



MEETING: City Council (Public Meeting)

DATE: Monday, November 16, 2020 *Reference No. CCP 12/51*

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

City Council (Public Meeting)
Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor A. Foulds
Councillor C. Fraser
Councillor A. Ruberto
Councillor Peng You

ELECTRONIC PARTICIPATION:

Councillor M. Bentz
Councillor S. Ch'ng
Councillor T. Giertuga
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver

OFFICIALS:

Ms. D. Earle, Deputy City Clerk
Ms. F. Track, Committee Coordinator

OFFICIALS - ELECTRONIC PARTICIPATION:

Mr. N. Gale, City Manager
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Mr. M. Smith, General Manager – Development &
Emergency Services
Ms. J. Fazio, Planner II - Development & Emergency
Services – Planning

DISCLOSURES OF INTEREST

None.

CONFIRMATION OF AGENDA

Confirmation of Agenda - November 16, 2020 - City Council (Public Meeting)

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

With respect to the November 16, 2020 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)

Official Plan and Zoning By-law Amendments – 572-588 Arthur Street West (Plaza REIT in Trust c/o Bill Bilkas)

Corporate Report No. 135/2020 (Development & Emergency Services - Planning) Official Plan and Zoning By-law Amendments - 572 - 588 Arthur Street West (Plaza REIT in Trust c/o Bill Bilkas)
The Applicant has requested a site-specific Official Plan and Zoning By-law amendment to add a retail store as a permitted use on the subject lands. The proposal is considered appropriate as it will add a compatible use to the existing shopping centre.

The Applicant's request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and is in keeping with the intent of the Official Plan. For these reasons, Administration supports the approval of the proposed amendments.

Memorandum from Ms. J. Fazio, Planner II - Planning Services Division dated November 10, 2020 relative to the application for official Plan and Zoning By-law Amendments – 572-588 Arthurs Street West (Plaza REIT in Trust c/o Bill Bilkas), referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Thursday, November 12, 2020.

Ms. J. Fazio, Planner II - Planning Services provided a brief overview of the report and responded to questions from Members of Council.

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

Mr. D. Hanna, and Mr. O. Kemal, Consultants -MHBC Planning, Urban Design & Landscape Architecture for the Applicant appeared before Council via MS Teams.

The Chair asked if there were any supporters to the application who wished to be heard.

The Deputy City Clerk advised that no supporters had registered to participate electronically.

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The Chair asked if there were any objectors to the application who wished to be heard.

The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by Plaza REIT in Trust c/o Bill Bilkas, relative to lands described in Attachment “C”, municipally known as 572-588 Arthur Street West, we recommend:

That the proposed Official Plan Amendment to add a site specific policy to the Service Commercial land use designation to permit a Retail Store as a permitted use on the subject lands be approved,

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

ALL as contained in the Report No. 135/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application by Plaza REIT in Trust c/o Bill Bilkas, relative to lands described in Attachment “C”, municipally known as 572-588 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

That the subject lands be re-zoned “C4-A” – Arterial Commercial Zone with an “A” suffix.

That the minimum required rear yard is reduced to 3.0 metres

That the minimum required interior side yard is reduced to 3.0 metres

Subject to the following condition:

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

Official Plan Amendment No. 4 is approved by City Council.

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.

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

ALL as contained in Report No. 135/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 120/2020 - Official Plan Amendment – 572-588 Arthur Street West

A By-law to adopt Amendment No. 4 to the City of Thunder Bay Official Plan (572-588 Arthur Street West)

BL 121/2020 - Zoning By-law Amendment – 572-588 Arthur Street West

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (572-588 Arthur Street West)

By-law Resolution – November 16, 2020

MOVED BY: Councillor Peng You

SECONDED BY: Councillor Andrew Foulds

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 adopt Amendment No. 4 to the City of Thunder Bay Official Plan (572-588 Arthur Street West)

By-law Number: BL 120/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (572-588 Arthur Street West)

By-law Number: BL 121/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 6:40 pm

Mayor

Deputy City Clerk