



Minutes - Final
General Committee

Monday, May 5, 2014

7:00 PM

Council Chamber

GENERAL COMMITTEE REPORT

For the consideration by the Council of the City of Barrie on May 12, 2014.

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

Present: 10 - Mayor J. Lehman; Councillor B. Ainsworth; Councillor L. Strachan; Councillor B. Ward; Councillor P. Silveira; Councillor M. Prowse; Councillor J. Brassard; Councillor A. Khan; Councillor B. Jackson; and Councillor A. Nuttall

Absent: 1 - Councillor D. Shipley

STUDENT MAYORS:

Elizabeth Case of Innisdale Secondary School
Ben Gilbert of Monsignor Clair Catholic School

STAFF:

Acting General Manager of Infrastructure and Growth Management, K. Bradley
Acting Director of Facilities and Transit, D. Burton
Chief Administrative Officer, C. Ladd
City Clerk/Director of Legislative and Court Services, D. McAlpine
Deputy City Clerk, W. Cooke
Director of Building and By-law Services, G. Allison
Director of Engineering, J. Weston
Director of Finance, D. McKinnon
Director of Recreation, B. Roth
Director of Roads, Parks and Fleet, D. Friary
Executive Director of Access Barrie, R. James-Reid
Executive Director of Innovate Barrie, R. Bunn
General Manager of Community and Corporate Services, R. Forward
Manager of By-law Services, T. Banting
Manager of Business Services, R. Emmerson
Manager of Environmental Services, S. Coulter
Manager of Planning Policy, M. Kalyaniwalla

Policy Planner, R. Cotton.

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

SECTION "A"

14-G-105 TRANSPORTATION AND ECONOMIC DEVELOPMENT COMMITTEE REPORT DATED APRIL 16, 2014.

The Transportation and Economic Development Committee Report dated April 16, 2014, was received.

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

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/12/2014.

14-G-106 COMMUNITY SERVICES COMMITTEE REPORT DATED APRIL 16, 2014

The Community Service Committee Report dated April 16, 2014, was received.

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

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 5/12/14.

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

SECTION "B"

14-G-107 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.

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-108 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](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-109**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](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-110 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](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-111 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](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-112 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](#)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-113 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."
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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."
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(RPF007-14) (File: T08)

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

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

14-G-114 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)

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

This matter was referred to the Finance and Corporate Services Committee for consideration at its next meeting.

The General Committee met for the purpose of two Public Meetings at 7:07 p.m. and reports as follows:

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the City Clerk's Office. Any interested persons wishing further notification of the staff reports regarding the applications were advised to sign the appropriate notification form required by the City Clerk's Office. Mayor Lehman confirmed with the Director of Planning that notification was conducted in accordance with the Planning Act.

SECTION "C"

14-G-115 APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - SEAN MASON HOMES, 369 AND 379 ESSA ROAD (WARD 6) (FILE: D14-1570)

Mr. Sean Mason of Sean Mason Homes advised that the purpose of the public meeting is to review an application for an amendment to the Zoning By-law submitted by Innovative Planning Solutions on his behalf. Mr. Mason provided an overview of the proposed development plans for 369 and 379 Essa Road. He commented that he believes the proposal will address changing demographics as well as intensification in the City.

Mr. Darren Vella of Innovate Planning Solutions provided a map to illustrate the context of the application (location, size, frontage, current use and surrounding land uses). He also provided excerpts from the City's Official Plan and Zoning By-law to identify the current land use and zoning designations for the subject site. Mr. Mason discussed the themes associated the proposed development and provided both artist renderings and photographs to demonstrate the conceptual design elements proposed for the site including the floor plans, amenity space, architectural style, landscape elements and the Essa Road interface.

Mr. Vella outlined the proposed amendments to the Zoning By-law that would be required to accommodate the proposed development. He highlighted studies that have been submitted in support of the proposal. Mr. Vella discussed the application in the context of the Provincial Planning Policy and the City of Barrie's Intensification Strategy and Official Plan. He provided his professional planning opinion that the application conforms to Provincial Policy Statement, Growth Plan and City of Barrie Official Plan.

Mr. Mason concluded the presentation by outlining why he felt the application would address the evolving needs in the community.

