



MEETING: City Council (Public Meeting)

DATE: Monday, October 15, 2018

Reference No. CCP - 12/49

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:30 p.m.

City Council (Public Meeting)

Chair: Mayor K. Hobbs

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - October 15, 2018 - City Council (Public Meeting)

With respect to the October 15, 2018 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

PUBLIC MEETING PROCEDURES

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 1072 Oliver Road (Oliver Link Holdings Inc.)

Report No. R 132/2018 (Development Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the lands at 1072 Oliver Road to the "C4" – Arterial Commercial Zone.

THAT a Public Meeting having been held with respect to the application by Oliver Link Holdings Inc., relative to Part of the Northwest Quarter of Section 50, being PART 2 on Plan 55R12036, municipally known as 1072 Oliver Road, we recommend that the Zoning By-law be amended as follows:

1. That section 2.1.1 (b) does not apply to paragraph "776" of Zoning By-law 177-1983; and
2. That the subject property be rezoned to the "C4" – Arterial Commercial ZONE; and

3. That the following definitions be added:
 - a. A “drugstore” is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.
 - b. A “pharmacy” is a retail outlet which dispenses drugs by prescription; and
4. That “drugstore” and “pharmacy” be added as permitted uses; and
5. That the maximum size for a FINANCIAL OFFICE be increased to 160m².

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 132/2018 (Planning Services) as submitted by the Development Emergency Services Department.

Zoning By-law Amendment - 600 Montreal Street (1401366 Ontario Ltd.)

Report No. R 134/2018 (Development and Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the property known as 600 Montreal Street to "IN1" – Light Industrial Zone.

THAT a Public Meeting having been held with respect to the application by 1401366 Ontario Ltd., relative to PT LT 8 CON 1 NKR NEEBING; PT RDAL NKR NEEBING CLOSED BY BYLAW NBG299; PT WATER LT IN FRONT OF LT 8, CON 1 NEEBING AKA PT 56 & 57 COMPILED PLAN AS IN TBR286587; S/T TBR409309; T/W TBR414172; SUBJECT TO AN EASEMENT IN GROSS AS IN TY182013; CITY OF THUNDER BAY, municipally known as 600 Montreal Street, we recommend that the Zoning By-law be amended as follows:

1. THAT the subject property be rezoned to "IN1-H" – Light Industrial Zone - Holding,
2. THAT the following be added as a permitted use:
 - ARTISAN’S WORKSHOP,
 - HOTEL,
 - MARINA,
 - OPEN MARKET,
3. THAT the BUILDING existing on the 15th day of October, 2018, is recognized in its present location,
4. THAT a NATURAL VEGETATED BUFFER in the form of a 6.0m wide strip along the LOT LINE abutting the shoreline is required,
5. THAT outdoor DECKS, PATIOS, or amenity areas not be permitted.
6. AND THAT in accordance with the policies established in the OFFICIAL PLAN, as amended, the Holding symbol may be removed from the affected land when the following condition has been met:

- The Planning Services Division has received a Record of Site Condition prepared in accordance with Provincial Guidelines and acknowledged by the Ministry of the Environment, Conservation and Parks that demonstrates that the site is suitable for a sensitive use as proposed at that time.

AND THAT in accordance with Section 34(17) of the Planning Act, R.S.O. 1990, Council considers that the changes to the By-law are insufficient to require any further notice.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 134/2018 (Planning Services) as submitted by the Development Emergency Services Department.

Draft Plan of Subdivision - 2160 West Arthur Street

At the August 27, 2018, City Council (Public Meeting), Report No. R 105/2018 (Development Emergency Services - Planning Services) relative to Draft Plan of Subdivision - 2160 West Arthur Street, was presented.

In accordance to Section 51(20) of the Planning Act, no decision can be made on the application for draft plan approval of this subdivision until at least 14 days have elapsed from the holding of the public meeting. The recommendation for approval of the draft plan as contained in the Report will be presented to Council for consideration on September 17, 2018.

At the September 17, 2018 City Council (Public Meeting) Report No. R 105/2018 (Development Emergency Services - Planning Services) was re-presented; and a memorandum was also presented from Mr. D. Lopes, Senior Planner – Planning Services Division, dated September 17, 2018, relative to the above noted.

At the September 17, 2018 City Council (Public Meeting) a resolution was passed deferring Report No. R 105/2018 to the October 15, 2018 City Council (Public Meeting).

Memorandum from Mr. D. Lopes, Senior Planner, Planning Services Division, dated October 2, 2018, advising that additional information will be presented at the October 29, 2018 City Council meeting.

BY-LAWS

BL 89/2018 - Site Plan Control Designation - 310 May St. North

A By-law to designate areas of Site Plan Control pursuant Section 41 of the Planning Act, R.S.O. 1990, as amended (310 May St. N.)

BL 94/2018 - Zoning By-law Amendment - 1072 Oliver Road

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1072 Oliver Road)

BL 98/2018 - Zoning By-law Amendment - 600 Montreal Street (1401366 Ontario Ltd.)

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (600 Montreal Street)

BL 100/2018 - Zoning By-law Amendment - 530 10th Avenue

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (530 10th Avenue)

BL 101/2018 - Zoning By-law Amendment - 1460 Dawson Road

A By-law to amend By-law 100-2010 (The Zoning By-law) of the Corporation of the City of Thunder Bay (1460 Dawson Road)

BL 103/2018 Site Plan Designation - 213 Miles Street East

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (213 Miles St. East)

By-law Resolution - October 15, 2018 City Council (Public Meeting)

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to designate areas of Site Plan Control pursuant Section 41 of the Planning Act, R.S.O. 1990, as amended (310 May St. N.)

By-law Number: BL 89/2018

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1072 Oliver Road)

By-law Number: BL 94/2018

3. & A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (600 Montreal Street)

By-law Number: BL 98/2018

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (530 10th Avenue)

By-law Number: BL 100/2018

5. & A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1460 Dawson Road)

By-law Number: BL 101/2018

6. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (213 Miles St. East)

By-law Number: BL 103/2018

ADJOURNMENT

MEETING DATE 10/15/2018 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - October 15, 2018 - City Council (Public Meeting)

RECOMMENDATION

With respect to the October 15, 2018 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

DEPARTMENT/ DIVISION	Development Emergency Services - Planning Services	REPORT NO.	R 132/2018
DATE PREPARED	05/09/2018	FILE NO.	Z-19-2018
MEETING DATE	City Council (Public Meeting) - 10/15/2018 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 1072 Oliver Road (Oliver Link Holdings Inc.)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Oliver Link Holdings Inc., relative to Part of the Northwest Quarter of Section 50, being PART 2 on Plan 55R12036, municipally known as 1072 Oliver Road, we recommend that the Zoning By-law be amended as follows:

1. That section 2.1.1 (b) does not apply to paragraph “776” of Zoning By-law 177-1983; and
2. That the subject property be rezoned to the “C4” – Arterial Commercial ZONE; and
3. That the following definitions be added:
 - a. A “drugstore” is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.
 - b. A “pharmacy” is a retail outlet which dispenses drugs by prescription; and
4. That “drugstore” and “pharmacy” be added as permitted uses; and
5. That the maximum size for a FINANCIAL OFFICE be increased to 160m².

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 132/2018 (Planning Services) as submitted by the Development Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to rezone the lands at 1072 Oliver Road to the “C4” – Arterial Commercial Zone. The effect of this proposed Zoning By-law amendment would be to permit the continued use of the existing shopping centre. It would expand the permitted uses to the full range of uses permitted in the “C4” Zone. It would

also carry forward two uses, “drugstore” and “pharmacy”, from a previous site-specific amendment.

The Applicant’s request is consistent with the Provincial Policy Statement and both the current 2002 and the adopted 2018 Official Plans. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

DISCUSSION

Background

The property is currently zoned “MI” – Major Institutional due to its proximity to several major institutions. However, the property received a Zoning By-law amendment in 2010 under the former By-law 177-1983 which is still in effect today. This by-law permits several commercial uses which support surrounding institutions. These uses include:

- Bank with maximum gross floor area of 160 m² '
- Drugstore '
- Food store '
- Pharmacy '
- Restaurant '
- Shopping centre '

Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to rezone the lands to the “C4” – Arterial Commercial Zone. The proposed amendment would continue to permit the uses listed above, and would expand the list of permitted commercial uses. At this time the applicant is not proposing any new uses in the existing shopping centre. Rather, the Applicant is proposing to continue the use of one of the units as a hair salon. A hair salon is not currently a permitted use, but would be under the proposed “C4” – Zone.

Under the “C4” – Zone a number of new permitted uses would also be added. They include:

- Animal Care Facility; '
- Car Wash; '
- Drive Service Units associated with permitted uses; '
- Food Store; '
- Fuel Bar; '
- Home Improvement Store; '
- Hotel; '
- Media Store; '
- Medical Office; '

- Motel; '
- Motor Vehicle Sales Or Rental Establishment; '
- Motor Vehicle Service Station; '
- Parking Lot; '
- Personal Services Establishment; '
- Pet Store; '
- Recreational Facility'

A copy of the Applicant's sketch is attached as "Attachment B" for review.

Description of Subject Property and Surrounding Area

The subject property is located at the northeast corner of Oliver Road and Golf Links Road near Lakehead University and the Thunder Bay Regional Health Sciences Centre. Directly north of the property is a hotel and immediately east is a medical office building.

A shopping centre with four units currently exists on the property today. A shopping centre is defined in the Zoning By-law as a place where 4 or more uses permitted in a commercial zone, are located together for their mutual benefit. The shopping centre currently contains two restaurants, a credit union (financial office), and a hair salon (personal services establishment).

Of the four corners at the intersection of Oliver Road and Golf Links Road, three, including the subject property, have been developed with Service Commercial uses. The only corner without, is the southeast corner where the golf course is located. A motor vehicle sales establishment has long existed on the northwest corner and the southwest corner is already in the "C4" – Zone and has a restaurant with a drive service unit, a food store, and a pet store.

Neighbourhood Comments

A Notice of Application was mailed to area residents on August 13, 2018 outlining the nature of the proposed Zoning By-law amendment. No comments were received from area residents.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Lakehead Region Conservation Authority'
- Ministry of Transportation'
- Realty Services Division '
- Building Services Division '
- Fire Prevention and Investigation'
- Thunder Bay District Health Unit'
- Engineering and Operations Division'

Planning Services Division Comments

- *Provincial Policy Statement and Growth Plan for Northern Ontario*

The Provincial Policy Statement states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of uses such as residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. The subject lands contribute to this mix by providing commercial employment uses that support surrounding institutional uses (i.e. the university and the hospital). The uses currently permitted on the subject lands, such as restaurant, pharmacy, bank, food store all provide services to people who work or attend these institutions and allow these people to travel short distances to use these services. The additional Service Commercial uses that would be permitted under the proposed rezoning would expand the types of services that could be provided. By permitting additional types of commercial use, the proposal also protects and preserves an existing employment area for current and future uses where the necessary infrastructure is already provided.

The proposal is consistent with the Growth Plan for Northern Ontario, as it makes efficient use of existing infrastructure, which is one of the stated purposes of the plan.

For these reasons, the proposal is supported by the Provincial Policy Statement, 2014 and does not conflict with the Growth Plan for Northern Ontario.

