



MEETING: City Council (Public Meeting)

DATE: July 29, 2019

Reference No. CCP 8/50

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

Ms. K. Power, Deputy City Clerk
Mr. N. Gale, City Manager
Mr. M. Grimaldi, Solicitor
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Mr. C. Campbell, Acting General Manager –
Infrastructure & Operations
Ms. K. Robertson, General Manager – Community
Services
Mr. M. Smith, General Manager – Development &
Emergency Services
Mr. G. Mason, Planner II,
Ms. F. Track, Committee Coordinator

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - July 29, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Albert Aiello

With respect to the July 29, 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 - 377 Cumberland Street North (2311540 Ontario Inc.)

Report No. R 118/2019 (Development & Emergency Services - Planning Services) The Applicant has requested to amend the Zoning By-law to permit a mixed use building at the subject property in the "C4" – Arterial Commercial Zone. The proposed Amendment includes a reduction in parking to a total of 19 spaces from 24.

The Official Plan designates the site as Service Commercial and the Zoning By-law zones this area "C4" – Arterial Commercial, which does not typically permit residential uses. However, the Official Plan recognizes the transitioning nature of Cumberland Street North and permits residential uses along this corridor, among others. The "C4" – Arterial Commercial Zone does not permit residential uses, therefore an amendment is required.

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 Official Plan and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services. For these reasons, Administration recommends approval of the proposed Amendment.

Memorandum dated July 19, 2019 from Ms. L. McEachern, Director - Planning Services Division, relative to Report No. R 118/2019 (Development & Emergency Services - Planning Services) Zoning By-law Amendment -377 Cumberland Street N (2311540 Ontario Inc.), referencing correspondence received relative to the application was distributed separately to Members of Council and City Manager only.

Mr. G. Mason, Planner II - Development & Emergency Services, provided a PowerPoint presentation relative to the above noted report.

The Chair asked whether the applicant was in attendance and wished to be heard.

Mr. S. Huzon, Planning Consultant, appeared before Council on behalf of the applicant and responded to questions.

The Chair asked if 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.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by 2311540 Ontario Inc. relative to Registered Plan 121, Block 57, Lots 7 to 9, municipally known as 377 Cumberland Street North, we recommend that the Zoning By-law 100-2010 be amended as follows:

1. THAT a MIXED USE BUILDING be added as a permitted use in the "C4" – Arterial Commercial Zone at this site,
2. THAT the minimum number of PARKING SPACES be established at one PARKING SPACE for every 35.0m² of GFA for non-residential USES and 1 PARKING SPACE for each DWELLING UNIT,
3. AND THAT the INTERIOR SIDE YARD be 3.0m for a MIXED USE BUILDING.

Subject to the following conditions:

1. THAT the subject property be designated as an area of Site Plan Control.

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-laws be presented to City Council for ratification.

ALL as contained in Report No. R 118/2019 (Development and Emergency Services, Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

REPORTS OF MUNICIPAL OFFICERS

BY-LAWS

BL 77/2019 - Site Plan Designation - 377 Cumberland Street North

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (377 Cumberland Street North)

BL 78/2019 - Zoning By-law Amendment - 377 Cumberland Street North

A By-law to amend By-law 100-2010(The Zoning By-law) of The Corporation of the City of Thunder Bay (377 Cumberland Street North)

BL 81/2019 – Zoning By-law Amendment - 580 Waterloo Street South

A By-law to amend By-law Number 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (580 Waterloo Street South), for a Dwelling Unit for an Essential Workman/Caretaker.

By-law Resolution

By-law Resolution - July 29, 2019

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Cody Fraser

THAT the following By-law(s) 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 to Section 41 of the Planning Act, R.S.O. 1990, as amended. (377 Cumberland Street North)

By-law Number: BL 77/2019

2. A By-law to amend By-law 100-2010(The Zoning By-law) of The Corporation of the City of Thunder Bay (377 Cumberland Street North)

By-law Number: BL 78/2019

3. A By-law to amend By-law Number 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (580 Waterloo Street South), for a Dwelling Unit for an Essential Workman/Caretaker.

By-law Number BL 81/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Mayor

Deputy City Clerk