



# **AGENDA MATERIAL**

## **CITY COUNCIL (PUBLIC MEETING)**

**MEETING DATE:** MONDAY, JULY 27, 2020

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

**TIME:** 6:30 P.M.



**MEETING:** City Council (Public Meeting)

**DATE:** July 27, 2020

*Reference No. CCP - 8/51*

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**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 - July 27, 2020 - City Council (Public Meeting) **(Page 9)**

With respect to the July 27, 2020 City Council (Public 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 - 941 Simpson Street (Pages 10 - 18)**

Report No. R 86/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add home improvement store, retail store, and commercial school as permitted uses within the existing building at 941 Simpson Street.

THAT a Public Meeting having been held with respect to the application by Gregory Chvets, relative to Registered Plan W57, Block 9, Lots 1 to 5; NEEBING ADDITIONAL ; THUNDER BAY ; municipally known as 941 Simpson Street, we recommend that the Zoning By-law be amended as follows:

1. That HOME IMPROVEMENT STORE, RETAIL STORE, and COMMERCIAL SCHOOL be permitted within the existing building.
2. That the minimum number of PARKING SPACES for HOME IMPROVEMENT STORE,

RETAIL STORE, and/or COMMERCIAL SCHOOL within the existing building be nine (9).

3. That the minimum required number of LOADING SPACES be eliminated for any USE within the existing building.

Subject to the following conditions:

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

1. The subject property, as shown on Attachment "A", is designated as an area of Site Plan Control (SPC).
2. The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for parking and landscaping along the frontages abutting Simpson Street and Southern Avenue, to the satisfaction of the Parks & Open Spaces Section.
3. The Applicant has entered into a License Agreement with Realty Services for the use and maintenance of the private sidewalk located within the City owned right-of-way off of Southern Avenue.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of twelve (12) 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 86/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### **Zoning By-law Amendment - 639 McLaughlin Street(Pages 19 - 26)**

Report No. R 87/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the lands to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two, and to reduce the minimum required number of parking spaces to 1.0 per dwelling unit.

THAT a Public Meeting having been held with respect to the application by Matawa Non-Profit Housing Corporation relative to Registered Plan 54, Block 46, Lots 37 to 40, municipally known as

639 McLaughlin Street, we recommend that the Zoning By-law be amended as follows:

1. THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;
2. AND THAT the minimum required number of PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT from 1.5 for an APARTMENT DWELLING.

THAT prior to the passing of the amending By-law:

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

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

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

ALL as contained in Report No. R 87/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### **Official Plan and Zoning By-law Amendment - 307/319 Euclid Avenue & 540 Arthur Street West (Pages 27 - 36)**

Report No. 88/2020 (Development & Emergency Services – Planning Services) recommending that the Official Plan and Zoning By-law be amended to add retail store as permitted use within the existing buildings operating as a shopping centre on the subject lands

#### **Official Plan Amendment**

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend:

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

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

ALL as contained in the Report No. 88/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

#### **Zoning By-law Amendment**

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42

inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

1. That "RETAIL STORE" be added as a permitted use within the "C4" – Arterial Commercial Zone within the existing buildings located on the subject property.

Subject to the following condition:

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

1. Official Plan Amendment No. 2 is approved by City Council.
2. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control (SPC)
3. The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for landscaping along the front lot line abutting the Arthur Street Image Route, to the satisfaction of the Parks & Open Spaces Section.

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. 88/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### **Zoning By-law Amendment - 184 Brent Street (Pages 37 - 47)**

Report No. R 89/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the "R2" – Residential Zone Two.

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

1. That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and
2. That in the case of an APARTMENT DWELLING the following is applied at this location:
  1. The minimum required LOT FRONTAGE be reduced to 20.0 m;
  2. The minimum required LOT AREA be reduced to 643 sq. m;
  3. The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING

AREA be reduced to 4.5 m; and

4. The minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

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.

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 89/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

#### **Zoning By-law Amendment - 543 Andrew Street (Pages 48 - 57)**

Report No. R 90/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the "R2" – Residential Zone Two.

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

1. That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and
2. That in the case of an APARTMENT DWELLING the following is applied at this location:
  1. The minimum required LOT FRONTAGE be reduced to 20.0 m;
  2. The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.8 m; and
  3. That the minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

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.

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 90/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

## ***REPORTS OF MUNICIPAL OFFICERS***

### ***BY-LAWS***

#### **BL 83/2020 - Official Plan & Zoning Bylaw Amendment - 540 Arthur St. W**

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (307/319 Euclid Avenue & 540 Arthur Street West), distributed separately.

#### **BL 84/2020 - Zoning Bylaw Amendment - 639 McLaughlin**

By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street), distributed separately.

#### **BL 85/2020 - Zoning Bylaw Amendment - 543 Andrew Street**

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

#### **BL 86/2020 - Zoning Bylaw Amendment - 184 Brent Street**

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

#### **BL 87/2020 - Site Plan Designation (639 McLaughlin Street)**

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

#### **BL 88/2020 - Site Plan Designation (307/319 Euclid Avenue & 540 Arthur St. W)**

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

**BL 89/2020 - Site Plan Designation (543 Andrew St.)**

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

**BL 90/2020 - Site Plan Designation - 184 Brent Street**

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

**By-law Resolution – July 27, 2020 (Pages 65 - 66)**

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.

By-law Number: BL 83/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street).

By-law Number: BL 84/2020

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

By-law Number: BL 85/2020

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

By-law Number: BL 86/2020

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.

By-law Number: BL 87/2020



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

By-law Number: BL 88/2020

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

By-law Number: BL 89/2020

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

By-law Number: BL 90/2020

## ***ADJOURNMENT***

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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             Confirmation of Agenda

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***SUMMARY***

Confirmation of Agenda - July 27, 2020 - City Council (Public Meeting)

***RECOMMENDATION***

With respect to the July 27, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

# Corporate Report

<b>DEPARTMENT/ DIVISION</b>	Development & Emergency Services - Planning Services	<b>REPORT NO.</b>	R 86/2020
<b>DATE PREPARED</b>	07/07/2020	<b>FILE NO.</b>	Z-01-2020
<b>MEETING DATE</b>	07/27/2020 (mm/dd/yyyy)		
<b>SUBJECT</b>	Zoning By-law Amendment - 941 Simpson Street		

## RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Gregory Chvets, relative to Registered Plan W57, Block 9, Lots 1 to 5; NEEBING ADDITIONAL ; THUNDER BAY ; municipally known as 941 Simpson Street, we recommend that the Zoning By-law be amended as follows:

1. That HOME IMPROVEMENT STORE, RETAIL STORE, and COMMERCIAL SCHOOL be permitted within the existing building.
2. That the minimum number of PARKING SPACES for HOME IMPROVEMENT STORE, RETAIL STORE, and/or COMMERCIAL SCHOOL within the existing building be nine (9).
3. That the minimum required number of LOADING SPACES be eliminated for any USE within the existing building.

Subject to the following conditions:

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

1. The subject property, as shown on Attachment "A", is designated as an area of Site Plan Control (SPC).
2. The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for parking and landscaping along the frontages abutting Simpson Street and Southern Avenue, to the satisfaction of the Parks & Open Spaces Section.

3. The Applicant has entered into a License Agreement with Realty Services for the use and maintenance of the private sidewalk located within the City owned right-of-way off of Southern Avenue.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of twelve (12) 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 86/2020 (Planning 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 home improvement store, retail store and commercial school as permitted uses within the existing building at 941 Simpson Street.

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 for a site-specific Zoning By-law amendment to add home improvement store, retail store and commercial school as permitted uses within the existing building at 941 Simpson Street. The home improvement store (DC Cabinets) and commercial school (Martial Arts Studio) are both currently operating out of the building.

