



AGENDA MATERIAL

CITY COUNCIL (PUBLIC MEETING)

MEETING DATE: MONDAY, OCTOBER 21, 2019

LOCATION: S. H. BLAKE MEMORIAL AUDITORIUM
(Council Chambers)

TIME: 6:30 P.M.



MEETING: City Council (Public Meeting)

DATE: October 21, 2019

Reference No. CCP - 11/50

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

City Council (Public Meeting)

Chair: Mayor B. Mauro

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - October 21, 2019 - City Council (Public Meeting) **(Page 5)**

With respect to the October 21, 2019 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

PUBLIC MEETING PROCEDURES

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 1080 Memorial Ave (Kenny Alwyn Whent Inc.) (Pages 6 - 13)

Report No. 147/2019 (Planning Services - Development & Emergency Services) presenting an application requesting a site-specific Zoning By-law amendment to add Commercial School as a permitted use in the existing building located at 1080 Memorial Avenue. Young Drivers was previously operating at this property under a Temporary Use By-law. Now that the Temporary Use By-law has expired, the proposal is to bring the school into conformity with the Zoning-Bylaw on a permanent basis.

The Applicant's request conforms to the Provincial Policy Statement and the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 11, 2019, relative to Report No. R 147/2019 (Planning Services - Development & Emergency Services) Application for Zoning By-law – 1080 Memorial Avenue, referencing correspondence received relative to the application. (Distributed Separately to members of Council and City Manager only)

THAT a Public Meeting having been held with respect to the application by Kenny Alwyn Whent Inc., relative to Plan M52 Lots 12 to 16 PT Lot 17 Rem Pcl 1731 2076 1648 1252 1617, municipally known as 1080 Memorial Avenue, we recommend that the Zoning By-law be amended as follows:

1. That COMMERCIAL SCHOOL be added as a permitted USE within the existing BUILDING.

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Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council.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 147/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

Zoning By-law Amendment - Part of 105 Junot Avenue South (OAHSSC) (Pages 14 -75)

Report No. 133/2019 (Planning Services - Development & Emergency Services) presenting an application requesting a site-specific Zoning By-law amendment to define and permit a "Residence and Community Resource Centre" on the subject property. The "Residence and Community Resource Centre" would house up to 58 individuals transitioning from homelessness and provide support services to both the residents of the facility and the general public.

The Applicant's request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 11, 2019, relative to Report No. R 133/2019 (Planning Services - Development & Emergency Services) – Application for Zoning By-law – 105 Junot Avenue, referencing correspondence received relative to the application. (Distributed Separately to members of Council and City Manager only)

THAT a Public Meeting having been held with respect to the application by Ontario Aboriginal Housing Support Services Corporation, relative to Part of Lot 4, Concession A, Township of McIntyre, municipally known as part of 105 Junot Avenue South, we recommend that the Zoning By-law be amended as follows:

1. That a “RESIDENCE AND COMMUNITY RESOURCE CENTRE” be defined as a RESIDENTIAL CARE FACILITY that provides accommodation for up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.
2. That a “RESIDENCE AND COMMUNITY RESOURCE CENTRE” be added as a permitted use on the subject property.

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

ALL as contained in Report No. R 133/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

BY-LAWS

BL 93/2019 - Site Plan Designation - Part of 105 Junot Avenue South (Pages 76 -78)

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Part of 105 Junot Avenue South)

BL 94/2019 - Zoning By-law Amendment - Part of 105 Junot Avenue South (Pages 79 - 82)

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave South)

BL 108/2019 - Site Plan Designation - 629 Regina Avenue (Pages 83 - 86)

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

BL 112/2019 - Site Plan Control Designation - 1415/1419 Bowman Avenue & 1900 Frederica Street (Pages 87 - 90)

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street)

BL 113/2019 - Site Plan Control Designation - 1080 Memorial Avenue (Pages 91 - 93)

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

BL 114/2019 - Zoning By-law Amendment -1080 Memorial Ave (Pages 94 - 96)

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Resolution – October 21, 2019 (Page 97)

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. (Part of 105 Junot Avenue South)

By-law Number: BL 93/2019

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave S)

By-law Number: BL 94/2019

3. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

By-law Number: BL 108/2019

4. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street)

By-law Number: BL 112/2019

5. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

By-law Number: BL 113/2019

6. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Number: BL 114/2019

ADJOURNMENT

MEETING DATE 10/21/2019 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - October 21, 2019 - City Council (Public Meeting)

RECOMMENDATION

With respect to the October 21, 2019 City Council meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 147/2019
DATE PREPARED	09/30/2019(mm/dd/yyyy)	FILE NO.	Z-09-2019
MEETING DATE	City Council (Public Meeting) – 10/21/2019 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 1080 Memorial Ave (Kenny Alwyn Whent Inc.)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Kenny Alwyn Whent Inc., relative to Plan M52 Lots 12 to 16 PT Lot 17 Rem Pcl 1731 2076 1648 1252 1617, municipally known as 1080 Memorial Avenue, we recommend that the Zoning By-law be amended as follows:

1. That COMMERCIAL SCHOOL be added as a permitted USE within the existing BUILDING.

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 147/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has applied for a site-specific Zoning By-law amendment to add Commercial School as a permitted use in the existing building located at 1080 Memorial Avenue.

The Applicant's request conforms to the Provincial Policy Statement and the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment.

DISCUSSION

Description of Proposal

The Applicant has applied for a site-specific Zoning By-law amendment to add Commercial School as a permitted use in the existing building located at 1080 Memorial Avenue. A driving school is currently leasing one of the spaces in the existing buildings. The use consists of office space and a classroom, with driving instruction conducted off-site. On-site classes are scheduled two days per month, with more classes added in the summer months (depending on number of students).

A copy of the Applicant's sketch is attached as "Attachment B"

Description of Subject Property and Surrounding Area

The subject land is approximately 0.4 hectares in size and is located on the west side of Memorial Avenue, south of the Harbour Expressway and north of Dunlop Street. The site is developed with a 1,889 square metre building (shopping centre), which includes eight units. The building is serviced by a paved parking lot adjacent to Memorial Avenue.

Surrounding land uses are a mix of commercial and industrial. Lands to east include Intercity Shopping Area, and an assortment of restaurants. Directly south of the subject property is another shopping centre, while lots immediately to the north and west are vacant.

The property is zoned "C4-A" – Arterial Commercial Zone and is subject to Paragraph '647' of Zoning By-law 177-1983, which specifically permits "Retail Store" and requires that a minimum of 10% of the lot area be maintained as landscaped open space.

The subject property is designated Service Commercial in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on July 5th, 2019 outlining the nature of the proposed Zoning By-law amendment. No letters in opposition were received.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Parks & Open Spaces Section
- Engineering & Operations Division
- Ministry of Transportation
- Thunder Bay District Health Unit
- Lakehead Region Conservation Authority

- Thunder Bay Fire Rescue
- Building Services Division
- Licensing and Enforcement Services Division

Both the Engineering and Operations Division and Parks and Open Spaces Section recommend the site be designated as Site Plan Control, given the location of the property along the Memorial Avenue Image Route. Both divisions note that while a Site Plan Control Agreement would not be required relating to the current additional use, should the property be redeveloped, or if there is a significant addition to the building, the Site Plan process would be used to obtain Image Route improvements as part of the future (re)development.

The Licensing & Enforcement Division has an active file related to the operation of the existing driving school, which precipitated this amendment request.

Planning Services Division Comments

- *Provincial Policy Statement, 2014*

The proposal is consistent with the Provincial Policy Statement (PPS), 2014, as it is consistent with the policies described in Section 1.1.1, and 1.3.1, and does not conflict with any other policies.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development, accommodating an appropriate range and mix of uses, including industrial and commercial, to meet long-term needs, and by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposed use makes efficient use of an existing commercial unit located in a well-established shopping centre, which serves both the surrounding area and the City as a whole. Services and infrastructure are already in place to serve the proposed use. Furthermore the proposed use adds to the mixture of uses in the area and is compatible with existing commercial uses.

Section 1.3.1 of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, and maintain a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses. The proposal to add a Commercial School as a permitted use would allow a service based use that is compatible with the existing tenants. Therefore, Planning Services considers the proposal a suitable addition to the existing shopping centre, further adding to the range of economic activities and ancillary uses permitted within this existing employment area.

- *Growth Plan for Northern Ontario, 2011*

The proposal is consistent with the Growth Plan for Northern Ontario, as it makes efficient use of existing infrastructure, which is one of the stated purposes of the plan. The proposal does not conflict with any policy in the plan.

- *Official Plan*

The lands are designated Service Commercial. The City's Service Commercial corridors provide important links between commercial areas, as well as services to the travelling public and commuters. Service Commercial areas are intended to accommodate a range of commercial and service-based uses, many of which may require both a storefront and warehousing or workshop, and are generally not well suited to the other commercial areas. While a Commercial School does not typically require a storefront, warehousing or workshop, it is a service-based use that is compatible with the existing businesses in the shopping centre. The proposed Commercial School would function well within the Memorial Avenue commercial corridor as it would be centrally located and easily accessible for students. There is a transit stop in close proximity and a sidewalk along the Memorial Avenue frontage. Furthermore, one of the key objectives of the Service Commercial policies is to recognize and allow for existing commercial strip developments. In this case, the proposal seeks to operate out of an existing shopping centre, meeting this policy.

The proposal has also been evaluated using the Official Plan's evaluation criteria for planning applications and is considered satisfactory. The existing shopping centre is designed to function well with full commercial units. The inclusion of a Commercial School at this location would increase the economic viability of the building allowing it to operate at full capacity as it was designed.

- *Zoning By-law*

The proposed amendment would add "COMMERCIAL SCHOOL" as a permitted use within the existing shopping centre. The Zoning By-law defines Commercial School as a place where instruction is offered to the public for a fee. Examples include driving, dancing, music, and academic schools. Commercial Schools are currently permitted in a variety of commercial zones including the "C1" - Urban Village Zone, "C2" - Urban Centre Zone, and the "C5" - Central Business District Zone.

To recognize the commercial structure identified in the new Official Plan, the Zoning By-law will be reviewed and updated to provide for the efficient distribution of goods and services throughout the City. A Commercial School as requested in this application is the type of service use that is considered to be appropriate and supported by the Service Commercial policies of the new Official Plan. While the new Zoning By-law is still being drafted, it is anticipated that the applicable Service Commercial Zone that will be introduced in the new Zoning By-law will include Commercial School as a permitted use as of right and on that basis the requested amendment is considered appropriate.

The parking rate is established using the GFA of the shopping centre in total, and therefore does not change as commercial tenants change.

The proposed use and site plan is consistent with all requirements of the Zoning By-law does not require any regulation changes to accommodate the proposal.

Site Plan Control

It is an objective of the Official Plan to achieve urban design objectives through the process of Site Plan Control for employment lands that are adjacent to higher order roads.

Administration recommends the subject property be designated as an area of Site Plan Control (SPC) as the lands are located along the Memorial Avenue Image Route. The Image Routes are corridors prioritized for improvements in both their appearance and functional role.

The SPC process allows staff to consider site-specific needs and ensure that urban design and stormwater management best practices are implemented, details which the Zoning By-law does not specifically address. In this case, an SPC Agreement will not be required to support the proposed new use as no exterior construction is necessary. However, in the future should any new building or major additions be constructed an SPC agreement will be required. Furthermore, the SPC process will facilitate the review of any proposed development ensuring its compliance with Engineering and Operations Division's and the Parks & Open Space section's standards and specifications.

BACKGROUND

In 2013, a Temporary Use By-law was passed to permit a Commercial School (Kumon Math & Reading Centre) to operate out of the existing building for a period of 3 years. At that time the 2002 Official Plan was under review and changes to the structure of the City's commercial land use designations were being contemplated. Given that there was a review underway, the Temporary Use approach was considered to be appropriate. Now that a new Official Plan is in place, an amendment to permit a Commercial School on a permanent basis has been requested.

FINANCIAL IMPLICATION

There is not an expected increase in tax revenue as the shopping centre is already established.

