleton Avenue, has a total area of approximately 2.04 hectares and is located in the Ardagh Planning Area. Mr. Vella explained that the lands are designated Institutional within the City's Official Plan and are zoned Education Institutional (I-E) in accordance with Zoning By-law 2009-141. He provided the surrounding land uses and surrounding road classifications. Mr. Vella noted that the Simcoe County District School Board has indicated that it does not require the subject property and that the City has waived its right of first refusal to acquire the lands for parkland purposes as per the Subdivision Agreement. Mr. Vella noted that the Ardagh Planning Area has an approved Secondary Plan which identifies the subject property as Medium Density.

Mr. Vella explained that he believes the subject lands meet all of the locational criteria within the Official Plan for Medium Density residential and that he believes the application is consistent with Provincial planning policy. He described the development proposal and listed the studies that have been submitted to the City in support of the application. He provided a number of photographs of the subject property and reviewed the Official Plan Amendment Application and Zoning By-law Amendment Application. Mr. Vella highlighted specific standards for RM2 developments and the exceptions being sought by the applicant. He indicated that an open house was held by the developer and summarized the comments provided by the residents concerning the development proposal. He concluded by sharing his professional opinion with respect to the planning rationale associated with the application.

Members of General Committee asked a number of questions related to the presentation and received responses.

PUBLIC COMMENTS:

1. **Cathy Best, 2 Penvill Trail** expressed her concerns regarding the proposed medium density housing development. She noted that she believes the proposed development will have a negative impact on the existing community as a result of the increased traffic accessing Batteaux Street and Mapleton Avenue. Ms. Best indicated that she feels there will be safety concerns for the students attending St. Joan of Arc High School, Bear Creek High School and the elementary school students including those at bus stops located at the corner of Penvill Trail and Batteaux Street, if the proposed development is approved. She expressed concern for the children crossing the road to wait at the bus stop and feels the children's safety will be compromised due to the additional traffic caused by the proposed development. Ms. Best commented that she feels that property values will decrease if the development is approved and does not feel that the artist's renderings will be realized. She stated that the homeowners purchased their properties believing that a school would be built on the subject property and she feels betrayed now that a medium density development is being considered. Ms. Best expressed concern that investors will purchase the dwellings resulting in absentee landlords causing increased vandalism, theft and vehicle break-ins. She stated that the development is not keeping with the existing close knit community. She inquired regarding the proposed price point of the condominium units and whether condominium fees will be required. She asked if there was a guarantee that the exterior finishes of stone, brick and stucco on the new buildings will be realized and asked what the next steps were in the process if the proposal is denied. She concluded by stating that she hopes that members of General Committee hear her concerns.
2. **Gunther Petersen, 12 Willow Fern Drive** stated that he objects to the proposed development and expressed concerns about increased traffic particularly around rush hour. He stated that the amount of traffic that would be generated is unreasonable as Mapleton Avenue and Batteaux Street are not arterial roads. Mr. Petersen expressed concern about the ability for Emergency Services to access the development. He noted that he believes the property should remain zoned educational as future development may result a need for a school on the subject property.
3. **Larry Black, 310 Mapleton Avenue** noted that Mapleton Avenue is a long steep hill with a bank of mail boxes at the top of the hill. He commented that he feels the planners should consider the hill and that cars travel quickly along the road.

4. **Wendy Bailey, 9 Penvill Trail** stated that she agrees with the comments provided by the first speaker. She indicated that the soccer field is used every evening during the months of March until October and that cars park along both sides of the roads making it difficult to drive through the area. Ms. Bailey noted that she feels that the risk of a child being injured will increase due to the increased amount of traffic if the proposed development is approved. She commented that she believes the traffic study did not take the park into consideration.

5. **Marlene Kane, 24 Batteaux Street** indicated that she is opposed to the proposed development and feels the proposal is poorly suited for the area. She expressed concern for children's safety due to the increased amount of traffic. Ms. Kane stated that she hopes the City will grow safely and smartly. She inquired regarding the methods that will be utilized to keep residents informed of Council's decision regarding the development.

