



Committee Agenda

**Committee Meeting of Council
January 30, 2012
at 7:00 p.m.**

MEETINGS

**FOR THE WEEK OF
JANUARY 30TH, 2012**

Monday, January 30, 2012

7:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor
City Hall

MEETINGS

**HELD UNDER THE
*PLANNING ACT***

Monday, January 30, 2012

7:00 p.m.

Rezoning application
Orlando Rosales & Mable
Hernandez
403 Worthington Street East

Rezoning application
North Bay General Hospital
685 Bloem Street

Rezoning application
2046304 Ontario Ltd.
342 Percy Street

COMMUNITY SERVICES COMMITTEE

Monday, January 30, 2012

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Chairperson: Councillor Lawlor
Vice-Chair: Councillor Mendicino
Member: Councillor Vaillancourt
Ex-Officio: Mayor McDonald

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/ SAGERD).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- CS-2011-16 Plan of Subdivision application by Miller & Urso Surveying Inc. on behalf of 873342 Ontario Inc. (Kenalex Development Inc.) - Phase II, Trillium Woods Subdivision (Booth Road) (D12/2011/KENAL/BOOTHRD2).
- CS-2011-22 Report from E. Acs dated November 15, 2011 re 2011 Update - Municipal Accessibility Advisory Committee Annual Report (C01/2011/ MAAC/GENERAL).
- **CS-2011-23 Report from I.G. Kilgour dated November 22, 2011 re Sport Field User Fees (C01/2011/BYLAW/USERFEES).**
- CS-2011-24 Report from P. Carello dated November 25, 2011 re 2011 Municipal Heritage Committee Annual Report (R01/2011/NBMHC/GENERAL).
- **CS-2012-01 Rezoning application by Orlando Rosales & Mabel Hernandez - 403 Worthington Street East (D14/2011/ROHER/403WORTH).**
- **CS-2012-02 Rezoning application by Goodridge Planning & Surveying on behalf of North Bay General Hospital - 685 Bloem Street (D14/2011/ NBGH/BLOEMST).**
- **CS-2012-03 Rezoning application by Harriman & Associates on behalf of 2016304 Ontario Ltd. - 342 Percy Street (D14/2011/2 0463/342PERCY).**
- **CS-2012-04 Report from B. Hillier dated January 11, 2012 re New Official Plan approval (D08/2008/CNB/OPA).**

CS-2011-23

No recommendation, item to remain on Committee.

City of North Bay

Report to Council

Report No: CSBU 2012-26

Date: January 24, 2012

Originator: Ian Kilgour
Director Parks, Recreation and Leisure Services

Subject: Sport Field User Fees-Supplemental Report to CSBU 2011-111 Report

RECOMMENDATION

- 1) That the attached Field User Fee chart and accompanying Supplemental Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.
-

BACKGROUND

This report is being presented at this time to provide field user groups with fee information that will assist them in their budgeting and setting registration fees for the 2012 season. The User Fee By-law process is scheduled for a Public Meeting regarding User Fees in April/May 2012.

Over the past year, staff has been undertaking a review of Sports Field User Fees in an effort to determine the appropriate fee structure for sport fields. In reviewing previous years, the cost recovery from user fees represented between 25 and 35 percent of direct maintenance costs. The recommended fees in the original report to this supplemental (CSBU 2011-111) uses a cost recovery of 50% of Parks, Recreation & Leisure Services direct and indirect costs.

In 2011, Parks and Recreation staff commenced a review of Sports Field User Fees which included comparison to 17 other communities and consultation with user groups. The study also reviewed both direct and indirect costs associated to Sports Fields.

On November 22, 2011, Council was presented with Report CSBU 2011-111 Sport Field Recommended User Fees (copy attached). An excerpt from the proposed fee structure of CSBU 2011-111 is shown below.

User Fee Structure as Recommended in Original Report CSBU 2011-111

The following is the proposed fee structure charged on an hourly basis for sport field use:

- f) *Tournament: discounted hourly rate proposed based on level of play and number of out of town teams participating.*

Local, regional, provincial, national: Sliding scale of increased discount as the level of play and number of out of town teams increase. i.e. the rate/hour will decrease as the level of play and number of out of town teams increase.

Sport Tourism Tournaments – The City has initiated a sport tourism strategy. According to Blair McIntosh of the Sport Alliance of Ontario, tournament conveners routinely request municipalities to contribute to their events. Sport tourism tournament is defined as a minimum of 75% of participants require lodging in the City. The proposed discounts for regional/provincial tournaments and up are based on the fact people who come to these events from out of town (visitors) spend money in restaurants, hotels, gas stations, shopping. The discounted rate is proposed to encourage leagues to host these types of tournaments.

- o Local tournament – 15% discount off of applicable hourly fees for field category (Youth or Adult)*
 - o Regional/Provincial Tournament – 25% discount off of applicable fees for field category*
 - o National Tournament – negotiated based on bid package. Minimum 25% discount*
- g) Omischl Artificial Turf off season use – cost of manpower and other services plus the hourly rental rate. Conditions will apply relating to snow cover.*

Note:

Based on the cost analysis it has been determined that lights had a minimal impact on the hourly cost. It is proposed that there is no light fee charged.

Sport Field Categorization:

Fields have been grouped into categories to reflect similar levels of maintenance and play. Like fees will be charged for a field category with the goal of an overall cost recovery of 50% for sport field operations (PRLS direct and indirect).

Athletic Field Categories (Soccer, Football, Ultimate Frisbee)

Category 1 – Sport complex – Soccer/Football Synthetic Soccer Synthetic

Category 2 – Sport complex – Soccer Natural Turf field

Category 3 – Fischer, Veterans, ONR, W.J. Fricker, Graham, Amelia, Sam Jacks Mini Fields

Ball Field Categories

Category 1 – Sport Complex – 2 ball fields, 1 ball field with mound

Category 2 – Johnson, Troy, Veterans

Category 3 – Amelia, Handley, Kelly, Lennox, Centennial

Category 4 – Tapper Grey, Phillips (Youth Only)

Youth Rates

Proposed youth rates reflect the following discount depending on the Field Category:

Youth Prime rate-20% discount off of adult rates (Field Categories 1 to 3)

Youth Prime rate on youth field (Fields category 4)-20% off of youth category 1 to 3 field rate

Youth Non-Prime rate – 50% discount off regular youth fee for the field category

Sport Complex Rates

Based on the survey of other municipalities the proposed fees for fields at Omischl Sports Complex are not the highest or lowest, they are somewhere in between.

A meeting with user groups was held on November 30, 2011 to review the recommended fees and rate structure in CSBU 2011-111. Following is a summary of comments and concerns expressed at the meeting.

- Proposed increase is too much – all leagues support a status quo 3% annual increase
- Proposed fees will cause registration fee sticker shock if the increase is done in one year
- Any increase over the historical 3% should be phased in over a few years
- Any increase impacts ability to pay for some who play
- Groups include CRF + HST total cost when calculating hourly rate
- Tournament Rates – local tournaments should have the same discount as out of town teams (Provincial/National)
- Youth leagues should not get discounted rates on the back of adult leagues, City should subsidize with tax base
- Low user fees promote healthy active living
- North Bay is becoming an unfriendly community because of user fees
- Additional field classification required for Athletic Fields (Amelia/Sam Jacks Mini)
- Suggested off Season discounted rates – i.e. April to mid-May, mid-October to mid-November – discounted rate to encourage use
- Why does it cost more to use natural turf soccer field vs. ball field?
- Sport Tourism – hospitality partners should be supporting tournaments financially in return for the paying customers the tournaments bring to them.
- Corporate sponsorship at Omischl should offset user fees
- The City is operating like a business instead of the service it is supposed to be
- Hourly field fees cannot not be considered in isolation and total costs including the Capital Reserve Fee (CRF) as well as HST should be shown.

The following user groups were represented at the meeting:

Youth Soccer, Selects Soccer, Men's and Women's Soccer, Ultimate Frisbee, Minor Girls Softball, Minor Baseball, Senior Baseball, Men's Slo-pitch, Women's Slo-pitch, Mixed Slo-pitch, Senior Men's Fastball

Based on the feedback received from the user groups the following User Fee structure is recommended. It should be noted that these fees will make up part of the City's User Fee By-law and will need to be considered at the time Council is dealing with the User Fee by-law which

is to occur in April/May.

MODIFICATIONS/ADDITIONS TO PREVIOUS RECOMMENDATIONS

- 1) Items a, b, c, and d of the User Fee Structure in Report CSBU 2011-111 remain unchanged as shown below:
 - a. Adult for users 19 and over.
 - b. Youth for users 18 and under – Proposed that the youth hourly fee be at a 20% discount off of adult fees charged for a field utilized by both adults and youth and that a youth fee be established for “youth” only/restricted fields.
 - c. Prime Time: Monday to Friday, 5 – 11pm Saturday, Sunday 8am – 11pm.
 - d. Non-Prime: Monday to Friday, 8am – 5pm Proposed 50% discount off of regular rate.
- 2) It is recommended that the original report be amended to include one tournament fee for any type of tournament. This fee would apply to local, regional/provincial events (not including regular season play or play-offs). It is proposed that the tournament discount would be 50% off of the regular rate for the field/time/age group. National tournaments would receive a minimum of a 50% discount; however, additional terms may be negotiated based on the national bid package and Sport Tourism benefits.
- 3) It is recommended that the original report be amended to add a fourth field category to the Athletic Field Categories based on feedback from the group. Fields suggested to be included in the new fourth field category are Amelia, Thomson Mini and the new mini fields at Bowness. This was because of the size of the fields and level of play. A fourth category has been created with a corresponding fee category.
- 4) It is recommended that the original report be amended to include a three year (3) phase-in (2012, 2013 and 2014).
- 5) It is recommended that the original report be amended to include a two year (2) phase-in for fields at the Steve Omischl Sport Complex over 2012 and 2013.

Field Fee Chart (attached)

The User Field Fee chart includes:

- | | |
|---------------------------------|----------------------------------|
| 1) Athletic Field User Fee | -Three (3) Year Phase-In of Fees |
| 2) Ball Field User Fee | -Three (3) Year Phase-In of Fees |
| 3) Steve Omischl Sports Complex | -Two (2) Year Phase-In of Fees |

The attached chart reflects changes recommended in this report, including the respective two and three year phase-in of field fee increases, the additional "Athletic Field Category 4" and corresponding user fee rates including Amelia, Bowness Mini and Thomson Mini soccer fields. The recommended tournament rate discount of 50% is not shown on the charts but is calculated as a 50% discount off of the Prime and Non-prime fees in the chart.

The chart also shows the total recommended field user fee without phase-in for comparison purposes.

The revised chart shows the new recommended rates as phased in over the next two and three years respectively; the annual 3% increase; the phased in CRF as per Clause No. 1 of Community Services Committee Report No. 2011-14 and the Harmonized Sales Tax (HST) of 13%.

Please note the following with respect to the attached Field User Fee Chart for phase-in:

- For comparing the new rates to the existing rates, the chart uses the existing lit field fee rate including the annual 3% increase
- Capital Reserve Fee (CRF) implemented to raise community share for Omischl Sports Complex
- Harmonized Sales Tax (HST) came into effect July 1, 2010
- "Recommended Fee" demonstrates total Field Fee as it would have been in 2014 including 3% increases in 2013 for the two (2) year phase-in and 2014 for the three (3) year phase-in. It utilizes the appropriate recommended fees in CSBU 2011-111 as the base fee.

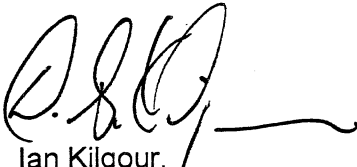
ANALYSIS / OPTIONS

- 1) That the attached Field User Fee chart and accompanying Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.

- 2) That Council not receive the supplemental report CSBU 2012-26
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RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

- 1) That the attached Field User Fee chart and accompanying Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.



Ian Kilgour,
Director Parks, Recreation and Leisure Services


I concur in this report and recommendation.



Jerry Knox
Managing Director Community Services



Margaret Karpenko
Chief Financial Officer



Dave Linkie
Chief Administrative Officer

Person designated for continuance:

Attachments: CSBU-2011-111-Sport Field Recommended Use Fees
Field User Fee Chart

File: wdrive/parks/reports to council/2012/ Supplemental Report Sport User Fees 3

Recommended Athletic Field Rates

Field Classification	Existing Hourly Rental Rate	Recommended Hourly Prime Time Rate Adult	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended Hourly Prime Time Rate Youth 20% discount	Recommended Non-Prime Rate Youth 50% discount	Recommended Local Tournament Rate Youth 15% discount	Recommended Provincial Tournament Rate Youth 25% discount
1 Sport Complex Artificial Turf	\$35.40 WL \$39.82 L	\$61.53	\$30.77	\$52.30	\$46.15	\$49.22	\$24.61	\$41.84	\$36.92
2 Sport Complex Natural Turf	\$25.00 WL \$30.00L	\$38.15	\$19.08	\$32.42	\$28.61	\$30.52	\$15.26	\$25.94	\$22.89
3 Fischer Veterans Graham ONR Fricker Amelia Sam Jacks Mini	\$16.62 WL \$18.15 L	\$30.64	\$15.32	\$26.04	\$22.98	\$24.51	\$12.26	\$20.83	\$18.38

City of North Bay

Report to Council

Report No: CSBU 2011 - 111

Date: November 22, 2011

Originator: Ian Kilgour
Director of Parks, Recreation and Leisure Services

Subject: Sport Field Recommended User Fees

RECOMMENDATION

That this report regarding Sport Field User Fees be received by Council and referred to the Community Services Committee for review and discussion and a public meeting as required for user fee by-law amendments.

BACKGROUND

PRLS staff recently completed a review of sport field user fees. The review included: a survey of other municipalities regarding field fees; consultation with field users; and an analysis of the City's costs related to the operation of the sport fields.