CONCLUSION

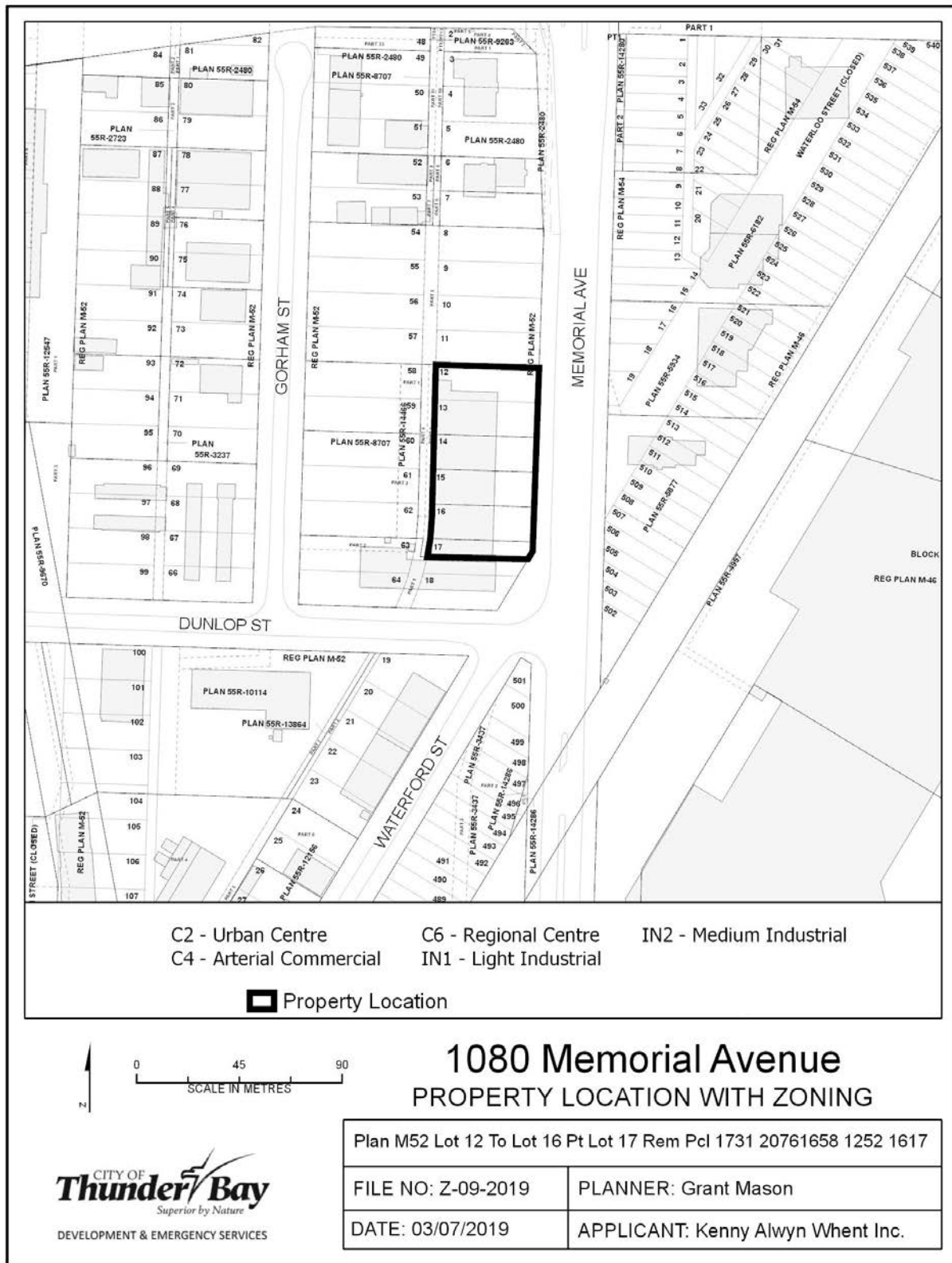
The requested Zoning By-law Amendment would permit a use that is compatible with the surrounding area, is consistent with the Provincial Policy Statement, and conforms with the Official Plan. The proposal is consistent with and does not conflict with the Northern Growth Plan for Ontario. As such, Administration supports the proposed Zoning By-law Amendment.

REFERENCE MATERIAL ATTACHED:

Attachment A – Property Location
Attachment B – Applicant's Sketch

PREPARED BY: Jamie Kirychuk, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark J. Smith, GM Development & Emergency Services	October 10, 2019



TITLE: Property Location			Date: October 2019
PREPARED BY JK	SCALE As Noted	FILE NO. OZ-09-2019	

Roll # 1 010 37300 000000

Arterial Commercial
C4-A - Zoning

Service Commercial - OP

Building - 75.49' x 238.55'

.94 acre

275' ft. frontage

subject property

C-4

legal description

Plan ms2 Lot 12-16
PT Lot 17 Rem: AEL 1731
2076 1658 1252 1617

Service Address -
1080-1096
Memorial Ave

subject property

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Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 133/2019
DATE PREPARED	08/15/2019 (mm/dd/yyyy)	FILE NO.	Z-05-2019
MEETING DATE	City Council (Public Meeting) – 10/21/2019 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - Part of 105 Junot Avenue South (OAHSSC)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Ontario Aboriginal Housing Support Services Corporation, relative to Part of Lot 4, Concession A, Township of McIntyre, municipally known as part of 105 Junot Avenue South, we recommend that the Zoning By-law be amended as follows:

1. That a “RESIDENCE AND COMMUNITY RESOURCE CENTRE” be defined as a RESIDENTIAL CARE FACILITY that provides accommodation for up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.
2. That a “RESIDENCE AND COMMUNITY RESOURCE CENTRE” be added as a permitted use on the subject property.

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

ALL as contained in Report No. R 133/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to define and permit a “Residence and Community Resource Centre” on the subject property. The “Residence and Community Resource Centre” would house up to 58 individuals transitioning from homelessness and provide support services to both the residents of the facility and the general public.

The Applicant’s request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment.

DISCUSSION

Description of Proposal

The Applicant has applied to permit a 58 unit Residence with an on-site commercial kitchen and shared dining space and a Community Resource Centre that includes a program/meeting space and offices for support services. The Residence is intended to serve individuals between the ages of 18-29 who are transitioning from homelessness. The Community Resource Centre will provide support services and programming for the residents as well as the general public.

The proposed facility is described as a “Residence and Community Resource Centre” and the proposed definition is:

a RESIDENTIAL CARE FACILITY that provides accommodation for up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.

A copy of the Applicant’s sketch is attached as “Attachment B”. The Applicant has indicated that this drawing is a preliminary sketch to demonstrate that the site is large enough to accommodate the use and comply with the existing regulations of the Zoning By-law such as building size and location, access, and parking. A more detailed site plan will be provided during the Site Plan Control process. However, the proposed building is a single storey with a footprint of approximately 2,638 square metres as indicated in the application.

Description of Subject Property and Surrounding Area

The property is currently vacant land owned by the City of Thunder Bay that was declared as surplus in 2008. The Applicant’s acquisition of the lands are conditional upon the approval of the proposed Zoning By-law Amendment. The land has not been surveyed and legally defined yet, however the proposed parcel has a frontage of 123.2 metres on Junot Avenue South and has an area of 1.16 hectares.

There are residential uses to the north, an emergency services facility to the east, parkland and a school to the south, and the Thunder Bay Boys and Girls Club to the west of the subject lands.

The subject lands are zoned “NC3” – Neighbourhood Commercial Three Zone and designated as Residential in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on April 10, 2019 outlining the nature of the proposed Zoning By-law amendment. There were six letters of support including a letter with endorsement of 76 individuals and 7 businesses. There was one letter of concern and one letter

requesting to be added to the mailing list for future notices. There were 33 letters of objection received including a letter containing the signatures of 33 individuals.

Some reasons for support that were expressed included:

- City and community need for such a facility
- Positive reputation of the applicant and their local partners
- Proposed location near to transit, shopping, and other services
- Positive impacts on homeless young people from receiving support
- Potential to alleviate existing problems in the surrounding area

The concerned resident was supportive of the concept of the proposed project but found there was a lack of information about the purpose of the project, evidence of success with similar initiatives, and the impact it would have on the neighbourhood. They noted that they were still undecided on whether the proposed location is appropriate. They suggested that City Council meet with the partners of the project to discuss the project directly before opening the discussion to the public. They also suggested that when dealing with contentious issues, the City planning process include a requirement for the applicant to meet/communicate directly with citizens.

Some concerns or reasons for objection that were expressed included:

- Appropriateness of location due to:
 - Proximity to the Thunder Bay Boys and Girls Club, schools, and senior's residences
 - Existing crime and drug related activity in the neighbourhood
 - Existing concentration of subsidized housing in the area
- Increased crime and decreased property values resulting from the proposed use
- Use of the term "Youth" in the proposed definition
- Lack of information about the operations of the proposed residence
- Manner that notice was provided to surrounding residents

In response to the number of comments received, Planning Services recommended that the applicant hold an Open House for residents seeking more information or wishing to voice their concerns directly to the developer. The Applicant and their partners held a Community Information Session on July 30, 2019 at the Boys and Girls Club, which Administration attended.

Approximately 175 people were in attendance at this information session. The session included an informational video about a similar project in Sioux Lookout which explained some of the key takeaways from the project. This was followed up by a presentation from the Applicant's consultant that demonstrated how the project proposes to fill a local gap in the housing continuum from homeless to home owning.

Following the presentation, attendees were given the opportunity to pose a question to the panel of agency representatives. There were two individuals who presented concerns or objections to the project. The panel stated there was no qualitative or quantitative evidence that their concerns

would be exacerbated, and the opposite is more likely to be true. Other than these two individuals, there were approximately 17 other individuals who presented support for the project. Of these 17, many noted that they were from the neighbourhood surrounding the proposed development. Many speakers indicated they had experienced homelessness in their lives, and a program such as what is being proposed would have been a significant support mechanism for them. Questions ranged from how program participants would be selected, to how attendees and the City could help expedite the project. Audience members were encouraged to voice their support to their elected representatives, attend the Public Meeting, and provide written comments to the City and/or their Agencies. The materials distributed at the information session have been attached as Attachments C and D.

Planning's Response to Neighbourhood Comments

- Appropriateness of location

From a land-use planning perspective, the proposed use is residential and therefore well suited to a residential area. The Official Plan states that the development of multiple units and denser housing forms will be encouraged in all newly developing areas, and in areas where major employment, commercial, and institutional activities exist, where a full range of community services and facilities are already available, where public transit routes exist or are planned, and/or where parks or recreational facilities are nearby. Preferred sites appropriate for multiple unit development shall have frontage on, and access to, an arterial or collector road, preferably at or near the corner of two streets. The proposal meets all of these criteria and is located on a preferred site, on a major arterial road near the corner of two streets.

The Official Plan also provides a list of matters that shall be considered when evaluating applications for planning approval to permit development that include:

- the need for the proposed use
- the physical suitability of the land for the proposed use including the site's ability to accommodate the necessary parking and loading facilities, accommodate an appropriate stormwater management system, access the public and active transportation system, etc.
- the availability of public service facilities and utilities to the lands
- land use impact on surrounding area such as lighting, emissions, traffic, etc.

Planning Services has reviewed the proposal against this criteria and find that the site is suitable for the proposed use.

- Property values and crime

In 2012, the Ontario Human Rights Commission released a publication, "In the zone: Housing, human rights and municipal planning" which highlighted many common reasons why residents object to housing forms that are commonly affordable, including supportive housing. Several of the common objection reasons were property values decreasing and crime increasing as a result of the housing development.

While property values are not considered a planning matter due to their unpredictable nature and focus on individual interest, Planning Services does consider aspects of the built environment which impact property values such as landscaping and urban design. Furthermore, the Ontario Human Rights Commission states that there have been many studies completed on affordable housing that conclude that there is no impact on property values.¹ One study done in Toronto actually found that “There is no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood. Property values have increased and crime decreased in the period considered by the study.”²

As both a best practice and to address concerns regarding safety, Administration will expect that the revised site plan will implement Crime Prevention through Environmental Design (CPTED) strategies. CPTED is a pro-active crime prevention that surmises that proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and improve quality of life.

Furthermore, Thunder Bay Police Services offers support for both the project and the proposed location. They noted that with any urban setting there is the possibility that individuals who may be vulnerable due to a variety of reasons, may come into contact with persons who could have a negative impact on their success. However, they stated that this location invites success as it is a well-serviced area with transit, community services, and many nearby amenities. The Thunder Bay Drug Strategy and Crime Prevention Council also offered support for the proposal.

- Proposed definition

The proposed use does not specifically meet one of the existing definitions in the Zoning By-law. The original definition proposed was a combination of two existing definitions, Retirement Residence and Community Health and Resource Centre. The Retirement Residence definition described the proposed residence except that stated the residence is “primarily for retired persons”. Since the Applicant described the facility as youth housing, Planning Services altered the definition to “primarily for youth”.

Youth is a defined age group (18-29) by the Applicant for their operations. However, many residents were concerned that the definition was misleading and expected the term to mean a younger age group. Youth is not defined in the Zoning By-law or the proposed amendment and is a subjective term. Also, since the proposed definition included “primarily”, the proposed amendment would not have prevented any person from being a resident.

