

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Members of Council
FROM: Ms. K. Power, Deputy City Clerk
DATE: Friday, March 22, 2019
SUBJECT: Additional Information
Committee of the Whole/City Council – March 25, 2019

COMMITTEE OF THE WHOLE

ADDITIONAL INFORMATION

1. Memorandum from Mayor B. Mauro, dated March 22, 2019 relative to Alternate Resolution to Report No. 42/2019 – Interim Multi-Use Indoor Turn Solutions.

NEW BUSINESS

1. Memorandum from Mr. N. Gale, City Manager, dated March 22, 2019 relative to City of Thunder Bay Program Review Terms of Reference.

CITY COUNCIL

ADDITIONAL INFORMATION

1. March 18, 2019 City Council (Public Meeting) Minutes.
2. March 18, 2019 City Council – Special Session Minutes.
3. Memorandum from Mr. D. Lopes, Senior Planner, dated March 22, 2019 relative to Draft Plan of Subdivision Application – Copper Crescent Holdings Limited – R 105/2019.

/gs

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Members of Council

FROM: Mayor Bill Mauro

DATE: March 22, 2019

SUBJECT: Alternate Resolution to Report 42 – Interim Multi-Use Indoor Turf Solutions
March 25, 2019 - Committee of the Whole Meeting

It is my request that the following resolution be presented to Committee of the Whole at the March 25, 2019 meeting in response to Report R 42/2019 (Community Services Department) Interim Multi Use Indoor Turf Options.

The recommendation within the associated report is requesting City Council provide further direction relative to a permanent facility and defer any decision on the interim solutions presented within the report until that decision is made. This recommendation, while valid, does not allow for Council to give direction relative to a permanent solution.

In order to move forward, we as a Council need to provide direction and chart a course for Administration to proceed. I am committed to building a permanent facility and the following resolution provides for that direction. That being said, if an alternate interim solution was to be available prior to the build of a permanent solution I think it would be important for Council to consider it at that time and not rule out options that may come forward in the future.

Therefore, I respectfully ask for Council's support for the following alternate resolution to with respect to Report R 42/2019;

With Respect to Report R 42/2019 (Community Services Department), we recommend that Administration be directed to begin work on the planning for a permanent indoor turf facility;

AND THAT Administration report back to City Council on or before June 3, 2019 with a potential project plan, potential sources of funding and overall financial implications for the City of Thunder Bay for a permanent indoor turf facility;

AND THAT if an alternate interim solution becomes apparent prior to the construction of a permanent facility that Council consider that solution at that time;

AND THAT any necessary by-laws be presented to City Council for ratification.

MEMORANDUM

TO: John Hannam

FROM: Norm Gale, City Manager

DATE: March 22, 2019

SUBJECT: City of Thunder Bay Program Review Terms of Reference,
Committee of the Whole, March 25, 2019

At Committee of the Whole on March 18, 2019, Corporate Report R 46/2019 was considered.

Members of Council directed that a Terms of Reference for a Detailed Program Review be presented to the March 25, 2019, Committee of the Whole for consideration.

Please present the attached Terms of Reference to Committee of the Whole for approval.

Subject to approval, they will form the scope of work included in the Request for Proposals to secure a consultant for this work.

Please present the following motion related to the City of Thunder Bay Program Review Terms of Reference for Council consideration.

With respect to the memorandum from Mr. N. Gale, City Manager dated March 22, 2019, we recommend that Council adopt the attached Terms of Reference based on the *option two* Detailed Program Review as outlined in Report# 46/2019.

AND THAT the successful consultant present to City Council any preliminary recommendations on service level changes in advance of Council deliberations on the 2020 Proposed Operating and Capital Budgets;

AND THAT the successful consultant present to City Council a final report in advance of Council deliberations on the 2021 Proposed Operating and Capital Budgets;

AND THAT any necessary by-laws be presented to City Council for ratification.