PUBLIC COMMENTS

1. **Ms. Hala Jabr, 91 Coughlin Road, Unit 13**, commented on the accessibility, modern and smart design of her residence, completed by the same developer. She indicated that the proposed development represents a smart design for professionals moving into Barrie and is located with amenities across the street.
2. **Ms. Darlene Rozon, 101 Kozlov Street**, commented on the need for smaller, smart and affordable places to live. She observed that Barrie is an up and coming City, is quite well known in many areas and could set an example for other communities. Ms. Rozon discussed her thoughts on the need for innovative thinking and to explore new and different housing options.

WRITTEN CORRESPONDENCE

1. Correspondence from Casey and Jill Van Kessell, dated March 31, 2014.
2. Correspondence from ADA Homes, undated.

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

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 5/12/2014.

14-G-116 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)

Mr. Ross Cotton, Policy Planner advised that the purpose of the public meeting is to review an application for an Official Plan Amendment and Amendment to the Zoning By-law to incorporate a proposed Affordable Housing Strategy. Mr. Cotton provided an overview of the *Strong Communities Through Affordable Housing Act, 2011*. He detailed the public consultation and previous staff reports associated with the Strategy. Mr. Cotton highlighted the Provincial and municipal legislative framework related to affordable housing.

Mr. Cotton discussed the City of Barrie's projected population change and the need for affordable housing units. He provided context related to the cost of home ownership in Barrie and the percentage of homes that would be considered affordable. Mr. Cotton reviewed the status of the rental housing market in the community. He discussed the status of social housing waitlists and wait times and student housing needs.

Mr. Cotton highlighted the proposed revisions to the Official Plan policies to incorporate the Affordable Housing Strategy. He reviewed the current provisions within the City's Zoning By-law related to second suites as well as the proposed amendments to broaden the zones where second suites are permitted. Mr. Cotton advised that the proposed zoning amendments would permit second suites in Residential (R1) - (R4) zones and allow an accessory building to be used for a second suite in the corresponding zones. He discussed the development standards that are proposed for second suites including the parking space requirements, a limit on the number of second suites per property and minimum and maximum floor areas of each unit. He also commented that second suites must adhere to other zoning standards, Building Code Act and Fire Code Act.

Mr. Cotton described a number of other initiatives that are being investigated to assist in the provision of affordable housing. In closing, Mr. Cotton identified the next steps in the process.

PUBLIC COMMENTS

1. **Mr. Robert Lorimer, 38 Indian Arrow Road** raised concerns regarding the proposed maximum 50 sq. m. floor area noting that he has an in-law suite in his basement that is approximately 1100 sq. ft. He requested that consideration be given to increasing the size permitted for second suite units.

City staff provided information regarding the process associated with registering a second suite unit.

2. **Mr. George Nagel, 107 Loon Avenue** advised of his concerns related to the proposed maximum floor area in the by-law. He noted the difficulty homeowners would face if they were required to section off part of their basement to meet the size limit. He suggested that the City should establish how many illegal second suites and rooming house there are in the City. Mr. Nagel commented on the challenges presented in addressing illegal second suites as well as permitting these units, given the constraints imposed on the City related to by-law definitions of tenants and relationships. He suggested a limit on the number of tenants residing at a specific municipal address and a prohibition on the splitting of municipal addresses. Mr. Nagel commented on the need to make more units available while addressing concerns of neighbouring property owners. He observed that limiting the units to one bedroom would limit parents with children as potential tenants.

Mr. Nagel commented that the biggest challenge is with the language restrictions. He suggested that the second suites would police themselves, as complaints generated to the landlords, or municipalities would identify unrelated tenants that may be living in a unit.

3. **Mr. Brian Therrien, 144 Anne Street North** raised concerns regarding the provision of second suites in residential zones in the City due to issues he has experienced in his neighbourhood with respect to a rooming house. He discussed his concerns that owners of boarding houses and duplexes do not adhere to municipal by-laws and standards and progressively stop maintaining their properties allowing them to deteriorate. He has complained about the property on his street on numerous occasions and feels that there are no rules or controls to alleviate his situation. Mr. Therrien provided an example of a property owner who had previously owned several second suites and had sold his properties to eliminate the challenges he had experienced with the tenants.

Mr. Therrien noted that he built his home over 29 years ago and has worked hard to maintain his property. He feels that approval of these amendments will cause neighbourhoods in Barrie to deteriorate. Mr. Therrien recommended that staff develop meaningful rules to control second suites that can be enforced.

Mr. Therrien expressed concern that a 50 sq. m. unit could become a fire trap if several people were residing in the unit. He identified the need for enforceable rules.