Furthermore, the discussion around the user of the land rather than the use is a concern. The Ontario Human Rights Commission recognizes “people-zoning” as a human rights issue. Zoning does not control the user; it only controls land-use. In this case, the proposed use is multi-unit residential with a single housekeeping unit and community support services.

¹ Ontario HomeComing Coalition. Yes, In My Backyard – A Guide for Ontario Supportive Housing Providers, 2005, p. 27.

² de Wolff, Alice. We are Neighbours: The Impact of Supportive Housing on Community, Social, Economic, and Attitude Changes, 2008, Wellesley Institute, p. iv.

The term “youth”, similarly to “retired persons”, identifies a specific group of people which is not relevant to land use planning matters. As such, the term has been removed from the proposed definition to place the focus on the relevant land use impacts associated with the proposed use. Future review of the Zoning By-law will also consider this approach for other definitions.

- Lack of information about the operations of the proposed residence

The Zoning By-law is not able to regulate the specific operations of a particular use such as type or selection processes of the user, hours of operation, level of security, or other “house rules”. Residents who were concerned about these matters were directed to the Applicant for these details.

During the information session, the Applicant’s presentation explained many details of the project. They explained that the project would involve intensive, targeted programming to support Indigenous youth ages 18-29 as they transition to full housing, education, employment, and independence. They emphasized that the program is not a crisis relief facility. It is a long term, but not permanent, housing facility for youth seeking to escape the cycle of homelessness. There would be 24hr support staff on site, along with a security system.

- Manner that notice was provided to surrounding residents

Many individuals were concerned with the number of property owners that received a notice letter about the application. Several indicated they felt that the proposal would affect more of the surrounding area and that more property owners in this area should have been notified directly.

The Planning Act establishes and regulates the Zoning By-law Amendment process in Ontario. It stipulates that owners of property within 120 metres of the lands to be rezoned must be notified through mail and a sign must be posted on the subject property. The recently approved Official Plan also contains policies for giving notice which mirror this 120 metre requirement in the Urban Settlement Area. The City also posts all notices on the Public Notices page of the City website. This is consistent with all other applications processed by Planning Services.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Parks & Open Spaces Section
- Realty Services Division
- Thunder Bay Police Service
- Fire Prevention and Investigation
- Engineering & Operations Division
- Lakehead Region Conservation Authority
- Thunder Bay Drug Strategy
- Thunder Bay Crime Prevention Council
- Thunder Bay District Social Services Administration Board
- Drug Awareness Committee of Thunder Bay

The Thunder Bay Police Service offered support for the project, citing both the need for this type of facility in Thunder Bay as well as the selected location being one that invites success. They anticipate that this structure will be a good thing for the community and those who access its services.

The Thunder Bay Drug Strategy, Crime Prevention Council, and Thunder Bay District Social Services Administration Board (TBDSSAB), and the Drug Awareness Committee of Thunder Bay (DAC) also offered support for the project.

The Thunder Bay Drug Strategy noted that the proposed project is aligned with the recommendations of the Thunder Bay Drug Strategy under the housing pillar to advocate for more supportive/transitional housing units and increase access for priority populations such as youth.

The Crime Prevention Council's noted that one of the key priority focus areas in their strategic plan, "Safer Thunder Bay: Community Safety & Well-being Plan 2017-2020", is Empowered Youth. Housing has been identified as a key risk factor for youth crime and victimization in Thunder Bay. The proposed development will help to address this risk factor by providing both a safe place for youth to live, as well as a Community Resource Centre to offer support services.

TBDSSAB noted that as a property owner in the area, they had no concerns related to the proposed zoning by-law amendment. In their letter, they recognize the critical importance of implementing an Indigenous-specific residence and program to address the issues of youth homelessness and transitional supports for individuals in the city. They pledge to work with the applicant as a neighbouring community partner.

DAC offered their strong support for the proposal. They noted that young people who are "aging out" of the child health and social systems would greatly benefit from having the housing and community supports planned in this centre. They also stated that the key partners in the proposed project are experts in our community and have convincingly demonstrated the value and benefits of the project in the proposed location.

Planning Services did receive letters of concern from both the Thunder Bay Catholic District School Board and the Lakehead Public School Board. Both Boards are provided with notices for all Zoning By-law Amendment applications regardless of location. However, given the close proximity of St. Pius X Elementary School and Hammarskjold High School, the Boards indicated that additional information would be valuable to them. Planning Services provided both Boards with copies of the full application and directed them to contact the applicant for specifics about the proposed program.

Planning Services Division Comments

- Provincial Policy Statement, 2014

The proposal is consistent with the Provincial Policy Statement (PPS), 2014, as it is consistent with many policies of Section 1.0 “Building Strong Healthy Communities” and does not conflict with any other policies of the PPS. The “Building Strong Healthy Communities” section focusses on efficient and cost-effective development, providing a range and mix of housing types, supporting active transportation and transit use, and intensifying built-up areas. The proposal is strongly supported by these policies.

Section 1.1.1 states that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term
- accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs

This development is efficient as it makes use of underutilized vacant land where services and infrastructure already exist. The proposal adds to the range and mix of housing forms in this area. Furthermore, the amendment would facilitate the development of commercial uses at a neighbourhood scale. Finally, this form of development is cost-effective as it makes more efficient use of land and City services.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The proposed development is well located within the boundaries of the Urban Settlement Area as defined by the Official Plan.

Section 1.1.3.2 lists what land use patterns within settlement areas shall be based on. Land use patterns shall be based on densities and a mix of land uses which:

- efficiently use land and resources
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion
- minimize negative impacts to air quality and climate change, and promote energy efficiency
- support active transportation
- are transit-supportive, where transit is planned, exists or may be developed

It has been established that the proposed development efficiently uses land and resources and is appropriately located where it can efficiently use existing infrastructure and public service facilities. The proposed development contributes to minimizing impacts to air quality and climate change, and promotes energy efficiency because it makes efficient use of existing services and infrastructure, is located along active transportation infrastructure and along a major

transit route. This provides opportunities for residents and support staff to use active or public transportation.

The proposal is also consistent with Section 1.1.3.6 because it is a new development taking place in a designated growth area and is occurring adjacent to an existing built-up area. It will have a compact form, and add to the mix of uses and densities in the existing area. This will allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4.3 requires that planning authorities provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected need
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed

All of these criteria strongly support the proposal. The proposed facility will provide social, health and well-being support services to the residents of the facility as well as the surrounding community. This proposal also adds to the mix and range of housing as it provides a new housing density and form. It does so in an area where infrastructure and services appropriate for the development are already in place. The proposed development would support the use of active transportation and transit.

Finally Section 1.8.1 states that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

- promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;

Many residents and users of the proposed facility will likely rely on public and active transportation. The proposed development is located on a major transit and active transportation route.

- Growth Plan for Northern Ontario, 2011

The proposal is consistent with the Growth Plan for Northern Ontario, as it supports and promotes healthy living by contributing to a diverse mix of land uses and makes efficient use of existing infrastructure. It does not conflict with any policy in the plan.

- Official Plan

The proposal is consistent with many general goals of the Official Plan including:

- Promote a pattern of land use, and the provision of services and facilities that will enhance the health, safety, and well-being of all present and future residents of the City
- Direct development so that it occurs in an efficient and cost-effective manner
- Support a balance among the various land uses by allocating sufficient, well located, and suitable lands to meet the needs of the community
- Create a physical environment that encourages social interaction, promotes social capital, enhances culture, and sustains the well-being of all residents

The proposal is consistent with the Public Infrastructure general objective to promote a land use and development pattern that maximizes the use and efficiency of public infrastructure. One important aspect of public infrastructure that is supported by this proposal is transit services. The Official Plan states that the City will promote the use of public transit by encouraging higher density development in the vicinity of established urban transit routes. The proposed development is located approximately 200 metres from two transit stops on the #9 Junot Bus Route. This route goes directly to Intercity Shopping Centre and the Waterfront Terminal.

The proposed development strongly supports many of the Residential objectives of the Official Plan as it relates to multiple-unit development, affordable housing and providing a range and variety of dwelling unit types. It is also an objective to support the development of residential facilities that meet the housing needs of persons requiring special care or living arrangements.

The subject property is designated as Residential in the Official Plan. The Official Plan states that the adequate provision of residential care facilities will be supported wherever residential uses are permitted. Where a residential care facility is located within the Residential designation, the facility shall be of a size and character that is similar to, or compatible with, the existing housing forms in the area. Planning Services is of the opinion that the proposed size of the facility is similar to some of the multiple unit dwellings in the surrounding area and that the character of the building can be appropriately addressed through the Site Plan Control process. A range of non-residential, institutional, and recreational uses that are normally associated with a residential environment shall be permitted within the Residential land use designation to serve the immediate residential area. Planning Services is of the opinion that the support services offered through the proposed Community Resource Centre would be an appropriate non-residential use that serves the surrounding community.

- Zoning By-law

The subject property is currently zoned “NC3” – Neighbourhood Centre Three Zone. Apartment Dwellings and Retirement Residences are currently permitted on this property. If the property were located on the nearby corner, a Community Health and Resource Centre would also be permitted.

As stated previously, the proposed definition was adapted from two existing definitions in the Zoning By-law; Retirement Residence and Community Health and Resource Centre. The

original proposed definition swapped the term “retired persons” for “youth”. As discussed earlier, the term “youth” has been removed to put the focus on the building form and related land use impacts. The revised definition has also been condensed and modified to include that a “Residence and Community Resource Centre” is a type of Residential Care Facility which is a more general description of the use. A Residential Care Facility is defined as:

A residence operating under a PERMIT or funded by either a PUBLIC AUTHORITY or a charitable or non-profit organization, which residence is for the accommodation of 4 or more persons, exclusive of staff or receiving family, who live under supervision in a single housekeeping unit, and who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement for their well being.

By defining the proposed use as a type of Residential Care Facility, existing parking rates and other regulations established in the Zoning By-law can be applied.

- Urban Design Guidelines

As discussed previously, the Applicant has provided a preliminary sketch to demonstrate that the site is large enough to accommodate the use and comply with the existing regulations of the Zoning By-law such as building size and location, access, and parking. A more detailed site plan will be provided during the Site Plan Control process.

As mentioned, Administration will expect that the revised site plan will implement Crime Prevention through Environmental Design (CPTED) strategies. CPTED is a pro-active crime prevention that surmises that proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and improve quality of life. Some CPTED principles described in the Urban Design Guidelines include locating entrances, parking, and service areas to take advantage of natural surveillance from common areas and the street and creating habitable street facing rooms to promote “eyes on the street”.

Other aspects of the site plan and building design will be reviewed through the Site Plan Control process including the site layout, building design, stormwater management, and landscaping. It is expected that a subsequent Site Plan Control (SPC) application will include a revised site plan that implements urban design best practices. Planning Services will also expect an elevation to show the facade of the proposed building.

Site Plan Control

City Council approved Administration’s recommendation to designate the lands for Site Plan Control (SPC) when the conditional Agreement of Purchase and Sale was authorized on May 13, 2019.

In this case, SPC will allow the City to review opportunities for stormwater management and other design elements. Furthermore, the SPC process will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division’s and the Parks & Open Space section’s standards and specifications.

FINANCIAL IMPLICATION

Multiple-unit development is considered to be a cost-effective form of development as it makes efficient use of existing services and infrastructure.

MPAC determines the property class and assessment of properties. It is anticipated that there will be an increase in assessment value as significant construction is proposed on vacant land. Whether the proposed use qualifies for tax-exemption will also be determined by MPAC.

All design and construction costs associated with this development will be borne by the Applicant.

CONCLUSION

In conclusion, the requested Zoning By-law amendment would permit a use that is compatible with the surrounding area, is consistent with the Provincial Policy Statement and Northern Growth Plan for Ontario, and conforms to the Official Plan. As such, Administration supports the proposed Zoning By-law amendment.