- *2002 Official Plan*

The subject lands are designated “Major Institutional” in the 2002 Official Plan (OP). Lands in this designation are intended to be used predominantly for public or quasi-public purposes of a city or region-wide nature, such as hospitals, colleges and universities, etc. The subject property was designated as Major Institutional due to its proximity to the hospital and the university. However, the property received a site-specific Official Plan Amendment which permits “a limited range of commercial uses that are compatible with surrounding institutional development.” Planning Services is of the opinion that all the permitted uses in the “C4” – Zone are compatible with the surrounding institutional uses.

Additionally, the OP states that land use designations shall be considered as representing predominant land uses, and shall not preclude small pockets of other land uses consistent with the pertinent policies of this Plan.

Major institutions, such as the university and hospital, are destinations where many people work, study, visit, and live. As such, there are many benefits of locating service-based commercial uses in close proximity to them. One of the OP’s general goals is to support a balance among the various basic land uses with sufficient and suitable lands to meet the needs of the community. Major Institutions are generally characterized by large buildings within large areas of open space. This can mean that individuals at these institutions must travel a far distance to get to the services they may need. By permitting a pocket of Service Commercial uses within the Major Institutional designation and between two of the largest institutions in Thunder Bay, individuals in this community are afforded ease of access to the services they need such as food, health

supplies, personal funds, or personal care without travelling a long distance. This can also encourage active transportation, which is an objective of the Transportation Section of the plan.

Another general goal of the OP is to promote the growth of new business and employment opportunities at appropriate locations, and to encourage the strengthening of existing business functions. Planning Services is of the opinion that expanding the permitted commercial uses at this location promotes new business and employment opportunities at an appropriate location. Commercial development at this location benefits from its distance to the hospital and university, as well as the adjacent hotel.

For these reasons, the proposed amendment would not conflict the current 2002 OP.

- *2018 Official Plan*

The subject lands are designated “Service Commercial” in the 2018 Official Plan (OP) to acknowledge the commercial node at this intersection. Service Commercial areas are intended to accommodate a range of commercial and service-based uses. They are intended to provide important links between commercial areas, as well as services to the travelling public and commuters. The subject property is located at the intersection of two Major Arterial roads, Golf Links Road and Oliver Road. Therefore, it is logical that the lands gain the full range of service-based commercial uses permitted in the “C4” – Arterial Commercial Zone. These commercial services benefit those attending the university or hospital, as well as travellers along Golf Links Road and Oliver Road.

This change in designation from the 2002 OP to the 2018 OP reflects the service-based commercial uses already established at this intersection. Once the 2018 OP is approved by the Minister, a new Zoning By-law will be developed to bring zoning into conformity with the new OP. Due to the designation change from the 2002 OP to the 2018 OP, the zoning for the subject property will have to change to reflect the commercial designation. Properties within the Service Commercial designation are generally zoned “C4” – Arterial Commercial Zone when located along Arterial roads. As such, this proposed rezoning would conform to the 2018 OP’s intention for this area.

- *Zoning By-law*

The subject property is currently zoned “MI” – Major Institutional under the current Zoning By-law. However, several additional uses are currently permitted under Surviving Paragraph Number “776” of the former Zoning By-law. These include all the uses currently occupying the site, except for the hair salon which was established without the benefit of a permit or a business license. Rather than add this use to the list of existing permitted uses, it is more logical to rezone the property to “C4” – Arterial Commercial Zone. The “C4” – Zone will permit all the current uses and expand the list of permitted commercial uses.

The Applicant has requested two additional amendments to maintain some of the provisions changes from Surviving Paragraph Number “776”. The first is that a “pharmacy” and a “drugstore” be added as permitted uses. These uses were specific uses in the former Zoning by-law, but they are not defined uses in the current Zoning By-law. Standalone pharmacies are

permitted in the “C2” – Urban Centre Zone. However, they are more commonly accessory uses located within retail stores. Drugstores are not specified uses in the current Zoning By-law, they are considered retail stores. Retail stores are generally not permitted within the Service Commercial designation and are not considered suitable for the subject lands. However, “drugstore” and “pharmacy”, as defined in the proposed amending by-law, are considered to be service-based uses which could benefit the surrounding institutional uses and the travelling public. As such, Planning Services considers it appropriate to continue to permit these uses. The second amendment would be to increase the maximum size for a financial office from 100m² to 160m². This is to recognize the size of the existing unit where a credit union is currently established.

The established shopping centre is a suitable use and the existing development complies with all other the provisions of the Zoning By-law. It is designated as an area of Site Plan Control and has an existing agreement that does not need to be updated as no new development is proposed.

FINANCIAL IMPLICATION

There will be no changes in tax revenue for the City of Thunder Bay. All costs associated with this development will be borne by the Applicant.

CONCLUSION

In conclusion, the requested Zoning By-law amendment would permit a use that is compatible with the surrounding area and is consistent with the policies of the Provincial Policy Statement. The proposal does not conflict with the Northern Growth Plan for Ontario and is consistent with the policies of the Official Plan. As such, Administration supports the proposed Zoning By-law amendment.

REFERENCE MATERIAL ATTACHED

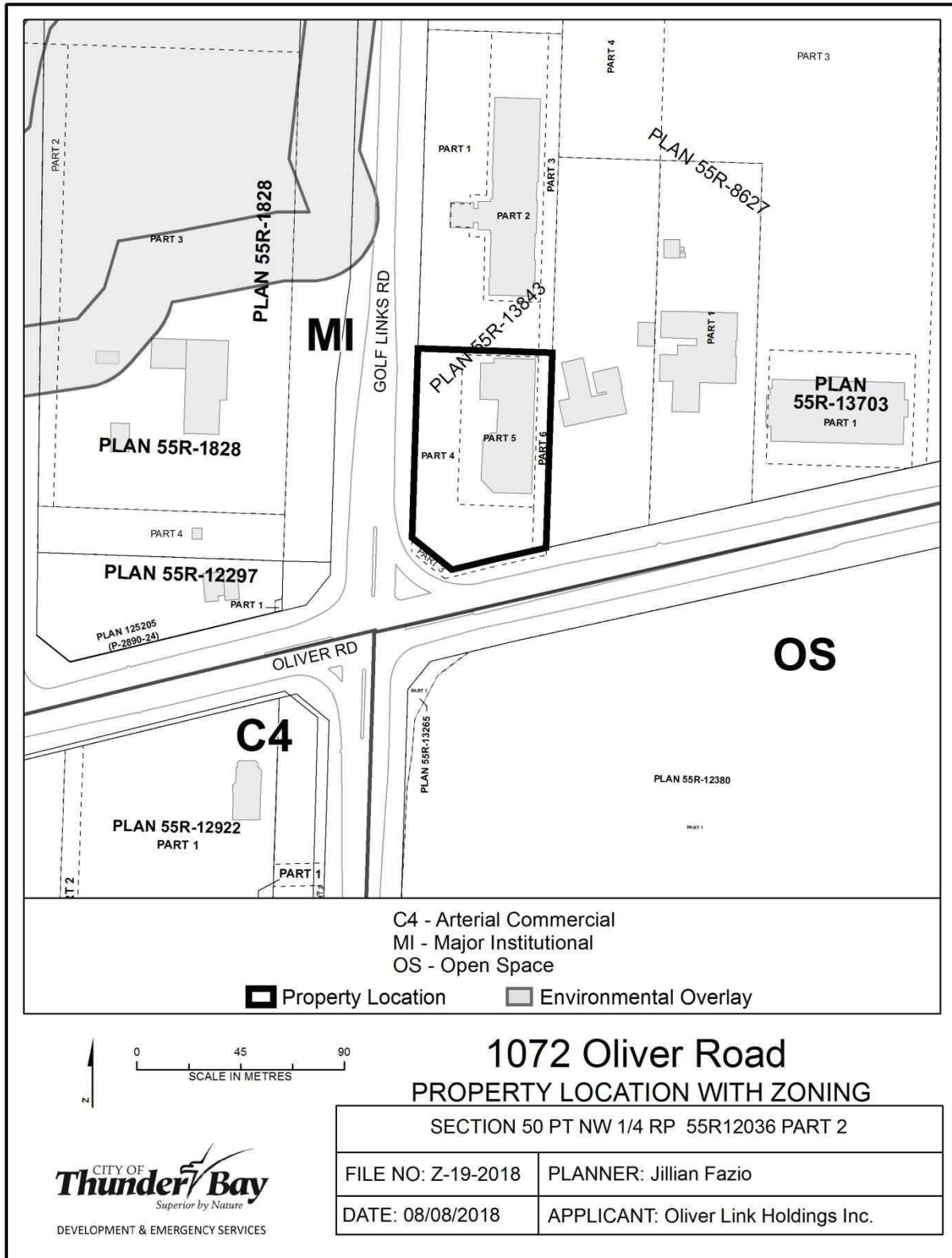
Attachment A – Property Location with Zoning
Attachment B – Applicant s Sketch

PREPARED BY: Jillian Fazio, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J. Smith, MA.MCIP.RPP. GM Development Emergency Services	DATE: October 5, 2018
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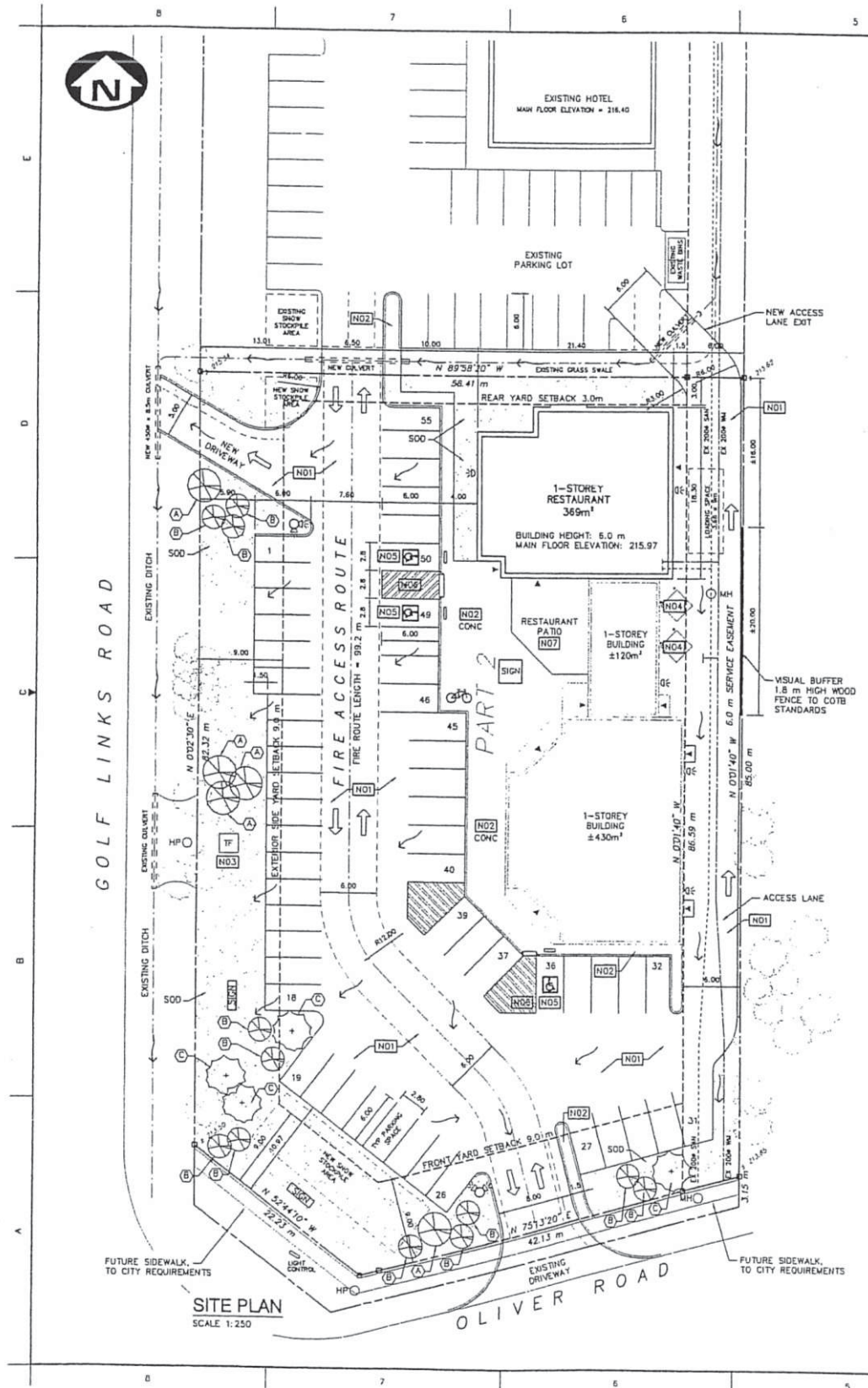
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ATTACHMENT A - Property Location



