



MEETING: City Council (Public Meeting)

DATE: Monday, October 19, 2020

Reference No. CCP11/51

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:38 p.m.

City Council (Public Meeting)

Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor S. Ch'ng
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor A. Ruberto
Councillor Peng You

ELECTRONIC PARTICIPATION:

Councillor M. Bentz
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
Ms. D. Walker, Law Clerk
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Mr. M. Smith, General Manager – Development &
Emergency Services
Ms. L. McEachern, Director – Development &
Emergency Services – Planning
Ms. K. Robertson, General Manager – Community
Services
Mr. A. Ward, Project Engineer - Infrastructure &
Operations
Mr. J. Kirychuk, Planner II - Development &
Emergency Services – Planning

DISCLOSURES OF INTEREST

None.

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CONFIRMATION OF AGENDA

Confirmation of Agenda - October 19, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Andrew Foulds

With respect to the October 19, 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)

Corporate Report No. R 89/2020 & R 90/2020 (Development & Emergency Services - Planning Services)

Memorandum from Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning dated October 9, 2020 relative to the above noted, for information.

Zoning By-law Amendment - 543 Andrew Street

Corporate Report No. R. 119/2020 (Development & Emergency Services – Planning) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two.

Memorandum from Mr. J. Kirychuk, Planner II dated October 15, 2020 containing amended attachments relative to Application for Zoning By-law Amendment – 543 Andrew Street Report no. R 119/2020, was distributed separately on Friday, October 16, 2020.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 16, 2020 relative to Application for Zoning By-law Amendment – 543 Andrew Street Report no. R 119/2020, referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Friday, October 16, 2020.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 19, 2020 relative to Application for Zoning By-law Amendment – 543 Andrew Street Report no. R 119/2020, referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Monday, October 19, 2020.

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Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning 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. J. McRae, the applicant, appeared before Council via MS Teams and responded to questions.

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.

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

The Deputy City Clerk advised that objectors had registered to participate electronically.

Ms. B. D'Angelo appeared before Council via MS Teams (audio participation).

Ms. B. Thomson appeared before Council via MS Teams (audio participation) and responded to questions.

Mr. B. Luby and Ms. L. Luby appeared before Council via MS Teams.

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 45 & 46 of Registered Plan 195, municipally known as 543 Andrew Street, we recommend that the R2-Residential Zone Two Zoning By-law be amended as follows:

That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following is applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;

The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.5 m;

The minimum required FRONT YARD SETBACK be reduced to 4.7 m;

The minimum required INTERIOR SIDE YARD SETBACK (east) without ATTACHED garage or carport be increased to 2.5 metres from 1.5 metres

Subject to the following conditions:

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

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

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

ALL as contained in Report No. R 119/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 184 Brent Street

Corporate Report No. R 120/2020 (Development & Emergency Services - Planning) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the "R2" – Residential Zone Two.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 16, 2020 relative to Application for Zoning By-law Amendment – 184 Brent Street Report no. R 120/2020, referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Friday, October 16, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning appeared before Council via MS Teams, 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. J. McRae, the applicant, appeared before Council and responded to questions.

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.

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

The Deputy City Clerk advised that objectors had registered to participate electronically.

Mr. I. Dasti appeared before Council via MS Teams and provided a PowerPoint Presentation.

Ms. S. Mackie appeared before Council via MS Teams.

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MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Aldo Ruberto

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 141 & 143, Parcels 1957 & 2311 of Registered Plan M18, municipally known as 184 Brent Street, we recommend that the R2-Residential Zone Two of the Zoning By-law be amended as follows:

That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following regulations are applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;

The minimum required LOT AREA be reduced to 643 sq. m;

The minimum required FRONT YARD SETBACK be reduced to 4.2 m;

The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.5 m; and

The minimum required INTERIOR SIDE YARD SETBACK (south) without ATTACHED garage or carport be increased to 2.6 metres from 1.5 metres.

Subject to the following conditions:

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

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

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

ALL as contained in Report No. R 120/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 107/2020 - Zoning By-law Amendment - 1510 Victoria Avenue

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue)

BL 112/2020 - Zoning By-law Amendment - 543 Andrew Street

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (543 Andrew Street)

BL 113/2020 - Zoning By-law Amendment - 184 Brent Street

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (184 Brent Street)

BL 114/2020 - Site Plan Designation - 543 Andrew Street

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

BL 115/2020 - Site Plan Designation - 184 Brent Street

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

By-law Resolution – October 19, 2020

MOVED BY: Councillor Andrew Foulds
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:

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue)

By-law Number: BL 107/2020

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (543 Andrew Street)

By-law Number: BL 112/2020

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (184 Brent Street)

By-law Number: BL 113/2020

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A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (543 Andrew Street)

By-law Number: BL 114/2020

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (184 Brent Street)

By-law Number: BL 115/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 8:33 p.m.

Mayor

Deputy City Clerk