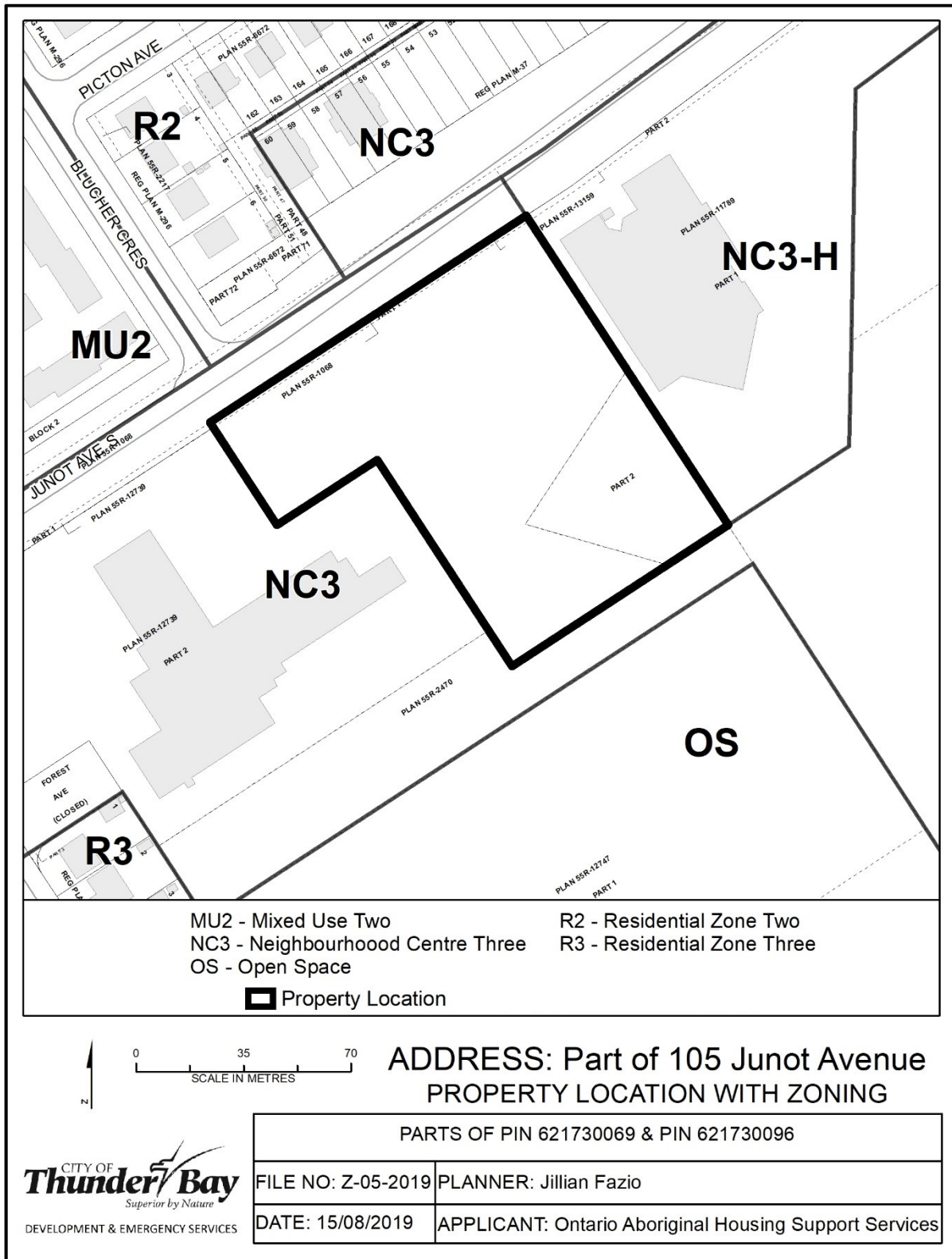
REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning
Attachment B – Applicant's Sketch
Attachment C – Applicant's Information Session Presentation
Attachment D – Applicant's Infographic

PREPARED BY: Jillian Fazio, Planner II

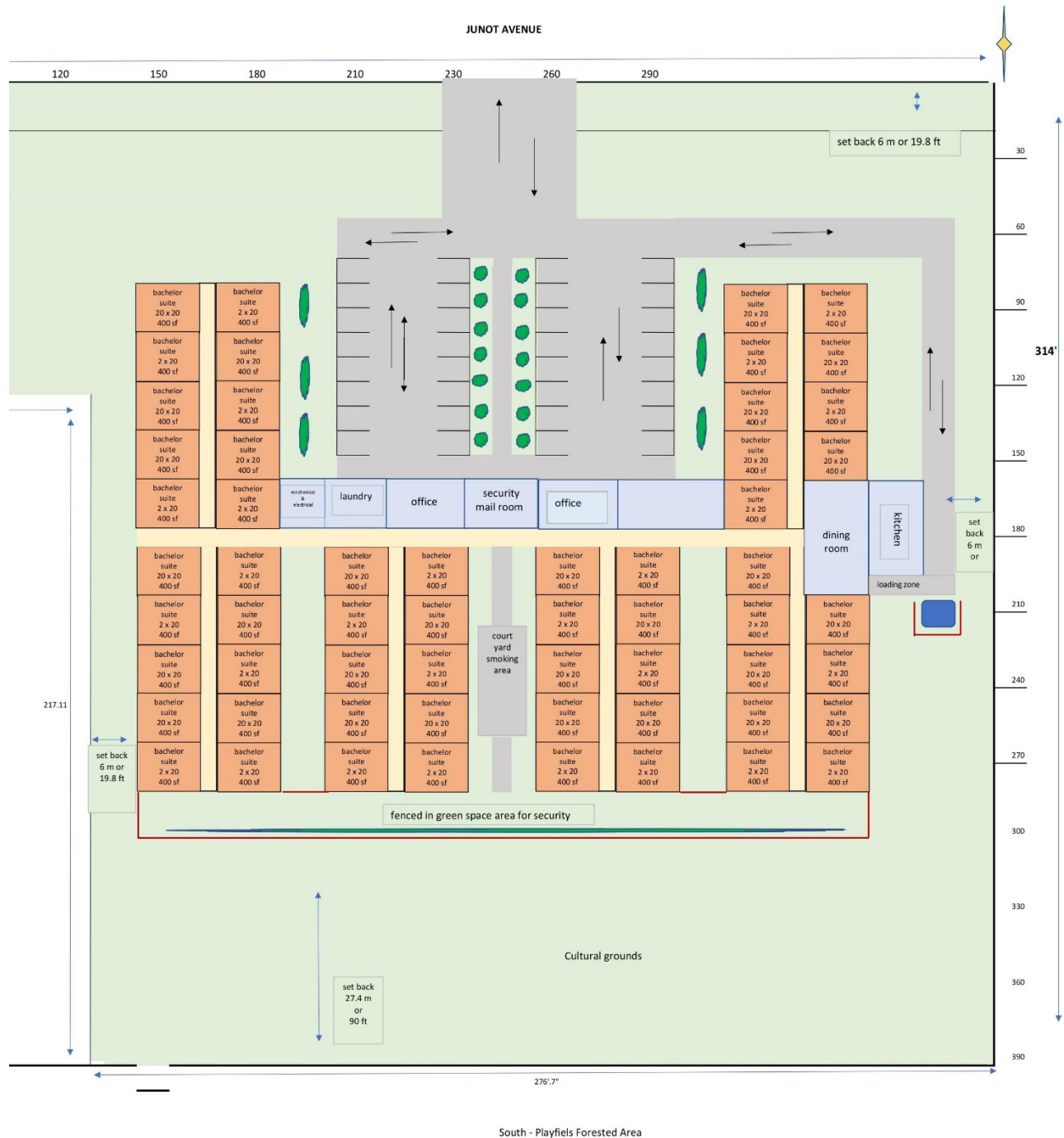
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark Smith, GM Development & Emergency Services	October 9, 2019

ATTACHMENT A - Property Location



TITLE: Property Location		Date: September 2019	
PREPARED BY JF	SCALE As Noted	FILE NO. Z-05-2019	

ATTACHMENT B - Applicant's Sketch

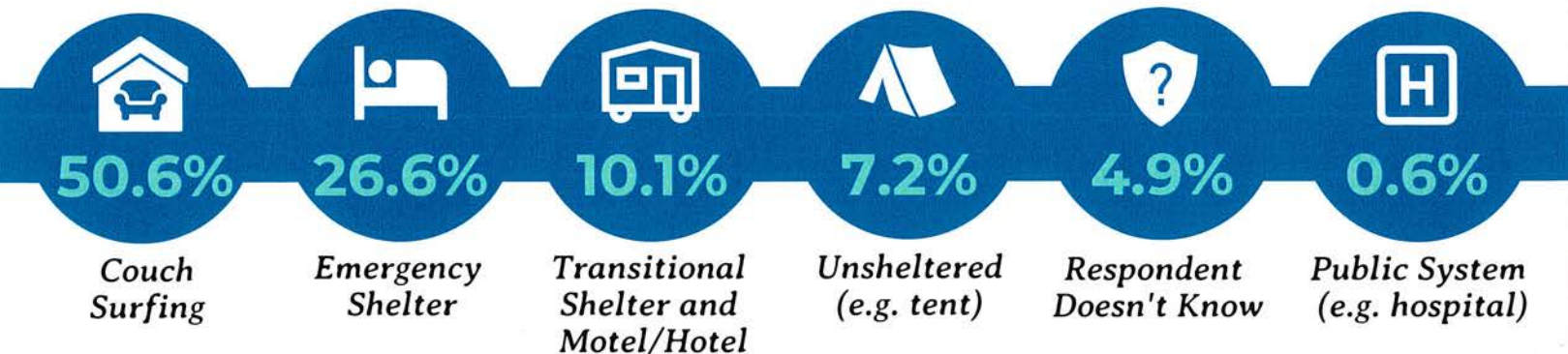


TITLE: <i>Applicant's Sketch</i>			Date: September 2019
PREPARED BY JF	SCALE As Noted	FILE NO. Z-05-2019	

THUNDER BAY POINT-IN-TIME COUNT 2018

474 people experiencing homelessness were surveyed during a 24 hour period on April 21st & 22nd

Where are they staying?

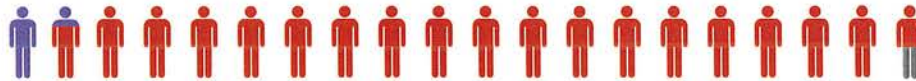


Who are they?

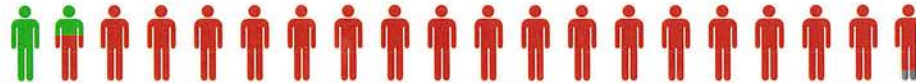
63.5% are male and 35.2% are female (0.9% did not respond*)



6.5% identify as LGBTQ (2.3% did not respond*)

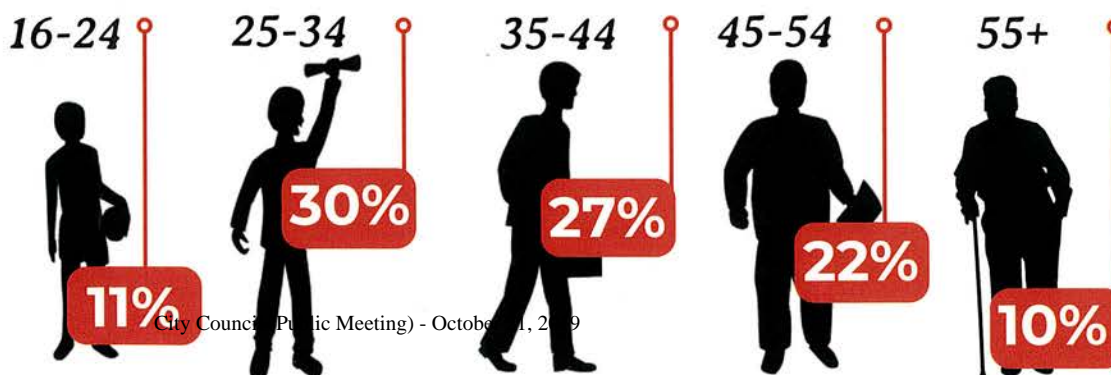


7.0% are veterans (0.8% did not respond*)



*Non-responses include don't know, decline to answer and unclear/blank responses

How old are they?



66%

identify as
Indigenous



61%

of respondents first
experienced
homelessness before
turning 25



37%
spent time in
foster care and/or
a group home

Why are they homeless?



The most common factors identified as contributing to recent housing loss include:

- **Addiction or substance use**
- **Conflict with spouse/partner**
- **Unable to pay rent or mortgage**

How long and how many times are they experiencing homelessness?



59%
of respondents were chronically homeless - homeless for 6 months or more in the past year

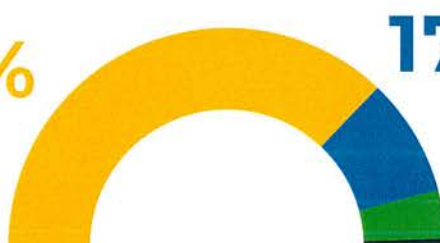


21%
of respondents were episodically homeless - homeless 3 or more times in the past year

What are their sources of income?*

72% receive social assistance: Ontario Works (OW) or Ontario Disability Support Program (ODSP)

(*1% did not respond)



17% have no source of income

7% receive income from employment (formal and self)

Where are they from?

26% of respondents have always lived in Thunder Bay



Of the people who have moved here, 62% are from other communities in Ontario and 19% are from outside Ontario. 19% have lived in Thunder Bay for less than 1 year.