The City Clerk and Councillor Prowse responded to the question.

6. **Tammy Toy, 35 Pinecliff Crescent** commented that she lives in the area and that it is easy to slip and slide during the winter months. She expressed concern about the type of people that the proposed development will attract. Ms. Toy indicated that she believes bad things will happen if the proposed development is approved.

7. **Enrique Velasquez, 22 Batteaux St.** expressed concern for the safety of the children if the proposed development is approved. He stated that a skating rink is built by volunteers from the community and does not want this to change. Mr. Velasquez commented that he believes the proposed development will result in an additional 200 plus cars in the area. He indicated that he attended a community meeting concerning the proposed development hosted by the developer and shared his opinions at the meeting. He stated that he believes that everyone that attended the meeting is opposed to the proposed development. Mr. Velasquez commented that the development will impact everyone financially but the main concern is for children crossing the roads at the bus stops due to the increased traffic due to the proposed development will create a safety concern. He stated that the proposed development has no value to the neighbourhood. He believes the density proposed is wrong for the area. He expressed concern regarding the location of the access/egress for the development.

8. **Mary Tress, 14 Penvill Trail** indicated that she believes that people living on her street are opposed to the proposed development. She stated that if the development is approved it will be similar to the Timberwalk development. Ms. Tress noted that her main concern is safety. She noted she believes the proposed entrance locations to the proposed development are not appropriate as traffic is currently heavy in the area. She thanked the Mayor for supporting the residents at the community meeting. Ms. Tress expressed her frustration with the developer and the lack of response to her questions. She noted that she does not agree with the proposed development.
9. **Ron McNabb, 40 Batteaux Street** indicated that he grew up in Barrie and that he trusts City Council to deny the proposed development. He commented that he feels that there will be too many people in the area if the development is approved. Mr. McNabb indicated that he is not opposed to single family dwellings of similar quality to the existing buildings being built on the subject property. He expressed concern that property values will decrease if the proposed development is approved.
10. **Doug Snowball, 16 Penvill Trail** inquired how many parking spaces are designated for visitors. He commented that the school board should look to the future in assessing the needs for schools given the proposed developments in the area.

The presenter provided responses to the inquiries.
11. **Neil Hunter, 16 McIntyre Drive** noted that he and his family has recently moved to the area and expressed concern about the potential for low income housing being built in the area. He stated that he feels that there are problems in neighbourhoods where the units are rented. Mr. Hunter expressed concern about the number of parking spaces being proposed for the development. He indicated that during the winter snow plows and Emergency Services may experience difficulty driving in the proposed development due to the number of cars potentially parked along the streets and that there may be an increase in safety hazards due to the increased density.
12. **Natalie Oliveira, 35 Black Ash Trail** expressed concern for the safety of the children if the proposed development is approved due to the increased amount of traffic. She commented that she feels that it unfair to require very young children to cross a four lane road to access a bus stop for school.
13. **Alastair McMurachy, 2 Lamont Crescent** inquired regarding the

price point of the proposed homes. He shared his experience living in a medium density development in Edmonton noting that the houses were not maintained to an acceptable standard. He indicated that he purchased his home in the area understanding that the land was zoned for a school. Mr. McMurachy commented that he is not opposed to single family dwelling being built instead of the proposed development.

The presenter provided a response to the question.

14. **Aaron Rush, 25 Silver Trail** expressed concern for the safety of the children. He inquired if the commercial development close to the subject property is owned by the same developer. He indicated that the commercial development is not complete and portions remain unleased. He commented that he believes that a price point for the units would be required as part of a business plan to determine if the development is viable.
15. **Craig Turner, 34 Batteaux Street** expressed concern for the safety of the children crossing the streets if the proposed development is approved. He inquired if the 152 parking spaces are designated for the proposed 8-plex buildings. Mr. Turner inquired why the developer was not present at the public meeting and commented that he feels it would be beneficial to hear from the developer. He indicated that he believes the price point for the proposed dwelling is the number one issue concerning the proposed development. He expressed concern regarding the development proceeding without the traffic study being finalized.

The presenter, City staff and Mayor Lehman provided responses to the questions.