The building is divided into two "storefront" units and an attached two-storey "storage" area as shown on Attachment "B". The home improvement store (DC Cabinets) operates within one of the "storefront" units and on the main level of the "storage" area. The commercial school (Martial Arts Studio) currently operates out of the adjacent "storefront" unit in the evenings. The Applicant has indicated that the Owner is planning to move the commercial school to the second level of the "storage" area in the near future. The school currently averages 8 to 12 pupils with 1 instructor per class.

Once the commercial school has moved to the second level of the “storage” area, the “storefront” unit will become vacant. To help fill this future vacancy, the Applicant has also requested to add “Retail Store” as a permitted use within the building to allow for greater flexibility in attracting a new tenant.

A copy of the Applicant’s sketch is attached as “Attachment B”.

#### Description of Subject Property and Surrounding Area

The subject lands are located at the corner of Southern Avenue and Simpson Street. Simpson Street is a Major Arterial and is designated as part of the Waterfront Image Route.

The surrounding area is predominantly residential and includes both multiple unit apartments and single/semi-detached housing.

The subject property is developed with a 534 square metre building. The “storefront” portion of the building was constructed in 1952, and the attached two-storey “storage” area was added in 1953. Historically the building was occupied by a building and lumber supply company. More recently, past uses of the building include a hair salon, flower shop, and a bridal and boutique shop.

The lands include a private sidewalk on City-owned lands which leads to the front doors of the building and is adjacent to Southern Avenue. A small portion on the west side of the property is also bisected by a travelled laneway which encroaches onto the subject property. Engineering and Realty Services staff will work with the Owner at a future date to rectify this situation.

The lands are zoned “MU2” – Mixed Use Zone Two and designated Residential in the Official Plan.

#### Neighbourhood Comments

A Notice of Application and a Notice of Public Meeting were mailed to property owners on January 30<sup>th</sup>, 2020 and June 8<sup>th</sup>. These notices did not include retail store as a proposed permitted use. A subsequent Public Meeting Notice which included information about the proposed addition of retail store as a permitted use was mailed on July 7<sup>th</sup>, 2020. No comments were received in response to these notices.

#### Agency Comments

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

- Fire Prevention and Rescue Services
- Lakehead Region Conservation Authority
- Parks and Open Spaces Section
- Engineering and Operations Division

- Realty Services Division
- Building Services Division
- Licensing and Enforcement

Realty Services responded with no objection and indicated that the property includes a private sidewalk located within City owned lands. As part of this application, the Owner is required to either enter into a License Agreement with the City for the private sidewalk located within the City owned right-of-way of Southern Avenue, or have the private sidewalk removed.

Building Services suggested that a building permit will be required for the change of use. A Record of Site Condition through the Ministry of Environment Conservation and Parks may also be required as per Ontario Regulation 153/04 for the commercial school use.

#### Planning Services Division Comments

- Provincial Policy Statement, 2020

The proposal is consistent with the policy described in Section 1.3.1 of the Provincial Policy Statement (PPS), 2020, and does not conflict with any other policies.

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, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. Planning Services considers the proposed uses to be appropriate businesses to add to the range of economic activities permitted at this location.

- 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 as well as a range and mix of employment types. It also 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 proposal contributes to two general goals of the Official Plan (OP). It makes efficient use of an existing commercial building and therefore directs development in an efficient and cost-effective manner. The proposal also provides the opportunity for the growth of a new business at an appropriate location, on the corner of a Major Arterial road.

The property is designated as Residential in the OP. Where existing non-residential uses within the Residential designation cannot be reasonably converted to a residential use, continued commercial use may be permitted. Where necessary, amendments to the Zoning By-law to permit the continued commercial use of an existing building may be considered without an Official Plan Amendment. The existing building is commercial in nature with both a “storefront”

and “storage” area. The Applicant has indicated that residential conversion is not feasible or cost effective at this time due to the inherent commercial attributes of the existing buildings. Planning Services accepts the Applicant’s position and finds that the continued and expanded commercial use of the existing building is appropriate.

- Zoning By-law

The subject property is currently zoned “MU2” – Mixed Use Zone Two. A variety of commercial uses are already permitted at this location including media stores, personal service establishments, and food stores. The proposed amendment will add home improvement store, retail store, and commercial school as permitted uses in the existing building. This is intended to both recognize an existing situation, and to further expand the list of permitted uses on site to assist the Owner in finding an appropriate future tenant. The proposed uses are similar in form and function to past uses of the building, and are not expected to generate large traffic volumes, or result in any off-site impacts. For these reasons Planning Services finds that the proposed amendment is appropriate in this situation given the historical use of the commercial building at its location on the corner of an arterial road.

Furthermore, the existing parking area will be recognized through the proposed amendment. The current parking area is short on the number of required parking spaces (approximately 5-6 spaces), and the number of loading spaces (1 space). Planning Services considers these amendments appropriate to recognize an existing situation.

### Site Plan Control

The Engineering & Operations Division and Parks & Open Spaces Section support Planning Services’ request that the subject property be designated as an area of Site Plan Control (SPC).

In this case, a SPC agreement will not be required to support the proposed new uses as no exterior construction is necessary. However, in the future should any new building or major additions be constructed, a SPC agreement will be required. SPC will allow the City to review opportunities for stormwater management and other design elements in the future. 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.

The existing property was developed under previous zoning regulations, as such it was not subject to any landscaping requirements and is mostly paved. The physical appearance and enhancement of properties is particularly important along Image Routes. Administration recommends that as a condition of approval, landscaping improvements be made in accordance with the Image Route Guidelines. This includes providing two landscaped strips, one along

Southern Avenue and one along Simpson Street as shown on Attachment “C”. This would bring the property closer to compliance with the current landscaping requirements of the “MU2” Zone and improve the aesthetics of the site without sacrificing its functionality. Furthermore, Administration also recommends that the Applicant also provide an updated parking plan in accordance with Attachment “C”. These submittals can be jointly completed through a Letter of Undertaking and a Performance Guarantee with the City.

### ***FINANCIAL IMPLICATION***

There is not an expected increase in tax revenue as the businesses are existing and the building is already assessed as commercial.

### ***CONCLUSION***

In conclusion, the requested Zoning By-law amendment would permit three new uses that are appropriate for the existing building and compatible with the surrounding area, are consistent with the Provincial Policy Statement, and conform to 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 with Zoning