City of Thunder Bay Program and Service Review

An external consultant will examine the Corporation in a holistic fashion. This will include a detailed review of all of the programs and services the City provides, how it provides them, what is working well and changes Council may wish to consider including enhancements and service reductions.

Key components include but are not limited to:

- Refining and validating the City Services Profile and detailed review of the more than 140 program and service areas outlined in the City Services Profile.
- The consultants will also use an approach that includes but is not limited to:
 - Gather information to review each program or service
 - Conduct interviews and other engagement processes with stakeholders including Council, customers, unions and employees
 - Review of benchmarking data for Thunder Bay and comparable municipalities, municipal service delivery reviews, best practices
 - Gather data as deemed necessary by the consultant to inform the components above
- A preliminary report that includes but is not limited to:
 - Updated City Services Profile
 - Analysis of key issues and recommendations for service improvements and changes for further exploration
 - Supporting data, analysis and rationale including benchmarking or best practices
- The consultant will review the organizational structure of the Corporation and identify what should be changed, maintained, modified or eliminated to best deploy internal resources to support recommendations of the program and service review.
 - The review of the organizational structure will include but is not limited to:
 - Review functions, workflow processes, duplication and overlaps in responsibilities within departments and between departments and outside organizations
 - Consider technological and service improvements
- A final report that includes but is not limited to:
 - Recommendations for service improvements and changes
 - Financial implications of the recommendations
 - Recommendations on implementation in priority order
 - A model for tracking implementation of the improvements

- The consultant will present the preliminary report to City Council for consideration, and based on Council's direction and further refinement, present a final report when the consultant's work concludes.

Summary of key deliverables:

- Proposed Work Plan within one month of engagement
- Proposed Public Engagement Plan consistent with the City of Thunder Bay's Public Engagement Framework within one month of engagement. [The Plan should include a minimum of three public engagement opportunities with none in July or August]
- Framework to update City Services Profile
- Updated City Services Profile in plain language
- Preliminary report for Council's consideration including recommendations on what services to enhance, maintain, reduce or eliminate
- Final report for Council's consideration including final recommendations on services and options for organizational change

Principles for the review:

- The review must be transparent, open and factual
- **Council's approval is required at the following key points: work plan and public engagement plan, preliminary report and final report**
- Administration will provide the consultant with timely access to required supporting data and information



MEETING: City Council (Public Meeting)

DATE: Monday, March 18, 2019

Reference No. CCP 4/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:33 p.m.

City Council (Public Meeting)

Chair: Mayor Bill Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Mr. J. Hannam, City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City Solicitor & Corporate Council
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Ms. K. Robertson, General Manager – Community
Services
Mr. M. Smith, General Manager – Development &
Emergency Services
Ms. L. Mc Eachern, Director – Planning Services -
Development & Emergency Services
Mr. G. Mason, Planner II – Planning Services -
Development & Emergency Services
Ms. J. Fazio, Planner II – Planning Services -
Development & Emergency Services
Ms. F. Track, Committee Coordinator

DISCLOSURES OF INTEREST

City Council (Public Meeting) – March 18, 2019

CONFIRMATION OF AGENDA

Confirmation of Agenda - March 18, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Peng You
SECONDED BY: Councillor Cody Fraser

With respect to the March 18, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting procedures were read to Members of Council and those in attendance.

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 464 Cumberland Street North (Dale Cizmar)

Report No. 36/2019 (Development & Emergency Services - Planning Services), presenting an application for a zoning by-law amendment relative to the above noted.

The Applicant has requested to amend the Zoning By-law to add an apartment dwelling as a permitted use at the subject property in the "C4" – Arterial Commercial Zone. The Amendment also includes a parking reduction to 1.0 space per unit for a 3-unit apartment dwelling on the subject lands. This will permit the conversion of a vacant commercial unit into a dwelling unit. There are also currently two dwelling units in the existing building.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is consistent with the Provincial Policy Statement, 2014, is in keeping with the objectives of the 2018 Official Plan as adopted and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services.