4. **Mr. Craig Webster, 79 Violet Street** agreed with the comments expressed by Mr. Therrien with respect to the need for additional measures to address illegal second suites. Mr. Webster commented that he is an empty nester and has an interest in potentially utilizing a portion of his property as a second suite. He expressed concern regarding the maximum floor area as he feels it will be too small to meet the needs of many tenants. Mr. Webster noted that the maximum floor area may impact the profitability associated with creating affordable housing that is needed.

Mr. Webster suggested that the owners of rental homes that are in disrepair be provided an opportunity to clean it up, and if it is not resolved, a clean-up crew could be hired at the owners expense.

Mayor Lehman and City staff provided information regarding the process associated with addressing property standards violations.

5. **Mr. Harley Cooper, Realtor** commented that he works with young professionals, who are looking for properties with legal second suites. He noted that with the average house price around \$334,000 it is difficult for most to purchase and the demand is greater than the supply.

Mr. Cooper reiterated comments provided previously regarding the proposed maximum floor size limiting tenant options. He advised that the City of St. Catherine's is a university town and that in some areas there are a number of second suites and there does not seem to be any issues with cars parking on front lawns.

6. **Mr. Paul Collins, 75 College Crescent** expressed concern with the potential increase in second suites in the East end of the City, should the amendments be approved. He commented that the area is improving and that these changes might cause challenges again. Mr. Collins suggested that the proposed student housing project to be built on Georgian Drive is the right way of addressing housing needs.
7. **Mr. Greg Sullivan, 669 Yonge Street**, commented that more controls should be put in place as opposed to limiting the floor area of second suites. He advised that he feels the maximum floor area won't work for many houses as it would be difficult for some owners to portion off a floor level, discouraging the creation of second suites. He also noted that the maximum floor area would be insufficient for a parent with a child. Mr. Sullivan suggested restricting the number of people in a second suite instead of the size of the units.
8. **Karen de Jong, 177 Dunlop Street**, commented that 50 sq. m. is insufficient for units in Barrie and might work in downtown Toronto. She questioned why a 50 sq. m. maximum floor area was established. Ms. de Jong suggested that homeowners should be provided some discretion on the size of units and number of tenants.

City staff detailed how the maximum floor area was established.

9. **Mr. Les Kovacs 71 Bronte Crescent**, advised that he agreed with Mr. Therrien and discussed concerns related to parking on Bronte Crescent. He noted that the current parking issues would be much greater if four to eight people were permitted as tenants in second suites along his street. He indicated that he didn't want to live in a neighbourhood that would permit that many people to live in a property.

10. **Ms. Lori Gauthier, 107 Loon Avenue**, advised that she felt the maximum floor area was too small and suggested limiting the number of people in a basement unit. She commented that she is concerned about the proposed maximum floor area for the second suites, as may be challenging for residents to provide a safe second suite in their homes. She suggested that the City should try to change the legislation related to regulating unrelated people in a home.

11. **Ms. Carla Dermott of the Simcoe County Alliance to End Homelessness**, read written comments provided by Sara Peddle of the Simcoe County Alliance to End Homelessness discussing the current affordable housing crisis in Simcoe County. She noted that the Alliance is encouraged by the Affordable Housing Strategy as second suites can contribute to addressing affordable housing needs if they are well managed. Ms. Peddle had also observed that the Strategy provides for solutions through municipal planning options. She advised that the Alliance looks forward to continuing to work with the City to alleviate the affordable housing crisis.

12. **Mr. Wayne Hay, Chair of the Downtown Barrie Business Association** commented that he thought the use of bonusing for the provision of affordable housing could address a portion of the need. He enquired whether there would be any consideration of reducing development charges for affordable housing. Mr. Hay cited the provision of bonuses for affordable housing in the City of Toronto.

City staff provided a response regarding the potential consideration of reducing development charges for affordable housing projects.

13. **Mr. Steve Weston, 36 Patterson Road** commented that he and his wife have had boarders in their home for over 30 years. He advised that for the first 20 years his tenants were primarily college students, but he has received inquiries from single parents in more recent years. Mr. Weston suggested that this seems to be a trend and he feels that a better understanding of the needs of the tenant base is required. He commented that multiple tenant situations would need to be policed and the extra costs could outweigh any additional tax benefit. Mr. Weston observed that rental suites could be enticing to some as a supplemental income, but noted that there is benefit of having the landlord on the property as it reduces the risk of a multi-tenant situation. He stated that he agrees there is a need for social housing and enquired whether or not there would be restrictions on the amount of rent that could be charged or a requirement to rent to individuals with low incomes. Mr. Weston indicated that there would need to be strict guidelines, which are

enforceable. He asked whether or not a program could be put in place to forgive illegal second suites.