TITLE: Property Location		Date: October 2018	
PREPARED BY JF	SCALE As Noted	FILE NO. Z-19-2018	

ATTACHMENT B - Applicant's Sketch



TITLE: Applicant's Sketch	Date: October 2018
PREPARED BY JF	SCALE As Noted FILE NO. Z-19-2018

DEPARTMENT/ DIVISION	Development Emergency Services - Planning Services	REPORT NO.	R 134/2018
DATE PREPARED	09/12/2018	FILE NO.	Z-17-2017
MEETING DATE	10/15/2018 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 600 Montreal Street (1401366 Ontario Ltd.)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by 1401366 Ontario Ltd., relative to PT LT 8 CON 1 NKR NEEBING; PT RDAL NKR NEEBING CLOSED BY BYLAW NBG299; PT WATER LT IN FRONT OF LT 8, CON 1 NEEBING AKA PT 56 & 57 COMPILED PLAN AS IN TBR286587; S/T TBR409309; T/W TBR414172; SUBJECT TO AN EASEMENT IN GROSS AS IN TY182013; CITY OF THUNDER BAY, municipally known as 600 Montreal Street, we recommend that the Zoning By-law be amended as follows:

1. THAT the subject property be rezoned to "IN1-H" – Light Industrial Zone - Holding,
2. THAT the following be added as a permitted use:
 - ARTISAN'S WORKSHOP,
 - HOTEL,
 - MARINA,
 - OPEN MARKET,
3. THAT the BUILDING existing on the 15th day of October, 2018, is recognized in its present location,
4. THAT a NATURAL VEGETATED BUFFER in the form of a 6.0m wide strip along the LOT LINE abutting the shoreline is required,
5. THAT outdoor DECKS, PATIOS, or amenity areas not be permitted.
6. AND THAT in accordance with the policies established in the OFFICIAL PLAN, as amended, the Holding symbol may be removed from the affected land when the following condition has been met:
 - The Planning Services Division has received a Record of Site Condition prepared in accordance with Provincial Guidelines and acknowledged by the Ministry of the Environment, Conservation and Parks that demonstrates that the site is suitable for a sensitive use as proposed at that time.

AND THAT in accordance with Section 34(17) of the Planning Act, R.S.O. 1990, Council considers that the changes to the By-law are insufficient to require any further notice.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 134/2018 (Planning Services) as submitted by the Development Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested to amend the Zoning By-law to rezone the property known as 600 Montreal Street to the "IN1-H" – Light Industrial Zone - Holding from the "IN3" – Heavy Industrial Zone. The property is located on the north side of the Kaministiquia River, just south of the intersection of Bailey Avenue and Montreal Street.

This proposal follows the recently adopted 2018 Official Plan, which designates this property as Waterfront Commercial from Heavy Industrial. Planning Services is supporting the proposed rezoning to the "IN1-H" – Light Industrial Zone - Holding with a limited number of additional permitted commercial uses. The Holding symbol prohibits any new buildings, structures, expansions or additions until a Record of Site Condition has been completed. Due to the proximity of lands designated Heavy Industrial, all uses at the subject property must be contained within the building.

Administration is of the opinion that the Applicant's proposal is in keeping with the objectives of the Provincial Policy Statement, 2014, the 2002 Official Plan, and the 2018 Official Plan as adopted, and supports the City's policies that encourage adaptive reuse of significant buildings. Planning Services is encouraging a mix of uses that strategically take advantage of the waterfront location, mountain views, structural quality, and industrial art-deco aesthetic of the building.

DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to rezone the site to the "IN1-H" – Light Industrial Zone – Holding from "IN3" – Heavy Industrial Zone to permit the introduction of a range of uses more in keeping with the Waterfront Commercial designation.

In addition, Administration is recommending that artisan's workshop, open market, hotel, and marina be added as permitted uses. As this site is adjacent to lands designated and zoned Heavy Industrial, exterior amenity areas, including decks and patios, are not permitted, as per Ministry of the Environment, Conservation, and Parks separation guidelines.

The intent of the Holding symbol is to allow for a Record of Site Condition to be completed for the existing building, which will allow sensitive uses to be introduced to the building without a Record of Site Condition being required for the entire site. The Notices of Application and

Public meeting did not make reference to the Holding provision. The inclusion of a Holding provision does not change the purpose of the proposed By-law and therefore, in accordance with Section 34 (17) of the Planning Act, R.S.O., 1990, no further notice shall be required with respect to the proposed By-law.

This property is designated as an area of Site Plan Control. An Agreement will be required for any extensive additions and new construction.

Description of Subject Property and Surrounding Area

The subject property is approximately 13.1 hectares in a mostly rectangular shape. It lies on the north bank of the Kaministiquia River, and has direct access to the water. It is at the southern end of Bailey Avenue on the south side of Montreal Street. The subject property is currently occupied by a five-storey industrial building constructed in 1919. This building was originally a distribution facility which was decommissioned in 1969. The building has been used for warehousing and temporary uses ever since. It has not managed to reach full capacity, or live up to its potential given its location and quality of construction.

The subject property is currently zoned "IN3" - Heavy Industrial Zone and "EP" – Environmental Protection. There are a variety of zones in the vicinity, including heavy and medium industrial areas to the east and west, and areas zoned "R1" – Residential Zone One and "OS" – Open Space Zone to the north.

Agency Comments

The Ministry of Transportation, TBaytel, Realty Services Division, and the Parks and Open Space Section, have no objections to the proposed development.

The Heritage Advisory Committee responded with comments explaining the history of the building. The Plymouth Cordage Company constructed the building in 1919 as a storage warehouse for binder twine from Welland, Ontario. The facility supported the westward expansion of the company, allowing them to reach markets in the Prairie Provinces. Spools of twine were offloaded from ships and sent by rail through Western Canada for use in the farming industry. The introduction of the harvester-thresher marked the end of the market for binder twine and rope, and the company dissolved in 1969. The Committee supports the continued development and adaptive reuse of the building as a way to preserve and enhance the interior and exterior heritage features of the building. They invite the Applicant to attend HAC meetings to discuss ongoing plans throughout the development process.

Engineering and Operations offered no objections, and indicated that a surface drainage and stormwater management plan would be sought through the Site Plan Control process. The Lakehead Region Conservation Authority (LRCA) commented that the property is affected by their regulations. Development within this area may require a permit from the Conservation Authority.

The Building Services Division identified the requirement for a Record of Site Condition prior to the issuance of building permit for sensitive uses.

Fire Prevention and Rescue initially responded with objections noting an unsatisfactory fire inspection from 2010. Subsequent correspondence indicated they had ordered the Applicant to correct the code violations and followed up on this order. They now offer no objection to the proposal.

EarthCare has no objection to the proposal, and encourages repurposing the existing structures, and/or diverting waste resulting from demolition. They encourage the use of permeable paving for parking and other hard surfaces. Low-impact development should be incorporated where possible to manage stormwater on-site using natural processes and resilient technology. This can include rain gardens, rain barrels, permeable pavement, tree planting, green roofs, etc. Recognizing the value of multi-modal transportation, they request bike parking be provided.

Neighbourhood Comments

In response to the neighbourhood circulation, we received one letter of support and a petition of opposition.

The letter of support was from TBT Engineering and Consulting Group and 1358862 Ontario Ltd. who identified the addition of uses as a benefit to both the community and their business. They requested similar amendments to the Zoning By-law as it applies to their property as well. While this request is outside the purview of this amendment, the Official Plan update included their property in the Waterfront Commercial designation. Should they choose to apply for a similar rezoning, their application may be supported by the 2018 Official Plan.

The petition was sent on behalf of the residents along Bailey and Montreal Street. There were sixteen signatories who objected to the ambiguity of the proposal, stating that the Applicant was not being transparent with their plans.

Some residents have expressed concerns that changes to the zoning could result in additional construction that would obscure their views of Mount McKay and the Nor' Wester Mountains.

Planning Response to Neighbourhood Comments

Planning Services recognizes the lack of exactitude regarding plans for this property. This application is not specifically geared towards one future use, in large part due to the size and location of the building. A mix of uses is proposed, with the intent of fully leasing the building over time.

Regarding views across the site, under the current zoning, the Applicant or any subsequent owner may develop any number of buildings on the site without height restrictions or maximum coverage. Changing the zoning to the "IN1 – H" – Light Industrial Zone – Holding restricts any future development of the site, apart from a parking lot, until the Holding symbol is removed. Following the removal, a 17.0 m maximum height regulation would continue to be in place. There

is no limit on coverage in the "IN1"– Zone. Also, there are no Significant Public Views designated in the Official Plan in this area.

Planning Services Division Comments

- *Ministry of the Environment, Conservation, and Parks Guidelines*

Close attention has been applied to Ministry guidelines when considering the additional uses. Due to the proximity of heavy industrial properties, all uses at the subject property must be contained within the building. Exterior amenity areas (decks and patios) associated with any use are considered to be sensitive, and are not permitted in the Amending By-law. As for the requirement for a Record of Site Condition for a proposed sensitive use as defined by O. Reg. 153/04 *Records of Site Condition* under the Environmental Protection Act, the Ministry has confirmed that a Holding Symbol can be used to limit the scope of an RSC so long as the Holding symbol limits the further use or expansion into any area not covered in the RSC. A survey of the building and/or land is required to confirm the boundary/extent of the RSC.

