



Meeting Agenda
General Committee

Monday, May 5, 2014

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - SEAN MASON HOMES, 369 AND 379 ESSA ROAD (WARD 6) (FILE: D14-1570)

The purpose of the public meeting is to review an application to consider an Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owner, Sean Mason Homes, for lands located on Essa Road, north of the Ferndale Road and Veterans Road intersection. The property is located within the Ardagh Planning Area. The property is known municipally as 369 and 379 Essa Road and has a total area of approximately 1.01 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density Special Provision RM2 (SP-327) Zone in accordance with Zoning By-law 2009-141.

The applicant is requesting an amendment to the Zoning By-law to permit the development of 60 residential units in the form of townhouses. The owner has applied to amend the current zoning from Residential Multiple Dwelling Second Density Special Provision RM2 (SP-327) to Residential Multiple Dwelling Second Density Special Provision RM2 (SP). The existing Special Provision specifies that the only permitted use on the lands is a rest home, therefore, the proposed development requires an amendment to the Zoning By-law. The proposed development would require special provisions to permit the townhouse use including a deficient front yard setback, increased gross floor area, increase in allowable height, amenity space not to be consolidated, to permit tandem parking and to remove the requirement for a continuous curb along the westerly lot line.

Presentation by Greg Barker of Innovative Planning Solutions.

See attached correspondence.

Attachments: [140505 PM1 Notice - 369 and 379 Essa Road.pdf](#)
[140505 PM1 PRES - 369 and 379 Essa Road.pdf](#)

2.2 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO ZONING BY-LAW - CITY OF BARRIE AFFORDABLE HOUSING STRATEGY AND SECOND SUITES (FILE: D08-OPA13/D14-1573)

The purpose of the public meeting is to review an application for a municipally initiated Official Plan Amendment and Amendment to Zoning By-law 2009-141.

THE PURPOSE of the proposed Official Plan Amendment is to:

- Amend the existing Second Suites policies to increase permissions for this housing form.
- Provide policies regarding applications for condominium conversions.
- Include policies regarding the purchase and sale of City lands for affordable housing.
- Include affordable housing in Community Improvement Plans.
- Amend policies permitting the temporary use of garden suites for 20 years.

THE PURPOSE of the Zoning By-law Amendment is to:

- Broaden the zones permitted for second suites (including accessory structures to these dwellings) into the R1, R2, R3 & R4 zones.
- Requiring each dwelling containing a second suite to provide a minimum of 1 parking space per unit.
- Permit only one second suite permitted per property.
- Restrict second suites to a minimum of 35m² and a maximum of 50m² in either the main or accessory building.

Presentation by Ross Cotton of the Planning Services Department.

See attached correspondence.

Attachments: [140505 PM2 Notice Affordable Housing Strategy.pdf](#)
[140505 PM2 PRES - Affordable Housing Strategy.pdf](#)
[140505 PM2 Correspondence - Affordable Housing Strategy.pdf](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES**TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE REPORT
DATED APRIL 16, 2014.**

Attachments: [140416 Transportation Economic Development Committee.pdf](#)

**EXTENSION OF FLASHING 40 SIGNAL ZONE ON ANNE STREET (WARDS 4
AND 5)**

That the Speed By-law 2002-191, Schedule B, Authorized Rates of Maximum speed - Variable Time Flashing 40 km/h zone, be amended.

By deleting the following:

Street	From	To
Anne St. N.	16 m north of Letitia St.	45 m south of Shelley Ln.

And adding the following:

Street	From	To
Anne St. N. (File: T00)	16 m north of Letitia St.	143 m north of Austen Ln.

COMMUNITY SERVICES COMMITTEE REPORT DATED APRIL 16, 2014

Attachments: [140416 Community Services Committee Report.pdf](#)

**PLOWING OF THE SOPHIA STREET WEST PATHWAY THAT PASSES
THROUGH QUEEN'S PARK (WARD 2)**

That in light of the unique nature of the Sophia Street West pathway passing through Queens Park and its historic role as a road allowance, staff in the Roads, Parks and Fleet Department investigate the feasibility of plowing the pathway and report back to General Committee with the financial implications associated with the snow removal before the winter season. (File: T00)

Attachments: [Historic Neighbourhoods Correspondence\(2\).pdf](#)
[Downtown Neighbourhoods Correspondence.pdf](#)