Youth Transitional Housing Community Meeting July 30, 2019



**Ontario
Aboriginal**
Housing Services



Thunder Bay Indigenous
Friendship Centre

Métis Nation
of Ontario 

Infinity
PROPERTY SERVICES
An Agency of the Métis Nation of Ontario



Agenda

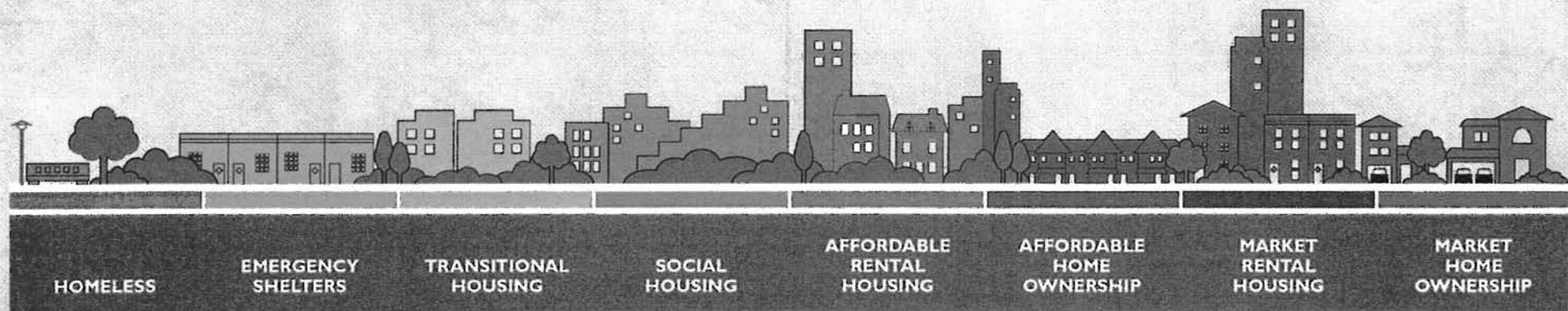
- Proposed Youth Transition Housing
- Need for Transition Housing
- Partners
 - Ontario Aboriginal Housing Services
 - Thunder Bay Indigenous Friendship Centre
 - Métis Nation of Ontario
 - Infinity Property Services
 - Ontario Native Women's Association
- Impact on Neighbourhoods

Proposed Youth Transitional Housing



Let's understand what transitional housing is...

THE HOUSING CONTINUUM



(Source: Canada Mortgage and Housing Corporation)

Proposed Youth Transitional Housing

- Proposed location at 105 Junot Street South
- A safe, supportive environment – 58 units
- Programming to help youth learn to live independently
- More long-term, service-intensive and private than emergency shelters
- Time-limited, not permanent
- Not an emergency crisis shelter
- Building security

The overall objective of transitional housing is to provide people with the structure and support they need to address critical issues necessary to maintain permanent housing and maximize self-sufficiency. At minimum, it is hoped that program "graduates" will not use the emergency shelter system or become homeless again.

CMHC Report

Proposed Youth Transitional Housing – location considerations

105 Junot Street South is ideal for many reasons including:

- Good transit routes
- Close to groceries, banking, shopping, restaurants, medical services
- Green space on property for cultural activities
- Large enough to have on-site programming available
- Easy to get to TBIFC, MNO, ONWA, College, University, etc. for additional programming and training activities

Proposed Youth Transitional Housing

Youth living in the housing:

- Homeless or at risk of homelessness
- Indigenous
- All genders
- From 18 to 29 years of age
- Ready to commit to the program as a first step in changing their lives (ie. sobriety)

The housing population will likely reflect PiT count data

- Average age for youth 21
- 66% identify as Indigenous, 80% of youth identified as Indigenous
- 7% LGBTQ
- 55% of Indigenous youth respondents spent time in foster care
- 33% attribute their homelessness to addiction or substance use

Proposed Youth Transitional Housing Programming - Stage One



Thunder Bay Indigenous
Friendship Centre

- 28 units
- Goal: “graduate” independent and self-sufficient youth with the skills they need to thrive, either into Stage Two or market rental housing
- Average length of stay 1 to 3 years; max 4 years less a day
- Indigenous culture guiding building design and programming
- House rules for clients (ie. curfew, abstain from the use of drugs or alcohol)
- 24-hour on site staffing plus TBIFC program staff

Proposed Youth Transitional Housing Programming - Stage One



Thunder Bay Indigenous
Friendship Centre

- Individualized plan to meet specific needs
- Intensive case management
- Community and relationship building
- Setting goals of employment or education
- Active participation in programming is required
- Referrals to medical and community support services
- Programming examples: life skills training, education upgrading, employment skills, counselling, health promotion, cultural activities

Proposed Youth Transitional Housing Programming - Stage Two

Métis Nation
of Ontario 

- Goal: “graduate” independent and self-sufficient youth with the skills they need to thrive into:
 - Market rental housing
 - Social housing (ie. Rent geared to income)
 - College/university residence
 - Permanent supportive housing (ie. Alpha Court)
- Individualized plan to meet specific needs
- Setting goals of employment or education
- 24-hour on site staffing plus MNO program staff
- Referrals to community support and medical services and programs
- Commitment to aftercare supports

Need for Housing Based Supports

"Access to safe, quality affordable housing – and supports necessary to maintain that housing – constitute one of the most basic and powerful social determinants of health"

(Source: Kim Abercrombie, Housing is the Best Medicine: Supportive Housing and the Social Determinants of Health)

Need for Housing Based Supports

- Housing is a basic human right

(Source: Ontario Human Rights Commission)

- Focus on...solutions aimed at preventing and eliminating homelessness in our community

(Source: Thunder Bay Drug Strategy Strategic Plan 2017-2021, Building a Better Tomorrow)

- Seven Calls for Justice issued that include increasing affordable, supportive and transitional housing options

(Source: National Inquiry into Missing and Murdered Indigenous Women and Girls, 2019)

- Support a well-coordinated suite of housing, income, recreation and health services for Indigenous youth in Thunder Bay

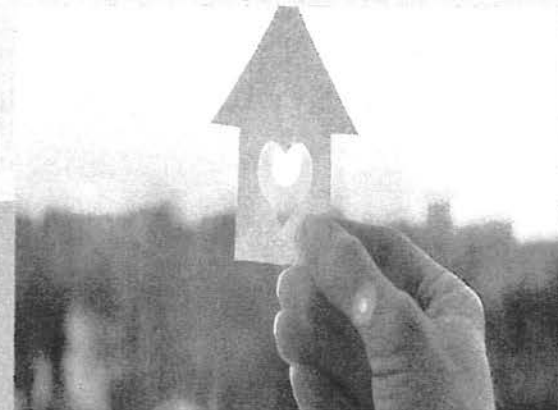
(Source: Office of the Chief Coroner, Ontario, Seven First Nations Youths Inquest, 2016)

Why are Youth at Risk?

- 35,000 to 40,000 youth experience housing issues in Canada during the year
- That's 6,000 to 7,000 youth are sleeping rough or in a shelter on a given night
- Of these youth experiencing housing issues:
 - 57.8% report current or past involvement with the child welfare system
 - 20 to 40% identify as LGBTQ2S
 - Nearly 80% reported leaving home because of family conflict
 - 63% reported childhood trauma and abuse
 - 83% reported bullying in school (4 times more than Canadian youth in general)
 - 63% were victimized on more than one occasion (e.g. sexual assault, theft)
 - These young women are among the most vulnerable to sex trafficking

(Source: Western University, The Learning Network)

Key Partners



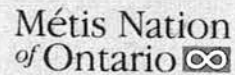
Key Partners



Construct and own the building



Operate stage one youth transitional housing (28 units)



Operate stage two youth transitional housing (30 units)



Property managers of the building



Active programming partner

Impact on the Neighbourhood



Neighbouring Properties - Values

- A positive impact on house prices in the surrounding neighborhood (*Denver, 1999*)
- No significant impact on property values within 500 feet (*New York, 2008*)
 - This is not affected by the size of the development or between lower and higher density neighborhoods
- Property values have not declined with supportive housing (*Vancouver, 2019*)
- Crime decreased in the period considered by the study (*De Wolff, 2008*)

Neighbouring Properties - Crime

- Higher preexisting crime levels in impact neighborhoods reversed direction after LIHTC developments (*Austin, 2015*)
- No negative association between supportive housing and crime rates in Toronto (*De Wolff*)
- No evidence of an increase in crime around supported housing developments in Vancouver in 25 years (*Vancouver, 2019*)
- No difference in the rate of violent, property, criminal mischief and total crime rates around supportive housing (*Denver, 1999*)

Residents' actual experiences with supportive housing nearby are much more satisfactory than they had predicted (*Denver, 2003*)

Success of Canadian Youth Transitional Housing

- From 66% to 90% of the residents moved to permanent housing or achieved other forms of success
(Source: CMHC)
- Covenant House Vancouver (2018)
 - Rights of Passage 35-bed transitional program helped 100% of participants transition off the street
- Covenant House Toronto (2018)
 - helped 12 youth reconnect with their families and/or personal support networks
 - facilitated 477 employment opportunities for youth
- Wesley Urban Ministries (2016)
 - provided 7,063 days of personalized treatment and 823 program sessions in their housing and homelessness programs
 - their education programs helped 4 previously homeless youth get accepted into post-secondary school
(Source: Charity Intelligence Canada)

Impact on Transitional Housing



EVERY \$10 SPENT ON HOUSING & SUPPORTS
FOR CHRONICALLY HOMELESS INDIVIDUALS

results in **\$21.72 IN SAVINGS**
RELATED TO HEALTH CARE, SOCIAL SUPPORTS,
HOUSING & INVOLVEMENT IN THE JUSTICE SYSTEM

Source: The Homeless Hub

Incidences of illness in homeless people
compared to the general population

29 times more likely to have **HEPATITIS C**

20 times more likely to have **EPILEPSY**

5 times more likely to have **HEART DISEASE**

4 times more likely to have **CANCER**

3.5 times more likely to have **ASTHMA**

3 times more likely to have **ARTHRITIS or
RHEUMATISM**

RECAP....

- 58 Housing units – two stage youth transitional program
- Building security – 24 hour staffing
- Over 200 years combined experience
- Great access to amenities, programming, bus lines and education facilities
- Research indicates:
 - From 66% to 90% of the residents moved to permanent housing or achieved other forms of success
 - No significant impact on property values
 - No increase in crime rates



Discussion

Please help bring an end to
homelessness.

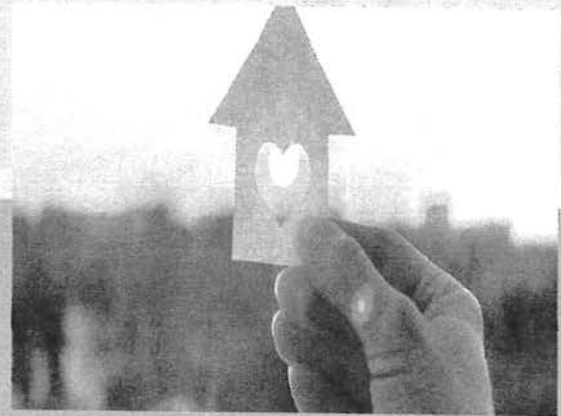
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- PiT Count: 2018 District of Thunder Bay Point-In-Time Count of People Experiencing Homelessness Report, November 2018
- CMHC: Canada Mortgage and Housing Corporation Research Report, Transitional Housing: Objectives, Indicators of Success, and Outcomes, January 2004
- Charity Intelligence Canada report on Results and Impacts of Canadian Charities, <https://www.charityintelligence.ca/>

Information about the Key Partners



Key Partners



**Ontario
Aboriginal**
Housing Services

Key Partner – Building Owner



- Providing safe, affordable housing is our mandate
- Creating homes is our goal
- The largest Indigenous housing provider in Canada

10,100 people
served on any
given day.

Membership consists of
**3 largest off-reserve
Indigenous organizations**
in Ontario

\$43 million
administered in
2018.

1,349 people
assisted in
becoming
homeowners.



Métis Nation
of Ontario



OFIFC
Ontario Federation of
Indigenous Friendship Centres

Incorporated in
1994 with a
proven track
record since.