- *Growth Plan for Northern Ontario*

This type of proposed development would be consistent with the definition of ‘intensification’ as it represents the development of underutilized lots within previously developed areas, and the conversion of an existing building. This aligns with Policy 5.2.4 that calls for a culture of conservation, utilizing approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification. Adaptive re-use of an existing building preserves the embodied energy of that structure, which offsets the energy consumed by demolition and reconstruction. This proposal does not conflict with any other section of the Growth Plan, and is consistent with the general intent of supporting economic growth in Northern Ontario.

- *Provincial Policy Statement*

The 2014 Provincial Policy Statement requires planning authorities to protect and preserve employment areas for current and future uses. Following this rezoning, this property would be maintained in an industrial zone, with added commercial uses. The property is effectively maintained as an employment centre, but is more able to absorb contemporary economic prospects.

Section 1.1.3.3 states that planning authorities shall promote opportunities for intensification and redevelopment where this can be accommodated taking in to account existing building stock. This also ties to policies in section 1.8 that speak to energy conservation. As was discussed above, Planning Services supports proposals that conserve the embodied energy of significant buildings.

By permitting a wide variety of uses in this building, a range of economic activities and ancillary uses can lease the space, which supports the needs of existing and future businesses (Section 1.3.1). The large floorplate of the building would allow for future tenants to customize their space to suit their spatial requirements, and this can be done in a way that preserves the building in the long term.

- *2002 Official Plan*

The proximity of heavy industrial uses to the subject property presents concerns regarding the adaptive reuse of the building. However, Administration does not consider these concerns to override the positive aspects of this proposal, as there are uses that are compatible with the heavy industrial context without risking public health or safety, nor compromising the viability of the existing and future heavy industrial uses.

This property is designated Heavy Industrial in the 2002 Official Plan (OP02), which precludes any commercial or recreation uses from opening on this site. However, the 2018 Official Plan (OP18) as adopted amends the designation to Waterfront Commercial. This designation supports many of the uses proposed in this application.

The OP02 is in support of adaptive re-use projects to the extent that they do not conflict with other policies of the Plan. This is illustrated in a number of its goals and objectives. Firstly, the Plan states that the City is to ensure development occurs in an efficient and cost-effective manner. Adaptive re-use projects are efficient and cost-effective in that they reduce the economic and environmental cost of demolition and reconstruction. Preserving embodied energy, especially of a significant industrial building, is a sustainable practice that should be encouraged whenever feasible.

The location of the subject property is also a factor recognized by the Plan. As this building is located along the shores of the Kaministiquia River, and directly across from Mount McKay, this proposal has the opportunity to connect visitors to these natural features, and develop an appreciation for the natural heritage features of Thunder Bay. This facility has the potential to be developed as an asset for both Thunder Bay and Fort William First Nation, and could in time become a meeting place for events and other commercial activities. This aligns with the goal of preserving and enhancing the quality of the natural, social, and cultural environments of the City and surrounding region.

The Kam River and Islands Land Use Study completed in 2010 established the basis for redesignating the subject lands to Waterfront Commercial. It was completed at the direction of City Council to examine the potential for Mixed-Use Waterfront opportunities across the City following the previous rezoning application for 600 Montreal in 2002. The intent of the Study was to:

1. improve public access to the rivers,
2. promote economic opportunities,
3. identify, preserve and enhance features in the watershed,
4. foster environmental awareness, and
5. facilitate and ensure collaborative ventures.

The Study examined land use patterns, projections, and opportunities at waterfront properties from Prince Arthurs Landing to Chippewa Park, including waterfront properties along the Kaministiquia River. The Study concluded that the lands on the north side of the river at the James Street bridge between Montreal Street to the easterly end of Quebec Street be designated

as “Mixed-Use Waterfront Commercial”. This recommendation was implemented in the 2018 Official Plan as adopted, which designates this area Waterfront Commercial.

- *2018 Official Plan*

Following the analysis in the above section, this proposal is being considered against the policies in the 2018 Official Plan (OP18). The first principle of the Plan is Environmental Sustainability, which states: protecting and enhancing the natural environment through wise management and efficient land use patterns will promote environmental sustainability. This proposal meets this principle as the Applicant is proposing to repurpose an existing building for contemporary uses. This avoids negative environmental impact by:

- Preventing the contamination of the environment as a neglected building degrades without proper cleanup and chemical containment,
- Off-setting the energy and landfill cost from demolition, and
- Off-setting the energy and resource cost from new construction.

Another principle that applies to this application is the need for Responsible Growth Management; where growth will be managed to achieve efficient, cost-effective development that responds to current and future community needs. Furthermore, growth that supports energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation will be encouraged. Responsible Growth Management can be realized through sustainable land use and development patterns that stimulate economic growth, protect the environment, resources, and public health. This proposal involves repurposing an existing building in an area that has full municipal services, and does not put any pressure on the urban boundary of the City. Preserving the structure of the building through adaptive re-use will reduce environmental costs as discussed above.

This property has the potential to further the principle of Creativity and Diversity, which directs the City to continue being a creative community, and reinforce a strong sense of place, by building from the diversity of its people, landscape, and history to inspire innovation. This building reflects the industrial history of the City, while its location speaks to the landscape and waterways that shape and define this region of Ontario. All across North America, underused industrial buildings have been converted into facilities that develop creative products by hosting business ventures and social events that inspire attendees of all ages and backgrounds. Examples of success of large-scale adaptive re-use projects can be seen in the Distillery Historic District in Toronto, Ontario. What was once the vacant remains of a prohibition-era distillery, is now a major arts, entertainment, cuisine, and market tourism destination that anchors the redevelopment of the lower-east side of the outer core. With the right mix of uses at 600 Montreal, a significant urban asset could take shape that could anchor this area as a destination for local residents and tourists alike.

This proposal also advances a number of the general goals of the OP18. These include:

- Directing development so that it occurs in an efficient and cost-effective manner,
- Creating a physical environment that encourages social interaction, promotes social capital, enhances culture, and sustains the well-being of all residents,

- Promoting the growth of emerging economic sectors, new businesses and employment opportunities at appropriate locations, and encourage the strengthening of existing business functions,
- Promoting energy conservation and efficiency, and
- Reducing greenhouse gas emissions.

These goals align with the principles discussed above, and are listed here to demonstrate further support for this type of development.

The OP18 designates these lands as Waterfront Commercial. Lands within this designation are intended to function as focal points for future waterfront initiatives and community activities, and allow for the development of waterfront-related commercial uses, recreational opportunities, and entertainment facilities. The applicable objectives of this designation in the context of this application are to:

- Support the transition of selected waterfront lands from heavy industrial uses to a mix of commercial, community, and entertainment uses that will increase access to the waterfront, and
- Create a focal point for a variety of community activities that will serve as a catalyst for further development.

This section of the OP18 calls for enhanced public access to the waterfront, to the fullest extent possible. A high-standard of landscaping is required for lands in this designation. The property is already designated as an area of Site Plan Control, and large scale additions and construction will be subject to Site Plan Control.

Overall, the 2018 Official Plan is supportive of this rezoning as it aligns with numerous principles, goals, and objectives of the Plan, and does not conflict with any aspect of the Plan.

- *Zoning By-law*

The site is currently zoned "IN3" – Heavy Industrial Zone, and "EP" – Environmental Protection Zone along the Kaministiquia River. Administration is recommending an amendment to change the applicable zoning from the "IN3" – Heavy Industrial Zone to the "IN1 – H" – Light Industrial Zone - Holding. The Holding symbol is recommended as it will allow the Applicant to introduce a potential Agricultural facility as a LIGHT INDUSTRIAL USE within the existing building without the requirement of Record of Site Condition (RSC) for the whole site.

According to the Ministry of the Environment, Conservation and Parks, if any part of a parcel contains a sensitive use, then the whole parcel is considered to be associated with that sensitive use. However, if the intent is to utilize only the building existing on a parcel for the sensitive use, then a Holding symbol can be used across the site that prevents the use of the rest of the site (apart from parking) until an RSC for the whole site is completed. The Holding symbol does not

prevent the use of the existing building, rather it prevents any expansions, new buildings, or exterior use of the site. An RSC for the building would still be required, but this would limit the scope and therefore cost. A legal survey for the existing building to confirm the boundary of the RSC would be required. Essentially, the Holding symbol limits the sensitive use to the boundary/extent of the RSC.

Should any future property owners decide to abandon the sensitive use, the Holding symbol can be removed. This would allow exterior developments or new buildings that do not require an RSC. Effectively, the Holding symbol is being used as a method to limit the scope of the RSC, as without the Holding symbol, the RSC would be required for the entire site.

The "IN3" – Heavy Industrial Zone and "IN1" – Light Industrial Zone have similar, but not identical regulations, the differences are summarized below:

Regulation	"IN3" – Heavy Industrial	"IN1" – Light Industrial
Minimum REQUIRED LOT FRONTAGE	30.0m	20.0m
Minimum REQUIRED INTERIOR SIDE YARD	6.0m	3.0m
Minimum LANDSCAPED OPEN SPACE	LANDSCAPED OPEN SPACE in the form of a 6.0 m wide strip along all LOT LINES abutting a RESIDENTIAL ZONE and LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES abutting a STREET LINE and NATURAL VEGETATED BUFFER in the form of a 6.0 m wide strip along all LOT LINES abutting a shoreline	being 15% of the LOT AREA which includes LANDSCAPED OPEN SPACE in the form of a 6.0 m wide strip along all LOT LINES abutting a RESIDENTIAL ZONE and LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES abutting a STREET LINE;
Maximum HEIGHT	No maximum	17.0m

There is no maximum height limit in the "IN3" – Zone, while the "IN1" – Zone contains a maximum height of 17.0 m. The change from the "IN3" – Zone to the "IN1-H" Zone represents a reduction in potential building height, and introduces a minimum landscaped open space requirement beyond the landscaped strip along the lot line adjacent to the street.

The proposed "IN1-H" – Light Industrial Zone would permit the following uses:

- DRIVE SERVICE UNITS associated with permitted USES
- MOTOR VEHICLE SALES or RENTAL ESTABLISHMENT;
- HOME IMPROVEMENT STORE;
- FINANCIAL OFFICE;
- FURNITURE STORE;
- INDUSTRIAL CENTRE;
- LIGHT INDUSTRIAL USE;
- TECHNICAL OFFICE;
- RESEARCH AND DEVELOPMENT CENTRE;
- RECREATION FACILITY; or

RESTAURANT The Applicant is also proposing to add the following as permitted uses, in addition to the above:

- ARTISAN'S WORKSHOP,
- HOTEL,
- MARINA and
- OPEN MARKET,

The above uses align with the objectives and intent of the 2018 Official Plan for the Waterfront Commercial designation. They would allow the facility to develop as a cultural centre that could attract local and tourism attention. Artisan's workshop fits with the intent of the zone as the building could be converted into studio spaces that could appeal to the local arts community, and this use would not conflict with the surrounding industrial uses. A hotel may be developed in the building as way to capitalize on the natural setting and industrial aesthetic. Hotel is defined as a commercial use in O. Reg. 153/04, and is not considered to be sensitive. Marina is a permitted use in the existing "IN3" – Zone, as well as the "EP" – Environmental Protection Zone.