City staff provided a response regarding restrictions on the amount of rent.

14. **Mr. Bill Scott, 126 Burton Avenue**, requested clarification related to whether the proposed maximum floor area for second suites in single family zoning categories would also apply to the residential multiple density zoning categories. He indicated that the owner of a two storey home might be interested in turning the second floor into a second suite but it wouldn't necessarily be feasible to close off the floor without significant structure renovations. Mr. Scott stated that he believed the cap on the maximum floor area would be imposing stringent standards and only address the portion of affordable housing needs related to one bedroom units.

City staff provided a response regarding the proposed application of the maximum floor area restrictions.

15. **Ms. Kim Cunningham, 109 Emms Drive** questioned why the floor area of the units is being limited and not the number of tenants, as she believes the number of people is the problem.

City staff provided a response regarding the rationale associated with the proposed restriction on maximum floor area.

16. **Ms. Mirela Stan, 51 Hickling Trail**, commented that she believes this is the first step to address the need for affordable housing. She indicated that the Strategy should address the long term needs for affordable housing and not just today's need for one bedroom units. Ms. Stan suggested that there is probably a higher need for two bedroom units. She recommended looking more deeply at the affordable housing situation and not just suggesting provisions that are easy to enforce. Ms. Stan noted that the impact on the neighbourhood needs to be addressed while allowing a property owner some flexibility in the size of unit.

17. **Ms. Darlene Rozon, 101 Koslov Street** commented that she is concerned with the proposed maximum floor area. She discussed concerns related to living in such tight quarters and provided examples from her own personal experience living in a small unit. Ms. Rozon suggested consulting with the Health Unit and/or creating a committee to review the matter. She indicated that the number of tenants should be limited rather than the size of the units.

18. **Ms. Caroline Smith, 11 Lettita Street** suggested that there may be a shift in the size of units required as the number of students decrease, and this shift should be addressed in the Strategy. She indicated that families will require larger units and some homes may be able to accommodate this need. Ms. Smith suggested factoring the size of the

home into a determination of the maximum floor area for a second suite.

19. **Mr. Christian Quinteros, 177 Dunlop Street**, requested clarification related to the zoning categories that would permit accessory structures such as coach houses to be converted into a second suite.

City staff provided clarification related to the proposed zoning categories that would permit accessory structure conversion.

20. **Casey Van Kessel, 6781 10th line Thornton**, commented that he felt the maximum floor area didn't matter and the supply and demand issues would be resolved on their own. He suggested that there has always been a challenge with the number of people and it would not be solved through enforcement. Mr. Van Kessel indicated that the price of the unit is what matters. He stated that he feels the Strategy is very ambitious and he hopes that it works. Mr. Van Kessel stated that young professionals want larger units than 50 sq. m. He suggested that the minimum floor area be increased and the maximum be eliminated. Mr. Van Kessel enquired whether the amendments would apply to properties in the annexation lands and whether the development charges would be reduced. He expressed concern regarding reducing development charges as he felt that property owners might not deliver on the units after paying the lower fee. Mr. Van Kessel stated reiterated his suggestion relating to increasing the minimum sq. m. and eliminating the maximum, noting that once there were enough units, the supply and demand would be addressed. He noted that it has been challenging to bring developers of low cost housing into the community and the restrictions on the second suites might not give them the flexibility they require. Mr. Van Kessel suggested restricting the number of cars in the driveway and prohibiting on street parking as a means of controlling the number of tenants.

Members of General Committee asked a number of questions of staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence received from Mirela Stan, undated.
2. Correspondence from Erich Jacoby-Hawkins, dated April 2, 2014.
3. Correspondence received from Cindy Knox, received April 15, 2014.
4. Correspondence received from Don and Marilyn Nielsen, dated April 16, 2014
5. Correspondence received from Brian Therrien, undated.
6. Correspondence received from Diane Tompkins, dated April 24, 2014.
7. Correspondence from Tara Wanamaker, dated April 28, 2014.

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

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 5/12/2014.