Attachment B – Applicant's Sketch

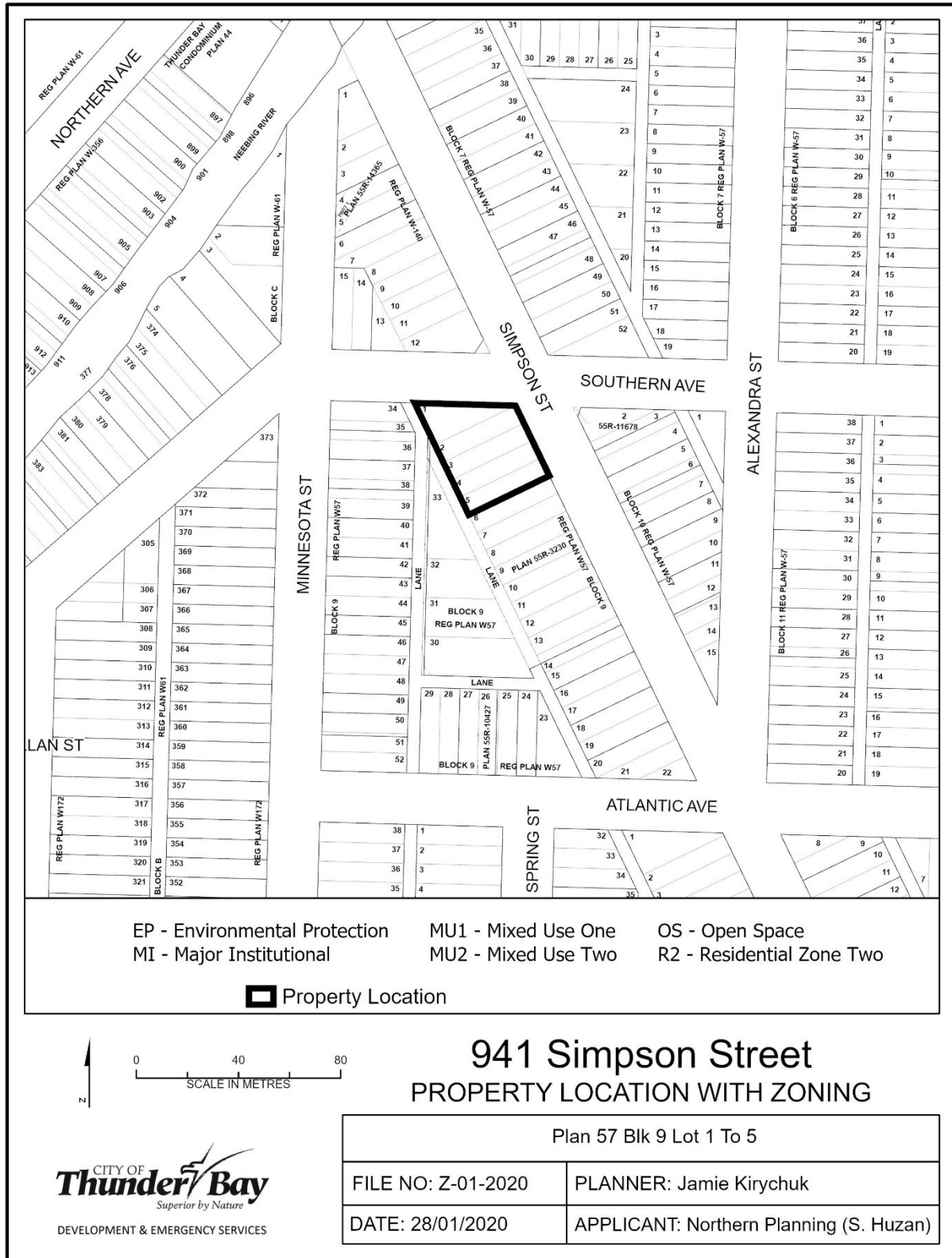
Attachment C – Parking Plan and Landscaping Improvements

***PREPARED BY:*** Jamie Kirychuk, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark J. Smith, GM Development & Emergency Services	July 7 <sup>th</sup>