16. **Bryan Currie, 46 Batteaux Street** asked for a list of prior developments the developer has completed. He requested that an impact study be conducted with residents of the developers other properties regarding the impact of the type of development proposed in the neighbourhood prior, to making a decision concerning the development proposal.

The presenter and Mayor Lehman provided responses to the inquiries.

17. **Theresa Wensing, 113 Berard Court** indicated that she shared the

same concerns as all of the previous speakers. She noted that the surrounding schools all currently have portables and she feels that there are enough students in the area for the subject property to remain as a future school site. She expressed concern for the safety of the children crossing Mapleton Avenue and she believes the proposed development will add additional traffic. Ms. Wensing presented the City Clerk with a petition with 329 signatures opposed to the development proposal.

Mayor Lehman indicated that members of Council and City Planning staff will receive a copy of the petition and the attached comments.

18. **Gary Ray, 31 Camelot Square** inquired if the developer is responding to the community's need for an additional development and whether the developer has any experience with this type of development proposal. He stated that he feels that the price point for the dwellings is the key issue surrounding the proposal given the disparity in housing types and asked if there will be a phased approach to developing the property. Mr. Ray stated that he would like to see the overall plan for the proposed development including architectural requirements and a cost analysis. He inquired who the developer believes will live in the proposed development and asked if there are any current by-laws governing how many families can live in a dwelling. Mr. Ray expressed concern about the number of cars and traffic that will be present if multiple families occupy the proposed units. He asked about the amenities in the area to accommodate the proposed residential units. He inquired whether tax revenues generated would be offset costs and if there is a transportation plan for the residents. He concluded by stating that he believes that checkpoints should be in place as the development moves forward.
19. **Colin Leslie, 6 Lamont Crescent** commented that he utilizes the adjacent park on a daily basis and questioned if the proposed development will encroach upon the park. He asked where the additional children living in the proposed development will play. Mr. Leslie inquired regarding the time line associated with the approval process for the development proposal.

The presenter and City staff provided responses to the inquiry.

20. **Manuela Snowball, 16 Penvill Trail** expressed concern about the increased traffic the proposed development will have on Mapleton Avenue. She indicated that people currently have to wait approximately fifteen minutes to drop their children off at school and she believes the time will increase if the proposed development is approved. Ms. Snowball commented she believes that the high school utilizes the adjacent park throughout the day. She concluded by requesting that City Council consider the children's safety when considering the development proposal.
21. **Karen Ceschia, 38 Penvill Trail** indicated that she chose to move

into the area from Toronto due to the single family dwellings. Ms. Ceschia commented that she is not opposed to single family dwellings being developed on the subject property but strongly objects to the current development proposal.

22. **Nicole Kane, 24 Batteaux Street** stated that she is a former student of St. Joan of Arc High School and that it is currently very difficult to cross over Mapleton Avenue. She expressed concern about the number of parking spaces in the proposed development and stated that she believes that there should be more. Ms. Kane commented that the area is only served by one bus route and does not believe that it will be sufficient if the proposed development is approved. She explained that a Facebook page has been created for those opposed to the proposed development. Ms. Kane stated that she will present an additional petition containing 233 signatures opposing the development. She shared a number of comments with General Committee that have been posted to the Facebook page opposing the proposed development.
23. **Henry Serwaczak** stated that he owns residential and business properties in the area and invests in real estate in the community. He indicated that he owns a property management company and believes that property values will decrease in the area if the proposed development is approved. Mr. Serwaczak commented that he decided to open a business in the plaza located at 118 Mapleton because the location is a distance from shopping plazas and downtown. He noted that he chose open his business on Mapleton because he believes the area is affluent. Mr. Serwaczak expressed concern about the construction of town houses on the subject property as he feels this will lower property values in the area. He concluded by stating that he agrees with all of the comments provided by the previous speakers.
24. **Susan Beekman, 61 Penvill Trail** indicated that she opposes the proposed development and she would like to see the same type of housing that currently exists in the area. She explained that she teaches in the area and that there are many portables at the surrounding schools. Ms. Beekman commented that she feels the surrounding schools will not be able support the additional students that the proposed development may generate. She expressed concern for the safety of the children in the winter as the streets become narrow due to the snow.
25. **Terry Rodrigues, 26 Batteaux St.** stated that he is opposed to the development because of the density and the social issues high density creates. He expressed safety concerns for the residents if the development proposal is approved.
26. **Danielle Leslie, 6 Lamont Crescent** stated that the subject property is currently used to walk dogs and is accessible to everyone living in

the area. She stated that she feels that the subject property is not only a vacant piece of land but land that citizens utilize and enjoy.