The intent of the review was to: gain an understanding of the municipality's cost to operate the fields and how these costs translate into hourly costs based on hours of field time available for use; survey other municipalities regarding fees they charge; consult with user groups to get their feedback regarding how fees could be charged.

As a result of the information gathered through these activities staff are proposing a revised fee structure; re-categorization of fields and how they relate to fees charges; and a target revenue/cost ratio which can be used as a guide to establish field fees.

Survey of Municipalities

A total of 17 municipalities were surveyed regarding their sport field fees and types of services offered. The information gathered portrays a wide range of ways that fees are charged. Some municipalities charge per hour; others charge per game; some charge by player. There are also differences regarding charges related to light use. Some municipalities do not add a light fee; others add a light fee on top of field fees.

Because of the different ways that municipalities charge fees it makes it very difficult to compare fee to fee. As a result, the information gathered was considered when recommending fees; however, it did not seem reasonable to compare municipalities on a fee for fee basis. This would not provide a fair analysis because of the different ways the fees were charged

The following is a sampling of rate information from the municipal surveys:

- Sault Ste. Marie
Slo-pitch field adult per diamond per evening with lights \$55.10
SSM Steeler Football per game with lights \$441.00 (\$200 Bulldogs 5 hr. booking)
High school football season with lights \$6715.00

- Sudbury
 - Artificial turf – Adult Prime - \$62.83
 - Adult major complex – 37.61, Adult minor complex – 29.87
- Sarnia
 - Class B diamonds – Adult Lit - \$117 per use (max 3 hrs.)
 - Class C diamonds – Adult Non lit = \$56 per use (max 3 hrs)
- Timmins soccer/football/ball adult per game with lights \$27.00
- Orillia
 - athletic field adult with lights \$58.71/2.5 hours
 - artificial turf adult with lights \$90.20/2.5
- Bellville
 - ball diamonds and soccer adults with lights \$51.00/hr.
 - artificial turf adult with lights \$65.00/hr.
- Arnprior adult leagues ball fields \$43.69/hr., Minor leagues, 20.37/hr.

In consultation with Sarnia and Sudbury they indicated that youth sport leagues received a discount off of the adult regular rental fees.

The above snapshots of rates are for an adult team playing during prime time with lights. Currently an adult soccer and or ball team pays \$18.15 per hour in North Bay.

A copy of the survey results from municipalities is attached.

User Group Consultation

The review included consultations with user groups through three public meetings held in City Council Chambers. Over the course of these meetings information was shared and discussed regarding the survey of municipalities, proposed user fee structure and the re-categorization of fields and the fields cost analysis.

As part of the review, staff requested user group financials to assist in determining affordable field rates. The majority of user groups were reluctant to share their financials including what an individual registrant would pay for an activity. Because this information was not available this has made it difficult to determine if the recommended fees are in fact affordable.

At the last meeting staff asked user groups to provide feedback regarding suggested fees for the fields. This resulted in two groups providing their recommendations. The two groups that responded suggested a 3% increase to the existing fees.

Highlights of user group feedback includes:

Youth should pay less than adults

Some fields should not be charged the same as other fields due to quality of field and amenities
Consideration is given to the fact that the leagues are operated by volunteers. Value the service.

Leagues gave suggestions regarding which municipalities to survey based on similar population
Defining levels of service at different fields. (Sport Complex)
Concerns regarding potential for charging groups 100% of all costs to operate fields
Concerns regarding fees being too high and league not being able to afford them

The proposed fees included with this report have not been shared with user groups prior to Council having the opportunity to review them. Staff has scheduled a meeting with the user groups to discuss the fees on Wednesday, November 30th, 2011, 7:00pm in Council Chambers. Staff will provide Council with a summary of the comments received.

User Fee Structure

The current user fee structure charges the same fee for any user at any field, except for the Sport Complex where different fees are charged. There is also a slight increase in fees when lights are being used. (See Current Fee Schedule attached)

The following is the proposed fee structure charged on an hourly basis for sport field use:

- a) Adult: for users 19 and over
- b) Youth: for users 18 and under - Proposed that the youth hourly fee be at a 20% discount off of adult fee charged for a field utilized by both adults and youth and that a youth fee be established for "youth" only/restricted fields .
- c) Prime Time: Monday to Friday, 5 – 11pm
Saturday, Sunday, 8am – 11pm
- e) Non-Prime: Monday to Friday, 8am – 5pm. Proposed 50 % discount off of regular rate.
- f) Tournament: discounted hourly rate proposed based on level of play and number of out of town teams participating.

Local, Regional, provincial, national. Sliding scale of increased discount as the level of play and number of out of town teams increase. I.e. the rate/hour will decrease as the level of play and number of out of town teams increases.

Sport Tourism Tournaments - The City has initiated a sport tourism strategy. According to Blair McIntosh of the Sport Alliance of Ontario, tournament conveners routinely request municipalities to contribute to their events. Sport tourism tournament is defined as a minimum of 75% of participants require lodging in the City. The proposed discounts for regional/provincial tournaments and up are based on the fact the people who come to these events from out of town (visitors) spend money in restaurants, hotels, gas stations, shopping. The discounted rate is proposed to encourage leagues to host these types of tournaments.

- o Local tournament - 15% discount off of applicable hourly fees for field category (Youth or Adult)
- o Regional/Provincial Tournament – 25% discount off of applicable fees for field category
- o National Tournament – negotiated based on bid package. Minimum 25% discount

- g) Omischl Artificial Turf off season use – cost of manpower and other services, plus the hourly rental rate. Conditions will apply relating to snow cover.

Note:

Based on the cost analysis it has been determined that lights had a minimal impact on the hourly cost. It is proposed is that there is no light fee charged.

Sport Field Categorization

Fields have been grouped into categories to reflect similar levels of maintenance and play. Like fees will be charged for a field category with the goal of an overall cost recovery 50% for sport field operations (PRLS direct and indirect).

Athletic Field Categories (soccer, football, ultimate frisbee)

Category 1 - Sport Complex – Soccer/Football Synthetic, Soccer Synthetic

Category 2 – Sport Complex - Soccer Natural Turf Field

Category 3 –Fischer, Veterans, ONR, WJ Fricker, Graham, Amelia, Sam Jacks Mini Fields

Ball Field Categories

Category 1 - Sport Complex – 2 ball fields, 1 ball field with mound

Category 2 – Johnson, Troy, Veterans,

Category 3 – Amelia, Handley, Kelly, Lennox, Centennial

Category 4 – Tapper Grey, Phillips (Youth Only)

Sport Fields Operational Cost Analysis

The analysis was broken into the following three groupings:

1. Parks Direct Costs – defined as Parks maintenance operating costs only
2. Park Direct Costs plus PRLS Indirect – defined as maintenance operating costs, PRLS administration, and management staff allocation as it relates to fields.
3. Parks Direct Costs plus PRLS Indirect plus Corporate Indirect plus Capital - defined as maintenance operating costs, PRLS booking, and management staff allocation as it relates to fields plus annual capital costs.

Staff used Parks Direct Costs and PRLS Indirect costs as a general guideline to establish recommended hourly rates. This would achieve a 50% overall recovery of Parks Direct and PRLS Indirect costs. Adults rates are higher than the 50% recovery ratio because of the discounted rates being recommended for youth, tournaments and non-prime hours.

Recommended Field Fees

It is recommended that the cost recovery level to guide the establishment of fees is overall 50% of "Parks Direct Costs, plus PRLS Indirect".

Fees are established taking into consideration the proposed fee structure and field categories. This structure and categories were established based on feedback from the user groups and other municipalities. The proposed rates recommended by staff are based on the above structure and categories are attached.

Note the following regarding proposed fees:

Adult Rates

The Adult fees are used as the base fees for the fields and were determined using the overall 50% of "Parks Direct Costs, plus PRLS Indirect" as a general guide. Discounts for Non-Prime time and tournaments are applied to the appropriate adult rate.

Youth Rates

Proposed youth rates reflect the following discount depending on the field category:

Youth Prime rate - 20% discount off of adult rates (Field categories 1 to 3)

Youth Prime rate on youth field (Fields category 4) – 20% off of youth category 1 to 3 field rate

Youth Non-prime rate – 50% discount off regular youth fee for the field category

Sport Complex Rates

Sport Complex rates are based on the anticipated costs related to the operation of the new facility. These figures will be more complete *and* accurate after the first full season of operation. At that time fees associated with the Complex may need to be revisited.

As noted above and based on the survey of other municipalities the proposed fees for fields at Omischl Sport Complex are not the highest or lowest, they are somewhere in between.

ANALYSIS / OPTIONS

That the sport field user fees recommended by staff in this report be received by Council and be considered for implementation for 2012 following formal consultation with users groups as required by the user fee by-law.

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

That the sport field user fees recommended by staff in this report be received by Council and be considered for implementation for 2012 following formal consultation with users groups as required by the user fee by-law.

Respectfully submitted,




Ian Kilgour
Director Parks, Recreation and Leisure Services



Jerry Knox
Managing Director Community Services



Margaret Karpenko
Chief Financial Officer



Dave Linkie
Chief Administrative Officer

Person designated for continuance:

Attachments:

Recommend Fees

DRAFT

Recommended Athletic Field Rates

Field Classification	Existing Hourly Rental Rate	Recommended Hourly Prime Time Rate Adult	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended Non-Prime Rate Adult 50% discount
1 Sport Complex Artificial Turf	\$35.40 WL \$39.82 L	\$61.53	\$30.77	\$53.50	\$49.22	\$51.28	\$25.64	\$44.59	\$41.02
2 Sport Complex Natural Turf	\$25.00 WL \$30.00 L	\$38.15	\$19.08	\$33.17	\$30.52	\$31.79	\$15.90	\$27.64	\$25.43
3 Fischer Veterans Graham ONR Fricker Amelia Sam Jacks Mini	\$16.62 WL \$18.15 L	\$30.64	\$15.32	\$26.64	\$34.51	\$25.53	\$12.77	\$22.20	\$20.42

Recommended Ball Diamond Field Rates

Field Classification	Existing Hourly Rental Rate	Recommended Hourly Prime Time Rate Adult	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended Hourly Prime Time Rate Youth 20% discount	Recommended Non-Prime Rate Youth 50% discount	Recommended Local Tournament Rate Youth 15% discount	Recommended Provincial Tournament Rate Youth 25% discount
1 Sport Complex Ball Diamonds	\$25.00 WL \$30.00 L	\$32.70	\$16.35	\$28.43	\$26.16	\$27.25	\$13.63	\$23.70	\$21.80
2 Troy Johnson Veterans	\$16.62 WL \$18.15 L	\$27.30	\$13.65	\$23.74	\$21.84	\$22.75	\$11.38	\$19.78	\$18.20
3 Amelia, Centennial, Handley, Kelly, Lennox	\$16.62 WL \$18.15 L	\$22.99	\$11.50	\$19.99	\$18.39	\$19.16	\$9.58	\$16.66	\$15.33
4 Tapper Gray Phillips Youth Only	\$16.62 WL \$18.15 L	N/A	N/A	N/A	N/A	\$15.97	\$7.99	\$13.89	\$12.78

ATHLETIC FIELD USER FEE - THREE YEAR PHASE-IN OF FEES

Current Fee	Recommended Fee	Phase in over 3 Years			Increase From Current	3 Year Phase-In
		2012	2013	2014		
		0.00%	3.00%	3.00%		

ADULT FEES

Field Classification #3 - Prime Fisher, Veterans, Graham, ONR, Fricker	\$18.15	\$30.64		\$32.51	\$14.36	\$4.79
	\$4.79 increase per year		\$22.94	\$27.72	\$32.51	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.50	\$4.64	\$5.79	
		Totals	\$30.44	\$40.36	\$50.29	

Field Classification #3 - Non-Prime Fisher, Veterans, Graham, ONR, Fricker	\$18.15	\$15.32		\$16.25	(\$1.90)	(\$0.63)
	(\$0.63) decrease per year		\$17.52	\$16.89	\$16.25	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.80	\$3.24	\$3.67	
		Totals	\$24.31	\$28.12	\$31.93	

Field Classification #4 - Prime Amelia	\$18.15	\$24.02		\$25.48	\$7.33	\$2.44
	\$2.44 increase per year		\$20.59	\$23.04	\$25.48	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.20	\$4.04	\$4.87	
		Totals	\$27.79	\$35.07	\$42.36	

Field Classification #4 - Non-Prime Amelia	\$18.15	\$12.01		\$12.74	(\$5.41)	(\$1.80)
	(\$1.80) decrease per year		\$16.35	\$14.54	\$12.74	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.65	\$2.93	\$3.22	
		Totals	\$22.99	\$25.48	\$27.96	

YOUTH FEES

Field Classification #3 - Prime Fisher, Veterans, Graham, ONR, Fricker	\$18.15	\$24.51		\$26.00	\$7.85	\$2.62
	\$2.62 increase per year		\$20.77	\$23.39	\$26.00	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.22	\$4.08	\$4.94	
		Totals	\$27.99	\$35.47	\$42.94	

Field Classification #3 - Non-Prime Fisher, Veterans, Graham, ONR, Fricker	\$18.15	\$12.26		\$13.01	(\$5.14)	(\$1.71)
	(\$1.71) decrease per year		\$16.44	\$14.72	\$13.01	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.66	\$2.95	\$3.25	
		Totals	\$23.09	\$25.67	\$28.26	

Field Classification #4 - Prime Amelia, Bowness & Thomson Mini	\$18.15	\$19.22		\$20.39	\$2.24	\$0.75
	\$0.75 increase per year		\$18.90	\$19.64	\$20.39	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.98	\$3.59	\$4.21	
		Totals	\$25.87	\$31.24	\$36.60	