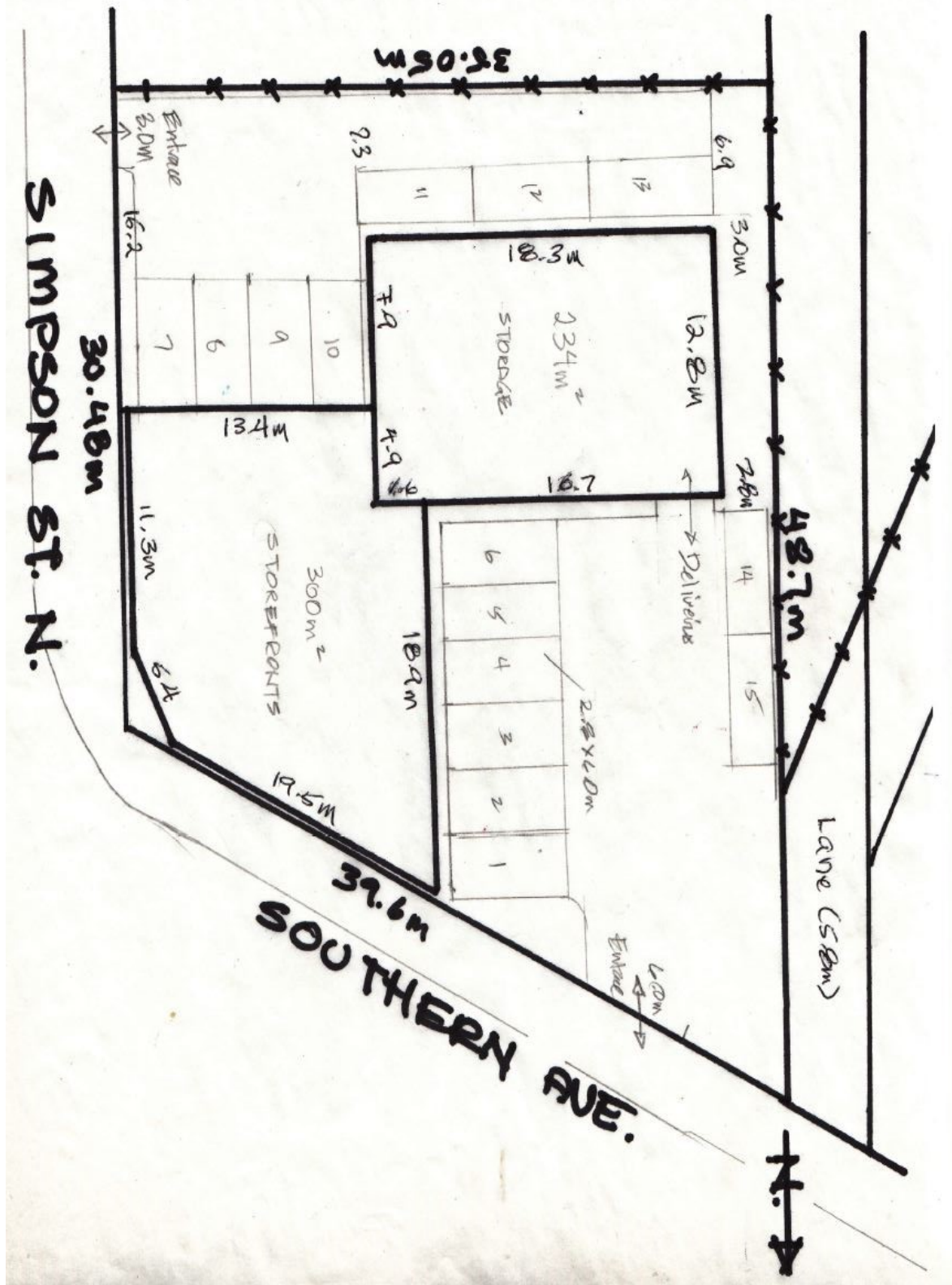


# ATTACHMENT A - Property Location



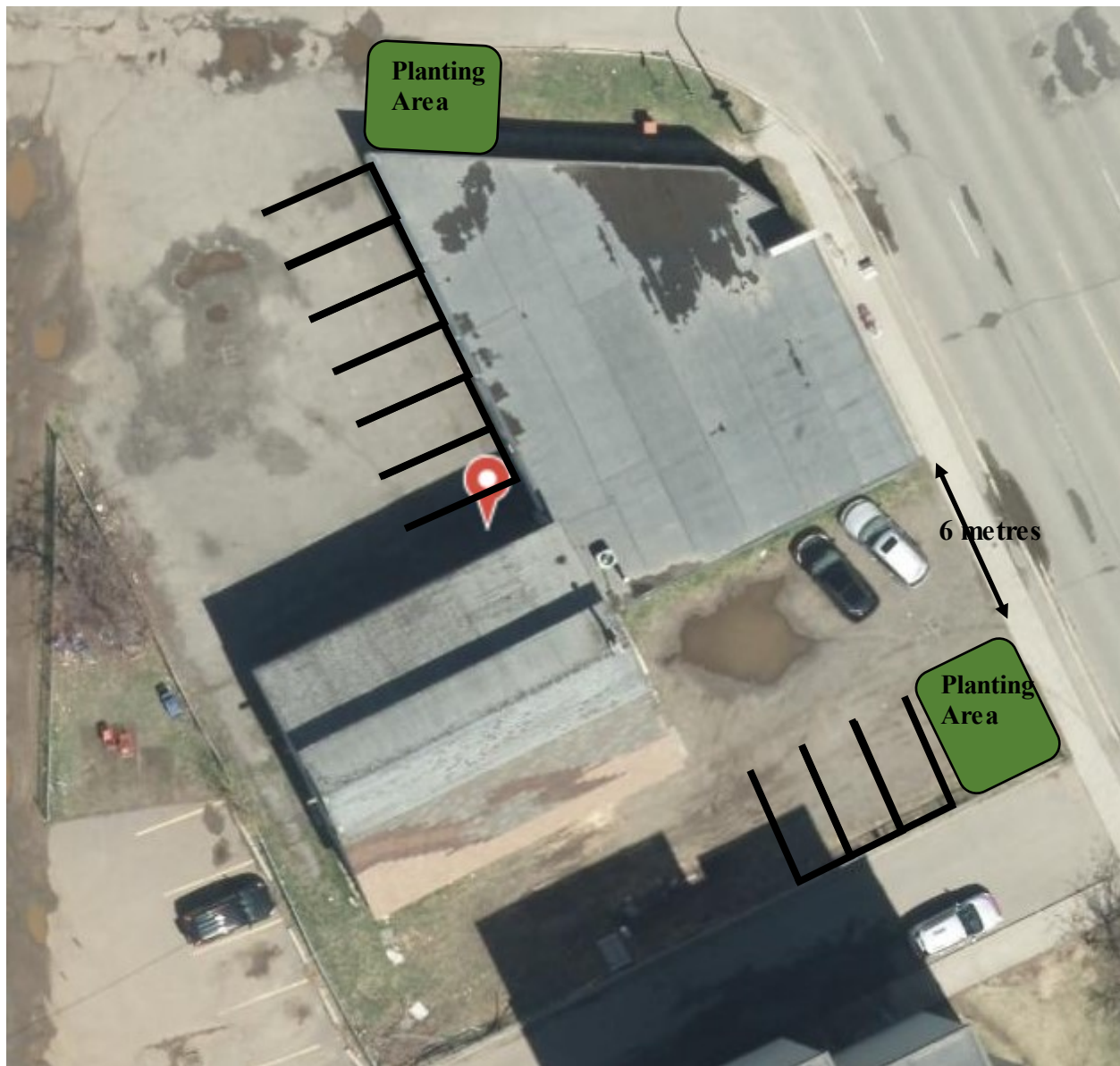
TITLE: <b>Property Location</b>		Date: <b>July 2020</b>	
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-01-2020</b>	

ATTACHMENT B - Applicant's Sketch



TITLE: <b>Applicant's Sketch</b>	Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b> FILE NO. <b>Z-01-2020</b>

## ATTACHMENT C: Parking Plan and Landscaping Improvements



<i>TITLE: Parking Plan &amp; Landscaping Improvements</i>			<i>Date: July 2020</i>
<i>PREPARED BY JK</i>	<i>SCALE N/A</i>	<i>FILE NO. Z-01-2020</i>	

## Corporate Report

<b>DEPARTMENT/ DIVISION</b>	Development & Emergency Services - Planning Services	<b>REPORT NO.</b>	R 87/2020
<b>DATE PREPARED</b>	07/07/2020	<b>FILE NO.</b>	Z-02-2020
<b>MEETING DATE</b>	07/27/2020		
<b>SUBJECT</b>	Zoning By-law Amendment – 639 McLaughlin Street, Matawa Non-Profit Housing Corporation		

### RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Matawa Non-Profit Housing Corporation relative to Registered Plan 54, Block 46, Lots 37 to 40, municipally known as 639 McLaughlin Street, we recommend that the Zoning By-law be amended as follows:

1. THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;
2. AND THAT the minimum required number of PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT from 1.5 for an APARTMENT DWELLING.

THAT prior to the passing of the amending By-law:

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

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

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

ALL as contained in Report No. R 87/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### EXECUTIVE SUMMARY

The Applicant has requested to amend the Zoning By-law as it applies to the former Magnus Theatre site to rezone the lands to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone

Two, and to reduce the minimum required number of parking spaces to 1.0 per dwelling unit. The Applicant intends to construct a 6 unit apartment dwelling.

The neighbourhood is well suited for this form of development and the site has good transit and pedestrian access. The Thunder Bay District Health Unit has indicated its support for the application and notes that the proposal represents affordable housing opportunities and urban intensification benefits.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is in keeping with the objectives of the Official Plan and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services.

## **DISCUSSION**

### Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to rezone the subject property to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two to permit the construction of a six-unit apartment dwelling. Furthermore, in order to accommodate the proposal, the Applicant has requested that the minimum required number of parking spaces be reduced to 1.0 per dwelling unit from 1.5.

The proposed two-storey apartment dwelling will consist of six units with two bedrooms per unit. Each unit will be approximately 760 square feet in size.

### Description of Subject Property and Surrounding Area

The subject property is an approximately 1,000 m<sup>2</sup> in size and located at the southwest corner of McLaughlin Street and Connolly Street. Both McLaughlin Street and Connolly Street contain sidewalks and a bus stop is located nearby on Connolly Street between McLaughlin Street and McIntosh Street. The lands were previously home to Magnus Theatre and the Performing Arts Centre, before it moved to a new building in 2001. The theatre building was torn down in 2003 and the site now remains vacant.

The surrounding area is best characterized as a residential neighbourhood with supporting institutional and commercial land uses. These uses include a church, a variety store and deli. The residential uses are comprised of single and semi-detached dwellings, with two apartment dwellings at the corner of Christie Street and McLaughlin Street (100 metres south).

The lands are zoned "R2" – Residential Zone Two and designated Residential in the Official Plan.

### Agency Comments



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

- Fire Prevention and Rescue Services
- Lakehead Region Conservation Authority
- Parks and Open Spaces Section
- Engineering and Operations Division
- Realty Services Division
- Building Services Division
- Thunder Bay District Health Unit

Building Services indicated that a building permit will be required as well as a record of site condition.

Engineering Services does not object to proposed application and notes that municipal water, sanitary, and storm sewers are available along McLaughlin Street to service the property.

Thunder Bay District Health Unit (TBDHU) supports the proposal, citing the benefits of increased density on walkability and physical activity. As the subject property is within walkable distance of several amenities, they noted that the proposal may promote a healthy lifestyle and reduce environmental impacts. Encouraging active transportation and reducing private vehicle trips are goals of the EarthCare Sustainability Plan and the Corporate Strategic Plan. The TBDHU notes that providing a mix of housing types, via infill and intensification, within walking distance of a variety of amenities brings the City closer to these goals. TBDHU did caution that the risk of food inaccessibility is somewhat high in this area, with the nearest grocery store located 1.6 kilometres from the lands. Despite this, the benefits in which this development presents in terms of more affordable housing opportunities and urban intensification outweigh this concern and the proposal is supported.

#### Neighbourhood Comments and Planning Response

A notice of application was circulated to the neighbourhood on March 3<sup>rd</sup>, 2020. One letter of opposition from a nearby Church was received in response to this circulation.

The letter outlines concerns over a lack of information within the notice, the proposed choice of mixed use zoning (“MU2” - Mixed Use Zone Two) and the possibility of losing the residential character of the neighbourhood. More specifically the letter notes that the Site Plan is illegible, the zoning map does not show the zoning, that the intent of the amendment is unclear, and that a community meeting should be arranged by the developer.

Administration and the Applicant have since left voicemails with the Church offering opportunities to view a larger site plan and to discuss the proposal in greater detail to no avail. In response to the concern of losing the residential character of the neighbourhood, the proposed

application seeks to build a six-unit apartment dwelling that would be similar in scale and mass to the existing built fabric. The request to rezone the property from “R2” – Residential Zone Two to “MU2” – Mixed Use Zone Two to facilitate this development was chosen to allow for the proposed density at six units. The “R2” Zone limits apartment dwellings to a maximum of four units. Although the “MU2” – Mixed Use Zone Two provides for commercial uses, they are only permitted when a property fronts on an arterial street or higher. McLaughlin Street is not an arterial or higher category of road, therefore commercial uses will not be permitted on the subject lands.