27. **Matt Samborski, 57 Silver Trail** stated that he just moved to the area and if the development proposal is approved he will move elsewhere.
28. **Tim Leblanc, 60 Penvill Trail** stated that he is one of the original owners of the area and he echoes all of the previous speakers' comments. He inquired regarding the developers rights if the City denies the development proposal.

Mayor Lehman and City staff provided a response.

29. **Craig Cameron-McKeown, 1 Penvill Trail** inquired regarding the developers next steps if the development proposal is denied.

Mayor Lehman and the presented provided a response.

30. **Georgia-Rae Rush, 25 Silver Trail** commented that there are many portables at the existing schools in the area and she feels the schools are at capacity.

Mayor Lehman provided comments noting that it was the School Board's decision to declare the lands surplus to their needs.

31. **Richard Sudnik, 105 Berard Court** commented that there are many more people that are concerned about the proposed development that were unable to attend the meeting.

WRITTEN COMMENTS:

1. Correspondence from Chad Barber, dated October 16, 2012.
2. Correspondence from John and Anna Harper, dated November 23, 2012.
3. Correspondence from the Kane family, dated November 22, 2012
4. Correspondence from Walter H. Richardson, dated December 4, 2012.
5. Correspondence from Amanda and Matthew Ostrowski, dated December 5, 2012.
6. Correspondence from Jennifer and Alastair McMurachy, received December 10, 2012.
7. Copies of a petition signed by 268 individuals received December 10, 2012.

8. Copies of a petition signed by 329 individuals received December 10, 2012.
9. Correspondence from J.L. Black received December 10, 2012.

Attachments: [PM#1 461 Mapleton Avenue.pdf](#)
[461 Mapleton correspondence](#)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 12/17/2012.

General Committee recessed at 8:47 p.m. and resumed at 9:02 p.m.

12-G-342 CITY OF BARRIE CITY-WIDE DEVELOPMENT CHARGES BY-LAW - CITY OF BARRIE (DECEMBER 10, 2012)

Gary Scandlan of Watson and Associates explained the City-wide Development Charges By-law and the purpose of the Public Meeting and provided information concerning the background study. He reviewed the study process, explained the purpose of development charges and described the limitations of services for which development charges can be collected. Mr. Scandlan provided a simplified overview of the Development Charges Act and the steps associated with the calculation of the charges. He examined the legislation relating to mandatory exemptions and the discretionary exemptions. Mr. Scandlan reviewed the existing Development Charge Act exemptions for the City of Barrie and described the proposed changes that may be considered for the 2012/13 development charges by-law update. He reviewed the growth forecast increase and summarized the services being considered for the collection of development charges. Mr. Scandlan explained that the increased service needs must be attributable to anticipated development. He reviewed the City-wide calculated charges and compared the current and calculated charges for residential. He compared the current and calculated non-residential charges and provided a graph comparing the development charge rates for various municipalities for single detached and semi detached dwellings, commercial/retail development and industrial development. Mr. Scandlan concluded the presentation by reviewing the next steps in the process, indicating that a report will be coming forward for consideration in February 2013.

Members of General Committee asked a number of questions related to the presentation and received responses.

PUBLIC COMMENTS:

1. **Gary Ray, 31 Camelot Square** inquired regarding the water charges rates compared to other municipalities. Mr. Ray encouraged members of General Committee to strive for lower rates.

The Mayor and presenter provided a response to the inquiry.

