



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Minutes - Final General Committee

Monday, May 13, 2019

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 3, 2019.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, D. Shipley
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, S. Morales
Councillor, M. McCann

Absent: 1 - Councillor, J. Harris

STUDENT MAYOR(S):

Jose Laraya, Monsignor Clair Catholic Elementary School

STAFF:

Acting Deputy City Clerk, T. McArthur
Acting General Manager of Infrastructure and Growth Development, A. Miller
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Business Development, S. Schlichter
Director of Engineering, B. Araniyasundaran
Director of Environmental Services, J. Thompson
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Roads, Parks and Fleet, D. Friary

Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
Executive Director of Invest Barrie, Z. Lifshiz
Fire Chief, C. Mainprize
General Manager of Community and Corporate Services, D. McAlpine
Manager of Growth Management, M. Banfield
Manager of Technical Services, R. Trask
Senior Manager of Corporate Finance and Investments, J. Cowles
Service Desk Specialist, T. Versteeg
Theatre Technician, M. Dawson.

OUTGOING STUDENT MAYOR

Jose Laraya of Monsignor Clair Catholic Elementary School provided comments on his term as Student Mayor. He advised that he felt honoured for the opportunity to attend the Council meetings, visit City facilities and meet a variety of skilled and knowledgeable people. Jose commented that Barrie is more than just a City, it is a civilization of loved and accepted people. He dedicated his speech to the people that helped make Barrie a home.

Jose discussed the opportunities he had to tour the Barrie Landfill Site, the Barrie Fire and Emergency Services, the Water Pollution Centre, and the 5 Points Theatre. Jose advised that he was impressed on how the members of Council laughed and respected each other during the meetings. In conclusion, Jose thanked members of Council, City staff and his family for their continued support.

Mayor Lehman thanked Jose for being a part of the Student Mayor Program and provided him with a certificate recognizing his Term of Office.

The General Committee met for the purpose of a Public Meeting at 7:08 p.m.

Mayor Lehman advised the public that the purpose of the meeting was to obtain public input on the proposed new Development Charge By-law and the underlying Background Study pursuant to Section 12 of the Development Charges Act, 1997, as amended. He advised any interested persons wishing notification of the Staff Report to sign the notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Finance/Treasurer that notification was conducted in accordance with the Development Charges Act.

19-G-138**PROPOSED NEW DEVELOPMENT CHARGE BY-LAW PURSUANT TO SECTION 12 OF THE *DEVELOPMENT CHARGES ACT*, 1997 - THE CITY OF BARRIE (MAY 13, 2019) (FILE: F21)**

Gary Scanlan of Watson and Associates Economics Ltd. advised that the purpose of the public meeting is to present and obtain public input on a proposed new Development Charge (DC) By-law, and underlying Background Study.

Mr. Scanlan discussed slides concerning the following topics:

- The Background Study processes and timelines;
- The mandatory requirements to conduct a public meeting and availability of the Background Study;
- The purpose of DC in municipalities;
- The methodology associated to Development Charges;
- An update on Bill 73 and the associated amendments to the Development Charges Act;
- A chart illustrating the annual housing forecast for the City of Barrie from 2006 to 2040;
- A summary of the City's growth forecast up to 2041;
- The services included in the Development Charge Calculations for the City and area specific;
- Charts illustrating the following:
 - Current DC rates indexed January 1, 2019;
 - Proposed residential and non-residential rates;
 - Residential (Single and Semi Detached) rate comparison;
 - Residential (Apartments - 2+ Bedrooms) rate comparison;
 - Non-Residential - Retail rate comparison; and
 - Non-Residential - Non-Retail rate comparison.
- An overview on the Whiskey Creek Area Specific DC;
- The method of calculation for the Whiskey Creek Area Specific DC;
- A chart illustrating a summary of development in the Whiskey Creek Area;
- A chart illustrating a summary of current and calculated DC's for the Whiskey Creek Area;
- The capital cost drivers associated to the proposed new DC's
- The proposed changes to the DC By-law;
- Bar graphs comparing current and calculated Barrie's Residential; Non-Residential (Retail / Commercial) Non-Residential (Industrial / Non-Retail) DC rates to other municipalities;
- An overview of Bill 108 "More Homes, More Choice: Ontario's Housing Supply Action Plan" highlighting proposed changes to the DC Act; and
- The next steps in the process.

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

VERBAL COMMENTS:

1. **Robert Howe, Goodmans LLP, Solicitors for the Salem Landowner Group (SLG)** advised that they submitted a letter for the Public Meeting. Mr. Howe indicated that most of the comments of his consultant are additional questions and clarification in order to properly analyze the documents. Mr. Howe noted his clients concerns with the significant increases in the capital costs for water, sewer and road projects, the new transit analysis and a number of other items included in his correspondence that he is seeking additional information. He noted that staff have committed to answering those questions. Mr. Howe expressed concerns that there will not be enough time to receive and analyze this information before the passing of the By-law in five weeks' time. He commented that at this point they are unable to conclude whether they have objections or not but will continue to analysis and work with staff. Mr. Howe discussed his concerns associated with the timelines, as they felt that additional time is required for consultation, to absorb the proposed changes in Bill 108 and noted that the City should not rush into enacting a replacement By-law as the current one does not expire until August.