ANTI-IDLING

1. That Access Barrie, in partnership with the Simcoe Muskoka District Health Unit and Natural Resources Canada, create an anti-idling awareness campaign.
2. That staff in the Roads, Parks and Fleet Department review the current anti-idling policy and give consideration to extending the policy to include City-employed Contractors during the procurement process and also investigate the feasibility of implementing an anti-idling by-law and report back to the Environmental Advisory Committee before August 31, 2014. (File: E00)

Attachments: [EAC Report 2014 03 05.pdf](#)

6. STAFF REPORT(S)**MAINTENANCE/DEMOLITION OF VACANT BUILDINGS**

1. That By-law 2011-138 (Property Standards By-law) be amended by deleting Section 6 and replacing it with the following:

“6.0 VACANT OR DERELICT BUILDINGS

6.1 For the purpose of this section “Derelict” shall mean: any building that is vacant and has experienced structural failure in whole or in part.”

6.2 For the purpose of maintenance of vacant buildings, all provisions within this By-law which regulate interior conditions of a building shall not apply. All provisions within this By-law which regulate exterior conditions and structural integrity shall apply with the exception of sections 19 and 31 when the building’s exterior openings are boarded in accordance with this By-law.

6.3 Notwithstanding all other provisions of this By-law the additional sections below shall apply to all vacant buildings.

6.4 If any building is unoccupied, the owner or agent shall protect every such building against the risk of fire, accident or other such hazard and shall effectively prevent the entrance thereto of all unauthorized persons.

6.4.1 The owner or their agent of a vacant building shall board up the building on the direction of the Property Standards Officer, to the satisfaction of the Property Standards Officer by covering any openings through which entry may be obtained with at least 12.7mm (1/2 inch) weatherproof sheet plywood securely fastened to the building and painted a colour compatible to the surrounding walls.

- 6.4.2 If a building remains vacant for more than ninety (90) days, the owner or their agent thereof, shall ensure that all utilities serving the building are properly disconnected or shall otherwise secure the building to prevent accidental or malicious damage to the building or adjacent property, but this provision shall not apply where such utilities are necessary for the safety or security of the building.
- 6.5 If a vacant building becomes derelict as defined in this By-law, the owner or their agent shall bring the building into compliance with all structural and exterior maintenance provisions of this By-law or such building shall be demolished in accordance with the Building Code Act.”
2. That staff within the By-law Services Branch of the Building and By-law Services Department continue to monitor any known vacant buildings and ensure that all necessary inspections of the exterior of the building or properties are conducted as required. (BBS001-14) (File: P00)

Attachments: [BBS001-140505.pdf](#)

CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE LAKE SIMCOE REGIONAL AIRPORT BOARD (CLK005-14) (FILE: C06)

BARRIE TRANSIT SYSTEM UPDATE

1. That staff be directed to implement the proposed system route revisions and improvements identified in Staff Report FACTR002-14 in 2014 without an increase to Barrie Transit operating costs.
2. That staff be directed to prepare a five (5) year business plan for Barrie Transit, known as the 2015-2020 Transit Business Plan, with the Plan to include the following elements as identified in this report:
 - a) Fare Strategy;
 - b) Marketing, Ridership Growth and Branding Strategy;
 - c) Transit Customer Service Strategy;
 - d) Financial Plan;
 - e) Provincial Gas Tax Funding and Reserve strategy; and
 - f) Fleet Asset Renewal Strategy.
3. That a project in the amount of \$125,000 be added to the 2014 capital plan to retain external consulting services to assist with the development of the 2015-2020 Transit Business Plan and that this project be funded from the Provincial Gas Tax Reserve Fund (11-05-0595).
4. That staff present the 2015-2020 Transit Business Plan to Council for approval as part of the 2015 Business Plan process.

5. That notwithstanding motion 14-G-017 as amended concerning the 2014 Business Plan:
 - a) That Transit fares remain at the 2013 Council approved rates until May 1, 2015 pending the review of the five (5) year business plan for Transit and the 2014 Fees By-law be amended accordingly. And that \$100,000 in projected revenue lost due to this deferral be funded from the Provincial Gas Tax Reserve Fund (11-05-0595);
 - b) That any potential variance in Transits net operating budget as a result of decreased revenue be funded from the Provincial Gas Tax Reserve Fund (11-05-0595) to an upset limit of \$800,000; and
 - c) That \$25,000 to be funded from the Provincial Gas Tax Reserve Fund (11-05-0595) be approved for the production of communications materials to inform and educate the public regarding the proposed changes to the Transit system. (FCT002-14) (File: C11-TRA)

Attachments: [FCT002-140505.pdf](#)