2. **Fred Van Arragon, 201 Poplar Drive** indicated that he had sought to have the development charges waived for Timothy Christian School. He requested that City Council consider waiving the development charges for other types of legitimate schools. Mr. Van Arragon stated that he believes the development charges should be waived for all schools and the definition broadened of a school.

Mayor Lehman provided comments concerning Mr. Van Arragon's statements.

3. **Sheila Hissa, Simcoe County Homebuilders Association** commented that she feels that the Homebuilders Association has not had sufficient time to review the background study and compare the numbers. She indicated that the Association plans to complete a fulsome review and submit written comments by the due date. Ms. Hissa noted that she is concerned about a statement made that "growth does not pay for growth" as she believes that this is not accurate for the residential industry. She commented that she feels the residential industry has out produced the commercial and industrial industries. Ms. Hissa stated that in addition to development charges and building permit fees, the building industry provides many jobs in the City. She commented on the meaning of voluntary contribution in the report and noted that residential building has slowed in the City due to the shortage of land. Ms. Hissa stated that she believes that growth pays for growth. She stated that the Association does not object to paying its share, however it does not agree with the comparison of development charges for residential dwellings. She commented that she believes that the increases will be an additional cost for the future taxpayers of the City. She provided a graph comparing the development charges of other municipalities she believes are more common with the City of Barrie. She provided a number of examples how the Homebuilders Association gives back to the community. Ms. Hissa concluded by stating that the Homebuilders Association wants to work collaboratively with the City.

Attachments: [PM#2 DC Pres.pdf](#)

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 12/17/2012.

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

SECTION "B"

12-G-343 TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE REPORT DATED DECEMBER 5, 2012.

The Transportation and Economic Development Committee Report dated December 5, 2012 was received. (File: C05)

Attachments: [Transprotation and Economic Development Committee - 121210.pdf](#)

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/17/2012.

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

SECTION "C"

12-G-344 MUNICIPAL INFRASTRUCTURE INVESTMENT INITIATIVE CAPITAL PROGRAM - EXPRESSION OF INTEREST

1. That based on funding program project eligibility guidelines and criteria, as well as the City's Asset Management Strategy and capital plan prioritization criteria, an Expression of Interest (and if successful in the Expression of Interest, a full application), for the Dyment's Creek Outlet to Kempenfelt Bay project be submitted to the Ministry of Transportation and Infrastructure for funding under the Municipal Infrastructure Investment Initiative Capital Program.
2. That Blaine Parkin, Director of Corporate Asset Management, be authorized to bind the Corporation and sign the declaration in Section 10 of the Expression of Interest template, attached as Appendix "A" to Staff Report CAM003-12, which states:

I certify that:

- The information in the Expression of Interest is factually accurate; and
- The municipality or LSB has a comprehensive asset management plan that includes all of the information and

analysis described in the **Building Together: Guide for Municipal Asset Management Plans** in place; or

- The municipality or LSB is committed to developing a comprehensive asset management plan that includes all of the information and analysis described in **Building Together: Guide for Municipal Asset Management Plans** by December 31, 2013.

I have the authority to bind the municipality/LSB.

3. That if the City is successful in receiving funding through the Municipal Infrastructure Investment Initiative Capital Program, the Mayor and City Clerk be authorized to execute any associated documents and agreements. (CAM003-12) (File: F06)

Attachments: [CAM003-121210.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-345

COST SHARING AGREEMENT FOR DUCKWORTH STREET/HIGHWAY 400 INTERCHANGE IMPROVEMENTS (WARD 3)

1. That further to motion 12-G-185 and ongoing negotiations with the Province and the funding contribution by the Federal government, the City Clerk and Mayor be authorized to enter into an agreement with the Ministry of Transportation of Ontario (MTO) for cost sharing the Cundles Road, Duckworth Street and Highway 400 Interchange Improvements, as generally outlined in the MTO's draft agreement dated November 2012.
2. That the Director of Engineering and the Director of Legal Services be authorized to finalize the terms of the agreement, in general accordance with the draft agreement dated November 2012.
3. That the City Clerk and Mayor be authorized to enter into an agreement with the Ministry of Transportation of Ontario (MTO) for the Implementation of an Active Transportation Network through the Highway 400 and Duckworth Street Interchange, as per Appendix "B" of Staff Report ENG042-12.
4. That debt which was approved as part of motion 12-G-185 for the Duckworth/Cundles Interchange project of \$7,844,213 be decreased by \$4,474,051 to align with the proposed cost sharing agreement. (ENG042-12) (File:T04)