Administration finds this use to be appropriate for the site given its access and orientation to the Kaministiquia River. And finally, an open market would synergize with the artisans workshop, and/or could be opened on a seasonal or temporary basis to sell a variety of wares. An open market is an effective way of drawing attention to a space, and helps build community by bringing diverse people together in a shared space. This aligns with the intent of the Waterfront Commercial designation.

The existing building on the site is recognized in its present location as a 6.0m rear yard is required in the "IN1" – Light Industrial Zone, whereas the existing building is located approximately 3.5m from the rear lot line.

The "IN3" – Zone requires a landscaped strip along the shoreline in the form of a 6.0m vegetated buffer. Administration is recommending this be carried forward in this By-law as it will help protect the shoreline from erosion, enhance aesthetics, and filter runoff from the site before it reaches the waterway.

Administration supports the proposed amendment as it does not conflict with the Growth Plan for Northern Ontario, is supported by, and does not conflict with any part of, the 2014 Provincial Policy Statement, the 2002 Official Plan, and the 2018 Official Plan as adopted.

- *Site Plan Control*

This property is already designated as an area of Site Plan Control. A Site Plan Agreement may be required for construction that significantly alters the exterior of the building, or proposes new building or a marina. Landscaping and cosmetic changes to the site will be sought through a Letter of Undertaking to comply with landscaping in place of a formal Agreement.

FINANCIAL IMPLICATION

It is anticipated that there will not be any change in revenue for the City following this rezoning. However, potential increases in land value following successful redevelopment could increase the amount of property taxes received from this site. All costs associated with development will be borne by the Applicant.

CONCLUSION

It is concluded that the proposed amendment to the Zoning By-law is consistent with the 2014 Provincial Policy Statement; conforms to the principles, goals, objectives and policies of the 2002 Official Plan, and 2018 Official Plan as adopted by Council; would facilitate appropriate and efficient development, and presents an environmentally sustainable form of development. As such, Administration is recommending approval of the proposed amendment.

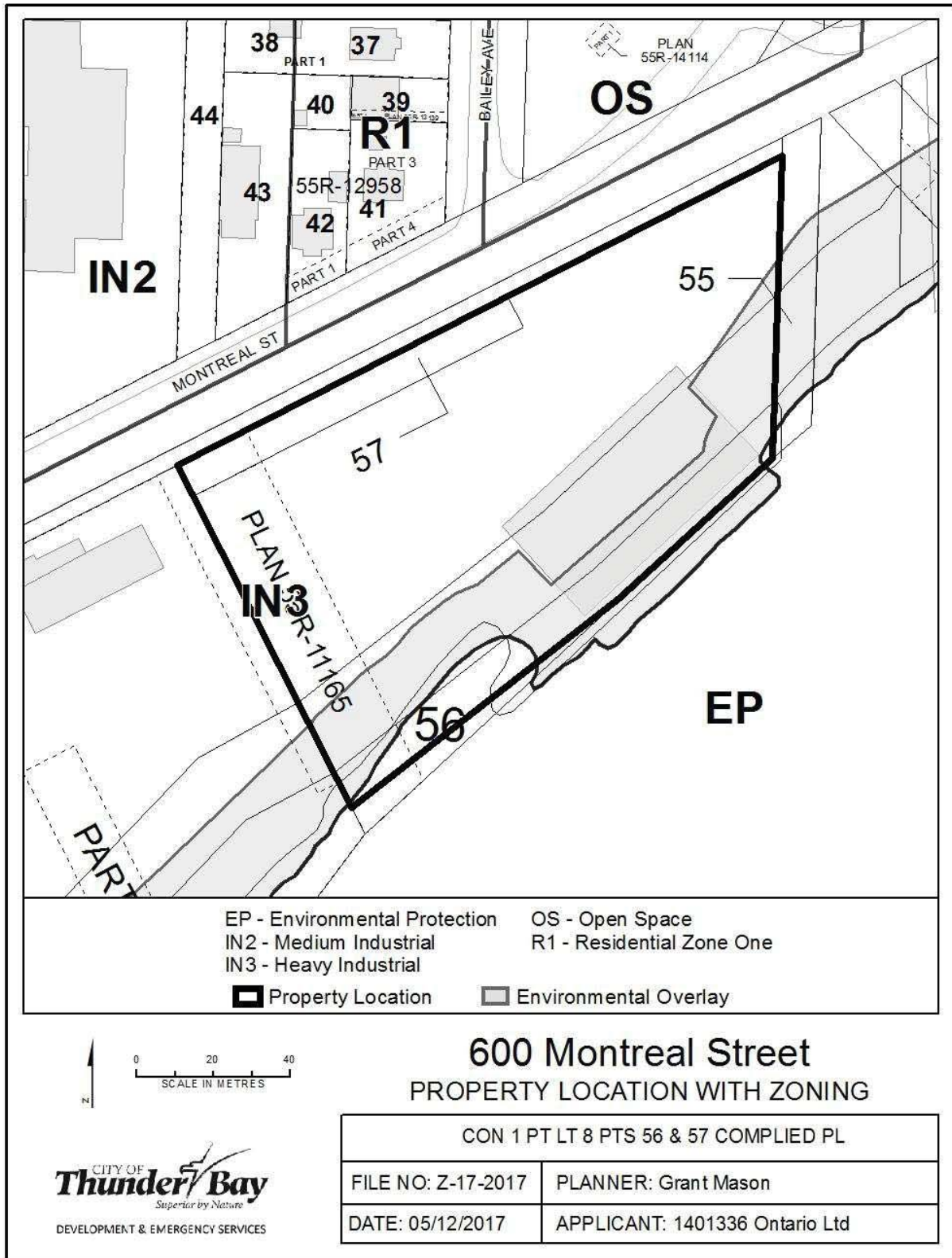
REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning
Attachment B – Applicant's Sketch

PREPARED BY: Grant Mason, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J. Smith, MA.MCIP.RPP. GM Development Emergency Services	DATE: October 5, 2018
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ATTACHMENT A – Property Location with Zoning



TITLE: Property Location with Zoning			Date: October 15th, 2018
PREPARED BY GM	SCALE As Noted	FILE NO. Z-17-2017	

1. תאריך: 10.10.2019

City Council (Public Meeting) - October 15, 2018

MEETING DATE 10/15/2018 (mm/dd/yyyy)

SUBJECT Draft Plan of Subdivision - 2160 West Arthur Street

SUMMARY

At the August 27, 2018, City Council (Public Meeting), Report No. R 105/2018 (Development Emergency Services - Planning Services) relative to Draft Plan of Subdivision - 2160 West Arthur Street, was presented.

In accordance to Section 51(20) of the Planning Act, no decision can be made on the application for draft plan approval of this subdivision until at least 14 days have elapsed from the holding of the public meeting. The recommendation for approval of the draft plan as contained in the Report will be presented to Council for consideration on September 17, 2018.

At the September 17, 2018 City Council (Public Meeting) Report No. R 105/2018 (Development Emergency Services - Planning Services) was re-presented; and a memorandum was also presented from Mr. D. Lopes, Senior Planner – Planning Services Division, dated September 17, 2018, relative to the above noted.

At the September 17, 2018 City Council (Public Meeting) a resolution was passed deferring Report No. R 105/2018 to the October 15, 2018 City Council (Public Meeting).

Memorandum from Mr. D. Lopes, Senior Planner, Planning Services Division, dated October 2, 2018, advising that additional information will be presented at the October 29, 2018 City Council meeting.

ATTACHMENTS

1. D Lopes October 2 2018 Memorandum

MEMORANDUM

TO: John Hannam, City Clerk File: 58T-18501

FROM: Decio Lopes, MCIP, RPP., Senior Planner

DATE: October 2, 2018

RE: Draft Plan of Subdivision Application
Monday, October 15, 2018
Copper Crescent Holdings Limited
Report R105/2018 (Planning Services) – 2160 West Arthur Street

At the Public Meeting on August 27, 2018, Council sought additional information regarding Council's ability to impose restrictions on irrigation systems and construction of basements in the proposed subdivision. On September 17, 2018 the recommendation contained in Report R105/2018 (Planning Services) was deferred to October 15, 2018 to receive that additional information.

Planning Services has consulted with Legal Services and further research is required before we can comment on how or if restrictions can be imposed regarding these items. It is now anticipated that the additional information will be provided at the October 29, 2018 Council Meeting.

Thank you,



Decio Lopes, MCIP, RPP., Senior Planner
Phone: (807) 625-2552
Fax: (807) 623-2206



Memorandum

Corporate By-law Number BL 89/2018

TO: Office of the City Clerk **FILE:**
&
FROM: Jill Thompson
Development Emergency Services - Planning Services
&
DATE: 08/29/2018
&
SUBJECT: BL 89/2018 - Site Plan Control Designation – 310 May St. North
&
MEETING DATE: 10/15/2018- (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant Section 41 of the Planning Act, R.S.O. 1990, as amended (310 May St. N.)

Authorization: Committee of Adjustment Decision- May 30, 2018

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act RSO 1990., as amended, as it applies to the lands municipally known as 310 May Street North.

Schedules and Attachments:

Exhibit one to By-law 89/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 89/2018

A By-law to designate areas of Site Plan Control pursuant
Section 41 of the Planning Act, R.S.O. 1990, as amended (310
May St. N.)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the “Act”), to pass a By-law designating a Site Plan Control Area.
2. Committee of Adjustment has determined it is necessary to designate a Site Plan Area, as referenced by the Decision of Committee of Adjustment, dated May 30, 2018.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the “Lands”) are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of PL 62 BLK H LT 38 – 43 and shown as “Property Location” on Exhibit One, municipally known as 310 N. May Street.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