2014 TAX RATIOS AND CAPPING POLICIES

1. That the tax ratios for the 2014 taxation year be established as follows:

a) Residential/farm property class	1.000000
b) New Multi-residential	1.000000
c) Multi-residential	1.000000
d) Commercial	1.433126
e) Industrial	1.516328
f) Pipelines	1.103939
g) Farmlands	0.250000
h) Managed forest	0.250000
2. That the capping program be funded by clawing back decreases from within the affected property tax classes.
3. That the recommended capping parameters for commercial, industrial and multi-residential properties be established as follows:
 - a) The property tax cap be set at an amount representing 10% of the previous year's annualized taxes;
 - b) Any property within +/- \$250 of the Current Value Assessment (CVA) taxes be moved directly to CVA taxation;

- c) Any property that reaches the CVA level of taxation be removed from the capping program;
 - d) Exclude any property whose classification changes from capped to clawed back, or vice versa; and
 - e) A minimum cap of 5% of the previous year's Current Value Assessment taxes.
4. That new construction thresholds be established as follows:
- a) Up to 70% of CVA-level taxes in 2005;
 - b) Up to 80% of CVA-level taxes in 2006;
 - c) Up to 90% of CVA-level taxes in 2007; and
 - d) Up to 100% of CVA-level taxes in 2008 and beyond.
5. That the discounts for the commercial and industrial sub-classes for vacant land and excess land be established at 30% and 35% respectively.
6. That two sub-classes for Farmland Awaiting Development be established in each of the multi-residential, commercial and industrial property classes at the following discounts:
- a) Phase I - 25% discount off the residential tax rate; and
 - b) Phase II - 0% discount off the applicable property class tax rate.
7. That the City of Barrie continue its existing Rebates for Charitable Organizations Program providing a tax rebate for Registered Charitable Organizations, as defined in Section 248(1) of the Income Tax Act, R.S.C. 1985, Chapter 1, at a rate of 40% of the current year's taxes applicable to the space occupied.
8. That the Registered Charities eligible for the tax rebate program be required to submit an annual application and provide evidence of taxes paid satisfactory to the Treasurer or his/her designate.
9. That the City Clerk be authorized to prepare all necessary by-laws to establish the 2014 taxation and capping policies as described herein. (FIN002-14) (File: F00)

Attachments: [FIN002-140505.pdf](#)

2013 BUSINESS PLAN - YEAR END REPORT

1. That the 2013 Business Plan Year End Report representing an achievement of 99% of the financial budget associated with the tax rate supported plan, 109% of the planned reserve contribution target for water (before 2012 rebate), 123% of the reserve contribution target for wastewater operations, and 84% of the planned reserve draw for parking operations, be received.
2. That the 2013 year-end tax rate supported surplus of \$1,597,200, comprising \$418,020 in net surplus from Service Partners and \$1,179,180 in surplus from services provided by the City of Barrie, be distributed as follows:
 - a) \$545,141 carried forward to 2014 to fund items that were committed in 2013 by purchase order or contract but remained incomplete or undelivered at December 31, 2013;
 - b) \$114,000 to the County of Simcoe Capital Reserve (13-04-0446);
 - c) \$656,641 to the Tax Capital Reserve (13-04-0440); and
 - d) \$281,418 to the Tax Rate Stabilization Reserve (13-04-0461).
3. That the 2013 wastewater rate surplus of \$1,235,563 be distributed as follows:
 - a) \$30,426 carried forward to 2014 to fund items that were committed in 2013 by purchase order or contract but remained incomplete or undelivered at December 31, 2013;
 - b) \$843,596 to the Wastewater Rate Capital Reserve (12-05-0575); and
 - c) \$361,541 to the Wastewater Rate Stabilization Reserve (12-05-0577).
4. That the 2012 water rebate of \$1,991,500 be funded from the Water Rate Stabilization Reserve with the resulting water rate surplus of \$237,530 being distributed as follows:
 - a) \$8,270 carried forward to 2014 to fund items that were committed in 2013 by purchase order or contract but remained incomplete or undelivered at December 31, 2013;
 - b) \$160,482 to the Water Rate Capital Reserve (12-05-0580); and
 - c) \$68,778 to the Water Rate Stabilization Reserve (12-05-0582).