Attachments: [ENG042-121210.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-346 LANDFILL RE-ENGINEERING, EXTENSION OF PROJECT SERVICE AGREEMENT

That pending approval of the 2013 Business Plan, the City Clerk be authorized to execute an extension to the existing single source Project Service Agreement with Golder Associates Ltd. for the completion of the Landfill Re-engineering project, with an estimated value of \$3.4 million as included as part of the overall project budget. (ENV011-12) (File: E00)

Attachments: [ENV011-121210.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-347 2013 INTERIM TAXES

1. That the amount to be billed for each property for the 2013 interim billing for all property classes be established at no more than 50% of the annualized tax amount for 2012.
2. That with the exception of Pine Drive Phase 1, 2 and 3 local improvements, the amount to be billed for each property for the 2013 interim billing for all property classes include any special charges (i.e. local improvements for water and sewer) which were billed in 2012.
3. That pending approval of the 2013 Business Plan, typical expenditure requirements be authorized in accordance with corporate policies and procedures for payroll, supplies, services, and contracts.
4. That the appropriate by-law be prepared. (FIN022) (File: F00)

Attachments: [FIN022-121210.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-348 SOLE AND SINGLE SOURCE CONTRACT NEGOTIATIONS AND AWARDS

1. That the following sole and single source agreements be negotiated and executed in accordance with the Purchasing By-law 2008-121:
 - a) Single source purchase for:
 - i. the provision of electronic weather-resistant parking tickets for a term not to exceed five years to an upset limit of approx. \$20,000 per year (to be adjusted annually by volume and pricing increase) with The DATA Group of Companies.
2. That the Mayor and City Clerk be authorized to execute any agreements necessary to support the recommendations Staff Report FIN023-12. (FIN023-12) (File: F00)

Attachments: [FIN023-121210.pdf](#)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-349

CANADA'S 150th ANNIVERSARY CELEBRATION WORKING GROUP

1. That a working group be formed to facilitate and make recommendations concerning celebrations for Canada's 150th Anniversary Celebration in 2017.
2. That the Canada's 150th Anniversary Celebration working group consist of:
 - a) Councillor A. Nuttall and Councillor L. Strachan, Co-chairs of the working group
 - b) Downtown BIA Representative
 - c) Greater Barrie Chamber of Commerce Representative
 - d) Tourism Barrie Representative
 - e) Barrie Historical Association Representative
 - f) Citizens of Barrie (2)
3. That staff in the Department of Culture serve as resources to the working group.
4. That City staff investigate projects that have the potential to qualify for funding opportunities available for Canada's 150th Anniversary Celebration. (Item for Discussion 6.2, December 10, 2012) (File: C05)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-350

ZONING BY-LAW AMENDMENT APPLICATION FEES - SIMCOE URBAN NATIVE (SUN) HOUSING INC.

1. That notwithstanding the Fees By-law 2012-035 as amended, the required application fee associated with a Zoning By-law Amendment for a property located at 376 Essa Road submitted on behalf of the Simcoe Urban Native (SUN) Housing Inc., be deferred and the application be considered complete without the required fee, with such fee to be provided prior to the passage of the Zoning By-law Amendment (if approved) or a decision on the application (if denied) has been made by City Council.
2. That the Simcoe Urban Native (SUN) Housing Inc., be required to execute an agreement with The Corporation of the City of Barrie that it will provide payment for the zoning by-law amendment application processing on the basis of the deferral identified in paragraph 1 above and acknowledging that such payment shall be made should the application be either approved or denied by City Council. (Item

for Discussion 6.3, December 10, 2012) (File: D00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-351 INVESTIGATION OF ADDITIONAL TRAFFIC CALMING MEASURES - DEAN AVENUE

