



MEETING: City Council (Public Meeting)

DATE: September 23, 2019

Reference No. 10/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:31 p.m.

City Council (Public Meeting)

Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor S. Ch'ng
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto

OFFICIALS:

Ms. K. Power, City Clerk
Ms. D. Earle, Deputy City Clerk
Ms. K. Marshall, Acting City Manager
Mr. M. Grimaldi, Acting City Solicitor
Ms. D. Paris, Acting General Manager – Corporate Services & Long Term Care
Ms. L. Prentice, Acting General Manager – Community Services
Ms. L. McEachern, Acting General Manager – Development & Emergency Services
Mr. C. Halvorsen, Manager – Parks & Open Spaces
Mr. J. Greenaway, Acting Superintendent – Administrative Services - EMS
Ms. J. Fazio, Planner II – Planning Services
Ms. K. Piche, Committee Coordinator

DISCLOSURES OF INTEREST

Aside from those disclosures already recorded in the previous minutes as presented here, no additional disclosures of interest were announced.

CONFIRMATION OF AGENDA

Confirmation of Agenda - September 23, 2019 - City Council (Public Meeting)

The City Clerk advised that Report No. R 142/2019 Zoning By-law Amendment - 740/760 Arthur Street West was withdrawn from the agenda, as per the applicant's request.

MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Andrew Foulds

With respect to the September 23, 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)

Official Plan and Zoning By-law Amendment - 1001 Athabasca St (1490286 Ontario Ltd.)

Report No. R 134/2019 (Development & Emergency Services - Planning Services) requesting a site-specific Official Plan and Zoning By-law amendment to re-designate the lands as Light Industrial in the Official Plan and rezone the lands from the “FD” – Future Development Zone to the “IN1” – Light Industrial Zone. The Applicant is also requesting that the western lot line adjacent to Athabasca Street be considered the front lot line as used in the Zoning By-law.

The proposal is considered appropriate as it will provide for an intervening land use between the existing railway yard and the residential uses along the western side of Athabasca Street. 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. Administration also recommends that the subject property be designated as an area of Site Plan Control.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated September 13, 2019 relative to Report No. 134/2019 (Development & Emergency Services – Planning Services) 1001 Athabasca Street, referencing correspondence received relative to the application was distributed separately to Members of Council and EMT only on Thursday, September 19, 2019.

Ms. J. Fazio, Planner – Planning Services provided a PowerPoint presentation and responded to questions from Members of Council.

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

Mr. S. Menic, Consultant and Mr. L. Grasley appeared 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.

Ms. L. Morais, resident of Athabasca Street, appeared before Members of Council and responded to questions.

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

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

Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by 1490286 Ontario Ltd., relative to PLAN 57 BLK 13 PT LOTS 1 TO 17, RP55R4681 PART 1; THUNDER BAY, municipally known as 1001 Athabasca Street, we recommend:

1. The proposed Official Plan Amendment to re-designate the subject lands as Light Industrial be approved

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

Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application by 1490286 Ontario Ltd., relative to PLAN 57 BLK 13 PT LOTS 1 TO 17, RP55R4681 PART 1; THUNDER BAY, municipally known as 1001 Athabasca Street, we recommend that the Zoning By-law be amended as follows:

1. That the subject property be rezoned to the "IN1" – Light Industrial ZONE
2. That the FRONT LOT LINE be defined as the western LOT LINE adjacent to Athabasca Street

Subject to the following condition:

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

1. Official Plan Amendment No. 1 is approved by City Council.
2. 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 134/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 740/760 Arthur Street West

This item was withdrawn from the agenda and will be presented at a later date.

BY-LAWS

BL 96/2019 - Site Plan Designation - 1001 Athabasca 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. (1001 Athabasca Street)

BL 97/2019 - Official Plan Amendment -1001 Athabasca Street

By-law Description: A By-law to adopt Amendment No. 1 to the City of Thunder Bay Official Plan (1001 Athabasca Street)

BL 98/2019 - Zoning By-law Amendment - 1001 Athabasca Street

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1001 Athabasca Street)

By-law Resolution

By-law Resolution - September 23, 2019

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Councillor Albert Aiello

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. (1001 Athabasca Street)

By-law Number: BL 96/2019

2. A By-law to adopt Amendment No. 1 to the City of Thunder Bay Official Plan (1001 Athabasca Street)

By-law Number: BL 97/2019

3. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1001 Athabasca Street)

By-law Number: BL 98/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 6:46 p.m.

Mayor

City Clerk