Key Partner – Building Owner



- Housing service provider of choice
- Ready to do business; continue to support relationships
- Efficient and cost effective; supporting a strong economy
- Makes living more affordable and sustainable
- Improving peoples' lives

Our Impact

- \$4 million paid in property taxes annually
- \$7 million paid to local contractors annually
- 685 increased Indigenous housing supply
- 2,500 rental properties owned and managed
- 309 homes repaired
- 9,900 people assisted with housing every day
- 799 Indigenous people able to stay in their homes

Key Partner – Building Owner



**Ontario
Aboriginal**
Housing Services



Programs and Services

- Housing Development Services
- Home Ownership
- Home Repair
- Supportive Housing Residences and Services
- Deep Core, Affordable, LEM Housing Financial Services
- Title Services
- Technical Services including Asset Management
- Program Management
- Property Management
- Maintenance Internal Pilot (2019)

Key Partner – Building Owner



Recent Regional Project: Sioux Lookout Transitional Housing

- completed August 2018
- Partners: Kenora District Services Board, Nishnawbe-Gamik Friendship Centre and NWLHIN
- 20-unit new construction, completely furnished, commercial kitchen, first nations architect, on-site supportive programs aimed to help people experiencing chronic homelessness
- Within first 4 months, 20 residents had 188 fewer interactions with the police than in the 4 months prior to moving into the program



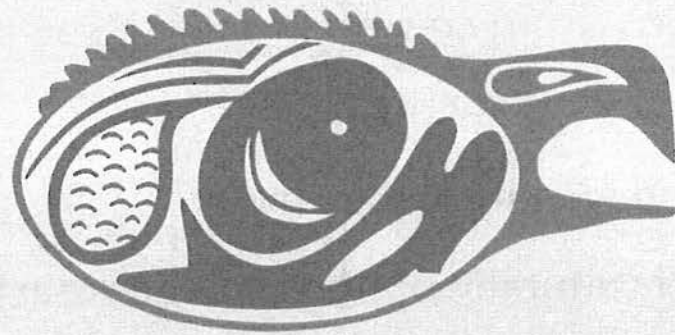
Key Partner – Building Owner



Capacity

- Growing organization – from 40 staff in 2017 to 106 in 2019
- Almost 80% of staff are Indigenous
- 100% of staff care and are internally driven
- Cultural capacity and culturally-appropriate approaches and solutions
- Regional satellite centres in Dryden, Sault Ste Marie, Timmins, Sudbury, Peterborough, Hamilton and London
- Financial Capacity; Asset Base
- MNO, ONWA and OFIFC provide enormous political and policy support
- HIC and BMO are new partners

Key Partners



**Thunder Bay Indigenous
Friendship Centre**



Thunder Bay Indigenous
Friendship Centre

Key Partner – Stage One Operating Manager

- Vision - A welcoming Indigenous community that nurtures healing, culture, traditions, and self-determination.
- Mission - Rooted in culture, the Thunder Bay Indigenous Friendship Centre strengthens the lives of Indigenous people by providing wholistic supports, services, and advocacy.
- Established in 1964
- Currently provide over 24 Indigenous programs
- Refer to other agencies as needed





Thunder Bay Indigenous
Friendship Centre

Key Partner – Stage One Operating Manager

- Child and Youth Programs
 - Waabogonee EarlyON Child & Youth Program
 - Aboriginal Family Support Program
 - Aboriginal Community Support Program
 - Children's Wellness Program
 - Akwe:go Program supports at-risk children 7-12 years of age
 - Wasa-Nabin Program supports at-risk youth 13-18 years of age
 - Youth Life Promotions Program

Key Partner – Stage One Operating Manager



Thunder Bay Indigenous
Friendship Centre

- Wellness Programs
 - Reaching Home – Canada's Homelessness Strategy
 - Indigenous Systems Navigator
 - Indigenous Healing and Wellness Program
 - Kizhaay Anishinaabe Niin Program (I Am a Kind Man)
 - Cultural Resource Coordinator Program
 - Treatment and Aftercare Program
 - Aboriginal Life Long Care Program
 - Urban Aboriginal Healthy Living Program



Thunder Bay Indigenous
Friendship Centre

Key Partner – Stage One Operating Manager

- Justice Programs
 - Indigenous Community Council Program
 - Youth Justice Committee Program
 - Victim Advocate Program
 - Indigenous Court Workers Program (Criminal and Family)
 - Gladue Writer/Services Program
 - Indigenous Peoples' Court Caseworker
- Education, Training & Employment Programs
 - Anishnawbe Skills Development Program
 - Apatisiwin Employment & Training Program
 - Kendomong Zhagodenamonon Lodge

Key Partners

Métis Nation
of Ontario 

Key Partner - Stage Two Operating Manager

- Established in 1993
- MNO Statement of Prime Purpose goals include:
 - creating a Métis-specific governance structure for the implementation of the nation's inherent right to self-government in the province
 - establishing a credible and recognized identification system for Métis people within the province
 - focusing on 'nation building' through working together as a collective in order to support Métis citizens and communities
 - pursuing a rights-based agenda and proudly asserting the Métis existence as a distinct Aboriginal people within Ontario
 - protecting and preserving the distinct culture and heritage of the Métis Nation in the province
 - improving the social and economic well-being of Métis children, families and communities throughout the province

Key Partner – Stage Two Operating Manager

Métis Nation
of Ontario 

- Programs and Services
 - Economic Development
 - Education and Training
 - Healing and Wellness
 - Housing
 - Intergovernmental Relations
 - Lands, Resources & Consulting

Key Partners



Key Partner – Property Manager



- overall management of a building and property that is typically owned by another party or entity
- preserve and increase the value of the property
- manage the day-to-day financial operations of the property
 - deal directly with tenants
 - ensure all spaces are occupied
 - collect rent
 - handle maintenance and repair issues
 - actively respond to complaints
 - ensure property is in good working order

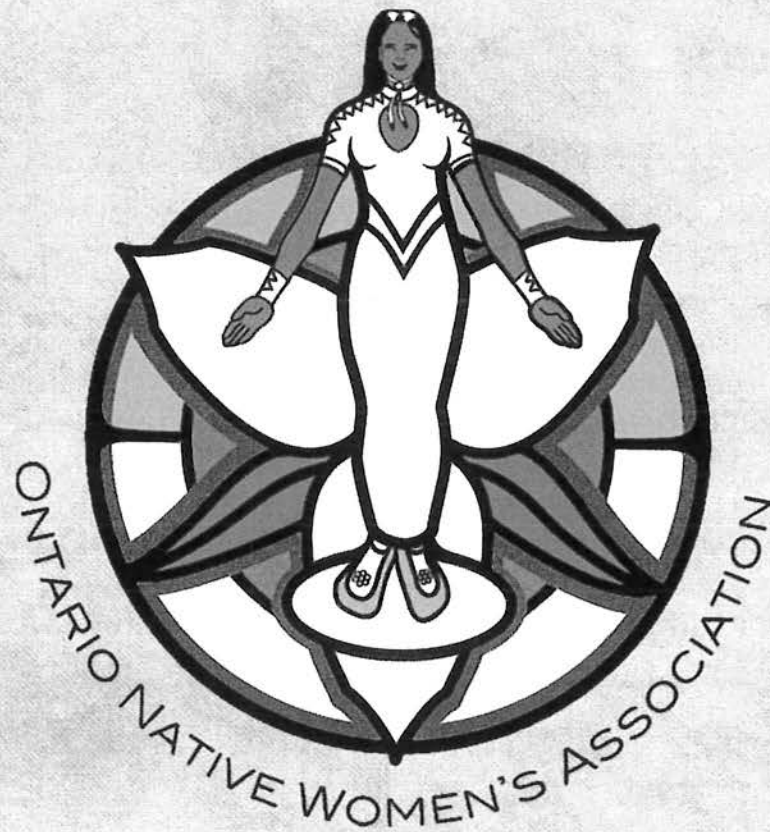
Key Partners



- Typical responsibilities of Property Managers
 - ensure occupants are safe and comfortable
 - work in partnership with other program providers
 - conduct monthly, quarterly and annual inspections of the facility
 - hire/contract, supervise and assign duties to maintenance staff and contractors
 - contract for services such as trash removal or landscaping
 - show the property to prospective occupants
 - explain occupancy terms and collect monthly rents
 - pay taxes and other maintenance fees



Key Partners



Key Partner – Programming Partner



- Established in 1971
- Mandate

The Ontario Native Women's Association (ONWA) is a not for profit organization that empowers and supports Indigenous women and their families in the province of Ontario.

ONWA encourages the participation of Indigenous women in the development of Federal, Provincial, Municipal/Local government policies that impact their lives and ensure issues affecting Indigenous women and their families are heard at key government tables.

ONWA is committed to providing services that strengthen communities and guarantees the preservation of Indigenous culture, identity, art, language and heritage. Ending violence against Indigenous women and their families and ensuring equal access to justice, education, health, environmental stewardship and economic development, sits at the cornerstone of the organization. ONWA insists on social and cultural well – being for all Indigenous women and their families, so that all women, regardless of tribal heritage may live their best lives.

Key Partner – Programming Partner



- Community Services
 - Nihdawin “My House – A Place Where I Live”
 - Youth in Transition Worker Program
 - Community Health Outreach Program
 - Community Wellness Program
 - Mental Health

Key Partner – Programming Partner



- Culturally relevant
- Harm reduction
- Trauma informed models
- Priority to Indigenous women and youth fleeing violence and sex trafficking
- Intensive case management
- Assist Indigenous youth to improve safety, self-sufficiency, independence and stability
- Promote recovery – assist those with addictions and/or mental health issues
- Support social and community integration



Memorandum

Corporate By-law Number BL 93/2019

TO: Office of the City Clerk **FILE:** Z-05-2019

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 15/08/2019

SUBJECT: BL 93/2019 - Site Plan Designation - Part of 105 Junot Avenue South

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Part of 105 Junot Avenue South)

Authorization: Report 2019CLS.015 (Realty Services) – Committee of the Whole – May 13, 2019

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Part of Lot 4, Concession A, Township of McIntyre, municipally known as Part of 105 Junot Avenue South.

Schedules and Attachments:

EXHIBIT ONE TO BL 93/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 93/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Part of 105 Junot Avenue South)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the Committee of the Whole, dated May 13, 2019.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Part of Lot 4, Concession A, Township of McIntyre, municipally known as part of 105 Junot Avenue South, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

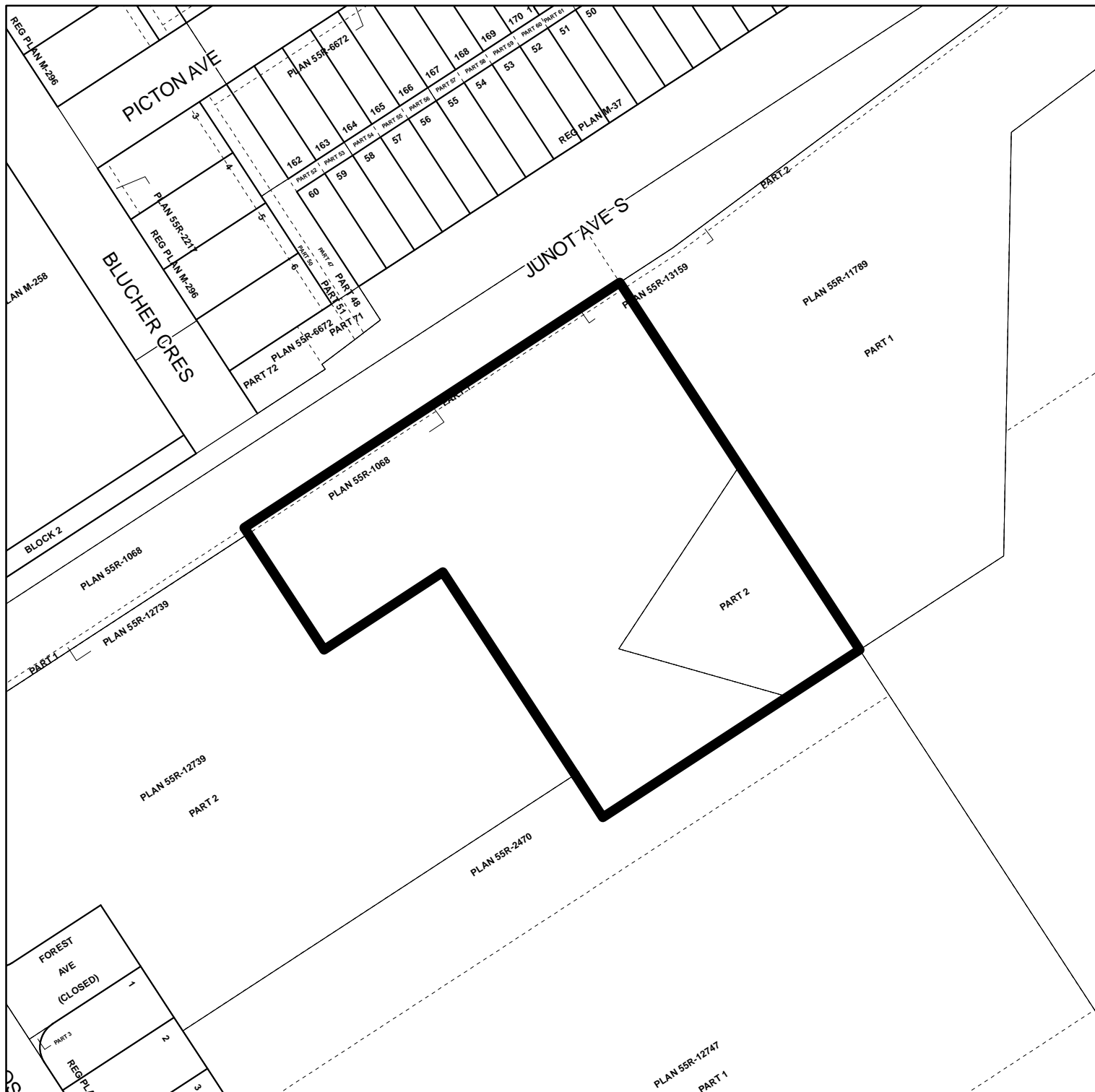
Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

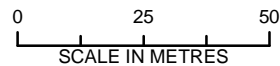
Krista Power

City Clerk



Property Location 

Address: Part of 105 Junot Avenue South



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 93/2019

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 94/2019

TO: Office of the City Clerk **FILE:** Z-05-2019

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 15/08/2019

SUBJECT: BL 94/2019 - Zoning By-law Amendment - Part of 105 Junot Avenue South

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave South)

Authorization: R 133/2019 (Planning Services) - City Council (Public Meeting) – October 21, 2019.