Because no other letters of opposition or phone calls were received, Administration is of the opinion a community meeting is not warranted at this time. Furthermore, in light of the recent of pandemic, public gatherings are currently limited to 10 people, and the Planning Services Division is not encouraging community meetings for applications that align with the Official Plan.

#### Planning Services Division Comments

- *The Growth Plan for Northern Ontario*

This application is consistent with the Growth Plan for Northern Ontario (GPNO). This proposal will support healthy communities by supporting a range of housing types. The GPNO calls for higher density development in the identified major cities, which includes Thunder Bay. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

- *Provincial Policy Statement*

The proposal is supported by the Provincial Policy Statement (PPS), 2014, as it encourages residential infill and intensification in built up areas where services exist to support the proposed development. The PPS also calls for densities that support active and public transportation. This proposal is consistent with these objectives.

- *Official Plan*

One of the primary goals of the Official Plan (OP) is to direct development so that it occurs in an efficient and cost-effective manner. Proposals that are based on intensification and infill are encouraged provided applicable criteria are met. The OP contains guiding principles, one of which is “Complete and Compact”. This principle directs the City to promote complete, connected, compact and livable communities by committing to providing residents access to a variety of housing choices, transit, active transportation, employment, recreation, and culture, all while protecting and enhancing the natural environment. By supporting residential infill and intensification, the City is meeting this guiding principle.

The OP specifically identifies the redevelopment and development of vacant or underutilized lots as the primary means for intensification. The OP explains that residential intensification represents the best opportunity for the provision of affordable housing and is essential to making

the most efficient use of land, resources, infrastructure, and public service facilities, while minimizing impacts on air quality and climate change, promoting energy efficiency, and supporting public transit and active transportation. The OP indicates that the City will support residential intensification where the primary use and function of the neighbourhood will not be undermined. At a minimum, 20% of new dwelling units are to be created through intensification, which is supported by this proposal.

The subject lands are designated Residential in the OP. An objective of the Residential policy section is to promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodates a mix of demographic and income groups, and is appropriate to the needs of the community. Apartment dwellings are typically more economically accessible than detached dwellings.

Compatibility with the existing built form and character of the area will be considered in the review of any proposal for intensification. The OP requires consideration be given to the height, scale, massing, and architectural character of buildings in the surrounding neighbourhood. The proposed building is a two storey, core floor construction. The adjacent properties are low-rise single and semi-detached dwellings. Further south on McLaughlin Street are two apartment dwellings. This proposal fits within the existing scale of development.

Administration is confident that this proposal is supported by, and does not conflict with any section of the Official Plan.

- *Zoning By-law*

The proposed application will rezone the subject property from the “R2” – Residential Zone Two to “MU2” – Mixed Use Zone to allow for a six unit apartment dwelling. The “R2” Zone limits apartment dwellings to a maximum of four units. The increase in density to six units from four at this site is considered suitable as the proposed building is similar in scale and mass to the existing built fabric.

The proposal also seeks to reduce the minimum required number of parking spaces to 1.0 per dwelling unit from 1.5 per dwelling unit. This is a reduction from a total of 9 onsite parking spaces to 6 onsite parking spaces. This request is considered appropriate given that the site has good access to transit and area sidewalks. The property is also within walking distance of several amenities including a deli, convenience store, and restaurant.

No amendments to the regulations of the “MU2” Zone are proposed. All of the required setbacks, lot coverage and landscaping will be met by the proposed new apartment dwelling.

#### Site Plan Control

Parks and Open Spaces and Engineering Services support Planning Services’ request that the subject property be designated as an area of Site Plan Control (SPC). This will facilitate the



review of the proposed development ensuring its compliance with Engineering and Operations Division's standards and the City's Urban Design Guidelines. The use of landscaping, on-site stormwater management, proper lot grading, pedestrian circulation, and overall aesthetics will be encouraged through the SPC process.

### **FINANCIAL IMPLICATION**

It is anticipated that there will be an increase in tax revenue from the proposed development to the amount of \$1,467 per \$100,000 of increased value. There are no financial implications for the City of Thunder Bay. All costs associated with development will be responsibility of the Owner.

### **CONCLUSION**

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

### **REFERENCE MATERIAL ATTACHED**

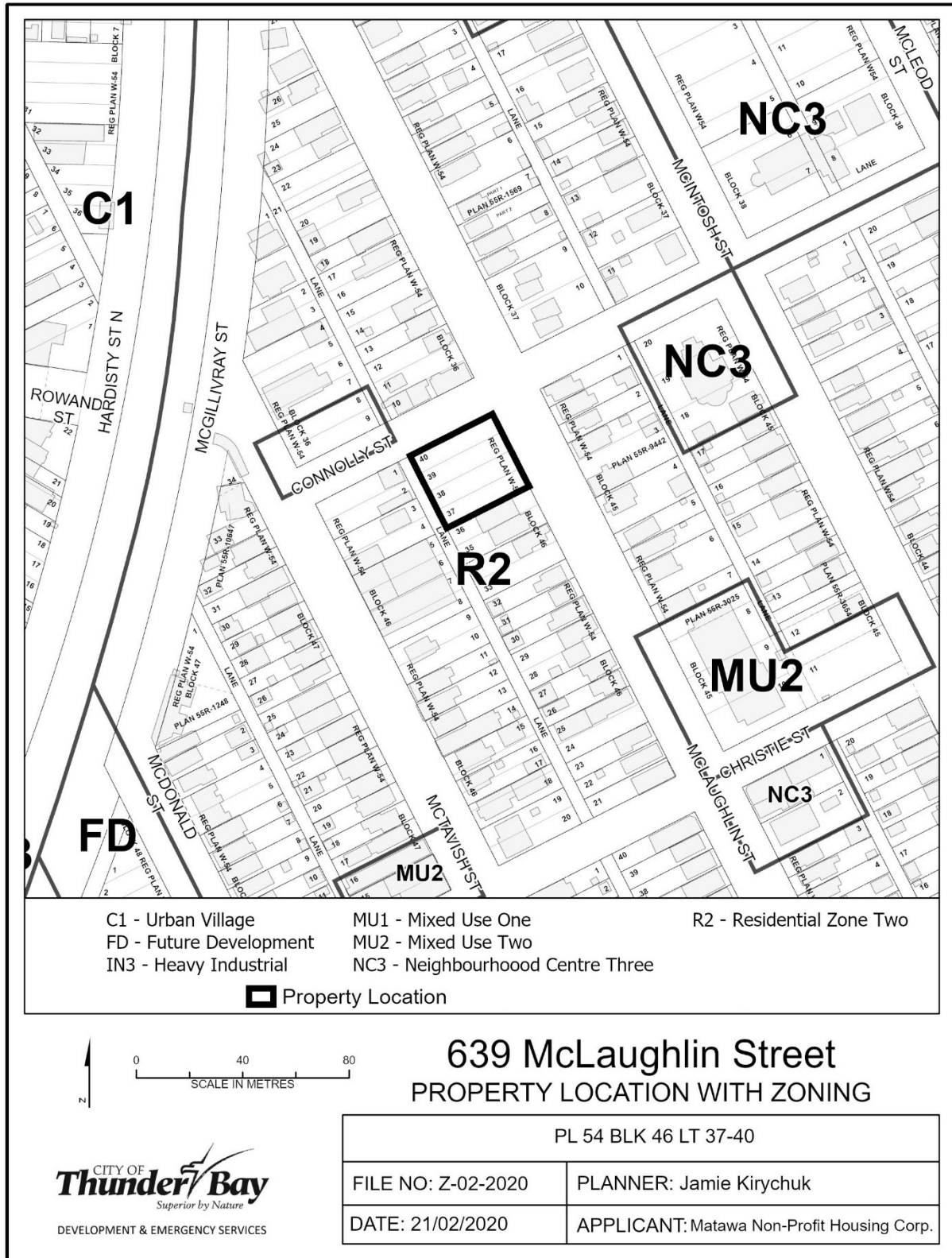
Attachment A – Property Location with Zoning