Field Classification #4 - Non-Prime Amelia, Bowness & Thomson Mini	\$18.15	\$9.61		\$10.20	(\$7.95)	(\$2.65)
	(\$2.65) decrease per year		\$15.50	\$12.85	\$10.20	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.53	\$2.71	\$2.89	
		Totals	\$22.03	\$23.56	\$25.08	

BALL FIELD USER FEE - THREE YEAR PHASE-IN OF FEES

Current Fee	Recommended Fee	Phase in over 3 Years			Increase From Current	3 Year Phase-In
		2012	2013	2014		
		0.00%	3.00%	3.00%		

ADULT FEES

Field Classification #2 -Prime Troy, Johnson, Veterans	\$18.15	\$27.30		\$28.96	\$10.81	\$3.60
		\$3.60 increase per year	\$21.75	\$25.36	\$28.96	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.35	\$4.34	\$5.33	
		Totals	\$29.10	\$37.69	\$46.29	
Field Classification #2 -Non-Prime Troy, Johnson, Veterans	\$18.15	\$13.65		\$14.48	(\$3.67)	(\$1.22)
		(\$1.22) decrease per year	\$16.93	\$15.70	\$14.48	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.72	\$3.08	\$3.44	
		Totals	\$23.65	\$26.79	\$29.92	
Field Classification #3 -Prime Amelia, Centennial, Handley, Kelly, Lennox	\$18.15	\$22.99		\$24.39	\$6.24	\$2.08
		\$2.08 increase per year	\$20.23	\$22.31	\$24.39	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.15	\$3.94	\$4.73	
		Totals	\$27.38	\$34.25	\$41.12	
Field Classification #3 -Non-Prime Amelia, Centennial, Handley, Kelly, Lennox	\$18.15	\$11.50		\$12.20	(\$5.95)	(\$1.98)
		(\$1.98) decrease per year	\$16.17	\$14.18	\$12.20	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.62	\$2.88	\$3.15	
		Totals	\$22.79	\$25.07	\$27.35	

YOUTH FEES

Field Classification #2 -Prime Troy, Johnson, Veterans	\$18.15	\$21.84		\$23.17	\$5.02	\$1.67
		\$1.67 increase per year	\$19.82	\$21.50	\$23.17	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$3.10	\$3.83	\$4.57	
		Totals	\$26.92	\$33.33	\$39.74	
Field Classification #2 -Non-Prime Troy, Johnson, Veterans	\$18.15	\$10.92		\$11.59	(\$6.56)	(\$2.19)
		(\$2.19) decrease per year	\$15.96	\$13.77	\$11.59	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.60	\$2.83	\$3.07	
		Totals	\$22.56	\$24.60	\$26.65	
Field Classification #3 -Prime Amelia, Centennial, Handley, Kelly, Lennox	\$18.15	\$18.39		\$19.51	\$1.36	\$0.45
		\$0.45 increase per year	\$18.60	\$19.06	\$19.51	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.94	\$3.52	\$4.10	
		Totals	\$25.54	\$30.57	\$35.61	
Field Classification #3 -Non-Prime Amelia, Centennial, Handley, Kelly, Lennox	\$18.15	\$9.20		\$9.76	(\$8.39)	(\$2.80)
		(\$2.80) decrease per year	\$15.35	\$12.56	\$9.76	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.52	\$2.67	\$2.83	
		Totals	\$21.87	\$23.23	\$24.59	
Field Classification #4 -Prime Trapper Gray, Phillips	\$18.15	\$14.71		\$15.61	(\$2.54)	(\$0.85)
		(\$0.85) decrease per year	\$17.30	\$16.45	\$15.61	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.77	\$3.18	\$3.59	
		Totals	\$24.07	\$27.63	\$31.19	
Field Classification #4 -Non-Prime Trapper Gray, Phillips	\$18.15	\$7.36		\$7.81	(\$10.34)	(\$3.45)
		(\$3.45) decrease per year	\$14.70	\$11.26	\$7.81	
		CRF	\$4.00	\$8.00	\$12.00	
		HST	\$2.43	\$2.50	\$2.58	
		Totals	\$21.13	\$21.76	\$22.38	

STEVE OMISCHL SPORTS COMPLEX - TWO YEAR PHASE-IN OF FEES

Current Fee	Recommended Fee	Phase in over 2 Years		Increase From Current	2 Year Phase-In
		2012	2013		
		0.00%	3.00%		

ADULT FEES

Athletic Fields - Artificial Turf <i>Prime</i>	\$39.82	\$61.53	\$63.38	\$23.56	\$11.78
	\$11.78 increase per year		\$51.60	\$63.38	
		CRF	\$4.00	\$8.00	
		HST	\$7.23	\$9.28	
		Totals	\$62.83	\$80.65	
Athletic Fields - Artificial Turf <i>Non-Prime</i>	\$39.82	\$30.77	\$31.69	(\$8.13)	(\$4.06)
	(\$4.06) decrease per year		\$35.76	\$31.69	
		CRF	\$4.00	\$8.00	
		HST	\$5.17	\$5.16	
		Totals	\$44.92	\$44.85	
Athletic Fields - Natural Turf <i>Prime</i>	\$30.00	\$38.15	\$39.29	\$9.29	\$4.65
	\$4.65 increase per year		\$34.65	\$39.29	
		CRF	\$4.00	\$8.00	
		HST	\$5.02	\$6.15	
		Totals	\$43.67	\$53.44	
Athletic Fields - Natural Turf <i>Non-Prime</i>	\$30.00	\$19.08	\$19.65	(\$10.35)	(\$5.17)
	(\$5.17) decrease per year		\$24.83	\$19.65	
		CRF	\$4.00	\$8.00	
		HST	\$3.75	\$3.59	
		Totals	\$32.57	\$31.25	

YOUTH FEES

Athletic Fields - Artificial Turf <i>Prime</i>	\$39.82	\$49.22	\$50.70	\$10.88	\$5.44
	\$5.44 increase per year		\$45.26	\$50.70	
		CRF	\$4.00	\$8.00	
		HST	\$6.40	\$7.63	
		Totals	\$55.66	\$66.33	
Athletic Fields - Artificial Turf <i>Non-Prime</i>	\$39.82	\$24.61	\$25.35	(\$14.47)	(\$7.24)
	(\$7.24) decrease per year		\$32.58	\$25.35	
		CRF	\$4.00	\$8.00	
		HST	\$4.76	\$4.34	
		Totals	\$41.34	\$37.68	
Athletic Fields - Natural Turf <i>Prime</i>	\$30.00	\$30.52	\$31.44	\$1.44	\$0.72
	\$0.72 increase per year		\$30.72	\$31.44	
		CRF	\$4.00	\$8.00	
		HST	\$4.51	\$5.13	
		Totals	\$39.23	\$44.56	
Athletic Fields - Natural Turf <i>Non-Prime</i>	\$30.00	\$15.26	\$15.72	(\$14.28)	(\$7.14)
	(\$7.14) decrease per year		\$22.86	\$15.72	
		CRF	\$4.00	\$8.00	
		HST	\$3.49	\$3.08	
		Totals	\$30.35	\$26.80	

STEVE OMISCHL SPORTS COMPLEX - TWO YEAR PHASE-IN OF FEES

Current Fee	Recommended Fee	Phase in over 2 Years		Increase From Current	2 Year Phase-In
		2012	2013		
		0.00%	3.00%		

ADULT FEES

Ball Diamonds	\$30.00	\$32.70	\$33.68	\$3.68	\$1.84
<i>Prime</i>					
	\$1.84 decrease per year	\$31.84	\$33.68		
	CRF	\$4.00	\$8.00		
	HST	\$4.66	\$5.42		
	Totals	\$40.50	\$47.10		
Ball Diamonds	\$30.00	\$16.35	\$16.84	(\$13.16)	(\$6.58)
<i>Non-Prime</i>					
	(\$6.58) decrease per year	\$23.42	\$16.84		
	CRF	\$4.00	\$8.00		
	HST	\$3.56	\$3.23		
	Totals	\$30.98	\$28.07		

YOUTH FEES

Ball Diamonds	\$30.00	\$26.16	\$26.94	(\$3.06)	(\$1.53)
<i>Prime</i>					
	(\$1.53) decrease per year	\$28.47	\$26.94		
	CRF	\$4.00	\$8.00		
	HST	\$4.22	\$4.54		
	Totals	\$36.69	\$39.49		
Ball Diamonds	\$30.00	\$13.08	\$13.47	(\$16.53)	(\$8.26)
<i>Non-Prime</i>					
	(\$8.26) decrease per year	\$21.74	\$13.47		
	CRF	\$4.00	\$8.00		
	HST	\$3.35	\$2.79		
	Totals	\$29.08	\$24.26		

CS-2012-01

Draft recommendation:

- "That a) the proposed Zoning By-Law Amendment from a "Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)" to a "Residential Multiple First Density Special Zone No. 126 (RM1 Sp.126)" by Orlando Rosales & Mabel Hernandez for the property legally described as Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay, be approved; and
- b) the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, in order to regulate parking, lighting, landscaping, stormwater, drainage, ingress, egress and fencing as required."

INTER OFFICE

*City of North Bay
Planning Services*

MEMO

To: Cathy Conrad, City Clerk
From: Erik Acs - Development Planner.
Subject: Resolution No. 3 - Planning Advisory Committee
Date: December 7th, 2011

Quoted below is Resolution No. 3 passed at the regular meeting of the Planning Advisory Committee held on Thursday, December 7th, 2011:

Resolution No. 3

"That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment from a "Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)" to a "Residential Multiple First Density Special Zone No. 126 (RM1 Sp.126)" by Orlando Rosales & Mabel Hernandez for the property legally described as Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay, **be APPROVED; and**
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required."



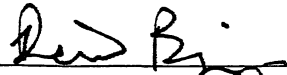
Erik Acs
Development Planner

North Bay Planning Advisory Committee

Resolution No. 3

Date: December 7, 2011

Moved By: 

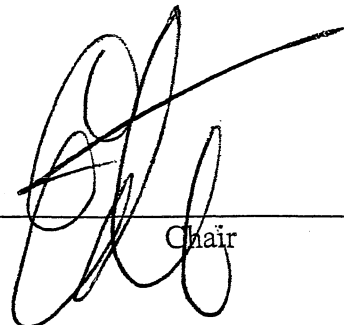
Seconded By: 
(D Briggs)

“That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment from a “Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)” to a “Residential Multiple First Density Special Zone No. 126 (RM1 Sp.126)” by Orlando Rosales & Mabel Hernandez for the property legally described as Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay, be APPROVED; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.”

Amendments:

“CARRIED”


Chair

MEMO

To: Chair and Members, Planning Advisory Committee

From: Steve McArthur - Senior Planner, Current Operations

Subject: Proposed Zoning By-law Amendment by Orlando Rosales & Mabel Hernandez for the property legally described as Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay.

Date: December 1, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment from a "Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)" to a "Residential Multiple First Density Special Zone No. 126 (RM1 Sp.126)" by Orlando Rosales & Mabel Hernandez for the property legally described as Registered Plan No. 10, Part of Lot 291, known locally as 403 Worthington Street East in the City of North Bay BE APPROVED; and
- 2) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate building massing, parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.

Site

The subject property is situated at 403 Worthington Street East, as shown on Schedules "A" and "B" attached hereto. This corner lot has frontage of approximately 16.7 metres (54.77 feet) on Worthington Street East and secondary frontage of approximately 28.0 metres (91.84 feet) on Fisher Street. The total lot area is approximately 463.95 square metres (0.11 acres). The property is designated "Residential" in the City of North Bay's Official Plan and is currently zoned "Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)" in the City of North Bay's Zoning By-law No. 28-80. The area is a mixed use neighbourhood, including commercial and institutional uses, and low to high density residential uses.

Proposal

Orlando Rosales & Mabel Hernandez have submitted a Zoning By-law Amendment application to rezone the subject property from a 'Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)' to a 'Residential Multiple First Density Special Zone No.126 (RM1 Sp.126)' in order to convert the existing commercial building into a four-plex (four (4) apartment units). The special component of the proposed amendment is to recognize existing setbacks and lot coverage.

Provincial Policy

This proposal has been reviewed in the context of the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005). These documents provide policy direction on matters of Provincial interest related to land use planning and development.

The Growth Plan for Northern Ontario was introduced on March 3rd, 2011, and all planning applications must now be evaluated to consider this plan. The GPNO is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples.

This plan is an economic development tool that encourages growth in Northern Ontario. Specific planning related policies, including regional economic planning and the identification of strategic core areas and targets for intensification, have not yet been defined by the Provincial government or incorporated into the Official Plan. This application has been reviewed in accordance with the Growth Plan for Northern Ontario (2011) and has been found to be in compliance with its policies.

This application has been reviewed in the context of the Provincial Policy Statement (PPS 2005). Section 1.0 of the PPS 2005, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

Section 1.1.3.3 states that: "*Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs*".

The proposed Zoning By-law Amendment will permit a former neighbourhood commercial use in an existing building to convert to a residential four-plex. The subject property has an existing building on full municipal services, resulting in new accommodations without the requirement for the extension of municipal services.

In reviewing the proposed Zoning By-law amendment, it is my professional opinion all pertinent policies of the Provincial Policy Statement (PPS 2005) have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS 2005).

Official Plan

The subject property is designated "Residential" in the City of North Bay's Official Plan. The proposed four-plex is considered a low density residential development in the City's Official Plan.

Section 2.2.2.3 of the Official Plan states "*In order to supplement the City's stock of rental housing, the City shall encourage the conversion and renovation of older dwellings and other buildings, in areas permitting residential development, into multiple dwelling units for the rental market suited to community standards*". This policy of the Official Plan is implemented through the 'Residential Conversion Area' regulations of Zoning By-law No.28-80. Although the Official Plan sets an upper density limit of one dwelling unit for each 230 square metres of lot area, the 'Residential Conversion Area' regulations reduce this standard in order to encourage new rental accommodations in the Central Area.