That staff in the Engineering Department investigate and report back to General Committee on additional traffic calming measures for Dean Avenue to address a history of speeding related issues, including but not limited to the following:

- a) The implementation of an all-way stop(s);
- b) The installation of speed cushions on Dean Avenue;
- c) The installation of curb bump outs on Dean Avenue; and
- d) Any other traffic calming measures that may be applicable or effective. (Item for Discussion 6.4, December 10, 2012) (File: T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-352 INVESTIGATION OF ADDITIONAL TRAFFIC CALMING MEASURES - COUNTRY LANE

That staff in the Engineering Department investigate and report back to General Committee on additional traffic calming measures for Country Lane to address a history of speeding related issues, including but not limited to the following:

- a) The implementation of an all-way stop(s);
- b) The installation of speed cushions on Country Lane;
- c) The installation of curb bump outs on Country Lane; and
- d) Any other traffic calming measures that may be applicable or effective. (Item for Discussion 6.5, December 10, 2012) (File:T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

12-G-353 INVESTIGATION OF INTERIM SOLUTIONS TO ROAD INFRASTRUCTURE - MAPLEVIEW DRIVE EAST

That staff in the Engineering Department investigate potential interim solutions that could be implemented on Mapleview Drive East between Country Lane and Madelaine Drive, prior to the future reconstruction of the road, to address the structure and safety concerns associated with the

condition of the road infrastructure and report back to General Committee.
(Item for Discussion 6.6, December 10, 2012) (File:T00)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

SECTION "D"

12-G-354 APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - NORTH AMERICAN (PARK PLACE) CORPORATION - 100 MAPLEVIEW DRIVE EAST (WARD 8)

1. That the application to amend the language of the site specific Official Plan Amendment (OPA No. 86), submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part, with the exception of removal of Section 3.4: Planning Analysis and removal of general language and performance standard language regarding the Retail Village.
2. That the application to amend the language of the site specific Zoning By-law 2010-130, submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part with the exception of the amendment to the definition of "Retail Village" and increasing the maximum percentage of gross floor area of the Retail Village devoted to "small unit" retail stores.
3. That the Director of Planning Services and/or his delegate(s) be authorized to negotiate with the applicant and prepare an amended Official Plan Amendment (OPA) and Zoning By-law to be brought forward for consideration.
4. That Zoning By-law 2010-130 be amended to include the following Special Provisions (SP) and that they be referenced in the amended implementing Zoning By-law for the subject lands:
 - a) That the definition of Retail Village be amended to read as follows: "the Retail Village shall mean a grouping of buildings, designed and developed with a high quality of urban design, with a main street type of urban design, at a pedestrian scale, and with pedestrian amenities. This mixed use employment area consists of retail, restaurant, entertainment and service commercial uses and may contain office, medical office, and/or accommodation uses."
 - b) That no more than 15% of the gross floor area of the Retail Village shall be devoted to retail stores having a minimum floor area of less than 186 square metres (2,000 square feet), excluding kiosks.

- c) A minimum of 9,290 square metres (100,000 square feet) of office space is to be constructed within the lands zoned C4 (SP-304).
 - d) The frontage of individual stores, excluding flankage sides of stores, within the Retail Village be limited to no more than 40 metres.
 - e) That a landscaped centrally located courtyard feature with a minimum area of 570 square metres be provided.
5. That in accordance with Section 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN049-12) (File: D14-1542/D09-OPA22)

Attachments: [PLN049-121210.pdf](#)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

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

SECTION "E"

12-G-355

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT AT 700 AND 725 MAPLEVIEW DRIVE EAST - BAYWOOD HOMES (WARD 10)

1. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to redesignate Residential, Environmental Protection and Open Space land on Schedule A: Land Use for the property municipally identified as 700 and 725 Mapleview Drive East be approved as described and illustrated in detail in Appendix "A-1" and "A-2" to Staff Report PLN048-12 (D09-OPA002).
2. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to amend section 4.2.2.1 (f) of the Residential Section of the Official Plan to remove the 25% limitation on commercial uses on the ground floor of high density apartment buildings, be approved as follows:
 - 4.2.2.1 (f) Notwithstanding (d) above, within high density apartment buildings, accessory service oriented commercial uses such as convenience store, personal

service store, and dry cleaning distribution outlet, shall be permitted, ~~provided that the commercial uses do not occupy an area in excess of 25% of~~ on the ground floor area of the building.

3. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to amend section 6.4: Parkland Dedication Requirements of the Official Plan to identify a site specific requirement of 5% Parkland Dedication for the property municipally identified as 700 and 725 Mapleview Drive East, be denied.
4. That the Official Plan Amendment application submitted by Jones Consulting Inc. on behalf of Baywood Homes to permit a high density residential symbol in the Innis-Shore Secondary Plan on the property municipally identified as 700 and 725 Mapleview Drive East be approved as described and illustrated in detail in Appendix "A-1" and "A-3" to Staff Report PLN048-12 (D09-OPA002).
5. That paragraphs 5-7 of Staff Report PLN048-12 be referred back to staff for further consideration of the following:
 - a) Zoning the lands described as being developed for seniors to an institutional zoning category;
 - b) Requiring a traffic study at each phase of the development;
 - c) Consideration of a requirement for two separate access/egress points into/out of the subject site; and
 - d) The location of the portion of the lands within the intensification node and the number of units that would be permitted if the units per hectare calculation was used based on portions inside versus outside of the intensification node.

and report back to General Committee (PLN048-12) (File: D09-OPA002, D14-1491, D12-393)

Attachments: [PLN048-121210.pdf](#)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

SECTION "F"**12-G-356 PROPOSED OFFICIAL PLAN AMENDMENT NO. 10 - BROWNFIELD POLICIES**

That the Official Plan be amended by introducing a new Section 3.8 Brownfields as detailed in Appendix "A" attached to Staff Report PLN011-12 with the purpose and intention of the proposed Official Plan policies are as follows:

- a) To protect community health and advocate environmental sustainability through the clean-up of contaminated sites;
- b) To encourage urban revitalization by developing vacant, underutilized and degraded properties; and
- c) To ensure that the development or redevelopment of contaminated sites or potentially contaminated sites is completed in a manner consistent with provincial standards and regulations and to the satisfaction of the City. (PLN011-12) (File: P00)

Attachments: [PLN011-121210.pdf](#)

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

SECTION "G"**12-G-357 PROPOSED AMENDMENT TO BY-LAW 95-104 AS AMENDED, PROCEDURES FOR SALE OF REAL PROPERTY**

That the following amended item for discussion be deferred until the General Committee meeting scheduled for January 7, 2013:

"WHEREAS By-law 95-104 as amended, being a by-law of The Corporation of the City of Barrie to establish procedures for the sale of City owned surplus land requires notice must be given to the public at least 7 days prior to the consideration of the sale by Council.

NOW THEREFORE BE IT RESOLVED:

1. That By-law 95-104, as amended be further amended by deleting as a notice method, the listing of the surplus property with a broker and/or directly with the Multiple Listing Service of the Barrie and District Real Estate Board
2. That the options of publishing a notice in a newspaper having general circulation in Barrie be combined with the option of posting a "Notice of Potential Sale" sign on the surplus property including City contact information." (Item for Discussion 6.1, December 10, 2012) (File: L15)

Attachments: [ITM #6.1 - 121210.pdf](#)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

**12-G-358 PRESENTATION REQUEST - WAYPOINT CENTRE FOR MENTAL
HEALTH CARE**

That a representative from the Waypoint Centre for Mental Health Care be invited to a future City Council meeting to provide a presentation regarding the services the regional hospital provides to the City of Barrie. (Circulation List, December 10, 2012) (File: C00)

Attachments: [C1_121210 - Waypoint Centre for Mental Health Care - Request for Presenta](#)

This matter was recommended (Section "G") to City Council for consideration of adoption at its meeting to be held on 12/17/2012.

A Member of General Committee addressed an enquiry to City staff and received a response.

Members of General Committee provided announcements concerning several matters.

The meeting adjourned at 10:39 p.m.

CHAIRMAN