Attachment B – Applicant's Sketch

### ***PREPARED BY:***

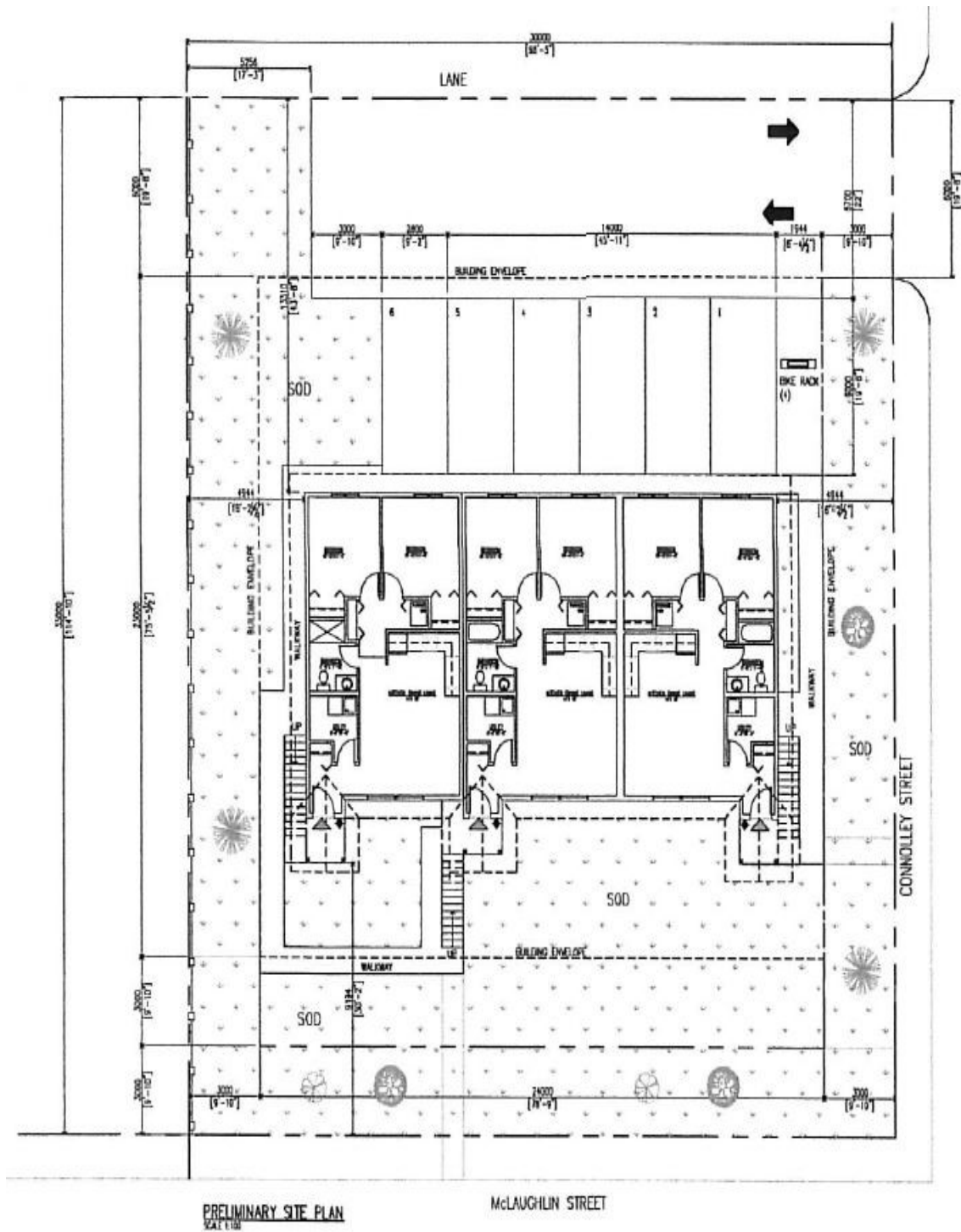
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
J DePeuter, GM Development & Emergency Services (Acting)	July 16, 2020

# ATTACHMENT A - Property Location



TITLE: <b>Property Location</b>			Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-02-2020</b>	

# ATTACHMENT B - Applicant's Sketch



TITLE: <b>Applicant's Sketch</b>			Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-02-2020</b>	

# Corporate Report

<b>DEPARTMENT/ DIVISION</b>	Development & Emergency Services - Planning Services	<b>REPORT NO.</b>	R 88/2020
<b>DATE PREPARED</b>	07/07/2020	<b>FILE NO.</b>	OZ-03-2020
<b>MEETING DATE</b>	City Council (Public Meeting) – 07/27/2020 (mm/dd/yyyy)		
<b>SUBJECT</b>	Official Plan and Zoning By-law Amendments – 307/319 Euclid Avenue & 540 Arthur Street West (Tom Jones & Sons Limited)		

## RECOMMENDATION

### Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend:

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

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

ALL as contained in the Report No. 88/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

### Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

1. That "RETAIL STORE" be added as a permitted use within the "C4" – Arterial Commercial Zone within the existing buildings located on the subject property.

Subject to the following condition:

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

1. Official Plan Amendment No. 2 is approved by City Council.
2. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control (SPC)
3. The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for landscaping along the front lot line abutting the Arthur Street Image Route, to the satisfaction of the Parks & Open Spaces Section.

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. 88/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### ***EXECUTIVE SUMMARY***

The Applicant has requested a site-specific Official Plan and Zoning By-law amendment to add a retail store as a permitted use within the existing shopping centre on the subject lands.

The subject lands are located near the corner of Arthur Street and James Street and are developed with three commercial buildings. Each building has multiple tenants including Wasabi Restaurant, North Country Meat Shop, Kelly's Professional Family Hair Care, and Touch Unwired. The proposal is considered appropriate as it will add a compatible use to the existing shopping centre.

The Applicant's request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and is in keeping with the intent of the Official Plan. For these reasons, Administration supports the approval of the proposed amendments. Administration also recommends that the subject property be designated as an area of Site Plan Control.

### ***DISCUSSION***

#### Description of Proposal

The Applicant has requested site-specific Official Plan and Zoning By-law amendments to add retail store as a permitted use within the existing buildings on the subject lands.

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

#### Description of Subject Property and Surrounding Area

The site is approximately 6,700 square metres in size and developed with three commercial buildings. The three buildings function as a shopping centre with communal parking and each have multiple commercial units. Current tenants include a restaurant (Wasabi), food store (North Country Meats), media store (Touch Unwired), personal service establishment, and motor vehicle service station. The lands are approximately 120 metres west of James Street and located at the southwest corner of Arthur Street and Euclid Avenue.

Arthur Street is classified as an arterial roadway and Image Route, which connects the South Core downtown to the provincial highway. The surrounding area is developed with a mixture of land uses including commercial, residential and institutional. Adjacent businesses include the Victoria Inn, Metro Supermarket, Cash Money, Shoppers Drug Mart, and Tim Hortons.

The subject property is zoned “C4” – Arterial Commercial Zone and designated Service Commercial in the Official Plan.

#### Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on March 11<sup>th</sup>, 2020 outlining the nature of the proposed Official Plan and Zoning By-law amendment. No comments were received in response to the notice.

#### Agency Comments

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

- Lakehead Region Conservation Authority
- Realty Services Division
- Fire Prevention and Rescue Service
- Ministry of Transportation
- Ministry of Energy, Northern Development and Mines
- Building Services Division
- Parks and Open Space Division
- Engineering Division

Realty Services has noted that a portion of the site’s parking, and an area used for vehicle storage associated with the motor vehicle service station encroaches onto the Euclid Avenue road allowance.