The subject property is located within a designated residential area and is situated in close proximity to several local amenities, including parks, transit, shopping areas and the library. The Owners have plans to renovate the existing building and will be improving the overall amenity and design by removing the front yard parking and relocating said parking to the rear of the four-plex.

For these reasons, it is my professional opinion that the proposed Zoning By-law Amendment meets the general intent of the City of North Bay's Official Plan.

Zoning By-law No. 28-80

The subject property is currently zoned "Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)" by the City of North Bay's Zoning By-law No. 28-80, which permits the following uses:

- Convenience stores;
- Daycare facilities;
- Dry cleaning depots;
- Local retail stores;

- Personal service establishments;
- Restaurants; and
- Dwelling units connected to and forming an integral part of the commercial building, provided that access to the dwelling units is separate from the access to the commercial portion of the building.

The Applicant is proposing to rezone the subject lands to a "Residential Multiple First Density Special Zone No. 126 (RM1 Sp.126)". The subject property is located within the Residential Conversion Area. The zoning regulations within the Residential Conversion Area are less restrictive than other areas of the City in order to encourage the conversion of older buildings into multiple dwelling units. Although the Residential Conversion Area requires a lot area per dwelling unit of 186 square metres, the Applicants are only able to provide 169 square metres per dwelling unit. In light of the functionality of the site and the access to rear yard parking, this deficiency is reasonable.

Prior to the subject property's rezoning to C5 Sp.60 in 2001, the subject property had a 'Residential Multiple First Density (RM1)' zoning designation with four (4) residential units. The Applicants are essentially asking to return the property to its former state and the special considerations reflect existing conditions on site. Therefore, the special component of the rezoning will recognize existing deficiencies for the front, side and rear yard setbacks, in addition to lot area per dwelling unit as discussed above. The subject property will meet all other provisions and regulations of Zoning By-law No. 28-80.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and other external agencies that may have an interest in this matter.

In terms of the correspondence received the Engineering Department, the Chief Fire Prevention Officer, the North Bay-Mattawa Conservation Authority, the Mayor's Office of Economic Development and the Director of Parks, Recreation and Leisure Services offered no objections to the proposal.

The Chief Building Official advised that: "the Owner's will require a qualified and registered designer to prepare drawings with respect to the required building permit application." This information has been relayed to the Applicants.

Two (2) letters were received from circulated property owners in response to the proposed rezoning. The only concern expressed by these owners was with the front yard parking for the building, as its proximity to the corner of Worthington Street East and Fisher Street results in poor visibility and safety concerns for neighbourhood residents, as demonstrated on Schedule 'C' attached hereto.

In response to these neighbourhood concerns Planning Staff met with the Owners who have since agreed to amend their application and remove this front yard parking by converting it to a patio for the exclusive use of the tenants. The required parking (four (4) parking spaces) can be accommodated at the rear of the building.

Details on the removal of the front yard parking will be included as part of the required Site Plan Control Agreement (SPCA). The circulated property owners are satisfied with this resolution.

No comments or objections were received from any of the other circulated property owners.

Summary

The building has been occupied for several years by a variety of small businesses including most recently as Nice Touch Hairstyling and Tanning. The previous Owners operated these businesses and rented two (2) apartment units in the upper and lower floors of the building. The new Owners (the Applicants) plan to remove the commercial operations and convert them into additional rental apartment units. The proposed use is compatible with the mixed use nature of the existing neighbourhood.

The proposed Zoning By-law Amendment would rezone the subject property from a 'Neighbourhood Commercial Special Zone No. 60 (C5 Sp.60)' to a 'Residential Multiple First Density Special Zone No.126 (RM1 Sp.126)' in order to convert the existing commercial building into a four-plex (four (4) apartment units). The special component of the proposed amendment is required to recognize deficiencies in the existing setbacks and lot area per dwelling unit. If approved, the property will be subject to Site Plan Control in order to regulate parking, lighting, landscaping, storm water management, ingress/egress and fencing as required.

The Owners have agreed to remove the front yard parking, as its proximity to the corner of Worthington Street East and Fisher Street results in poor visibility and safety concerns for neighbourhood residents, and will be converting it to a patio for the exclusive use of the tenants. The required parking (four (4) parking spaces) can be accommodated at the rear of the building. Details on the removal of the front yard parking will be included as part of the required Site Plan Control Agreement (SPCA).

It is my professional opinion the proposed Zoning By-law Amendment maintains the general intent of the City of North Bay's Official Plan and the end use is consistent with Provincial Policy as outlined in the Northern Growth Plan (GPNO) and the Provincial Policy Statement (PPS 2005).

Respectfully submitted,



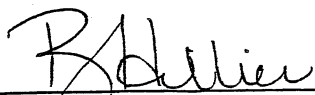
Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

SM

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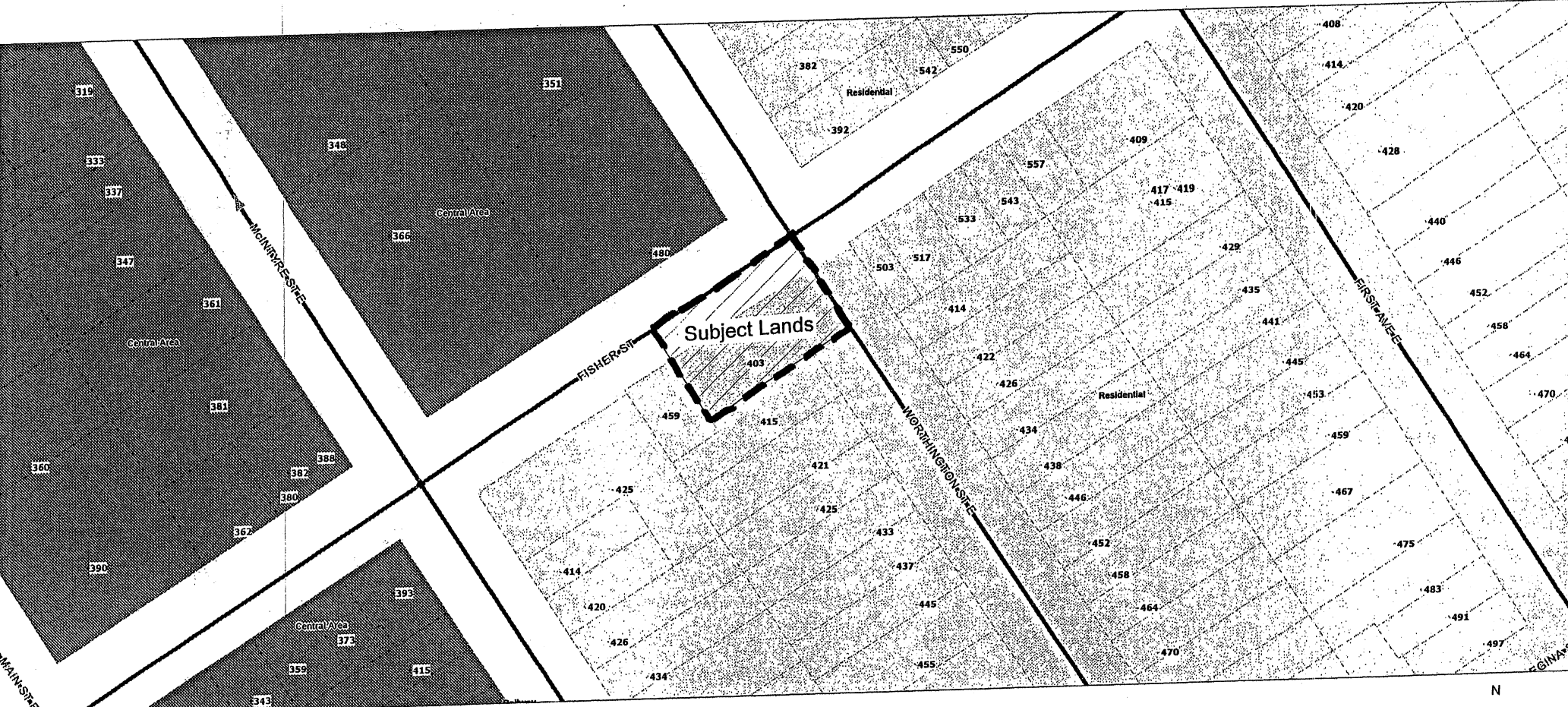
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I concur with the recommendations contained in this report.

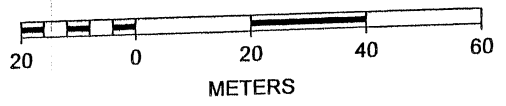


Beverley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE A



SCALE 1 : 1,324

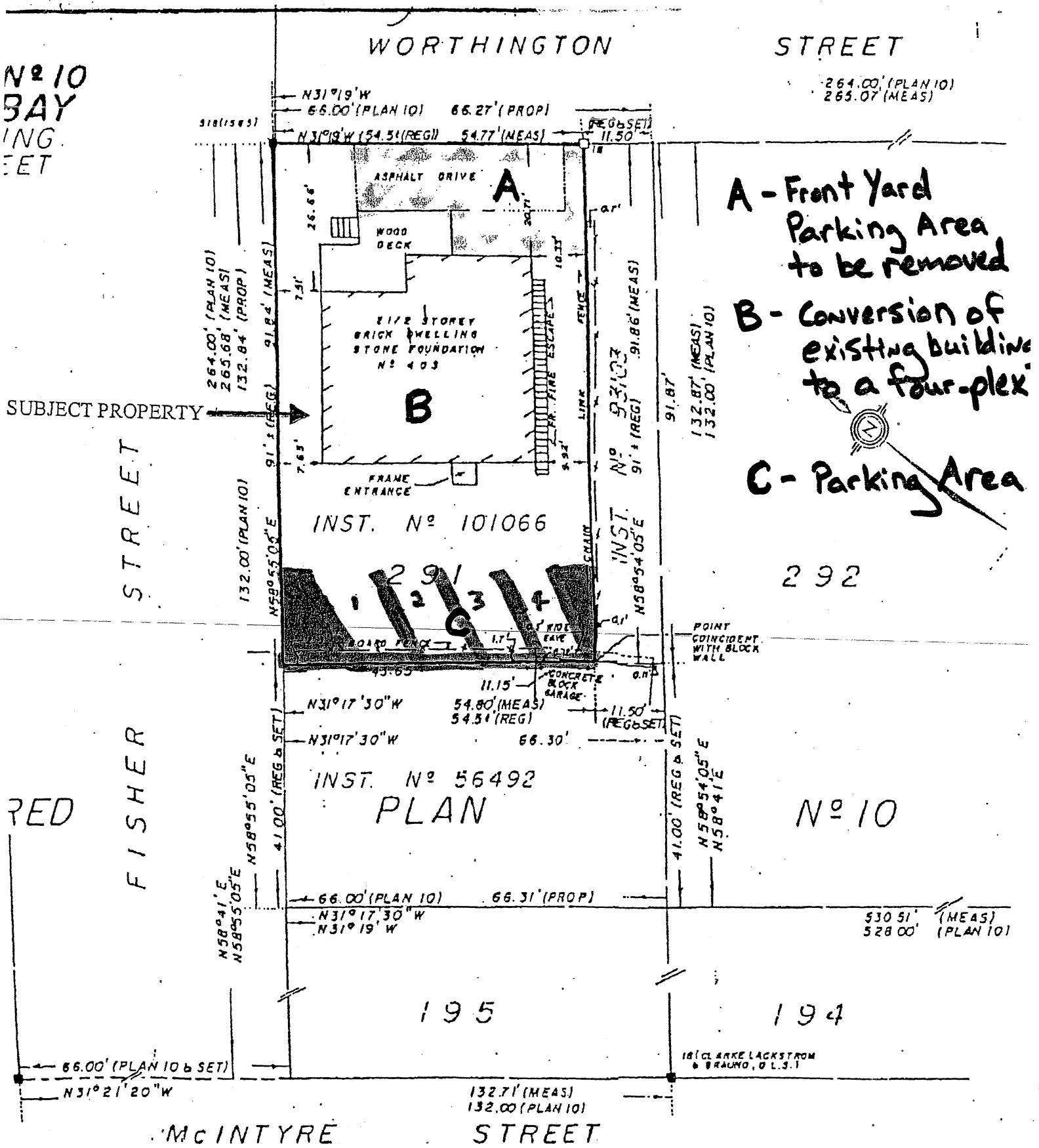


Proposed Zoning By-law Amendment
From: "Neighbourhood Commercial Special
Zone No. 60 (C5 Sp.60)"
To: "Residential Multiple First Density Special
Zone No. 126 (RM1 Sp.126)"



SCHEDULE B

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SUBJECT PROPERTY

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SURVEYOR'S CERTIFICATE

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SCHEDULE C



CS-2012-02

Draft recommendation:

- "That a) the proposed Zoning By-Law Amendment from a "Residential First Density (R1)" zone and an "Institutional (N)" zone to a "Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)" by Goodridge Planning & Surveying on behalf of the North Bay General Hospital for the property legally described as Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15 and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563 (LT), in the former Township of Widdifield, known locally as 685 Bloem Street in the City of North Bay, be approved; and
- b) the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, in order to regulate parking, lighting, landscaping, stormwater, drainage, ingress, egress and fencing as required."

INTER OFFICE

*City of North Bay
Planning Services*

MEMO

To: Cathy Conrad, City Clerk
From: Erik Acs - Development Planner.
Subject: Resolution No. 4 - Planning Advisory Committee
Date: December 7th, 2011

Quoted below is Resolution No. 4 passed at the regular meeting of the Planning Advisory Committee held on Thursday, December 7th, 2011:

Resolution No. 4

"That the Planning Advisory Committee recommend the following to City Council:

1. That the Proposed Zoning By-law Amendment from a 'Residential First Density (R1)' zone and an 'Institutional (N)' zone to a 'Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)' by Goodridge Planning & Surveying on behalf of the North Bay General Hospital for the property legally described as Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as 685 Bloem Street in the City of North Bay, **be APPROVED; and**
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required."