Memorandum from Ms. Leslie McEachern, Director, Planning Services Division – Development & Emergency Services Department, dated March 8, 2019 relative to Report No. R 36/2019 (Development & Emergency Services - Planning Services), Application for Zoning By-law Amendment – 464 Cumberland Street N., providing additional comments received in response to the pre-consultation and to the notice of the Public Meeting for the above noted application was distributed separately on Monday, March 11, 2019 to City Council and EMT only.

Mr. G.Mason, Planner II - Planning Services provided a PowerPoint presentation and responded to questions relative to the above noted.

The Chair asked whether the applicant was in attendance and wished to be heard. Mr. D. Cizmar,

City Council (Public Meeting) – March 18, 2019

applicant, appeared before Council and responded to questions.

The Chair asked whether there were any supporters to the application who wished to be heard. There was no response.

The Chair asked if there were any objectors to the application who wished to be heard. There was no response.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application by D. Cizmar relative to Registered Plan 739, Block 51, Lot 6, municipally known as 464 Cumberland Street North, we recommend that the Zoning By-law 100-2010 be amended as follows:

1. THAT an APARTMENT DWELLING containing a maximum of 3 DWELLING UNITS be added as a permitted use in the existing BUILDING,
2. THAT in the case of an APARTMENT DWELLING with 3 DWELLING UNITS, the parking rate be 1.0 space per DWELLING UNIT,
3. AND THAT the BUILDING existing on the 18th of March, 2019, be permitted to remain in its present location.

Subject to the following conditions:

1. THAT the Applicant enters into a License of Access with the Realty Services Division for their use and maintenance of the portion of the laneway between the subject property and McCulloch Street,
2. AND THAT the Applicant sign a Letter of Undertaking to provide landscaping in the front yard of the site.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending By-law has not been completed.

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

ALL as contained in Report No. R 36/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 1249 Rosslyn Rd (DKR Corporation)

Report No. 37/2019 (Development & Emergency Services - Planning Services), presenting an application for a zoning by-law amendment relative to the above noted.

The Applicant has requested a site-specific Zoning By-law amendment to rezone the subject lands from the “R1-N” – Residential Zone One to the “IN1-N” – Light Industrial Zone. The proposal is to demolish the existing single detached dwelling and construct a new building for use by various businesses associated with construction trades, including a roofing company.

The Applicant’s request conforms to the Provincial Policy Statement and both the current 2002 and the adopted 2018 Official Plans. Administration supports the approval of the proposed Zoning By-law amendment.

Memorandum from Ms. Leslie McEachern, Director, Planning Services Division – Development & Emergency Services Department, dated March 8, 2019 relative to Report No. R 37/2019 (Development & Emergency Services - Planning Services), Application for Zoning By-law Amendment – 1249 Rosslyn Road, providing additional comments received in response to the pre-consultation and to the notice of the Public Meeting for the above noted application was distributed separately on Monday, March 11, 2019 to City Council and EMT only.

Ms. J. Fazio, Planner II - Planning Services provided a PowerPoint presentation and responded to questions relative to the above noted.

The Chair asked whether the applicant was in attendance and wished to be heard. Mr. S. Menic, Consultant, and the applicant, Mr. K. Lange - DKR Corporation, appeared before Council and responded to questions.

The Chair asked whether there were any supporters to the application who wished to be heard. There was no response.

The Chair asked if there were any objectors to the application who wished to be heard. Ms. G. Haigh and Ms. D. Otto appeared before Council and responded to questions.