#### Planning Services Division Comments

- *Provincial Policy Statement, 2014*

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

In Section 1.1.1 of the PPS, it is stated 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. Services and infrastructure are already in place to serve the proposed new use. Furthermore the proposed use adds to the mixture of uses in the area and is compatible with the 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 retail store as a permitted use would allow a retail 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 supports and promotes healthy living by contributing to a diverse mix of land uses as well as a range and mix of employment types. It also 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. The Official Plan (OP) recognizes existing retail stores within the Service Commercial designation along Arthur Street west of James Street, and notes that applications to permit retail stores elsewhere within the designation will not be supported. This site specific amendment seeks to introduce the opportunity for new retail store uses within the Arthur Street corridor where policy and market support for such uses has already been identified.

The OP spells out a number of objectives with the intent of creating a positive climate for business in order to develop a diversified, growing economy. The City will promote a climate that supports entrepreneurship and business development. As such, business ventures within our City are to be supported, especially when they further other objectives of the OP. The proposed amendment will allow greater flexibility in attracting a future business that is compatible with the existing tenants. Additionally, new retail use will support the economic vitality of the existing shopping centre by promoting growth at an appropriate location where infrastructure and services already exist. While the OP does direct retail stores to more centralized commercial areas, exceptions are appropriate where the overall outcome is still desirable for the City and economic base.

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 expand the range of uses permitted in these existing buildings along the Arthur Street commercial strip.

- *Zoning By-law*

The proposed amendment would add “RETAIL STORE” as a permitted use within the existing buildings. The Zoning By-law defines retail store as a place where new and/or used goods, wares, merchandise, substances, or articles are sold directly to the public. Retail stores 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.

The intent of the “C4” Zone is to accommodate a range of commercial and service-based uses to the travelling public and commuters. Permitted uses include personal service establishments, food stores, and media stores. The proposed use is similar in form and function to the existing uses within the shopping centre. Planning Services therefore finds that the proposed amendment is appropriate in this situation given the existing uses of the shopping centre and its location on an arterial roadway.

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 and does not require any regulation changes to accommodate the proposal.

#### Site Plan Control

Engineering & Operations and Parks & Open Spaces support Planning Services’ request that the subject property be designated as an area of Site Plan Control (SPC). This is particularly important as this property is along the Arthur Street Image Route. However, as no exterior construction is necessary, a SPC agreement will not be required to support the proposed change in use.

The existing property was developed under previous zoning regulations, as such it was not subject to any landscaping requirements and is almost entirely paved. Adding a use to the existing buildings will not trigger the requirement for the Applicant to comply with the current zoning regulations for landscaping. However, since the Applicant is requesting an amendment along an Image Route, Administration recommends that improvements be made in accordance with the Detailed Streetscape Design for Arthur Street found on page 77 of the Image Route Guidelines. This includes de-paving and landscaping a 3.0 metre strip along Euclid Avenue and a portion along Arthur Street. This would also bring the property closer to compliance with the current landscaping requirements of the “C4” zone. Landscaping along Euclid Avenue and Arthur Street in the identified portions of the existing parking lot would greatly improve the aesthetics of the site without sacrificing its functionality. Administration recommends that this be completed through a Letter of Undertaking with the City. The Applicant is in agreement with this



approach and the Letter of Undertaking has been signed and required Performance Guarantee has been received. A copy of the Extent of the Undertaking is attached as “Attachment C”.

### ***FINANCIAL IMPLICATION***

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

### ***CONCLUSION***

In conclusion, the requested Official Plan and Zoning By-law amendments would permit a use that is compatible with the surrounding area, is consistent with the Provincial Policy Statement and Growth Plan for Northern Ontario, is in keeping with the intent of the Official Plan, and represents good planning. As such, Administration supports the proposed amendments and recommends that they be approved.