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law, specifically to define a “Residence and Community Resource Centre” and permit it on the subject property.

The effect of this amendment would be to permit the construction of a “Residence and Community Resource Centre”.

Schedules and Attachments:

EXHIBIT ONE TO BL 94/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 94/2019

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (Part of 105 Junot
Ave South)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on September 9, 2019 and a public meeting was held on October 21, 2019 which Report No. R 133/2019 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF
THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"171 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Lot 4, Concession A, Township of McIntyre, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 4.1 and Section 18.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Definitions:

A "RESIDENCE AND COMMUNITY RESOURCE CENTRE" is a RESIDENTIAL CARE FACILITY that provides accommodation to up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.

b) Permitted USES

In addition to the USES permitted in Section 18.1 a), b), and c) of this BY-LAW, a RESIDENCE AND COMMUNITY RESOURCE

CENTRE, as defined in Subparagraph 171 (1) a), is deemed to be included as a permitted use under Section 18.1 c).

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.
3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

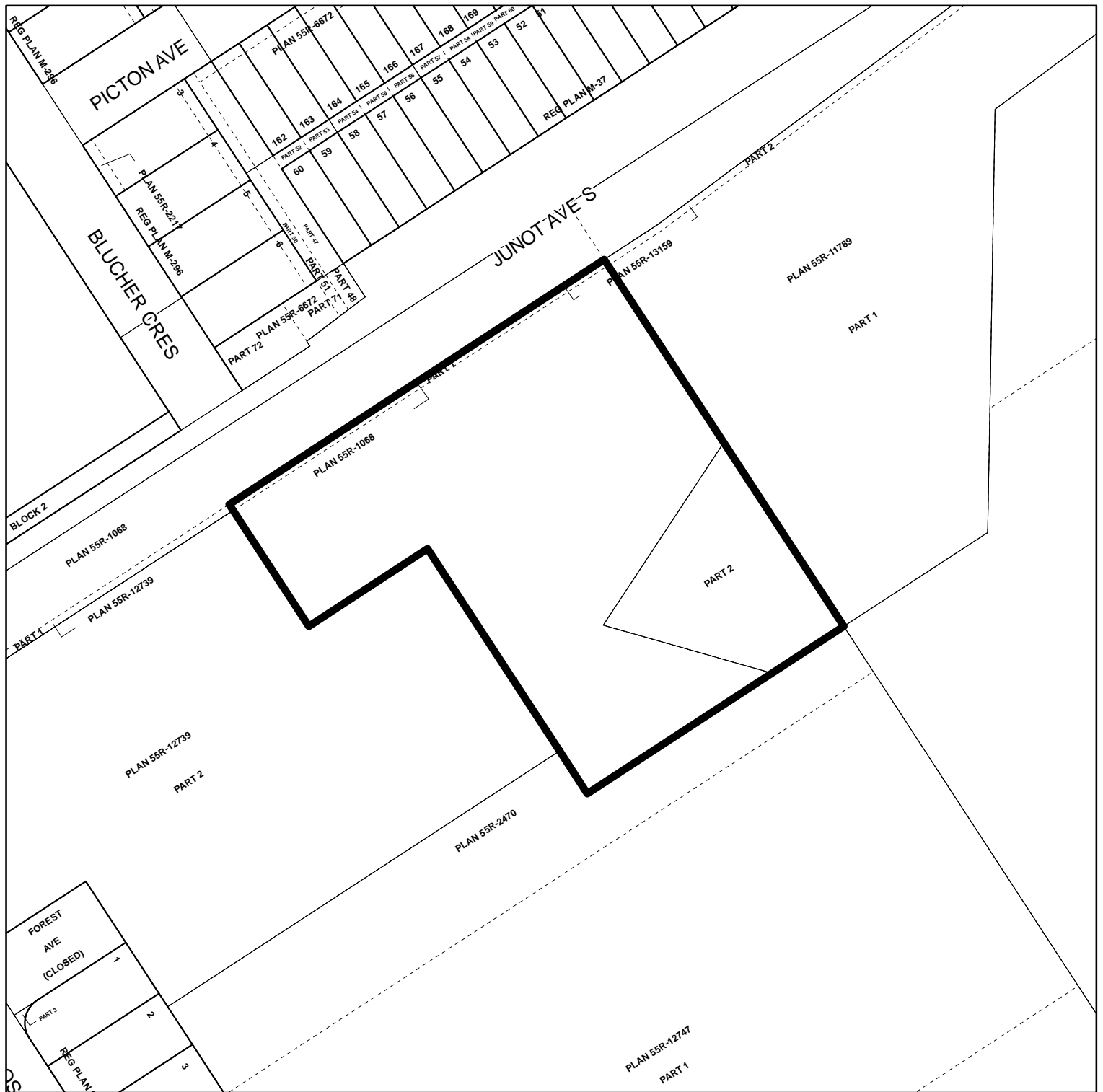
Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

City Clerk



Property Location 

Address: Part of 105 Junot Avenue South

0 25 50
SCALE IN METRES



THIS IS EXHIBIT ONE TO PARAGRAPH 171
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER 94/2019

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 108/2019

TO: Office of the City Clerk **FILE:** A-01-2018

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 13/09/2019

SUBJECT: BL 108/2019 - Site Plan Designation - 629 Regina Avenue (1876064 Ontario Inc.)

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

Authorization: Report 2000.148 (Planning) - Committee of the Whole - May 15, 2000;
Committee of Adjustment A-01-2018 – 629 Regina Avenue – February 28, 2018.

By-law Explanation: The purpose of this By-law is to amend By-law BL 39/2018, a previous Site Plan Control designating By-law. The City of Thunder Bay has sold the lane adjacent to 629 Regina Avenue, known as Registered Plan 643, Part of the Lane, being Part 1 on Reference Plan 55R14588, for inclusion in a development. This lane parcel must therefore be included in the land designated as an area of Site Plan Control.

Schedules and Attachments:

EXHIBIT ONE TO BL 108/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 108/2019

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. By-law Number 39/2018 with respect to the designation of Registered Plan 643, Lot 167, municipally known as 629 Regina, as an area of site plan control was enacted and passed on the 30th day of April, 2018.
3. The adjacent laneway described as Part 1 on Reference Plan 55R-14588 was recently added to 629 Regina Avenue.
4. It is deemed necessary and expedient to amend the legal description to include the adjacent laneway.

ACCORDINGLY THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. THAT By-law Number 39/2018, is amended by deleting Subsection 2 and replacing it with the following:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Registered Plan 643, Lot 167, and Part of the Lane being described as Part 1 on Reference Plan 55R-14588, and shown as "Property Location" on Exhibit One.
2. AND THAT By-law 39/2018 is further amended by deleting Exhibit One and replacing it with Exhibit One, attached to and forming part of this By-law.
3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.

4. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk



Property Location 
629 Regina Ave

0 20 40
 SCALE IN METRES



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 108/2019

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 112/2019

TO: Office of the City Clerk **FILE:** H-01-2018

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 26/09/2019

SUBJECT: BL 112/2019 - Site Plan Control Designation - 1415/1419 Bowman Avenue & 1900 Frederica Street West

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street West)

Authorization: Report 2000.148 (Planning) - Committee of the Whole - May 15, 2000

By-law Explanation: The purpose of this By-law is to amend By-law BL 49/2018, a previous Site Plan Control designating By-law. The owner of 1415 Bowman Avenue has consolidated their land with the contiguous lots and laneways to create a single parcel for development.

The adjacent properties described as LOTS 19, 20, 21 & 22, BLOCK 6 PLAN W185 NEEBING, municipally known at 1419 Bowman Avenue and 1900 Frederica Street West, have been consolidated with 1415 Bowman Avenue. The adjacent laneway described as PART OF LANE BLOCK 6, PLAN W185 NEEBING DESIGNATED AS PART 1, 55R-14550 have also been consolidated with 1415 Bowman Avenue.

These adjacent parcels and lane parcel must therefore be included in the land designated as an area of Site Plan Control.

Schedules and Attachments:

EXHIBIT ONE TO BL 112/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 112/2019

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
(1415/1419 Bowman Avenue & 1900 Frederica Street West)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. By-law Number BL 49/2018 with respect to the designation of LOTS 17 & 18, BLOCK 6 PLAN W185 NEEBING, municipally known as 1415 Bowman Avenue, as an area of site plan control was enacted and passed on the 28th day of May, 2018.
3. The adjacent properties described as LOTS 19, 20, 21 & 22, BLOCK 6 PLAN W185 NEEBING, municipally known at 1419 Bowman Avenue and 1900 Frederica Street West, have been consolidated with 1415 Bowman Avenue.
4. The adjacent laneway described as PART OF LANE BLOCK 6, PLAN W185 NEEBING DESIGNATED AS PART 1, 55R-14550 have also been consolidated with 1415 Bowman Avenue.
5. It is deemed necessary and expedient to amend the legal description to include the adjacent lots and laneway which have been consolidated.

ACCORDINGLY THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. THAT By-law Number BL 49/2018, Subsection 2 is hereby deleted in its entirety and replaced with the following:

"The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of LOTS 17, 18, 19, 20, 21 & 22, BLOCK 6 PLAN W185 NEEBING, PART OF LANE BLOCK 6, PLAN W185 NEEBING DESIGNATED AS PART 1, 55R-14550; CITY OF THUNDER BAY, and shown as "Property Location" on Exhibit One."

2. Exhibit One to By-law BL49/2018 is hereby deleted in its entirety and replaced with Exhibit One to and forming part of this By-law.
3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.