Erik Acs
Development Planner

North Bay Planning Advisory Committee

Resolution No. 4

Date: December 7, 2011

Moved By:



Seconded By:



“That the Planning Advisory Committee recommend the following to City Council:

1. That the Proposed Zoning By-law Amendment from a ‘Residential First Density (R1)’ zone and an ‘Institutional (N)’ zone to a ‘Neighbourhood Commercial Special Zone No. 81 (C5 Sp.81)’ by Goodridge Planning & Surveying on behalf of the North Bay General Hospital for the property legally described as Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as 685 Bloem Street in the City of North Bay, be APPROVED; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.”

Amendments:

“CARRIED”



Chair

To: Chair and Members, Planning Advisory Committee
From: Steve McArthur, Senior Planner, Current Operations
Subject: Proposed Zoning By-Law Amendment by Goodridge Planning & Surveying on behalf of the North Bay General Hospital (685 Bloem Street – McLaren Site)
Date: November 30, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment from 'Residential First Density (R1)' and 'Institutional (N)' to a 'Neighbourhood Commercial Special Zone (C5 Sp.)' by Goodridge Planning & Surveying on behalf of the North Bay General Hospital for the property legally described as Concession C, Part of Lot 21, Registered Plan No. 91, Lots 9 to 15, and Registered Plan No. 99, Lots 12, 13, 19, 20 and 21, PIN #49162-0563(LT), in the former Township of Widdifield, known locally as 685 Bloem Street, BE APPROVED; and
- 2) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate ingress, egress, parking, lighting, garbage facilities, landscaping, fencing, lot grading and storm water management.

Site

The subject property is located at 685 Bloem Street. The property is developed with a 2-storey brick building and a smaller accessory structure (portable) which is a one-storey metal clad building. The building was part of the former North Bay General Hospital (McLaren Site) complex and was utilized as supporting administrative offices for the hospital until the opening of the new regional health centre in January 2011. Since that time, the building has remained vacant.

The lands subject to this Zoning By-law amendment were severed from the larger hospital property in 2011. The subject property has frontage of 65.5 metres (215 feet) and a total lot area of 0.294 hectares (0.72 acres), as shown on Schedules 'A' & 'B' attached hereto.

The subject property is designated "Residential" in the City's Official Plan and is zoned "*Institutional (N)*" and "*Residential First Density (R1)*" under Zoning By-law No. 28-80.

At the time of this report, the former hospital building remains in place on the neighbouring property, though it is presently vacant. The long-term function of this building is uncertain. Other adjacent properties in the immediate vicinity are primarily low-density residential homes.

Proposal

The Applicant is proposing to rezone the subject property from an "Institutional (N)" and "Residential First Density (R1)" zone to a "Neighbourhood Commercial Special (C5 Sp.)" zone. The proposed Zoning By-law Amendment would allow the existing building to be utilized as a Professional Office building.

The special components of the proposed "Neighbourhood Commercial Special (C5 Sp.)" would recognize the existing deficient setbacks. The proposed "Neighbourhood Commercial Special (C5 Sp.)" zone would have a minimum front yard setback of 7.356 metres and a minimum rear yard setback of 8.48 metres.

The proposal is to convert the surplus former hospital buildings into a professional office use. An issue arises when institutional uses such as hospitals, schools and places of worship are declared surplus and abandoned. These facilities were allowed to locate in residentially-designated areas under the public use provisions of both the Official Plan and Zoning By-law. Once the institutional use ceases to exist, the City is charged with the responsibility of ensuring that their future occupancy and use is compatible and desirable. City Council has within the recent past dealt with similar applications and in each case Staff and Council have considered the former use, the surrounding neighbourhood and adjacent land uses when recommending or approving a proposed Zoning By-law amendment.

Provincial Policy Statement

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The Provincial Policy Statement (PPS 2005) provides policy direction on matter of provincial interest related to land use planning and development.

Section 1.1.3.3 states that "*Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs*".

Section 1.3.1 further states that "*Planning authorities shall promote economic development and competitiveness by: (a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; (b) providing opportunities for a diversified economic base, including maintaining a range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; (c) planning for, protecting and preserving employment areas for currently and future uses; and (d) ensuring the necessary infrastructure is provided to support current and projected needs.*"

The subject property is already developed with a two storey building that was constructed in 1990 to serve as an administrative office building. This building is now vacant. The proposed Zoning By-law amendment would allow the building to be reoccupied as a professional office. No extension of municipal services would be required.

In reviewing the proposed Zoning By-law amendment, it is my professional opinion all pertinent Provincial policies have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS 2005).

Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All planning applications must now consider this Plan as part of the evaluation process.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Provincial government or incorporated into the Official Plan.

In a general context, the proposed development is near an arterial street (Algonquin Avenue). As part of the former hospital complex, the property in question is now vacant. The GPNO 2011 discusses intensification and redevelopment throughout the Plan. It also discusses incorporating sustainable principles in land use planning, such as encouraging infill development. The proposed Zoning By-law Amendment would result in the redevelopment of this vacant land without the need for the extension of municipal services, consistent with the policies of the GPNO 2011.

In my professional opinion, in reviewing the Growth Plan for Northern Ontario, all applicable policies have been considered and the proposed Zoning By-law amendment conforms to the GPNO 2011.

Official Plan

The subject property is designated "Residential" in the City of North Bay's Official Plan.

Section 2.2.5 of the City's Official Plan indicates that *"this Plan may also permit those businesses, professional, institutional and public uses necessary to serve the day-to-day needs of the people in the neighbourhood, provided they do not detract from the surrounding area, and suitable standards are prescribed to minimize the possibility of nuisance to or depreciation of adjacent residences."*

The Plan further states in Section 2.2.5.2 that *"retail and personal service uses to serve the convenience needs of the local population in residential areas such as 'corner' stores, variety stores, dry cleaning pick-up stores may be permitted to a maximum of three by amendment to the Zoning By-law... which shall be approved by the municipality only when it has been demonstrated that:*

- a) the proposed store (or stores) is warranted in the particular location on the basis of the location and type of other retail and personal service establishments in the vicinity of the proposed store;*
- b) the proposed location would minimize any adverse effects upon adjacent residential areas;*
- c) wherever possible, such uses should be located on the corner of two streets;*
- d) the proposed commercial site is not greater than two-tenths (0.2) of a hectare; and*
- e) that adequate parking can be provided."*

The proposed Zoning By-law amendment would result in the subject property being occupied by professional offices. It is recognized these offices would likely serve a broader population than just the immediate neighbourhood. It is further recognized the subject property is not located at the intersection of two streets, as outlined by Section 2.2.5.2.c) of the Official Plan.

However, as a result of the property's previous use as administration offices for the hospital, the size, layout and condition of the existing building, it is Planning Staff's opinion the proposed Zoning By-law amendment allowing Professional Offices would be the highest and best use of the subject lands.

The Commercial Strategy Study completed for the new Official Plan identified a need of approximately 27,000 square feet of new "bank/trust/credit union/and other professional office space" by 2011. There have only been a few minor office developments since this study was commissioned. The City's Economic Development Department has indicated there is a need for larger office space for single tenants in the community.

The subject property is unusual in that it was previously functioned as an office as part of a permitted institutional use. If the proposed Zoning By-law amendment were to be approved, the property would operate in a very similar manner to its previous use. Staff is not aware of any instances of neighbourhood conflict as a result of the property's use as a administrative office building. All required parking can be accommodated on-site and the property will be subject to Site Plan Control in order to regulate ingress, egress, parking, lighting, garbage facilities, landscaping, fencing, lot grading and storm water management. For these reasons, it is Planning Staff's professional opinion the proposed Zoning By-law Amendment will not alter the residential character of the neighbourhood.

The property is 0.294 hectares, which is greater than the maximum property size of 0.2 hectares contemplated by Section 2.2.5.2.d) of the Official Plan. Section 11 of the Official Plan (Interpretation) states "*the intent of the Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended. Minor adjustments may be made where such adjustments are deemed necessary for the desirable development of the area, provided that the general intent of the Plan is maintained*". Given the property's history as a major institutional use, it is Staff's opinion the property's size is appropriate.

It is my professional opinion the proposed Zoning By-law amendment maintains the general intent of the Official Plan.

Zoning By-law

The subject property is currently zoned "Institutional (N)" and "Residential First Density (R1)". An "Institutional (N)" zone permits the following uses:

- boarding, lodging or rooming house;
- cemeteries;
- colleges, universities and private schools;
- day nurseries;
- elementary and secondary schools;
- government lands and buildings;
- group home type 1;
- group home type 2;
- group home type 3;
- homes for the aged;
- hospitals or health care and treatment facility;
- museums;

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- nursing home;
 - place of worship;
 - prison;
 - recreational facilities owned and operated by a public authority;
 - solar farm;
 - welfare institutions; and
 - buildings or structures accessory to the foregoing.

A "Residential First Density (R1)" zone permits the following uses:

- single detached dwelling unit (minimum frontage of 18m);
- group home type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The Applicant is proposing to rezone the subject lands to a "Neighbourhood Commercial Special Zone (C5 Sp.)", which would permit the following uses:

- day nursery;
- personal service establishments;
- professional offices & business offices; and
- dwelling units connected to and forming an integral part of the commercial building provided that they do not exceed the floor area of the commercial portion of the use and access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of the premises.

The special component of the proposed Zoning By-law Amendment would reduce the front yard setback from the required 9 metres to the existing 7.356 metres and the minimum rear yard setback from the required 10.5 metres to the existing of 8.48 metres.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to municipal departments and other agencies that may have an interest in this matter. In terms of the correspondence received the Chief Building Official, Director of Parks, Recreation and Leisure Services, Engineering Design & Approvals, Fire Prevention Officer, Secretary-Treasurer of the Municipal Heritage Committee, Manager of Economic Development, Ministry of Transportation and North Bay-Mattawa Conservation Authority have offered no objections to the proposal.

At the public meeting of the Planning Advisory Committee, which was held Wednesday, November 16, 2011, no comments or objections were received from any of the circulated property owners.

Summary

The property in question previously functioned as administrative support for the North Bay General Hospital's McLaren Site, an institutional use. When the hospital relocated, it left this building vacant. The property's present zoning limits the use to institutional and low density residential. This is not an appropriate zoning designation for the existing structure. The proposed Zoning By-law amendment seeks to rezone the property from "Institutional (N)" and

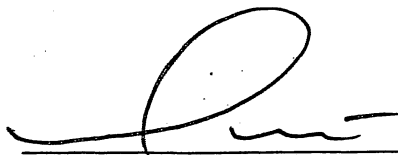
“Residential First Density (R1)” to a “Neighbourhood Commercial Special Zone (C5 Sp.)” in order to permit the continued use of the building as professional office space.

The proposed Zoning By-law amendment is consistent with policies regarding economic development, infill development and intensification found in the Provincial Policy Statement (PPS 2005) and in the Growth Plan for Northern Ontario (GPNO 2010).

The proposal is to convert the surplus former hospital buildings into a professional office use. An issue arises when institutional uses such as hospitals, schools and places of worship are declared surplus and abandoned. These facilities were allowed to locate in residentially-designated areas under the public use provisions of both the Official Plan and Zoning By-law. Once the institutional use ceases to exist, the City is charged with the responsibility of ensuring that their future occupancy and use is compatible and desirable. City Council has within the recent past dealt with similar applications and in each case Staff and Council have considered the former use, the surrounding neighbourhood and adjacent land uses when recommending or approving a proposed Zoning By-law amendment.

It is Planning Staff's opinion the proposed Zoning By-law Amendment represents the highest and best use of the property. The building was constructed to be an administrative building for the hospital's use. The building is relatively modern and would require major renovations or demolition in order for the property to be redeployed as a low density residential use. The neighbourhood has long been defined by the presence of the hospital. There have been no notable instances of neighbourhood conflict with this institutional use, or more specifically, with this administrative office building. The proposed “Neighbourhood Commercial Special Zone (C5 Sp.)” will have limited uses, minimizing the potential for neighbourhood conflict. The property will also be placed under Site Plan Control Agreement, which will regulate the manner in which the property functions. This represents a net improvement of the situation of previous years. It is also noteworthy that no residents of the neighbourhood attended the first Public Meeting held at the Planning Advisory Committee on November 16th, 2011.

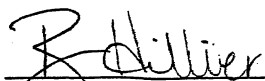
It is my professional opinion the proposed Zoning By-law amendment maintains the general intent of the City of North Bay's Official Plan and the end use is consistent with the Provincial Policy as outlined in the Provincial Policy Statement (PPS 2005) and in the Growth Plan for Northern Ontario (GPNO 2010).



Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

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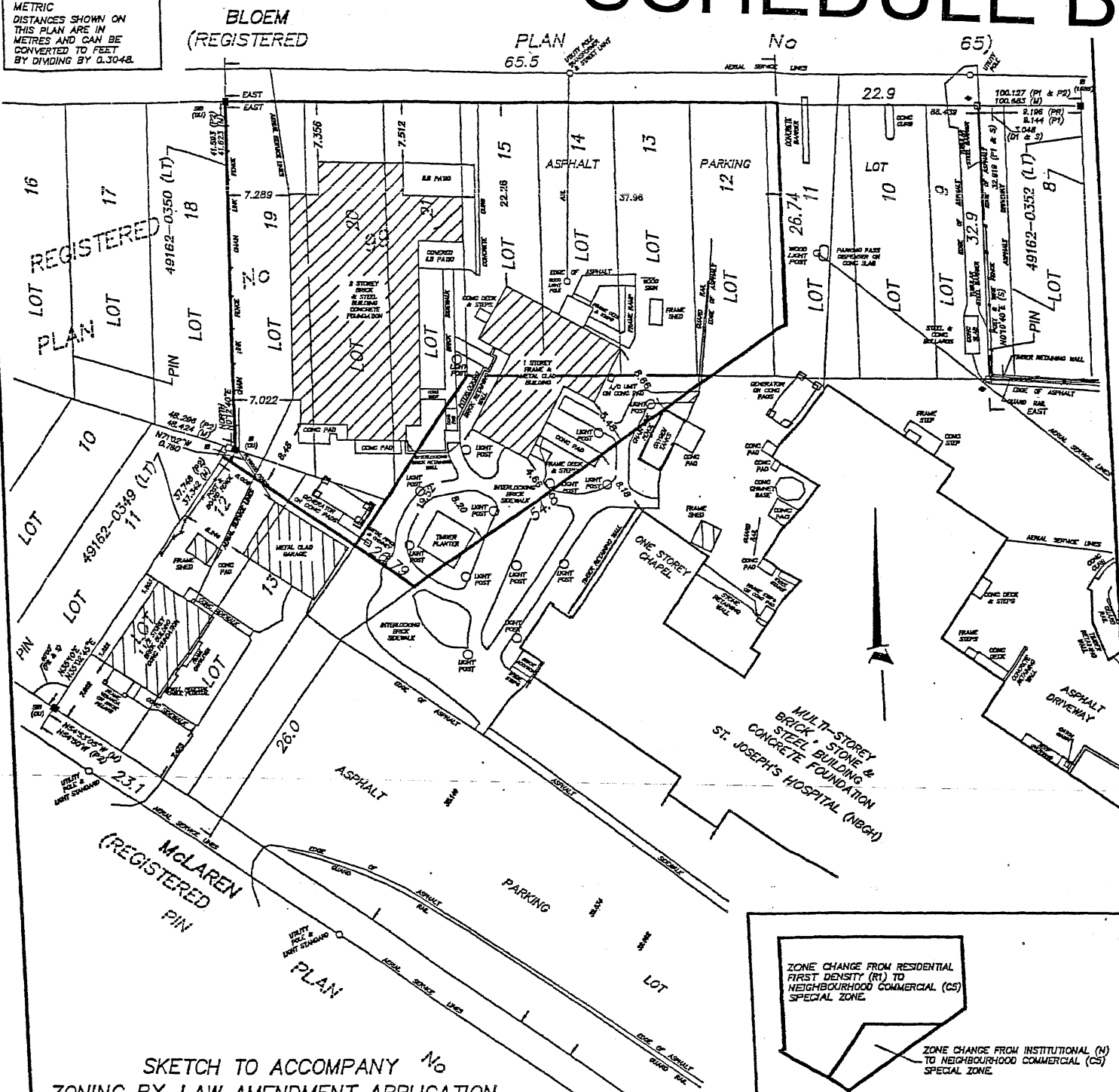
I concur with the recommendations contained in this report.



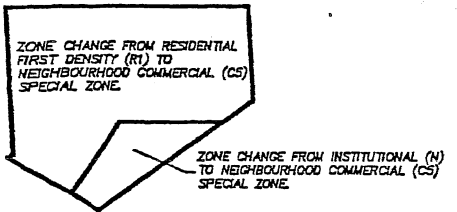
Beverley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE B

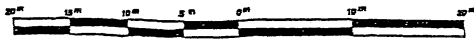
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SKETCH TO ACCOMPANY No
 ZONING BY-LAW AMENDMENT APPLICATION
 PART OF LOTS 11 & 12
 ALL OF LOTS 13, 14 & 15
 REGISTERED PLAN No 91
 AND
 PART OF LOTS 12 & 13
 ALL OF LOTS 19, 20 AND 21
 REGISTERED PLAN No 99
 AND
 PART OF LOT 21, CONCESSION C
 GEOGRAPHIC TOWNSHIP OF WIDDIFIELD
CITY OF NORTH BAY
 DISTRICT OF NIPissing



TOTAL LOT AREA	2,941.5 SQ. M.
BUILDING AREAS	
NIPissing HOUSE	487.4 SQ. M.
SHED	4.5 SQ. M.
PORTABLE	181.0 SQ. M.
TOTAL:	672.9 SQ. M.
% LOT COVERAGE = 22.8%	



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CS-2012-03

Draft recommendation:

- "That a) the proposed Zoning By-Law Amendment from a "Residential Third Density (R3)" zone to a "Residential Multiple Third Density Special Zone No. 127 (RM3 Sp.127)" by Harriman and Associates on behalf of 2046304 Ontario Ltd. for the property legally described as Plan 48, Lots 170 and 171, Part Lots 172, 181 and 182, known locally as 342 Percy Street in the City of North Bay, be approved; and
- b) the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, in order to regulate parking, lighting, landscaping, stormwater, drainage, ingress, egress and fencing as required."

INTER OFFICE

*City of North Bay
Planning Services*

MEMO

To: Cathy Conrad, City Clerk
From: Erik Acs - Development Planner.
Subject: Resolution No. 5 - Planning Advisory Committee
Date: December 7th, 2011

Quoted below is Resolution No. 5 passed at the regular meeting of the Planning Advisory Committee held on Thursday, December 7th, 2011:

Resolution No. 5

“That the Planning Advisory Committee recommend the following to City Council:

1. That the Proposed Zoning By-law Amendment from a “Residential Third Density (R3)” zone to a “Residential Multiple Third Density Special Zone No. 127 (RM3 Sp.127)” by Harriman and Associates on behalf of 2046304 Ontario Ltd. for the property legally described as Plan 48, Lots 170 and 171, Part Lots 172, 181 and 182, known locally as 342 Percy Street in the City of North Bay, **be APPROVED; and**
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.”



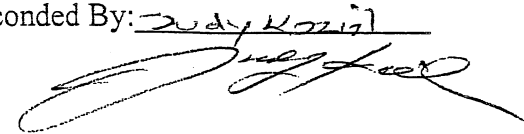
Erik Acs
Development Planner

North Bay Planning Advisory Committee

Resolution No. 5

Date: December 7, 2011

Moved By: 

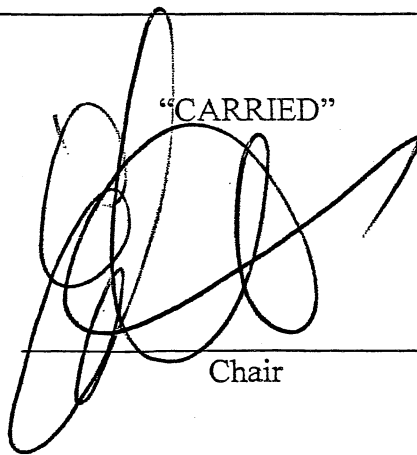
Seconded By: 

“That the Planning Advisory Committee recommend the following to City Council:

1. That the Proposed Zoning By-law Amendment from a “Residential Third Density (R3)” zone to a “Residential Multiple Third Density Special Zone No. 127 (RM3 Sp.127)” by Harriman and Associates on behalf of 2046304 Ontario Ltd. for the property legally described as Plan 48, Lots 170 and 171, Part Lots 172, 181 and 182, known locally as 342 Percy Street in the City of North Bay, be APPROVED; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.”

Amendments:

“CARRIED”



Chair

**City of North Bay
Planning Services**

MEMO

To: Chair and Members, Planning Advisory Committee

From: Erik Acs - Development Planner

Subject: Proposed Zoning By-law Amendment by Harriman and Associates on behalf of 2046304 Ontario LTD. for the property legally described as Plan 48 Lots 170 AND 171, Part Lots 172 181 And 182, 342 Percy Street in the City of North Bay.

Date: December 1, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment from a "Residential Third Density (R3)" zone to a "Residential Multiple Third Density Special Zone (RM3 Sp.)" zone by Harriman and Associates. on behalf of 2046304 Ontario LTD. for the property legally described as Plan 48 Lots 170 and 171, Part Lots 172 181 And 182, 342 Percy Street in the City of North Bay, BE APPROVED; and
- 2) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate building massing, parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.

Site

The subject property is situated at 342 Percy Street, as shown on Schedules "A" and "B" attached hereto. The property has a frontage of approximately 31.85 metres (104.5 feet) along Percy Street and a total area of approximately 0.07 hectares (0.17 acres).

The property is designated "Residential" in the City of North Bay's Official Plan and is zoned "Residential Third Density (R3)" under the City of North Bay's Zoning By-law No. 28-80. The area is a mixed use neighbourhood including commercial and institutional uses, and low to medium density residential uses.

Proposal

The subject property is developed with a two storey block building. The existing building was previously operated by ServiceMaster, a residential and commercial cleaning business.

The use of the building by ServiceMaster was permitted as a legal non-conforming use under Section 3.5 of Zoning By-law No. 28-80 which reads: "*Where a building or structure was erected prior to the date of passing of this By-Law and is used for a purpose which is not a permitted use in the zone in which it is situated, but is a legal non-conforming use, the said building or structure may be reconstructed, repaired or renovated provided that the repair or renovation does not include any alteration of use and the building or structure continues to be used for the same purpose...*"

Service Master has now relocated to a building on McGaughey Avenue and the land and building have been sold to the Applicant (2046304 Ontario LTD.) who intends to convert the building into an 8 unit apartment building, but requires a change in zoning. The property owners are requesting a Zoning By-law Amendment to change the "Residential Third Density (R3)" zone designation to a "Residential Multiple Third Density (RM3)" zone designation in order to permit the use of the land and building as an apartment building.

Provincial Policy

This proposal has been reviewed in the context of the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005). These policies provide direction on matters of Provincial interest related to land use planning and development.

The Growth Plan for Northern Ontario was introduced on March 3rd, 2011, and all Planning applications must now be evaluated to consider this plan. The GPNO is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples. This plan is an economic development tool that encourages growth in Northern Ontario. Specific planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Provincial government or incorporated into the Official Plan.

This application has been reviewed in accordance with the Growth Plan for Northern Ontario (2011) and has been found to be in compliance with its policies.

This application has been reviewed in the context of the Provincial Policy Statement (PPS 2005). Section 1.0 of the PPS 2005, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

Section 1.1.3.3 states: *“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.*

The proposed Zoning By-law Amendment will see the conversion of an existing legal non-conforming commercial building into an apartment building. The subject property has an existing building on full municipal services, resulting in residential intensification without the requirement for the extension of municipal services.

In reviewing the proposed Zoning By-law Amendment, it is my professional opinion all pertinent policies of the Provincial Policy Statement (PPS 2005) have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS 2005).

Official Plan

The subject property is designated “Residential” in the City of North Bay’s Official Plan. However, the abutting lots immediately to the south of this property, are zoned Central Area.

Section 2.2.2.3 of the Official Plan (Residential Area), states: *“In order to supplement the City’s stock of rental housing, the City shall encourage the conversion and renovation of older dwellings and other buildings, in areas permitting residential development, into multiple dwelling units for the rental market suited to community standards.”*

Section 2.2.3.1 further states: *“In high density residential areas the intent of this Plan is to encourage this type of residential development in locations that are particularly suitable, such as:*

- a) *The Central Area and its immediate vicinity, or*
- b) *In close proximity to major shopping areas, community facilities open space and recreational facilities, or*
- c) *In peripheral locations around residential neighbourhoods with access to major collector or arterial roads,*
or
- d) *When designed as an integral part of a new subdivision.”*

Section 2.2.3.5 discusses the impacts of new apartment buildings, suggesting: "*In considering applications for higher density residential uses, it shall be clearly demonstrated to the satisfaction of the City that no undue pressure will result on:*

- a) *Arterial or collector roads;*
- b) *Parks, open space and recreation facilities;*
- c) *Schools, and*
- d) *Sewers and water mains."*

The policies also address the siting of buildings to have the least impact possible on surrounding residential uses. The building on the subject property has existed prior to the Zoning By-law coming into effect, and as a result has legal non-complying setbacks and more specifically, no setback abutting the existing single detached dwelling at 350 Percy Street. While this would not be ideal for new construction, the Applicants are proposing to renovate the existing building, and will be required to implement Site Plan Control measures to reduce the potential impacts on surrounding uses.

The intent of this policy is to strategically locate apartment buildings in areas where they will operate efficiently, make a positive contribution to the area and its housing needs, and have a minimum impact on the landscape and required services. This property has previously operated as a commercial establishment in a residential area. The building already exists, and the municipal services in the area are up to par with the requirements for the proposed development. The proximity of the proposed building to the Central Area and arterial roads can be observed in Schedule D. When contrasting the policies of the Official Plan against the proposed 8 unit apartment building, the proposed development is able to meet all of the requirements, and when completed, will increase the City's stock of rental housing.

Part 10, Implementation of the Official Plan sets out that "*as a general rule, uses that do not conform with the policies of this plan should, in the long run, cease to exist so that the land affected may revert to a use that conforms with the intent of this Plan and the provisions of the implementing Zoning By-Law...*" The Applicants are proposing to re-develop the property for a use that conforms to the City's Official Plan.

In my professional opinion, the Applicants' proposal to rezone the subject lands to a "Residential Multiple Third Density Special Zone (RM3 Sp.)" zone is in conformity with the general intent of the Official Plan policies for the Residential Area.

Zoning By-law No. 28-80

The subject property is currently zoned "Residential Third Density (R3)" by the City of North Bay's Zoning By-law No. 28-80, which permits the following uses:

- single detached dwelling unit;
- duplex dwelling;
- semi-detached dwelling;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The Applicant is proposing to rezone the subject lands to a "Residential Multiple Third Density Special Zone (RM3 Sp.)" zone. The permitted uses for the proposed "Residential Multiple Third Density Special Zone (RM3 Sp.)" zone will be limited to the following:

- apartment dwellings;
- parks, playgrounds and associated non-profit uses;
- licenced day nurseries, churches, public schools other than trade schools;
- institutional uses;

- accessory home based business; and
- accessory non-residential use under Subsection 5.3.5.