5. That consistent with motion 14-08 approved by the Library Board, the Barrie Public Library's 2013 operating deficit in the amount of \$108,582.29 be funded from the Library Ramp-up Reserve.
6. That a new reserve (13-04-0446) with the description "County of Simcoe Capital Reserve" be established to hold funds collected for the County's Capital Program but not yet spent.
7. That \$950,000 collected for the County of Simcoe's 2012 Capital Program but not yet spent be transferred from the Tax Capital Reserve (13-04-0440), where the funds are currently held, to the County of Simcoe Capital Reserve (13-04-0446). (FIN004-14) (File: F00)

Attachments: [FIN004-140505.pdf](#)

FEES FOR FUNDRAISING EVENTS AT THE BARRIE MOLSON CENTRE

That delegated authority be granted to the Director of Recreation Services, in consultation with the General Manager of Community and Corporate Services, to waive the normal "Event Rate" Daily Fee charged for ticketed events at the Barrie Molson Centre - the fee having been established by the Fees By-law as approved by Council each year - and in place of this fee to charge qualifying fundraising events held at the Barrie Molson Centre in accordance with the "Fee Guidelines for Fundraising Events at the Barrie Molson Centre" as provided in Appendix "A" of Staff Report REC001-14. (REC001-14) (File: R05)

Attachments: [REC001-140505.pdf](#)

WATERFRONT PARKING EVENT FEES (WARDS 1,2, 8, and 10)

1. That Fees By-law, Schedule "J", Section "5" "Parking Fees" be amended effective January 1, 2015 by adding the following:

Special Event Parking Lot Reservation	2015 Approved Fee
Johnsons Beach Lot	\$7.50/stall/day
Marina Lot	\$7.50/stall/day
Minet's Point Lot	\$7.50/stall/day
North Centennial Lot	\$7.50/stall/day
South Centennial Lot	\$7.50/stall/day
Southshore Centre	\$7.50/stall/day
Tiffin Boat Launch	\$7.50/stall/day
Tyndale Park Lot	\$7.50/stall/day

2. That Fees By-law 2014-021, Schedule "J", Section "5" "Parking Meter Fees" be amended by deleting the following:

Visitor Waterfront Parking \$3.00/hr, \$15.00 daily max. 9:00 a.m - 5:00 p.m. Mon-Fri

And adding the following:

Visitor Waterfront Parking \$3.00/hr, \$15.00 daily max. Mon-Sun
(2014 Southshore facility bookings exempt)

(RPF005-14) (File: T08-VA)

Attachments: [RPF005-140505.pdf](#)

PARKING INVESTIGATION ON LAMPMAN LANE AND BRONTE CRESCENT (WARD 5)

That Traffic By-law 80-138 Schedule "B" "No Parking in Specified Places Where Signs on Display at Stated Times" be amended:

By deleting the following:

"Lampman Lane

South side from Browning Trail to the easterly intersection of Bronte Crescent

8:00 a.m. to 5:00 p.m. Monday to Friday, September to June."

And adding the following:

"Lampman Lane

South side from Browning Trail to a point 200 metres east thereof

8:00 a.m. to 5:00 p.m. Monday to Friday, September to June."

(RPF007-14) (File: T08)

Attachments: [RPF007-140505.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEMS FOR DISCUSSION**8.1 PROHIBITION ON THE SALE OF WINE AT FARMERS' MARKET(S) DURING AGCO PILOT PROGRAM**

1. That the sale of Vinter's Quality Alliance (VQA) wine at the Farmers' Market(s) be prohibited within the City of Barrie during the period of the two year Alcohol and Gaming Commission of Ontario (AGCO) pilot program.
2. That a copy of this resolution be provided to the AGCO. (Item for Discussion 8.1, May 5, 2014) (File: P09)

Sponsors: Councillor B. Ward

Attachments: [C4 140422 - Alcohol and Gaming Commission of Ontario](#)
[C5 140122 - Simcoe Muskoka District Health Unit Premier](#)
[C5 140422 - Simcoe Muskoka District Health Unit](#)

8.2 REFERRAL OF MEMORANDUM REGARDING THE WITHDRAWAL FROM THE ONTARIO MUNICIPAL BENCHMARKING INITIATIVE

That the memorandum from C. Ladd, Chief Administrative Officer dated April 28, 2014 regarding the withdrawal from the Ontario Municipal Benchmarking Initiative be referred to the Finance and Corporate Services Committee for further consideration. (Item for Discussion 8.2, May 5, 2014) (File: A27)

Sponsors: Councillor M. Prowse

Attachments: [A6 140428 - Withdrawal from OMBI](#)

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES**11. ANNOUNCEMENTS****12. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chambers are available upon request from the staff in the City Clerk's Office.

American Sign Language (ASL) Interpreters are also available upon request. Please contact the City Clerk's Office staff at 705-739-4204 or cityclerks@barrie.ca regarding a request for an ASL Interpreter as soon as possible, to ensure availability.