2. **Karen Hansen, Barrie Pratt Homes** advised that she is an advocate for affordable housing in Barrie and the challenging problems that continues with the price of land, costs to construct the homes and condominium fees. Ms. Hansen indicated that the problems exists for all residents and ranges in many levels of needs for affordable housing. She noted that the proposed Development Charges would increase the costs for apartments and single-family homes by \$10,000 - \$20,000.

Ms. Hansen discussed her concerns with the timing of the DC Background Study and draft By-law suggesting that more time is required to properly assess the information and review the reports and numbers with their own professionals and City staff as they have many questions and require further clarification from the information provided in the documents. She noted the importance of affordable pricing costs on homes and rent for rental projects to the development community. Ms. Hansen commented on the construction industry and advising it provides residents employment and that she would not want to see our industry slowdown as the homes are too expensive for people to buy. Ms. Hansen asked members of Council provide the proper time to review the information and to ensure the mistakes of today do not affect the people that need a place to live tomorrow.

3. **Peter Breda, representing the Simcoe County Home Builders Association and Ontario Home Builders Association** provided an overview on the organizations that he was representing. He discussed the importance of the professional industry in the Toronto area and their interest as part of the Simcoe County. He advised that in 2018 Simcoe County alone the construction industry provided a

significant amount of on-site and off-jobs in new homes, renovations and repairs. Mr. Breda commented on his concerns associated with the proposed Development Charges such as the proposed DC increasing from 20% to 40%; that the DC Background Study review time frame is inadequate and insufficient to properly analyze the information, provide comments and have questions answered by City staff. He provided comments associated with the Development Charges funding the Airport, long-term care, social housing, new residences, and infrastructure costs. Mr. Breda advised due to the short review period their comments are general and basic at this time and he requested that additional time be provided to review further. In closing, Mr. Breda shared the pledge for the Ontario Home Builders Association.

4. **Richard Brooks, Barrie Chamber Commerce** advised that the Barrie Chamber of Commerce has been serving local businesses for more than 90 years. Mr. Brooks commented on the Barrie Chamber of Commerce's vision to foster a vibrant economic system of the Region and Innovative a successful business community. He noted the affects that Development Charges have with respect to Barrie businesses being competitive. Mr. Brooks discussed the need to consider all options for the City in forecasting tremendous growth in the near future. He noted the importance of the City to be competitive and maintain an environment that is attractive for employers to invest in Barrie.
5. **Chris Barnett, Solicitor for the Hewitts Creek Landowners Group Inc., and Barrie Lockhart Road Group Inc.** advised a letter was provided on behalf of this clients. He noted that he echoed the comments made by Mr. Howe (Salem Landowners Group) concerning the desire for more time to review the Background Study. He commented on the massive amounts of information and noted that his clients retained a team of consultants to review to Background Study and the Infrastructure Master Plans. Mr. Barnett urged Council to defer approval of the Master Plans as he felt they should be considered at the same time as the Development Charges Background Study. Mr. Barnett commented on his client's long history of working with the City and that they want to ensure that the infrastructure needed to allow for developments to proceed is fiscally responsible.

Mr. Barnett advised of his clients concerns related to Bill 108, the introduction of thirteen (13) different statues and that he felt the City moving ahead to fast without the considering the proposed legislation. In closing he asked for members of Council to consider extended the date of passing the DC By-law.

6. **Audrey Jacob, Deputy Regional Director, IBI Group**, provided comments concerning the Development Charge Background Study and the 300 pages of information filled with assumptions, analysis

and input to calculations. She noted that the document is very dense alongside with the Infrastructure Master Plans. Ms. Jacob advised that 60 days is not nearly enough time to review and that she echoed the concerns expressed earlier by Mr. Howe. She identified her clients' concerns associated with the parks, roads, recreation, wastewater services and facilities, including the new slate of service categories. Ms. Jacob requested additional time to review and have dialogue with the consultant and City staff.

7. **James Mitchell, 30 Eccles Drive** noted that Barrie's on the comparison chart with other municipalities and questioned what would members of Council propose the City be in comparison to other municipalities as it relates to social environmental and economic sustainability.

WRITTEN COMMENTS:

1. Correspondence from Goodmans LLP dated May 10, 2019.
2. Correspondence from Simcoe County Home Builders Association dated May 13, 2019.
3. Correspondence from 325186 Canada Inc. dated May 13, 2019.
4. Correspondence from Building Industry and Land Development Association (BILD) dated May 13, 2019.
5. Correspondence from MHBC Planning Urban Design and Landscape Architecture dated May 13, 2019.
6. Correspondence from IBI Group dated May 13, 2019.
7. Correspondence from Osler, Hoskin and Harcourt LLP dated May 13, 2019.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 6/03/19.

ENQUIRIES

Members of General Committee did not address any enquires to City staff.

ANNOUNCEMENTS

Members of General Committee did not provide any announcements.

The meeting adjourned at 8:10 p.m.

CHAIRMAN