The proposed rezoning is to RM3 Sp. The special component is to address the deficiencies associated with the site, including recognizing existing setbacks, to request an increase in gross floor area as a percentage of lot coverage to 95% and to remove the requirement for visitor parking spaces. Residential development and infill development is encouraged by the Official Plan and Provincial Policy. The proposed special zone meets the general intent for developing within the core area of the city.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and other external agencies that may have an interest in this matter.

In terms of the correspondence received, the Chief Fire Prevention Officer, Mayor's Office of Economic Development and the Chief Building Official offered no objections to the proposal.

The Engineering Department also offered the following input: *"From what is being proposed, Engineering will not be requesting and stormwater management. Although the site is being redeveloped, the proposed stormwater runoff coefficient will remain the same as existing, therefore there will not be an increase in runoff. Also, no quality control will be required as the site area is less than 2500 square meters which is the minimum area that would trigger the requirement of an oil/grit separator. However, if there are any changes to the plan upon submission of the SPCA, Engineering would need to perform another review to confirm our above statements."*

A letter and subsequent email was received from a circulated property owner commenting on the proposed rezoning. The property owner indicates he objects to the rezoning based on perceived neighbourhood safety issues related to increased traffic flows, and traffic congestion related to on street parking. The letter also states as an abutting owner, the property owner feels the development of an apartment building will have a negative effect on the area.

The concerns regarding traffic flow and congestion were discussed with Engineering. They have indicated based on the number of units and the previous commercial use, they do not have any concerns with respect to increased traffic volume in this area. The applicants have included one parking space per unit (8) on the site to be accessed by way of an existing laneway. There is existing on street parking permitted along one side of Percy Street. It is likely visitors to the property will utilize this parking along with the existing neighbourhood.

The Applicants are proposing a high level of site design and amenities. This should help bring the property into character with the existing neighbourhood, compared to the existing development. The property will be subject to Site Plan Control to ensure the landscaping amenities proposed are incorporated through the redevelopment of the property.

No comments or objections were received from any of the other circulated property owners.

Summary

The existing building has been vacant since ServiceMaster moved to their new location. Prior to ServiceMaster moving, the commercial use of the property existed as a legal non-conforming use. The proposed use is compatible with the mixed use nature of the existing neighbourhood.

At this time, the present "Residential Third Density (R3)" zoning designation would limit the use of the property to low density residential, group home, and institutional uses. This would likely require total redevelopment of the site, including removal of the building.

The Applicant is seeking to rezone the property to a "Residential Multiple Third Density Special Zone (RM3 Sp.)" zone designation in order to convert the existing building into an 8 unit apartment building. If approved, the property will be subject to Site Plan Control in order to regulate parking, lighting, landscaping, storm water management, ingress/egress and fencing as required.

It is my professional opinion the proposed Zoning By-law Amendment maintains the general intent of the City of North Bay's Official Plan and the end use is consistent with Provincial Policy as outlined in the Northern Growth Plan (GPNO) and the Provincial Policy Statement (PPS 2005).



Erik Acs
Development Planner

EA/dlb

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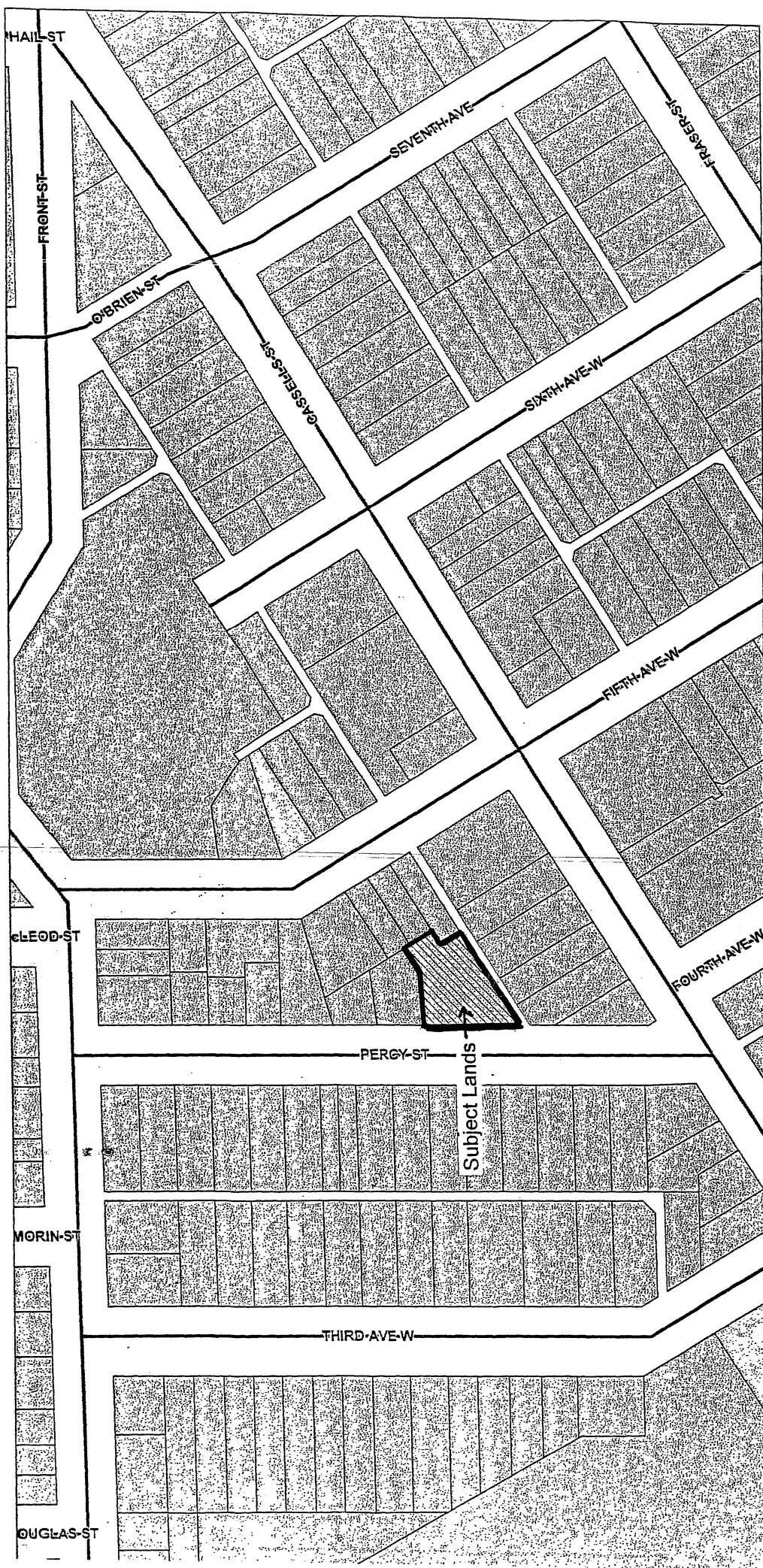
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I concur with the recommendations contained in this report.

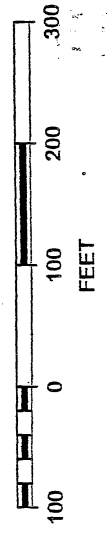


Beverley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE A



SCALE 1 : 1,932



SCHEDULE B

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 28, 2011.

SURVEYOR'S REAL PROPERTY REPORT PART 1, PLAN OF SURVEY OF ALL OF LOTS 170 AND 171 AND PART OF LOTS 172, 181 AND 182 REGISTERED PLAN No. 48 CITY OF NORTH BAY DISTRICT OF NIPISSING

0 5 10m
SCALE 1 : 250

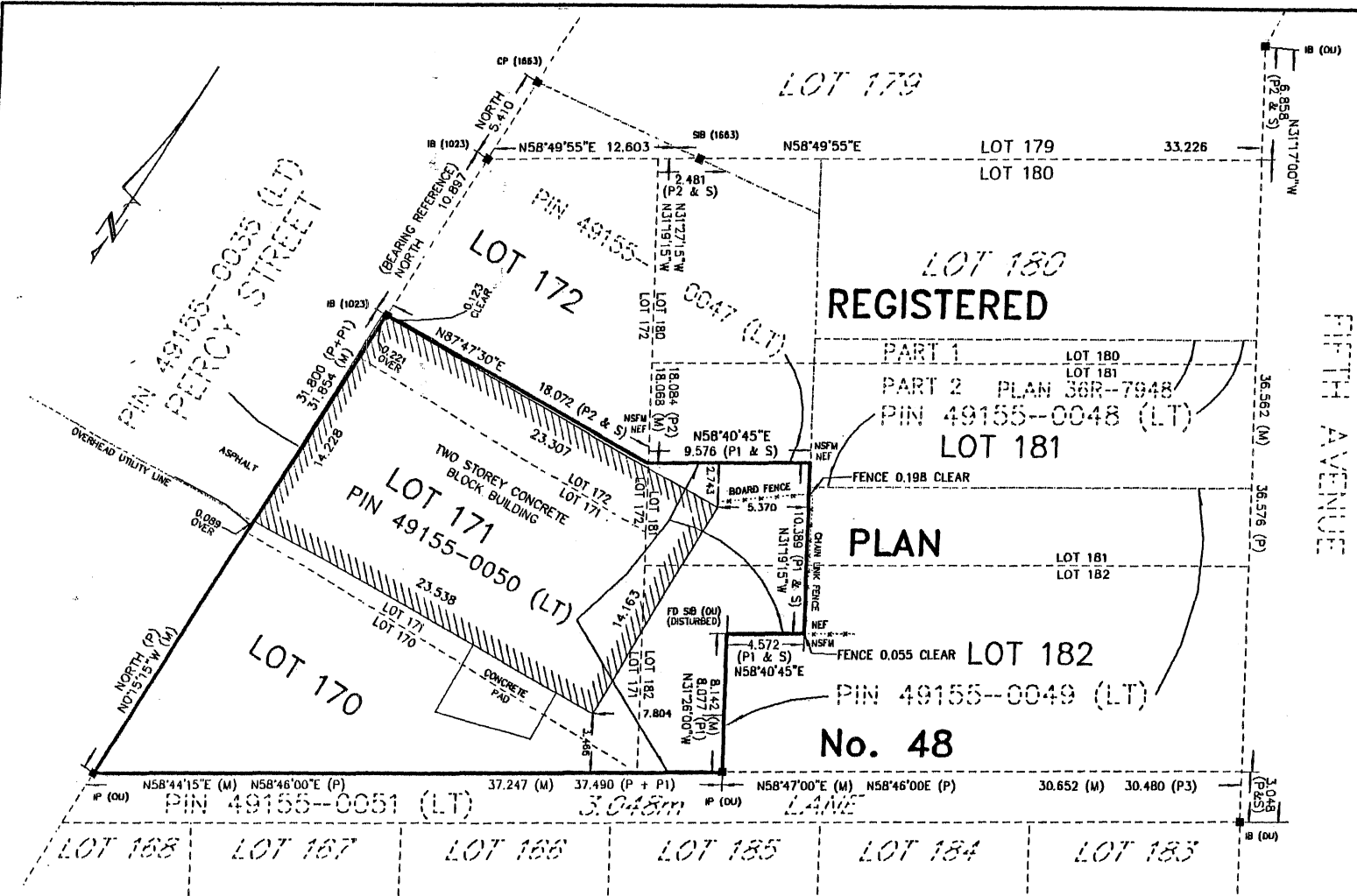
Miller & Urso Surveying Inc.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES FOUND MONUMENT
- M DENOTES MEASURED
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- SIB DENOTES STANDARD IRON BAR
- CP DENOTES CONCRETE PIN
- OU DENOTES ORIGIN UNKNOWN
- NEF DENOTES NO EVIDENCE FOUND
- NSFM DENOTES NOT SUITABLE FOR MONUMENTATION
- 1023 DENOTES D. J. MACDONELL, O.L.S.
- 1663 DENOTES PAUL GOODRIDGE, O.L.S.
- P DENOTES REGISTERED PLAN No. 48
- P1 DENOTES TRANSFER No. 103112
- P2 DENOTES DEPOSITED PLAN 36R-10278
- P3 DENOTES TRANSFER No. 97160



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPTEMBER, 2011.

SEPTEMBER 29, 2011
DATE

R.D. MILLER
ONTARIO LAND SURVEYOR

CLIENT: 2046304 ONTARIO LTD.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF PERCY STREET, AS SHOWN ON DEPOSITED PLAN 36R-10278, HAVING A BEARING OF NORTH.

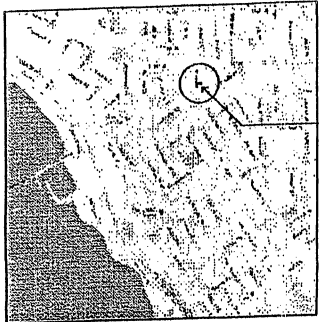
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Miller & Urso Surveying Inc.
Ontario Land Surveyors & Canada Land Surveyors
Planning Consultants

1501 SEYMOUR STREET, NORTH BAY ON P.B. 864 TEL: (705) 474-1210 FAX: (705) 474-1783

DRAWN BY: C.A.L. FIELD: K.M., S.M., C.B. WO No: 3859
CHECKED BY: R.D.M.