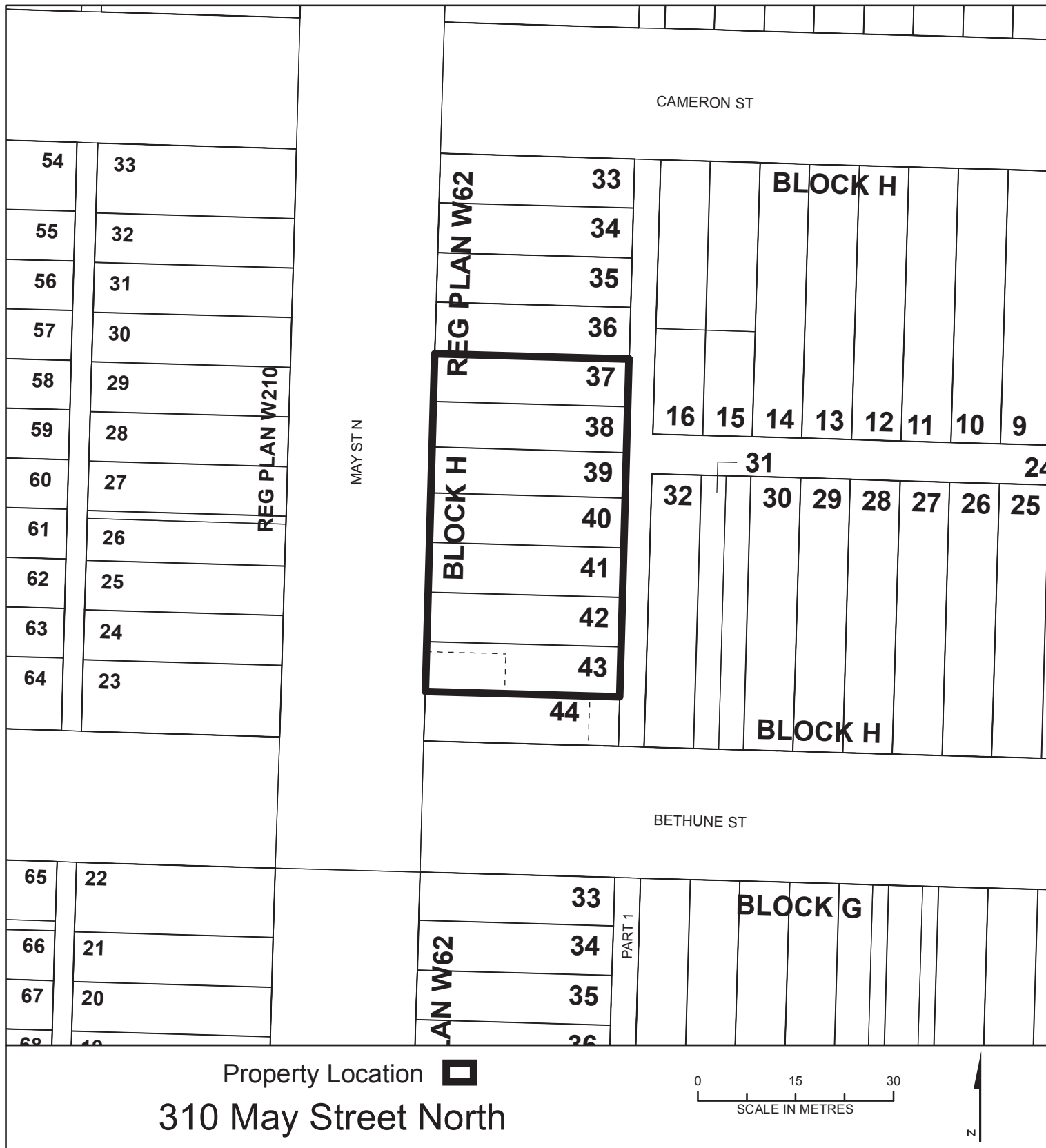
Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 89/2018

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 94/2018

TO: Office of the City Clerk **FILE:** Z-19-2018
&
FROM: Jillian Fazio
Development Emergency Services - Planning Services
&
DATE: 05/09/2018
&
SUBJECT: BL 94/2018 - Zoning By-law Amendment - 1072 Oliver Road
&
MEETING DATE: City Council (Public Meeting) - 10/15/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1072 Oliver Road)

Authorization: R 132/2018 (Planning Services) - City Council (Public Meeting) – October 15, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law as it applies to Part of the Northwest Quarter of Section 50, being PART 2 on Plan 55R12036 (1072 Oliver Road) to rezone the subject lands to the “C4” – Arterial Commercial Zone from the “MI” – Major Institutional Zone.

The effect of this amendment would allow the continued use of the existing shopping centre and expand the range of uses permitted.

Schedules and Attachments:

Exhibit One to BL 94/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 94/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (1072 Oliver Road)

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on September 21, 2018 and a public meeting was held on October 15, 2018 which Report No. R 132/2018 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"154 (1) & The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of the Northwest Quarter of Section 50, being PART 2 on Plan 55R12036 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is subject to the following provisions:

a) & Survival of Provisions Relating to Public Processes

Section 2.1.1(b) does not apply to paragraph "776" of Schedule "B" to By-law 177-1983, as amended.

- (2) & The affected land is removed from the "MI" – Major Institutional ZONE, as shown on Map 7L of Schedule "A", and is instead designated as part of the "C4" – Arterial Commercial ZONE.
- (3) & The provisions of Section 22.1(a), Section 22.2.4, and Table 22.2.4 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:
 - a) Definitions:

A DRUGSTORE is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.

A PHARMACY is a retail outlet which dispenses drugs by prescription.

b) Permitted USES:

In addition to the USES permitted in Section 22.1(a) of this BY-LAW, a DRUGSTORE and a PHARMACY, as defined in Subparagraph "154 (3) a), are permitted USES under Section 22.1(a).

c) Maximum GROSS FLOOR AREA:

In the case of a FINANCIAL OFFICE in the BUILDING existing on the 15th day of October, 2018, the following applies:

i) The Maximum GROSS FLOOR AREA is 160 m²

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

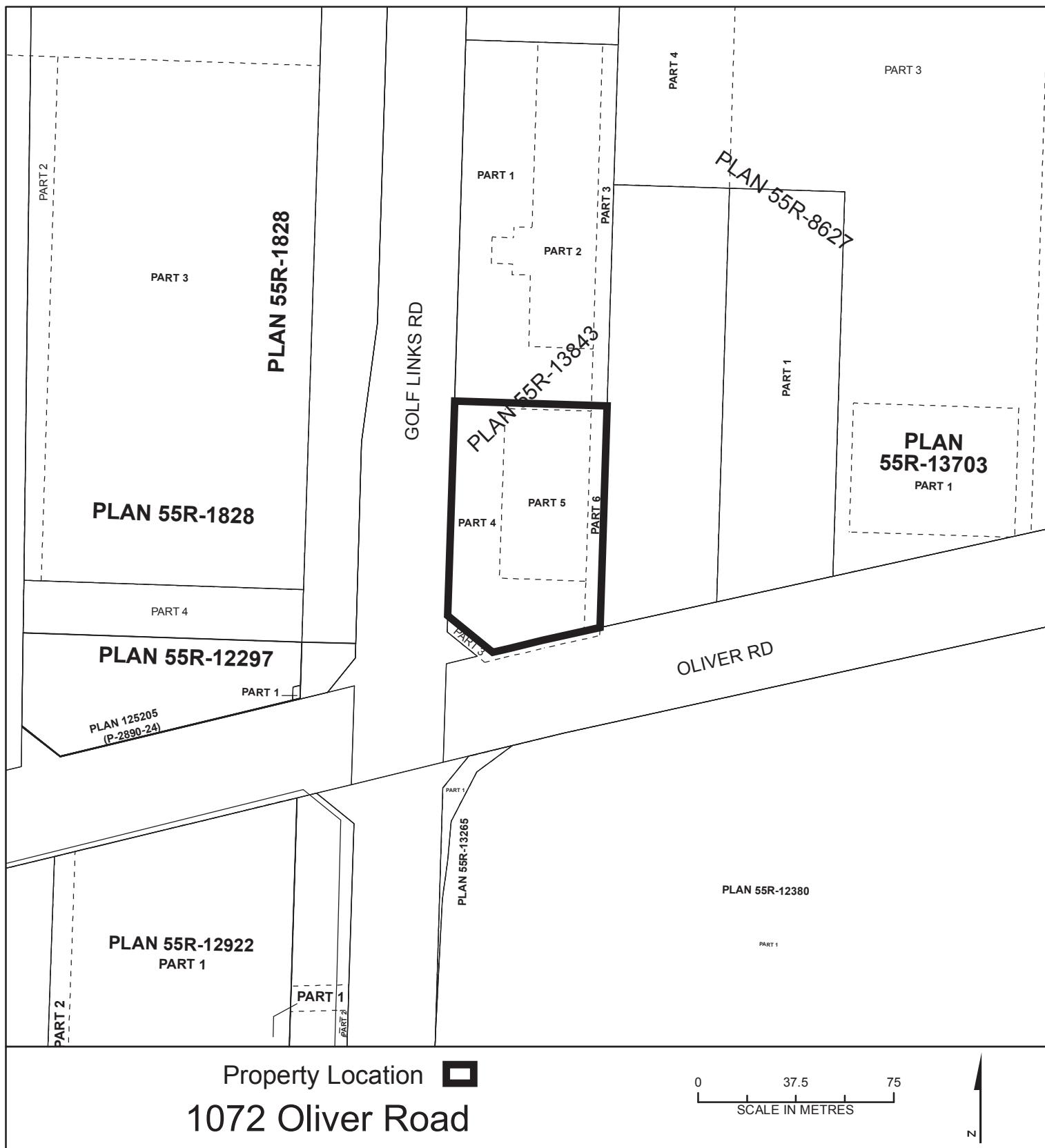
Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



THIS IS EXHIBIT ONE TO PARAGRAPH 154
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER 94/2018
MAYOR _____
CITY CLERK _____



Memorandum

Corporate By-law Number BL 98/2018

TO: Office of the City Clerk **FILE:** Z-17-2017

FROM: Grant Mason
Development Emergency Services - Planning Services

DATE: 09/12/2018

SUBJECT: BL 98/2018 - Zoning By-law Amendment - 600 Montreal Street (1401366 Ontario Ltd.)

MEETING DATE: City Council (Public Meeting) - 10/15/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (600 Montreal Street)

Authorization: Report R 134/2018 (Planning Services) - City Council (Public Meeting) - October 15th, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law to rezone the subject lands to the "IN1 - H" – Light Industrial Zone - Holding, and add a number of commercial uses to the list of permitted uses.

The effect of this amendment would permit the conversion of an existing industrial building with a mix of commercial and light industrial uses.

Schedules and Attachments:

Exhibit One to BL 98/2018 - Property Location

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 98/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (600 Montreal
Street)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. The recitals to this By-law are operative provisions of it.
3. Council may, in accordance with Section 36 of the Planning Act, in a By-law passed under Section 34 of the said Act, by the use of a holding symbol "H", in conjunction with any use designation, specify the use to which lands, buildings, or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law.
4. The holding provisions of the Planning Act cannot be used unless Official Plan policies related to their use have been approved. The OFFICIAL PLAN contains policies for using the holding provisions.
5. In accordance with the policies established in the OFFICIAL PLAN, the holding symbol may be removed from the lands described in this By-law when the following condition has been met:

The Planning Services Division has received a Record of Site Condition in accordance with the Ministry of Environment, Conservation and Parks Guidelines for Contaminated Sites in Ontario.

6. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on the 21st day of September, 2018, and a public meeting was held on the 15th day of October, at which Report No. R 134/2018 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF
THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"153 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

PT LT 8 CON 1 NKR NEEBING; PT RDAL NKR NEEBING CLOSED
BY BYLAW NBG299; PT WATER LT IN FRONT OF LT 8, CON 1

NEEBING AKA PT 56 & 57 COMPILED PLAN AS IN TBR286587; S/T TBR409309; T/W TBR414172; SUBJECT TO AN EASEMENT IN GROSS AS IN TY182013; CITY OF THUNDER BAY, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "IN3" – HEAVY INDUSTRIAL ZONE, as shown on Map 10K of Schedule "A", and is instead designated as part of the "IN1 – H" – LIGHT INDUSTRIAL ZONE - Holding.