General Committee recessed at 10:04 p.m. and resumed at 10:21 p.m.

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

SECTION "D"**14-G-117 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 Queen's 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](#)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

SECTION "E"**14-G-118****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](#)

This matter was recommended (Section "E") to City Council for consideration of receipt at its meeting to be held on 5/12/2014.

SECTION "F"

14-G-119 BARRIE TRANSIT SYSTEM -FIVE YEAR BUSINESS PLAN

That paragraphs 2 to 5 of Staff Report FACTR002-14 be referred to the Finance and Corporate Services Committee for further consideration. (FACTR002-14) (File: C11-TRA)

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

This matter was referred to the Finance and Corporate Services Committee for consideration at its next meeting.

SECTION "G"

Pursuant to Section 2 (18) of Procedural By-law 2013-072, the Committee adopted a procedural motion in order to extend the meeting past 11:00 p.m. to 12:00 midnight.

14-G-120 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 the Transit Fares remain at the 2013 Council approved rates until such time that Corporate and Finance Committee has completed its consideration of the referred business with respect to the five year business plan for transit.
3. That staff investigate options to extend transit service to the Huronia Road/Lockhart Road area, including the provision of a zone(s) for an additional fare to fund the extension of service, if required, and report back to General Committee. (FACTR002-14) (File: C11-TRA)

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

This matter was recommended (Section "F") to City Council for consideration of adoption at its meeting to be held on 12/05/2014.

14-G-121 PROHIBITION ON THE SALE OF WINE AT FARMERS' MARKET(S) DURING AGCO PILOT PROGRAM

That the Item for Discussion concerning a Prohibition on the Sale of Wine at Farmers' Market(s) during the AGCO Pilot Program be deferred until representatives of the Simcoe Muskoka District Health Unit and the Farmer's Market have an opportunity to meet and discuss the matter. (Item for Discussion 8.1, May 5, 2014) (File: P09)

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

This matter was deferred for consideration at a future General Committee Meeting.

14-G-122 CORRESPONDENCE FROM LEE PERRY AND KAREN GREGORY DATED APRIL 23, 2014 REGARDING THE ISSUANCE OF A BUILDING PERMIT TO REBUILD THEIR GARAGE AFTER A FIRE.

That the correspondence from Lee Perry and Karen Gregory dated April 23, 2014 regarding the issuance of a building permit to rebuild their garage after a fire, be referred to the Development Services Committee for consideration.

Attachments: [C5 140428 - Garage Fire.pdf](#)

This matter was referred to the Development Services Committee for consideration at its next meeting.

ENQUIRIES

There were no enquires at General Committee.

ANNOUNCEMENTS

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

The General Committee reports that upon adoption of the required procedural motion it met in closed session in the Council Chamber at 11:25 p.m. to discuss the content of confidential staff report CLK005-14 concerning a Personal Information Matter - Appointment to the Lake Simcoe Regional Airport Board. Members of General Committee (with the exception of Councillor, P. Silveira), the Chief Administrative Officer, City Clerk/Director of Legislative and Court Services, Deputy City Clerk, and General Manager of Community and Corporate Services, 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 "H"

14-G-123 DISCUSSION OF A CONFIDENTIAL PERSONAL INFORMATION MATTER - APPOINTMENT TO THE LAKE SIMCOE REGIONAL AIRPORT BOARD

That motion 14-G-123 contained within the confidential notes to the General Committee Report dated May 5, 2014 concerning the discussion of a Confidential Personal Information Matter - Appointment to the Simcoe Regional Airport Board, be received. (CLK005-14) (FILE: C06)

This matter was recommended (Section "G") to City Council for consideration of receipt at its meeting to be held on 5/12/2014.

SECTION "I"

14-G-124 APPOINTMENT TO THE LAKE SIMCOE REGIONAL AIRPORT BOARD

1. That Brent Hill be appointed to the Lake Simcoe Region Airport Corporation Board for a term of office to expire on January 31, 2015.
2. That the Township of Oro-Medonte and the County of Simcoe be requested to provide written confirmation in accordance with Section 6.09 of the Lake Simcoe Regional Airport Agreement of the City of Barrie's appointment to the Lake Simcoe Regional Airport Board of Directors. (CLK005-14) (FILE: C06)

This matter was recommended (Section "I") to City Council for consideration of adoption at its meeting to be held on 5/12/2014.

The meeting adjourned at 11:29 p.m.

CHAIRMAN