4. This By-law shall come into force and take effect upon the date it is passed.

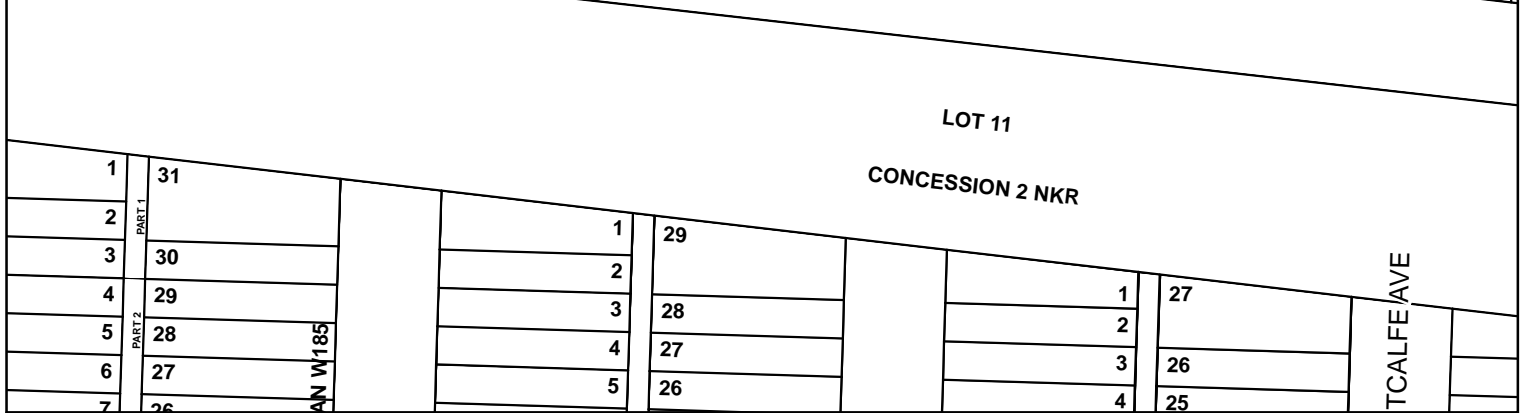
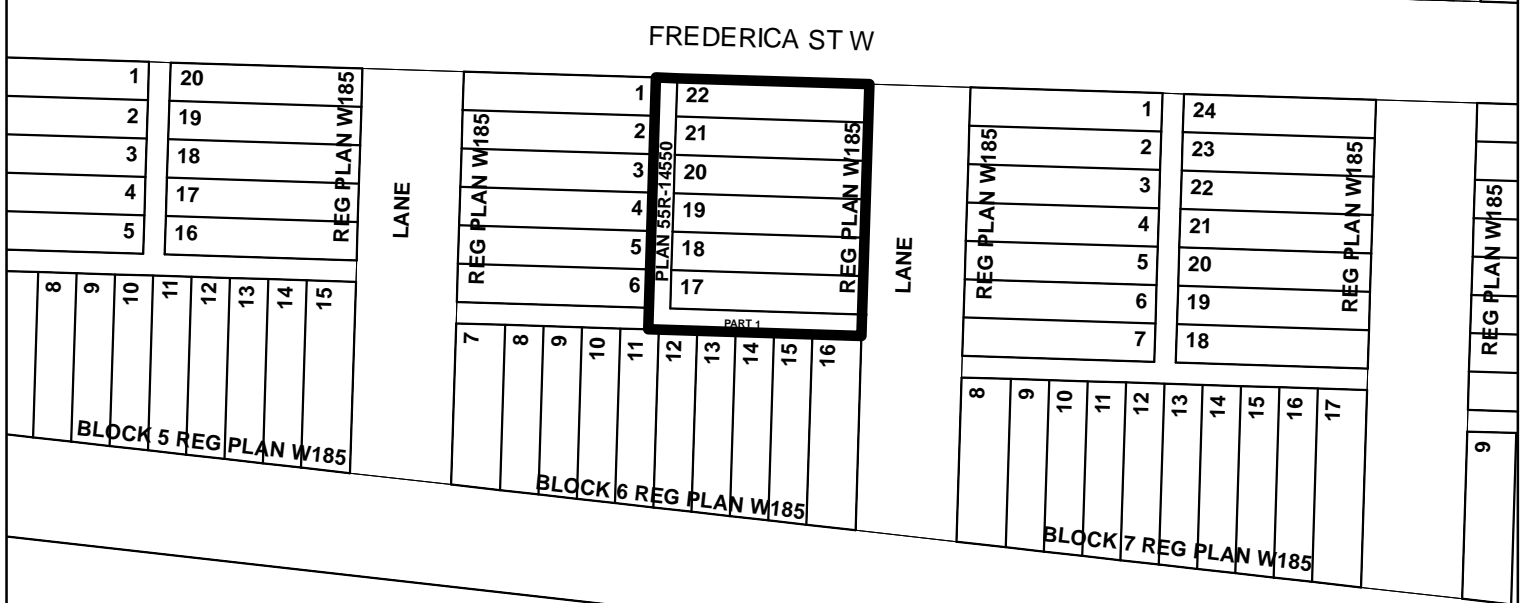
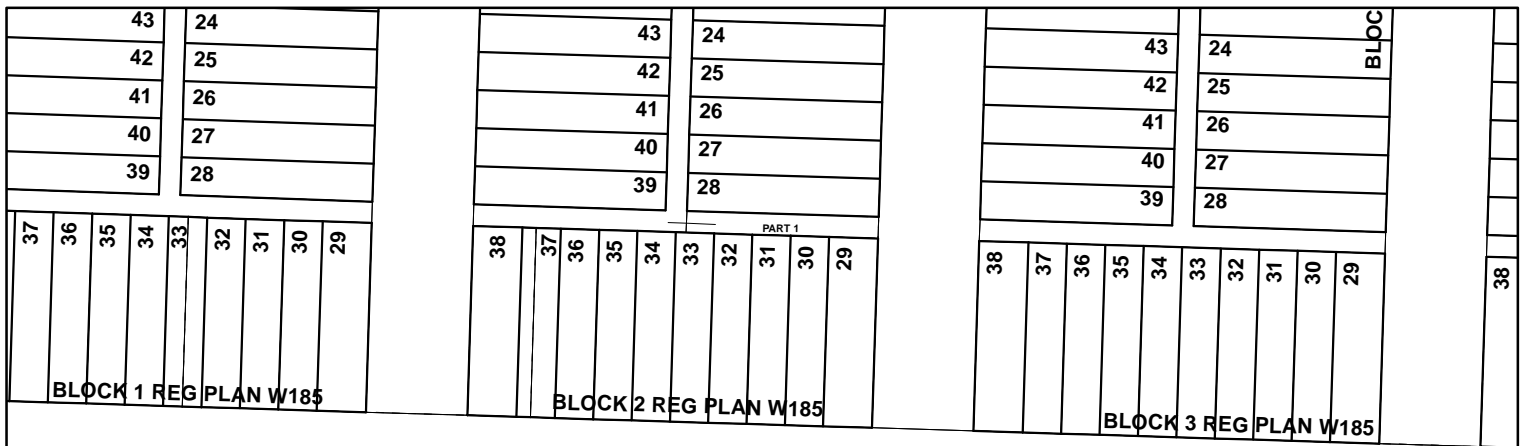
Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

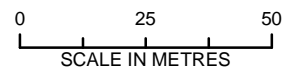
Krista Power

City Clerk



Property Location 

1415 Bowman Avenue, 1419 Bowman Avenue
& 1900 Frederica Street West



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 112/2019

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 113/2019

TO: Office of the City Clerk **FILE:** Z-09-2019

FROM: Jamie Kirychuk
Development & Emergency Services – Planning Services

DATE: 30/09/2019

SUBJECT: BL 113/2019 - Site Plan Control Designation - 1080 Memorial Avenue

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

Authorization: Report 147/2019 (Planning Services) - City Council (Public Meeting) – October 21st, 2019

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Registered Plan M52 Lots 12 to 16 PT Lot 17 Rem Pcl 1731 2076 1648 1252 1617, municipally known as 1080 Memorial Avenue.

Schedules and Attachments:

EXHIBIT TO BL 113/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 113/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated October 21st, 2019.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.

2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Registered Plan M52 Lots 12 to 16 PT Lot 17 Rem Pcl 1731 2076 1648 1252 1617, and shown as "Property Location" on Exhibit One to and forming part of this By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.


Bill Mauro

Mayor

John S. Hannam

City Clerk



Property Location 
1080 Memorial Avenue

0 45 90
 SCALE IN METERS



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 113/2019

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 114/2019

TO: Office of the City Clerk **FILE:** Z-09-2019

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 30/09/2019

SUBJECT: BL 114/2019 - Zoning By-law Amendment - 1080 Memorial Ave

MEETING DATE: City Council (Public Meeting) - 10/21/2019 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1080 Memorial Avenue)

Authorization: Report R 147/2019 (Planning Services) - City Council (Public Meeting) – October 21st, 2019

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law, specifically to add "COMMERCIAL SCHOOL" as a permitted use on the subject lands.

The effect of this amendment would be to permit the continued use of a Commercial School within the existing shopping centre.

Schedules and Attachments:

EXHIBIT ONE TO BL 114/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 114/2019

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (1080 Memorial
Avenue)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on September 27th, 2019 and a public meeting was held on October 21st, 2019 which Report No. R 147/2019 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF
THUNDER BAY ENACTS AS FOLLOWS:

1. Schedule "B" is amended by adding the following paragraph to it:

"174 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Plan M52 Lots 12 to 16, PT Lot 1, 7 Rem PCL 1731 2076 1648 1252
1617; THUNDER BAY and shown as "Property Location" on Exhibit One
and forming part of this Amending By-law, is subject to the following
provisions:

a) Permitted USES

In addition to the USES permitted in Section 22.1 a) of this BY-LAW, a COMMERCIAL SCHOOL, is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of October, 2019.

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.
3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

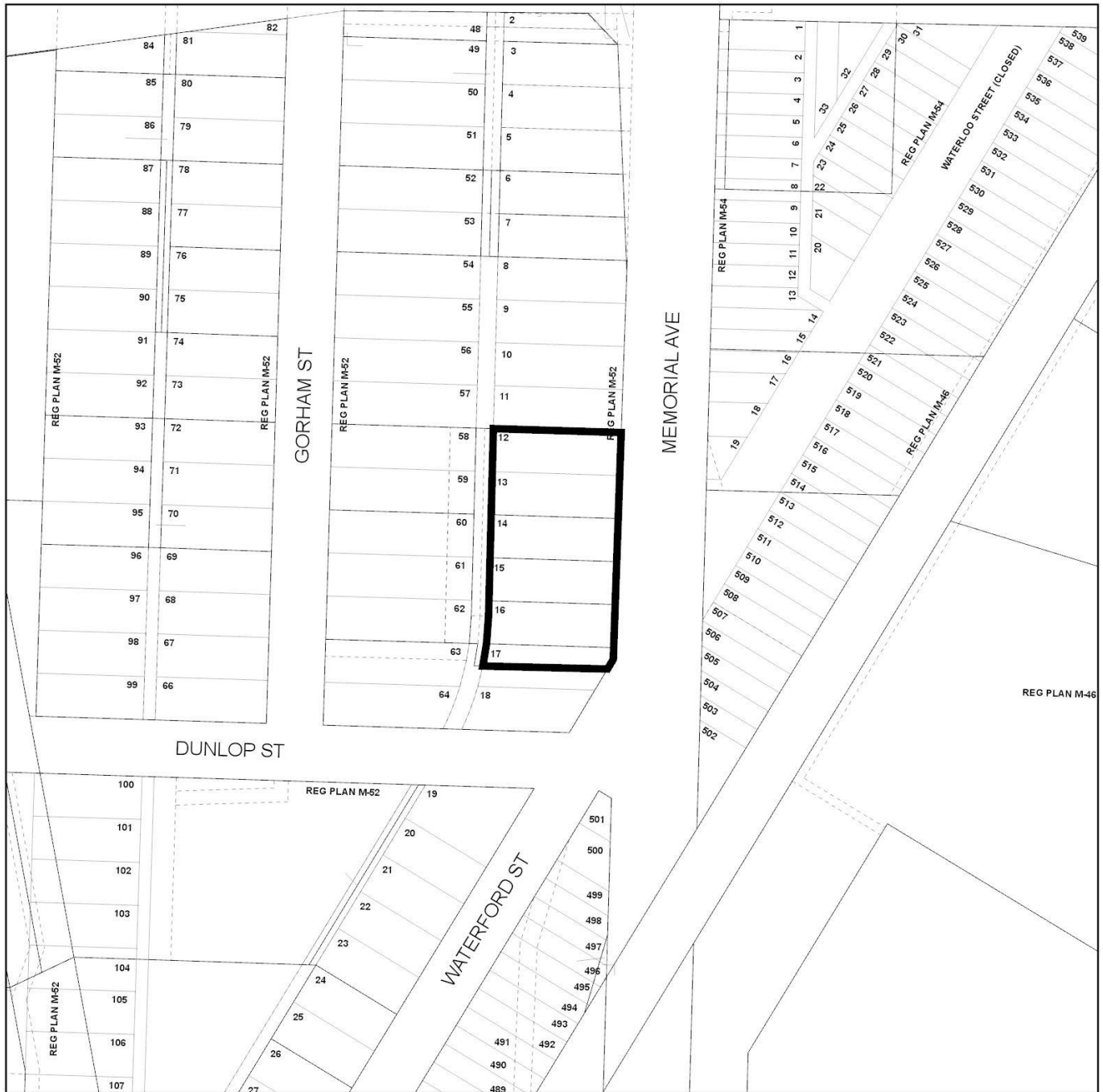
Enacted and passed this 21st day of October, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

City Clerk



Property Location 

1080 Memorial Avenue



THIS IS EXHIBIT ONE TO PARAGRAPH NUMBER 174
OF SCHEDULE "B" OF BY-LAW 100-2010
AS AMENDED BY BY-LAW NUMBER 114/2019

MAYOR _____

CITY CLERK _____

MEETING DATE 10/21/2019 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - October 21, 2019

RECOMMENDATION

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. (Part of 105 Junot Avenue South)

By-law Number: BL 93/2019

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave S)

By-law Number: BL 94/2019

3. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

By-law Number: BL 108/2019

4. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street)

By-law Number: BL 112/2019

5. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

By-law Number: BL 113/2019

6. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Number: BL 114/2019