- (2) & Until the "H" holding symbol is removed from the Affected Land, in accordance with Section 36 of the Act, only the following provisions shall apply:
- a) Only buildings and structures lawfully existing on the 15th day of October, 2018 are permitted.
 - b) & Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of all or part of the said buildings and structures, provided that such strengthening or restoration does not increase the height, size, or volume of the said buildings and structures.
 - c) No expansions or additions to the buildings and structures lawfully existing on the 15th day of October, 2018, are permitted.
 - d) No new buildings and structures are permitted.
 - e) Parking associated with uses operating wholly within the buildings and structures lawfully existing on the 15th day of October, 2018 is permitted.
- (3) & The provisions of Section 5, 26.1, and Table 26.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:
- a) & Existing BUILDING:
The BUILDING existing on the 15th day of October, 2018, is permitted to remain in its present location.
 - b) & Permitted USES:
In addition to the USES permitted in Section 26.1(a) of this BY-LAW, an ARTISAN'S WORKSHOP, HOTEL, MARINA, and OPEN MARKET is a permitted USE under Section 26.1(a).
 - c) & DECKS and PATIOS

In the case of the BUILDING existing on the 15th day of October, 2018, including any extensions or additions, and any new buildings constructed after this date, the following applies:

i) A DECK, PATIO, or any exterior amenity area is not permitted.

d) LANDSCAPED OPEN SPACE

In addition to the provisions of Table 26.2.1, a NATURAL VEGETATED BUFFER in the form of a 6.0 m wide strip along all LOT LINES abutting a shoreline is required.

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

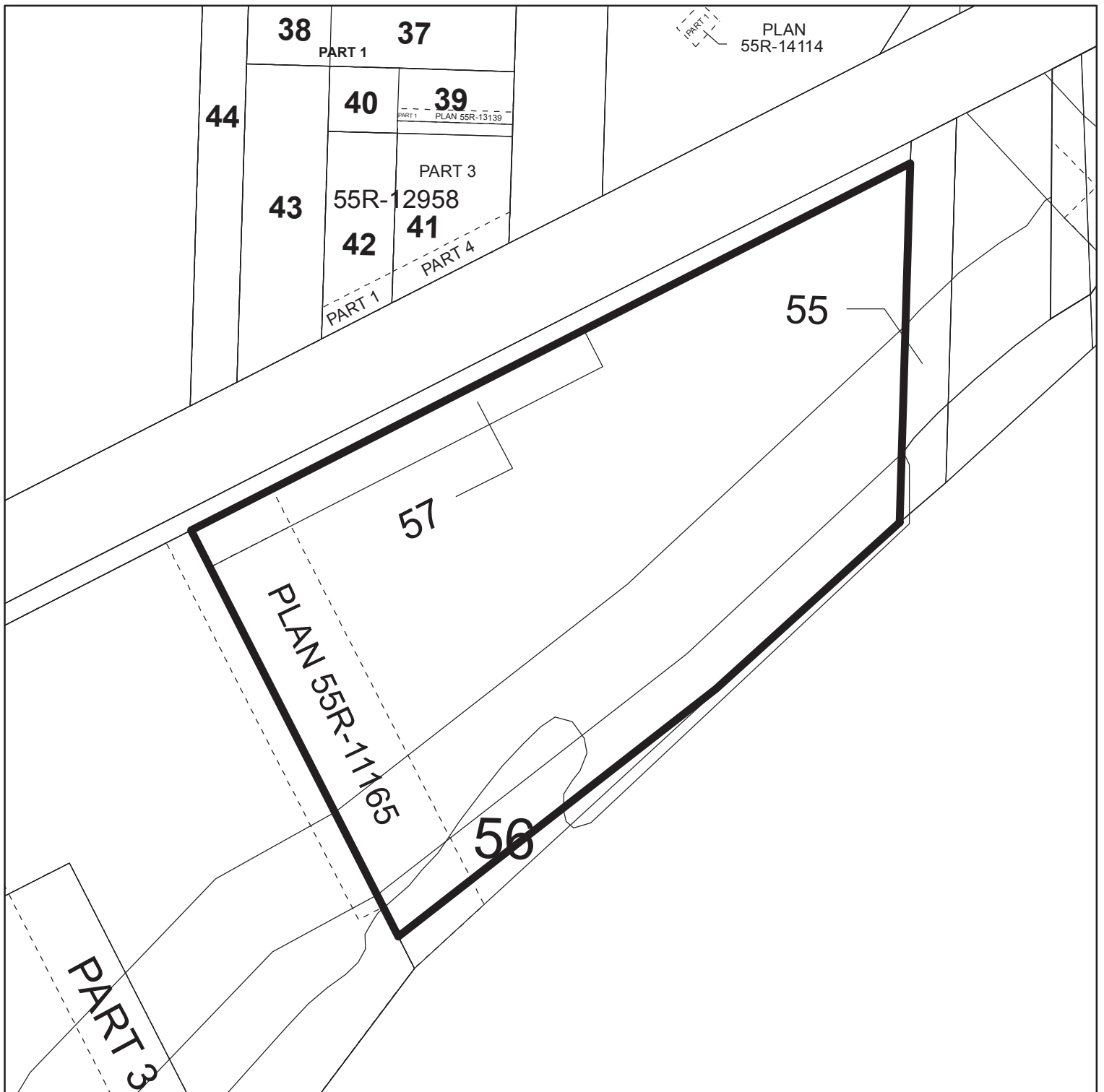
Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



Property Location 
 600 Montreal St

0 20 40
 SCALE IN METRES



THIS IS EXHIBIT ONE TO PARAGRAPH 153
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 98/2018

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 100/2018

TO: Office of the City Clerk **FILE:** Z-08-2018
&
FROM: Jillian Fazio
Development Emergency Services - Planning Services
&
DATE: 17/09/2018
&
SUBJECT: BL 100/2018 - Zoning By-law Amendment - 530 10th Avenue
&
MEETING DATE: City Council (Public Meeting) – 10/15/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (530 10th Avenue)

Authorization: R 80/2018 (Planning Services) - City Council (Public Meeting) – June 18, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law as it applies to Lots 2434 to 2431 on Registered Plan M42, portion streets and lanes being PARTS 6 and 7 on Plan 55R8202 and PARTS 2 and 3 on Plan 55R2219, Parcel 2529, Port Arthur Freehold (530 10th Avenue), to add “office” as a permitted use within the existing building in the “C4” – Arterial Commercial Zone that applies to the lands.

The effect of this amendment would allow a commercial unit within the existing building to be converted for office use.

Schedules and Attachments:

Exhibit One to BL 100/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 100/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (530 10th Avenue)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O.1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on May 29, 2018 and a public meeting was held on June 18, 2018 which Report No. R 80/2018 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"155 (1) & The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Lots 2434 to 2431 on Registered Plan M42, portion streets and lanes being PARTS 6 and 7 on Plan 55R8202 and PARTS 2 and 3 on Plan 55R2219, Parcel 2529, Port Arthur Freehold, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

- a) Survival of Provisions Relating to Public Processes:

Section 2.1.1 b) does not apply to paragraph '724' of Schedule "B" to By-law 177-1983

- (2) & The provisions of Section 22.1(a) this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

- b) & Permitted USES:

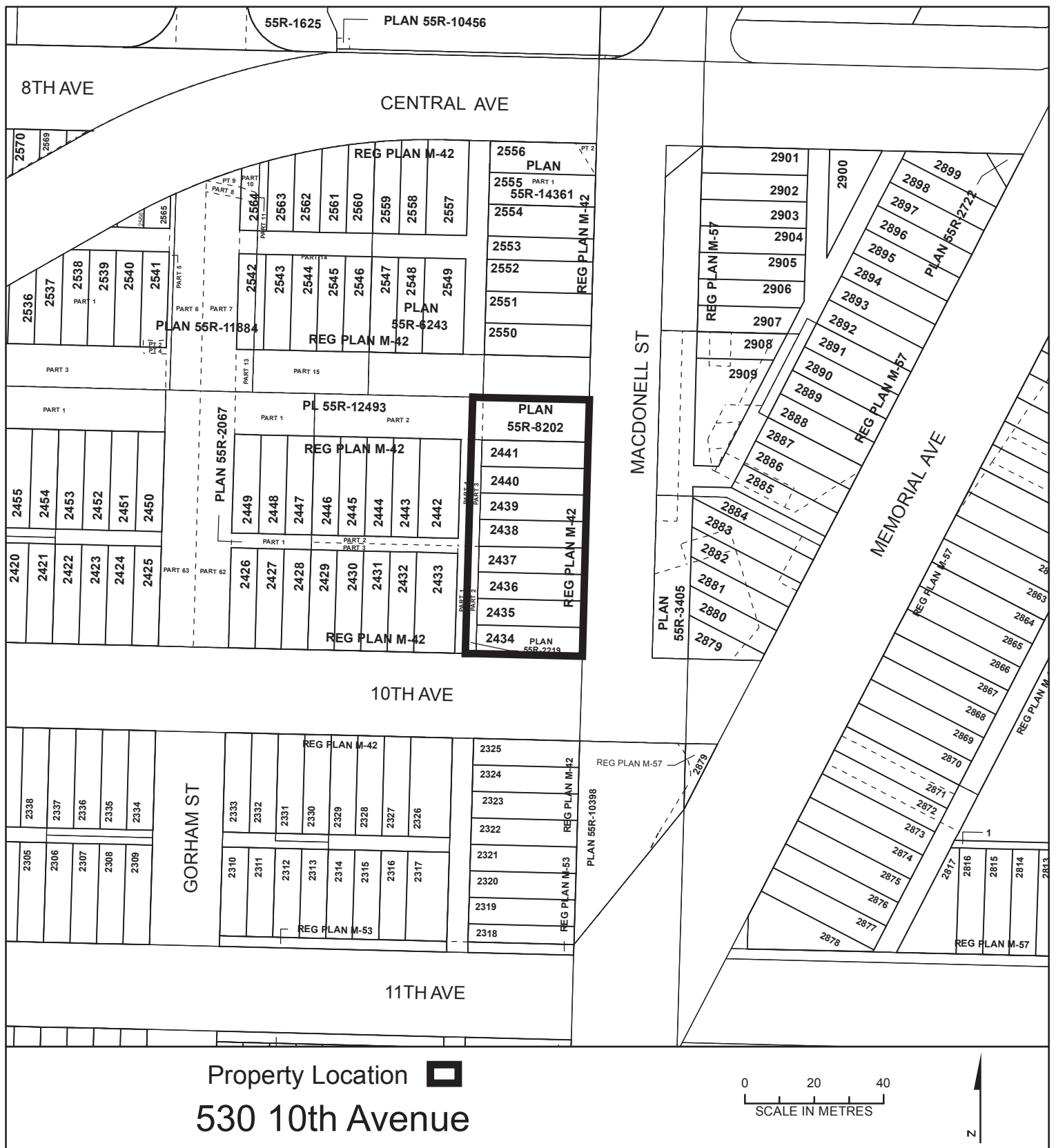
In addition to the USES permitted in Section 22.1 (a) of this BY-LAW, an OFFICE is a permitted USE within the BUILDING existing on the affected land on the 15th day of October, 2018.

2. & This By-law is in accordance with the OFFICIAL PLAN, as amended.

Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Mayor

Deputy City Clerk



THIS IS EXHIBIT ONE TO PARAGRAPH 155
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 100/2018

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 101/2018

TO: Office of the City Clerk **FILE:** Z-17-2018
&
FROM: Jillian Fazio
Development Emergency Services - Planning Services
&
DATE: 18/09/2018
&
SUBJECT: BL 101/2018 - Zoning By-law Amendment - 1460 Dawson Road
&
MEETING DATE: City Council (Public Meeting) - 10/15/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1460 Dawson Road)

Authorization: R 126/2018 (Planning Services) - City Council (Public Meeting) – September 17, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law as it applies to Mining Location R2, West Part, MR251 (1460 Dawson Road) to define and add as a permitted use within the existing main building, “Transitional Recovery Housing and Education Facility” in the “C3” – Highway Commercial Zone that applies to the lands.

The effect of this amendment would be to enable the Applicant to convert the existing hotel building to a “Transitional Recovery Housing and Education Facility”.

Schedules and Attachments:

Exhibit One to BL 101/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 101/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (1460 Dawson
Road)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O.1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on August 28, 2018 and a public meeting was held on September 17, 2018 which Report No. R 126/2018 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"156 (1) & The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Mining Location R2, West Part, MR251 and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 4.1 and Section 21.1 (a) of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Definitions:

TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY is a RESIDENTIAL CARE FACILITY for the 24 hour supervised accommodation, educational support, and counselling of up to 30 persons at any one time where such on-site support programming is targeted to the acquisition of life skills, problem resolution, stress management, relapse prevention, and recreation; typically for a six to nine month duration.

b) Permitted USES:

In addition to the USES permitted in Section 21.1 (a) of this BY-LAW, a TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY, as defined in Subparagraph "156 (1) a),

is a permitted USE within the MAIN BUILDING existing on the affected land on the 17th day of September, 2018.

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act,

Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

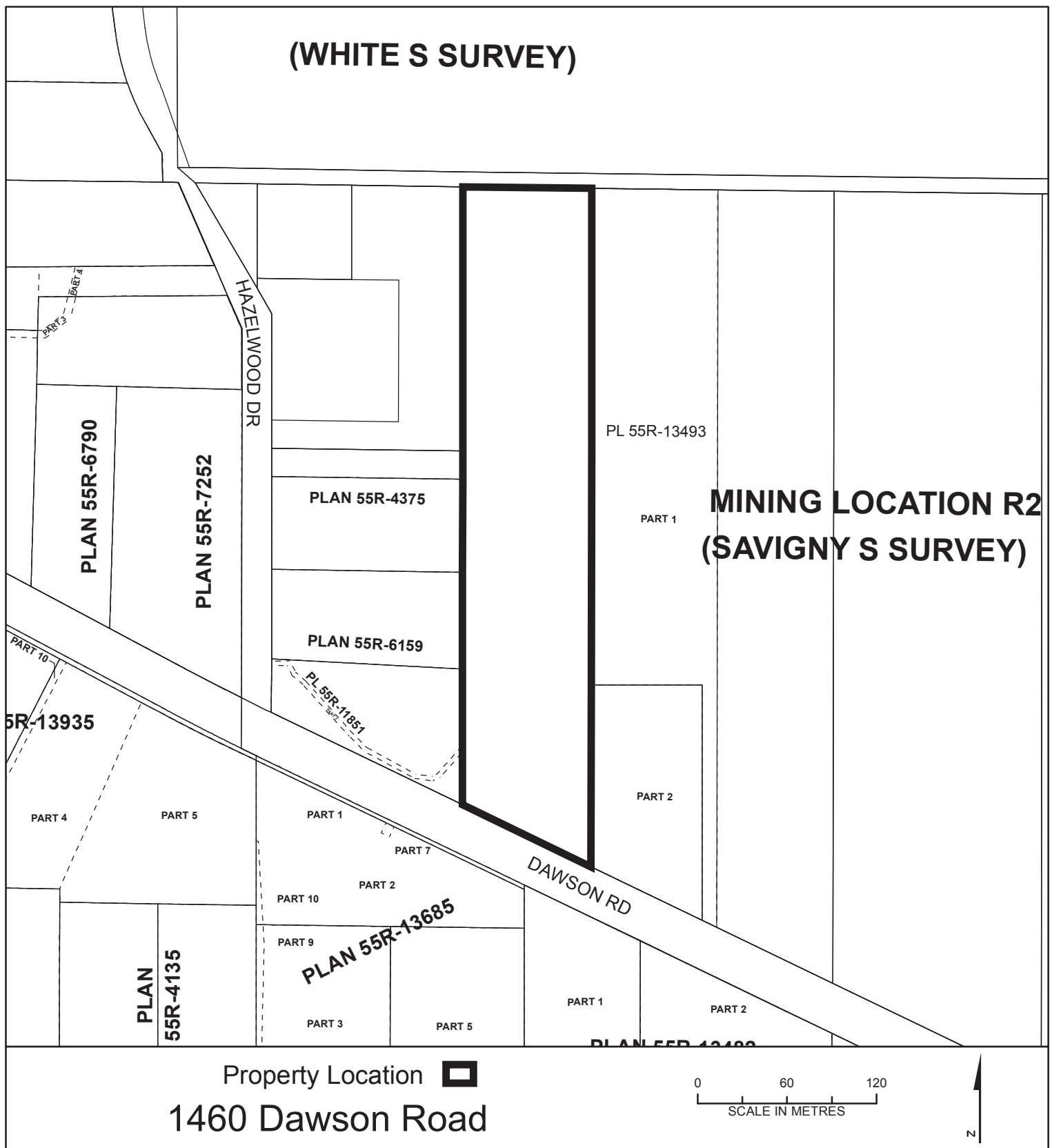
Keith Hobbs


Mayor

Krista Power

Deputy City Clerk

(WHITE S SURVEY)



Property Location 
1460 Dawson Road

0 60 120
SCALE IN METRES



THIS IS EXHIBIT ONE TO PARAGRAPH 156
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER 101/2018
MAYOR _____
CITY CLERK _____



Memorandum

Corporate By-law Number BL 103/2018

TO: Office of the City Clerk **FILE:**

FROM: Jill Thompson
Development Emergency Services - Planning Services

DATE: 10/01/2018

SUBJECT: BL 103/2018 Site Plan Designation - 213 Miles Street East

MEETING DATE: City Council (Public Meeting) - 10/15/2018 (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (213 Miles St. East)

Authorization: Report 2000.148 (Planning) - Committee of the Whole - May 15, 2000.

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Lots 29 to 32, Block E Registered Plan W-62, municipally known 213 Miles Street East

Schedules and Attachments:

Exhibit One to BL 103/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 103/2018

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (213 Miles St. East)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the “Act”), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution by Committee of the Whole, dated May 15, 2000.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the “Lands”) are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Lots 29 to 32, Block E Registered Plan W-62.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

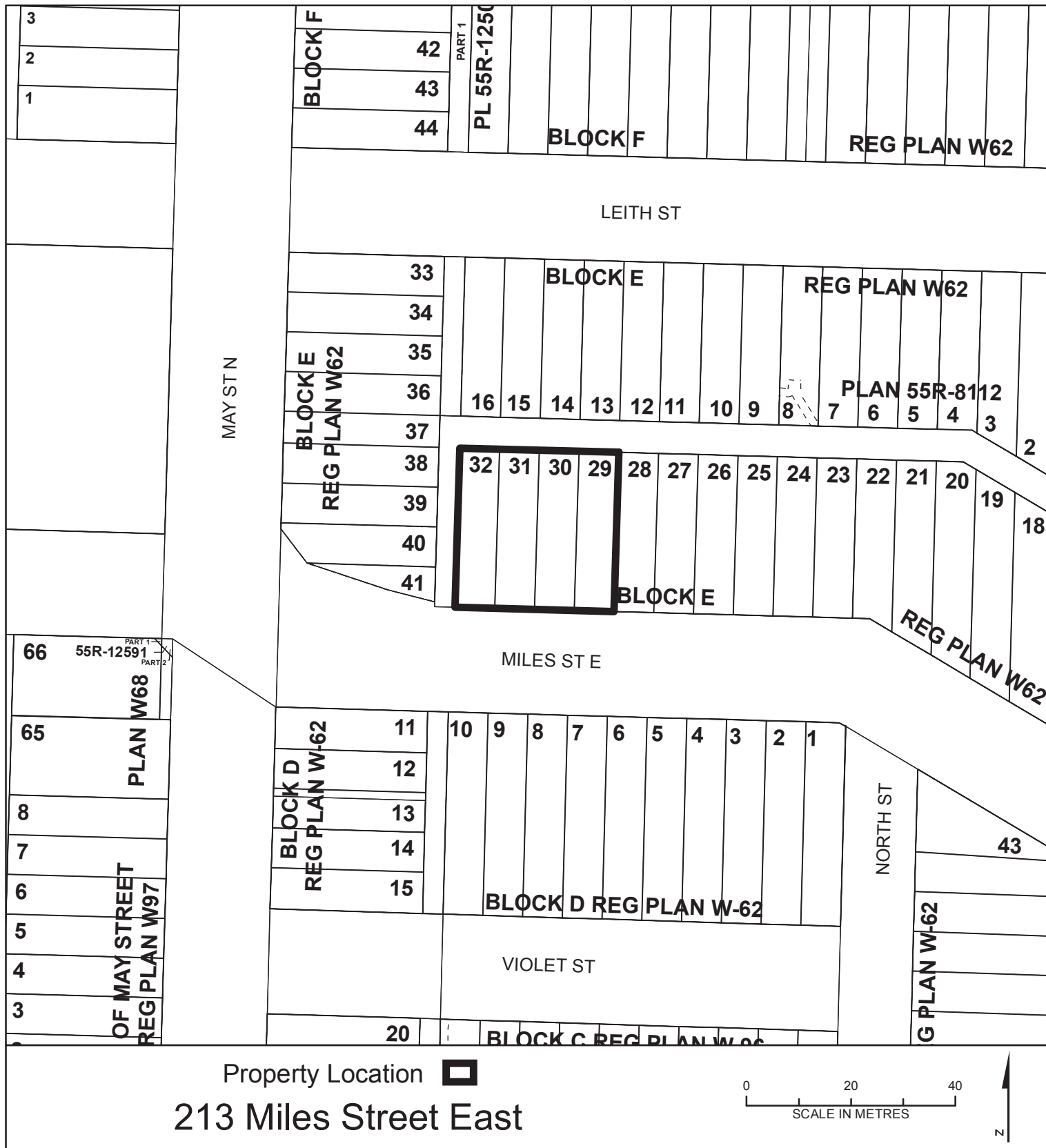
Enacted and passed this 15th day of October, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 103/2018

MAYOR _____

CITY CLERK _____

MEETING DATE 10/15/2018 (mm/dd/yyyy)

SUBJECT By-law Resolution - October 15, 2018 City Council (Public Meeting)

SUMMARY

By-law Resolution - October 15, 2018

RECOMMENDATION

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to designate areas of Site Plan Control pursuant Section 41 of the Planning Act, R.S.O. 1990, as amended (310 May St. N.)

By-law Number: BL 89/2018

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1072 Oliver Road)

By-law Number: BL 94/2018

3. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (600 Montreal Street)

By-law Number: BL 98/2018

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (530 10th Avenue)

By-law Number: BL 100/2018

5. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1460 Dawson Road)

By-law Number: BL 101/2018

6. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (213 Miles St. East)

By-law Number: BL 103/2018