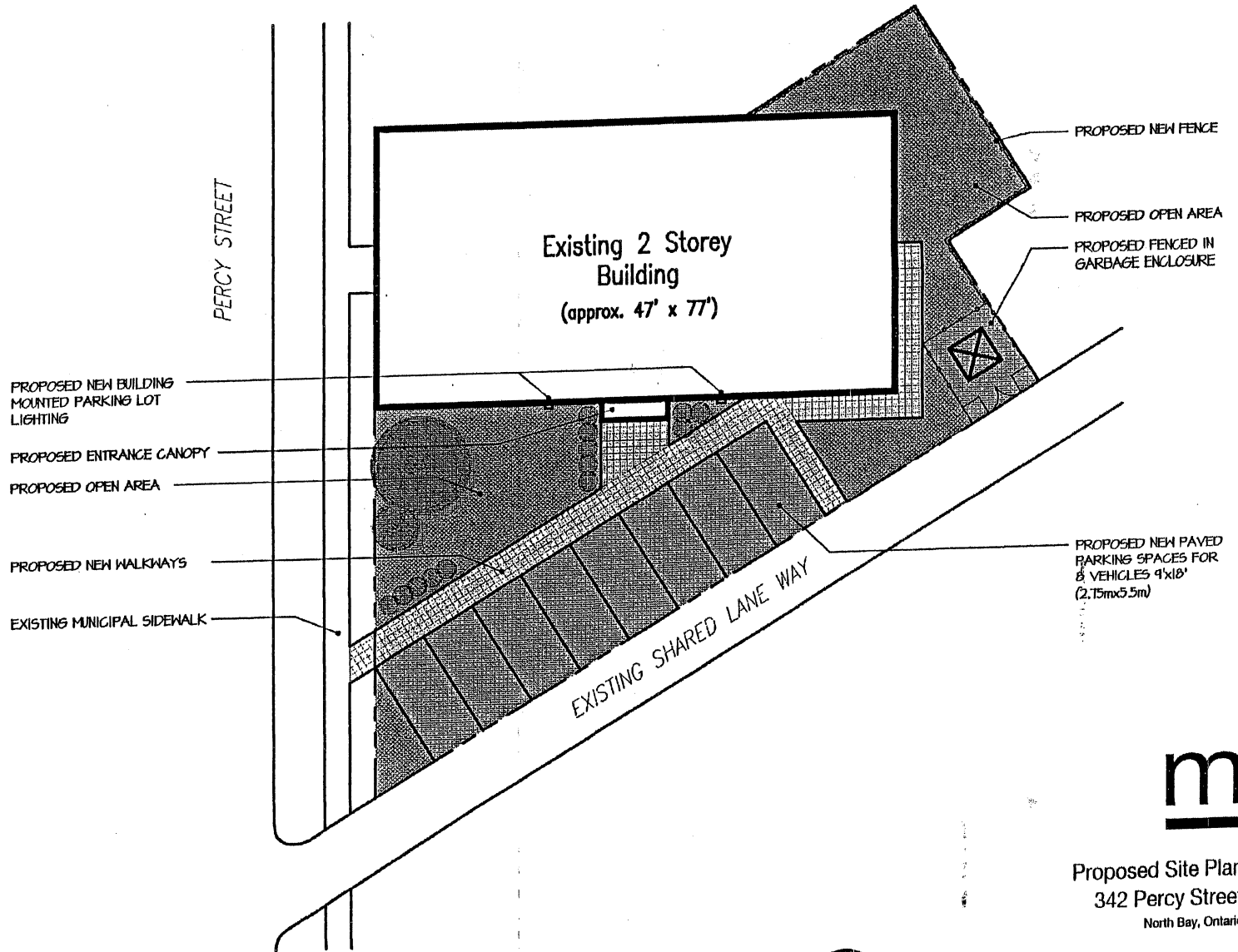
SCHEDULE C



PROJECT LOCATION

Key Plan

	% Lot Coverage	
	Existing	Proposed
Building	46%	46%
Green Areas	0%	24%
Gravel	54%	0%
Paved Parking & Walkways	0%	30%

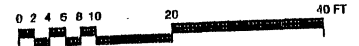


Proposed Site Plan
342 Percy Street
North Bay, Ontario

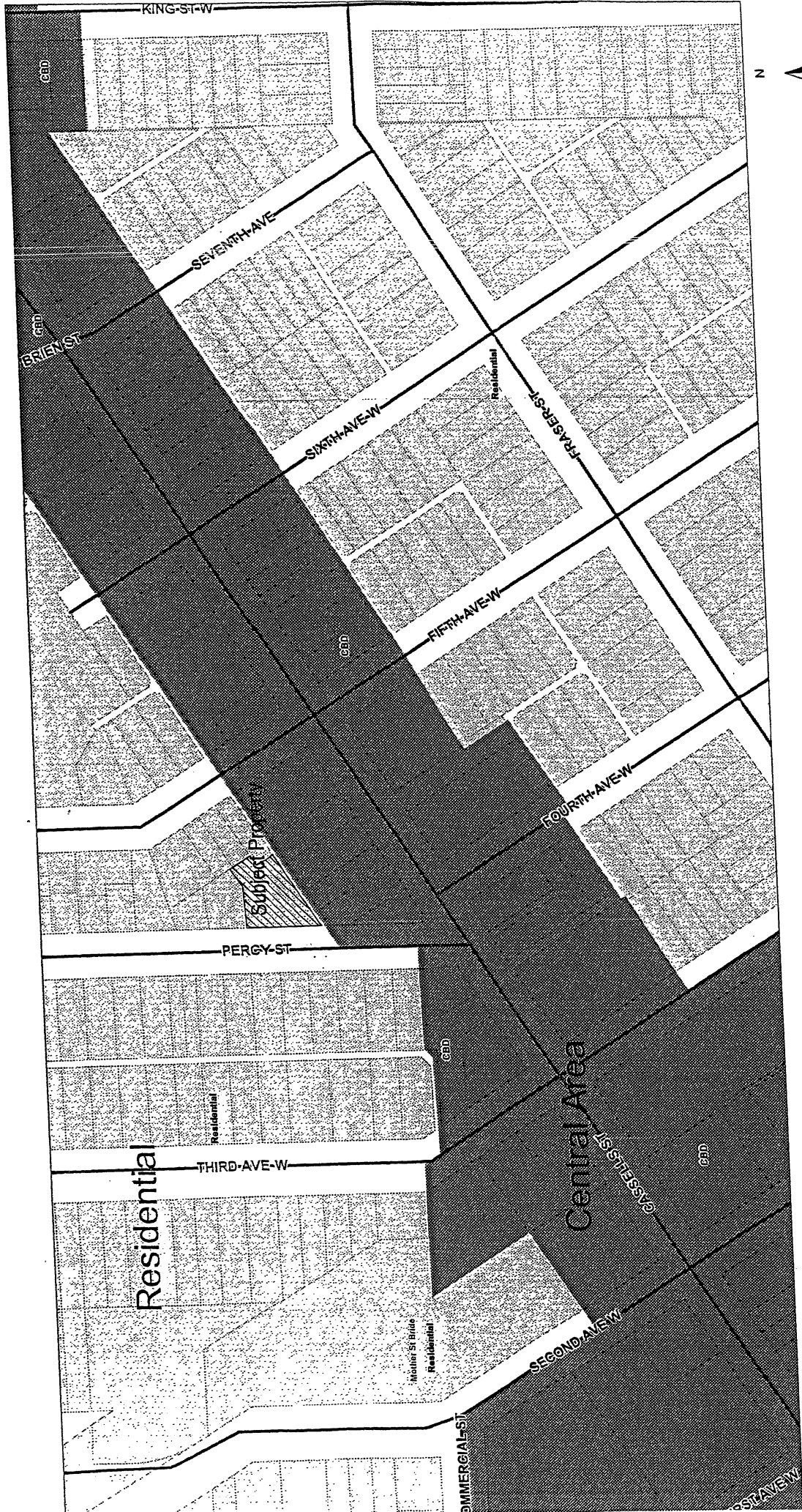
October 2011



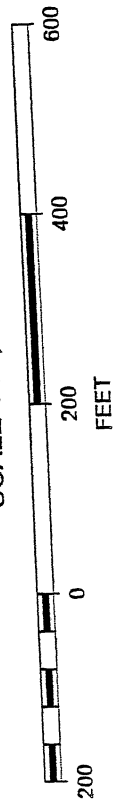
North



SCHEDULE D



SCALE 1 : 2,468



CS-2012-04

Draft recommendation.

"That Report to Council CSBU 2012-25 relating to the approval of the new Official Plan be noted and filed."

City of North Bay

Report to Council

Report No.: CSBU 2012 - 25

Date: January 11, 2012

Originator: Beverley Hillier – Manager, Planning Services

Subject: New Official Plan Approval

RECOMMENDATION

That Council receives this Report for information purposes and refers the matter to the Community Services Committee.

BACKGROUND

On September 8, 2009 City Council adopted the City of North Bay's new Official Plan. The Official Plan was then forwarded to the Ministry of Municipal Affairs and Housing (MMAH) for their approval.

MMAH Staff reviewed the City's Official Plan with respect to consistency with Provincial Policy. During their review, the MMAH consulted with City Staff and made modifications to the Plan as required. In total, 47 modifications were made to the Official Plan since Council approval. The modifications represent a combination of both City and Ministry revisions to the Plan.

The MMAH gave final approval to the Official Plan on December 16, 2011. The appeal period ended on January 5, 2012 with no appeals filed.

Accordingly, the City of North Bay's new Official Plan has now been approved and is in effect.

The most significant modification to the Plan is Section 4.6 (Natural Heritage). Staff from the City and MMAH discussed this section at length over an extended period of time. The Provincial Government wanted to insert large portions of the Provincial Policy Statement within the Official Plan. City Staff held that Provincial interests were protected by the Provincial Policy Statement and did not need to be inserted in the Official Plan.

The table found in Section 4.6 represents a compromise solution. The table provides a summary of Provincial Policy. It is understood this table will be updated in the future as Provincial Policy changes. Section 4.6 states "*It is recognized that the current Provincial Policy Statement will be reviewed and updated periodically. It is not the intent of this Plan to be more stringent than the Provincial Policy Statement currently in effect. The Provincial Policy Statement policy below is provided for convenience. This table will be applied according to the current Provincial Policy Statement and will be updated upon notice from the Province of changes to the Provincial Policy Statement*".

City Staff anticipates there will not be any new implications to the City or the development community as a result of the inclusion of this table. All of the policy contained within this table is currently enshrined within the Provincial Policy Statement. Staff and Council ensure development proposals are consistent with the Provincial Policy Statement when reviewing and making decisions on Planning Act applications.

During the Provincial review of the Official Plan, the Algonquin's of Ontario (AOO) notified the MMAH that certain parts of North Bay are within their claim area. The Algonquin's of Ontario requested they be consulted on new development within North Bay. Specifically, the AOO requested they have an opportunity to comment on Environmental Impact Studies.

Staff felt this request was too extensive. Environmental Impact Studies are a relatively standard requirement for a broad range of planning applications, from major industrial projects to minor variance applications for residential renovations. Staff was concerned granting the consultation request, as submitted by the AOO, might result in undue delays for relatively minor projects.

City Staff worked with MMAH Staff to accommodate a narrowed version of the AOO request. It was agreed a policy requiring the City to notify the appropriate First Nation(s) will be provided when an archaeological assessment either identifies or shows the potential for the identification of burial sites and significant archaeological resources relating to the activities of their ancestors. This policy specifically includes the AOO as an organization to be consulted on these studies. A schedule identifying the AOO area of influence has also been added to the Official Plan.

Other Provincial Modifications to the Plan include:

- Multiple references the City will utilize the Ministry of Environment's D-Series Guidelines as a resource when considering potentially controversial development. The D-Series Guidelines provide policies for dealing with topics that may result in conflict between adjacent uses. For example, the D-Series Guidelines identifies ways to limit the impact of noise and odour pollutions that may result from new industrial development.
- Additional policies were added in Section 3.3 (Mineral Resources) to guide development in areas with potential Mineral Resources.
- Reference to the use of the federal guidelines entitled "Aviation: Land Use in the Vicinity of Airports" when considering development applications in the area surrounding Jack Garland Airport.

The new Official Plan, as approved by the MMAH, is available for review in the Planning and City Clerk's Departments. All modifications made by the MMAH are identified as such.

ANALYSIS / OPTIONS

Option #1:

Council receives this Report for information purposes and refers the matter to the Community Services Committee

Option #2:

That Council not receive this Report. This option is not recommended.

RECOMMENDED OPTION/FINANCIAL IMPLICATION

That Council receives this Report for information purposes and refers the matter to the Community Services Committee. There are no financial implications.

Respectfully submitted,



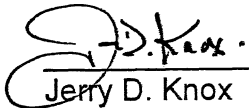
Beverley Hillier, MCIP, RPP
Manager, Planning Services

BH/PC/dlb

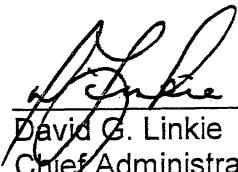
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We concur with this report and recommendations.



Jerry D. Knox
Managing Director, Community Services



David G. Linkie
Chief Administrative Officer

ENGINEERING & WORKS COMMITTEE

Monday, January 30, 2012

Page 1

Chairperson: Councillor Vrebosch
Vice-Chair: Councillor Mayne
Member: Councillor Bain
Ex-Officio: Mayor McDonald

- EW-2010-03 Report from A. Korell/J. Houston dated March 26, 2010 re Kate Pace Way west end bike route connection between Memorial Drive and Gormanville Road (R05/2010/KPWTR/WESTENDR).
- EW-2011-05 Memo to A. Tomek dated October 26, 2011 re Curbside collection of recyclables for ICI Sector (E07/2011/BLUE/GENERAL).

GENERAL GOVERNMENT COMMITTEE

Monday, January 30, 2012

Page 1

Chairperson: Councillor Chirico
Vice-Chair: Councillor Koziol
Members: Councillors Anthony, Maroosis
Ex-Officio: Mayor McDonald

- GG-2011-04 Motion from Councillor Anthony dated January 10, 2011 re Council remuneration (F16/2011/CNB/COUNCIL).
- GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).
- GG-2011-18 Report from D.G. Linkie dated August 31, 2011 re Power assisted bicycles (T00/2011/TRANS/GENERAL).
- GG-2011-21 Report from R. Mimee / M. Karpenko dated November 23, 2011 re 2012 recommended Operating Budget (F05/2012/OPEBU/ GENERAL).