The Chair asked if there were any further objectors to the application who wished to be heard. There was no response.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application by the DKR Corporation, relative to PCL 3955 SEC DFWF; PT LT 12 CON 2 NKR NEEBING PT 1, 55R4448; THUNDER BAY, municipally known as 1249 Rosslyn Road, we recommend that the Zoning By-law be amended as follows:

1. That the subject property be rezoned to “IN1-N” – Light Industrial Zone, subject to noise provisions;
2. That the 15% LANDSCAPED OPEN SPACE requirement be in the form of:
 1. A 10.0 m wide strip along the southern portion of the eastern INTERIOR SIDE LOT LINE, from the FRONT LOT LINE to a point 55 metres north of the FRONT LOT LINE; and
 2. A 1.8 m wide strip along the northern portion of the eastern INTERIOR SIDE LOT LINE, from a point 55 metres north of the FRONT LOT LINE to the REAR LOT LINE.
 3. A 3.0 m wide strip along all LOT LINES abutting a STREET LINE

Subject to the following condition:

That prior to the passing of the amending by-law:

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control (SPC)

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

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

ALL as contained in Report No. R 37/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 21/2019 - Zoning By-law Amendment - 300 Brock St E

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (300 Brock Street East)

BL 24/2019 - Site Plan Designation - 1249 Rosslyn Rd

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1249 Rosslyn Road)

City Council (Public Meeting) – March 18, 2019

BL 25/2019 - Zoning By-law Amendment - 1249 Rosslyn Rd

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1249 Rosslyn Road)

By-law Resolution - March 18, 2019 - City Council Public Meeting

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Andrew Foulds

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

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (300 Brock Street East)

BL 21/2019 - Zoning By-law Amendment - 300 Brock St E

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1249 Rosslyn Road)

BL 24/2019 - Site Plan Designation - 1249 Rosslyn Rd

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1249 Rosslyn Road)

BL 25/2019 - Zoning By-law Amendment - 1249 Rosslyn Rd

CARRIED

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Mayor

City Clerk



MEETING: City Council

DATE: Monday, March 18, 2019

Reference No. CCS 14/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 10:22 p.m.

City Council

Chair: Mayor Bill Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Mr. J. Hannam, City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City Solicitor & Corporate Council
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Ms. K. Robertson, General Manager – Community
Services
Mr. M. Smith, General Manager – Development &
Emergency Services
Ms. F. Track, Committee Coordinator

OPENING CEREMONIES

One Minute of Silence

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - March 18, 2019 - City Council Special Session

MOVED BY: Councillor Peng You

City Council Special Session – March 18, 2019

SECONDED BY: Councillor Mark Bentz

With respect to the March 18, 2019 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

NEW BUSINESS

Support for the Muslim Community

Memorandum dated March 15, 2019 from Councillor B. McKinnon relative to the above was previously presented in Committee of the Whole held earlier in the evening.

The City Clerk advised that the resolution previously adopted by Committee of the Whole held earlier in the evening relative to the above noted required ratification by Council. Under Council’s policy a two-thirds vote of Council was necessary.

A recorded vote was requested on the following resolution, the results of which are as follows:

YEA	NAY
Mayor Bill Mauro	
Councillor Mark Bentz	
Councillor Cody Fraser	
Councillor Rebecca Johnson	
Councillor Kristen Oliver	
Councillor Peng You	
Councillor Albert Aiello	
Councillor Andrew Foulds	
Councillor Brian Hamilton	
Councillor Brian McKinnon	
Councillor Aldo Ruberto	

MOVED BY: Councillor Brian McKinnon

SECONDED BY: Councillor Andrew Foulds

“With respect to the tragic loss of life in Christchurch, New Zealand in the attacks on the Al Noor and Linwood Mosque s in that community we express our great sorrow to the families of the victims, to the survivors and to the Muslim community in Christchurch;

City Council Special Session – March 18, 2019

AND THAT we express our support for those members of the Muslim community here in Thunder Bay through an open letter to be distributed to the media and through the City of Thunder Bay 's social media outlets;

AND THAT as we approach the International Day for the Elimination of Racial Discrimination on March 21 st we decry racism in all of its forms”

CARRIED

NOTICE OF MOTION

Notice of Motion to Reconsider - Draft Plan of Subdivision (2160 West Arthur Street)

Memorandum from Councillor Mark Bentz dated March 12, 2019 relative to a Notice of Motion to Reconsider the resolution relative to Report No. R 105/2018 (Development & Emergency Services - Planning) - Draft Plan of Subdivision (2160 West Arthur Street), passed at the March 4, 2019 City Council Meeting was distributed separately on Friday, March 15, 2019 to Council and EMT.

In accordance with the procedural rules of City Council, a Notice of Motion to Reconsider the Draft Plan of Subdivision (2160 West Arthur Street) and the associated recommendation contained in Report No. R 105/2018 (Development & Emergency Services – Planning) was presented and will be brought forward for debate at the March 25, 2019 City Council meeting.

MOVED BY: Councillor Mark Bentz

Motion for Reconsideration - Two-Thirds Vote Required:

THAT a Public Meeting having been held with respect to the application by Copper Crescent Holdings Limited, to create 9 lots for single detached dwellings on Concession 3 NKR, Part of Lot 21, 2160 West Arthur Street (58T-18501), Draft Plan Approval is hereby issued for a period of 3 years, subject to the conditions outlined in Attachment "A" and on the plan to Report No. R 105/2018 (Planning Services) as shown in Attachment "C";

AND THAT the Plan of Subdivision proceeds to Registration to the satisfaction of Administration;

AND THAT the necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R 105/2018 (Planning Services), as submitted by the Development & Emergency Services Department.

CONFIRMING BY-LAW

BL 30/2019 - Confirming By-law - March 18, 2019

A By-law to confirm the proceedings of a meeting of Council, this 18th day of March, 2019.

City Council Special Session – March 18, 2019

Confirming By-law Resolution - March 18, 2019 - Special City Council

MOVED BY: Councillor Mark Bentz
SECONDED BY: Councillor Albert Aiello

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

1. A By-law to confirm the proceedings of a meeting of Council, this 18th day of March, 2019

By-law Number: BL 30/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 10:25 p.m.

Mayor

City Clerk

MEMORANDUM

Development & Emergency Services Department

PLANNING SERVICES DIVISION

*Victoriaville Civic Centre, 2nd Floor
111 Syndicate Avenue South
Thunder Bay, ON P7C 5K4*

TO: John Hannam, City Clerk

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

DATE: March 22, 2019 **File:** 58T-18501

RE: Draft Plan of Subdivision Application - Monday, March 25, 2019
Copper Crescent Holdings Limited
Report R105/2018 (Planning Services) – 2160 West Arthur Street

Please provide Council with a copy of this memorandum which provides an overview of the events leading to the representation of the draft plan of subdivision on March 25, 2019.

On August 27, 2018, a Public Meeting was held to consider Report R105/2018 (Planning Services) which presented a draft plan of subdivision on lands in the Fairview Community Plan. During the Public Meeting, area residents expressed concern over groundwater levels and drainage in the neighbourhood, and the Thunder Bay District Health Unit suggested that refraining from the use of irrigation systems would be a best practice in this area where existing water tables are high. Council questioned whether conditions could be imposed to prohibit the installation of irrigation systems and the construction of basements on lots in the proposed subdivision, and directed Administration to report back on the controls available to impose such restrictions.

Council was scheduled to make its decision on the draft plan of subdivision on September 17, 2018; however, at that time, Administration was still in the process of researching the options available to impose conditions. As a result, Council deferred its decision to allow Administration to complete its research.

On March 4, 2019, the Planning Services Division provided Council with a memorandum dated February 13, 2019 providing the results of its research, and recommending that the draft plan of subdivision be approved as presented in Report R105/2018 (Planning Services). Council did not support the recommendation and therefore, draft plan approval was not granted.

On March 18, 2019 a Notice of Motion to reconsider the decision that was made on March 4th was tabled.



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