### ***REFERENCE MATERIAL ATTACHED***

Attachment A – Property Location with Zoning

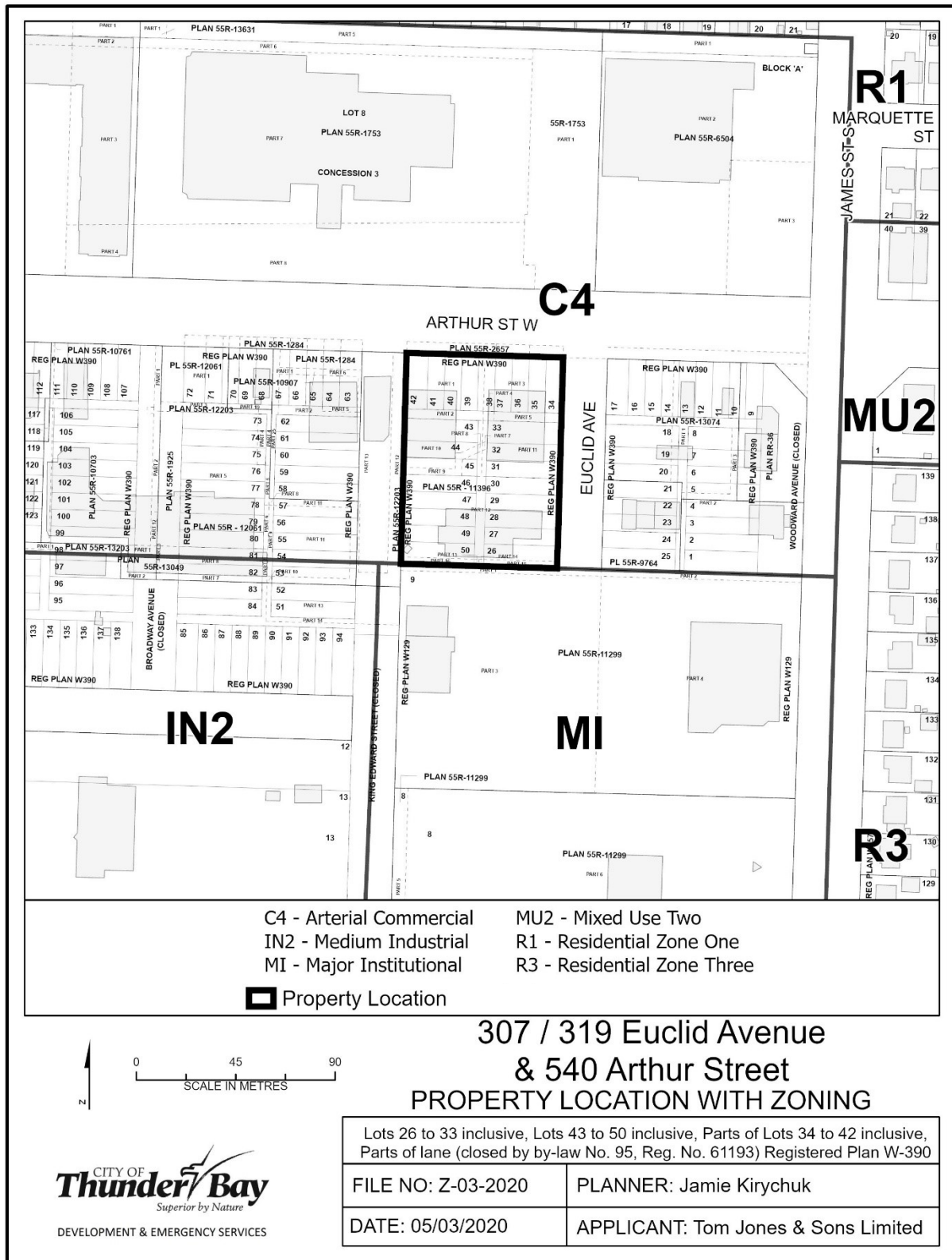
Attachment B – Applicant's Sketch

Attachment C – Extent of Undertaking

Attachment D – Official Plan Designation

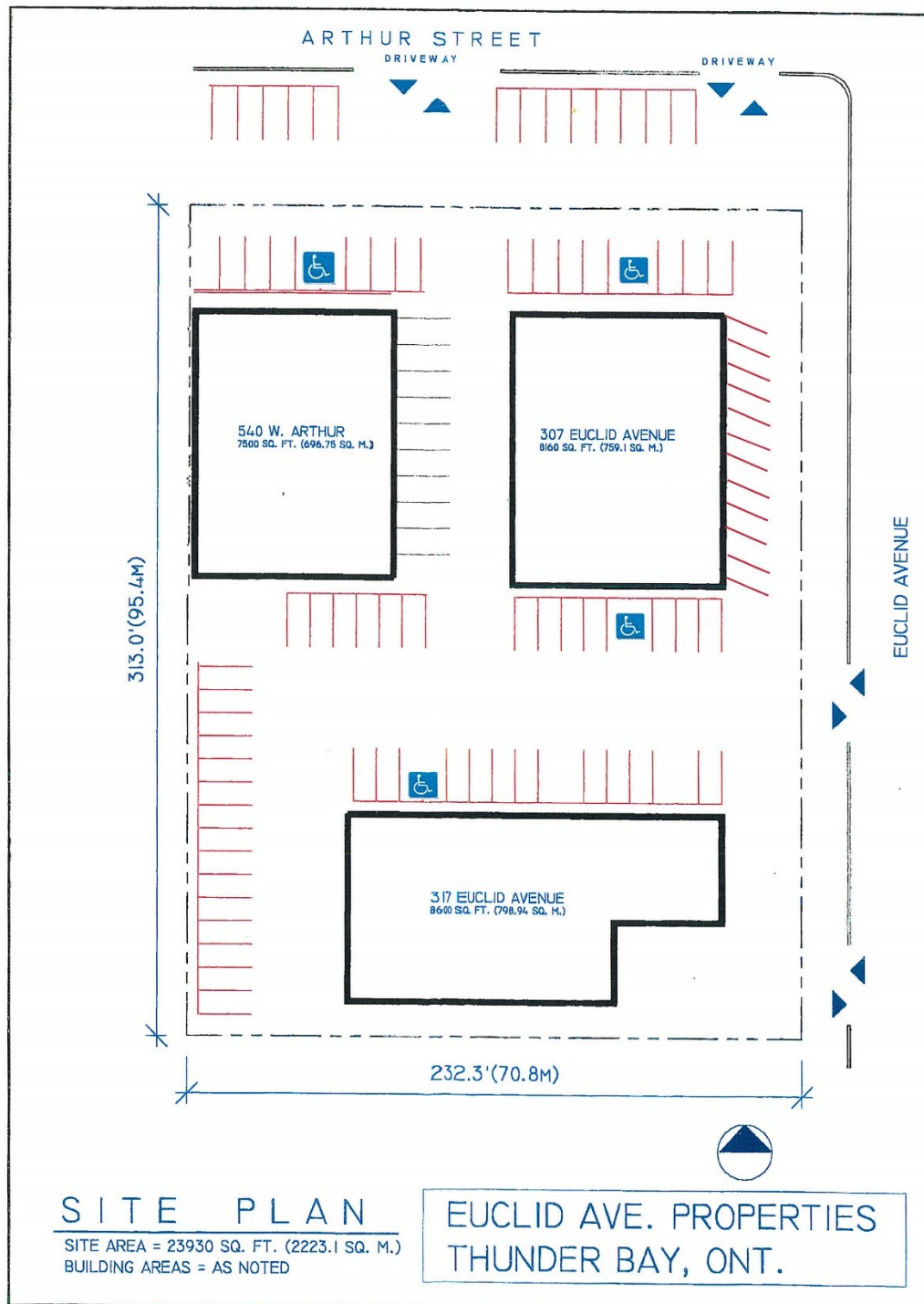
***PREPARED BY:*** Jamie Kirychuk, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
J DePeuter – General Manager Development & Emergency Services (Acting)	July 16, 2020



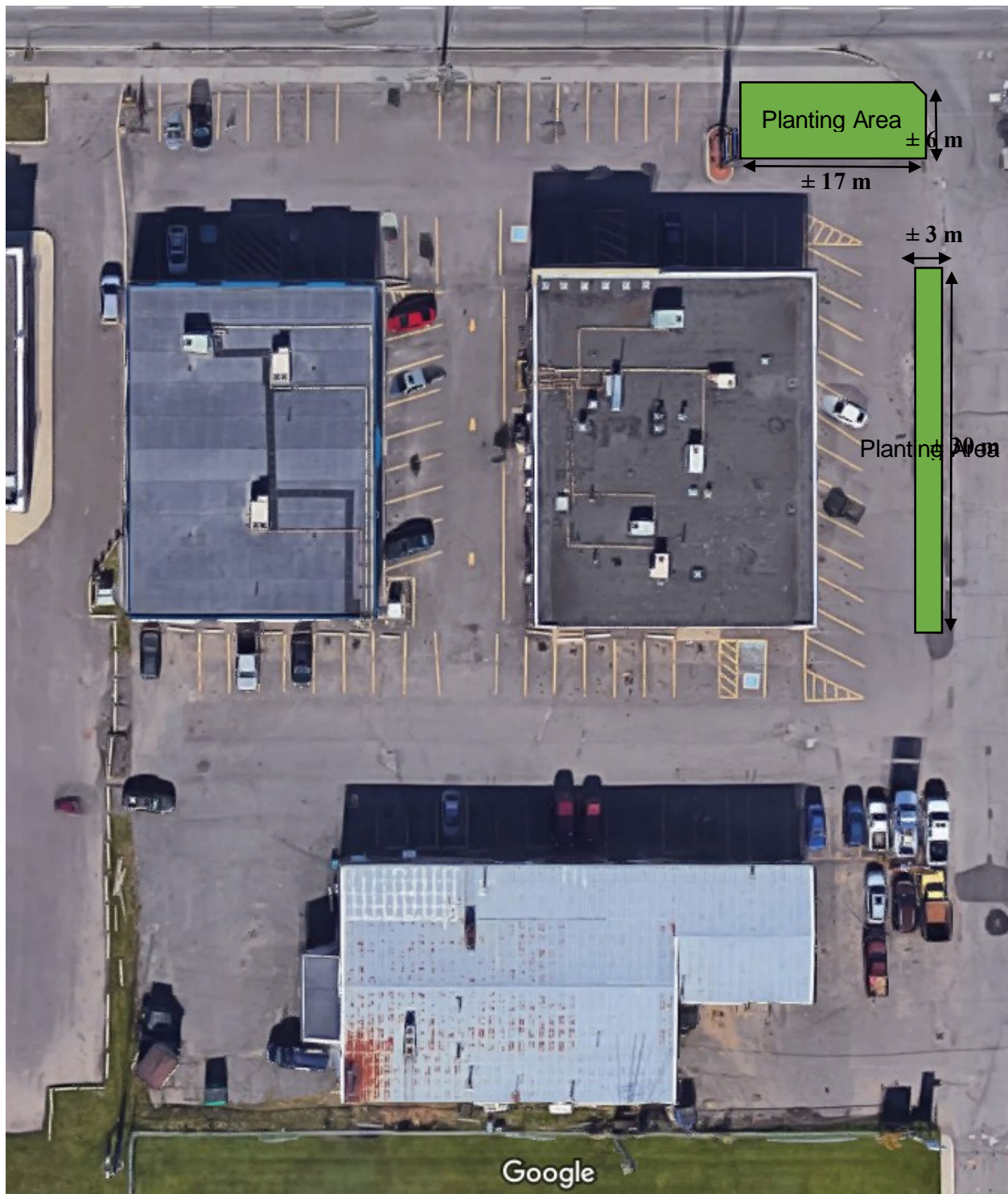
TITLE: <b>Property Location</b>			Date: July 2020
PREPARED BY JK	SCALE As Noted	FILE NO. OZ-03-2020	

**ATTACHMENT B - Applicant's Sketch**



TITLE: <b>Applicant's Sketch</b>	Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b> FILE NO. <b>OZ-03-2020</b>

## ATTACHMENT C: Extent of Undertaking

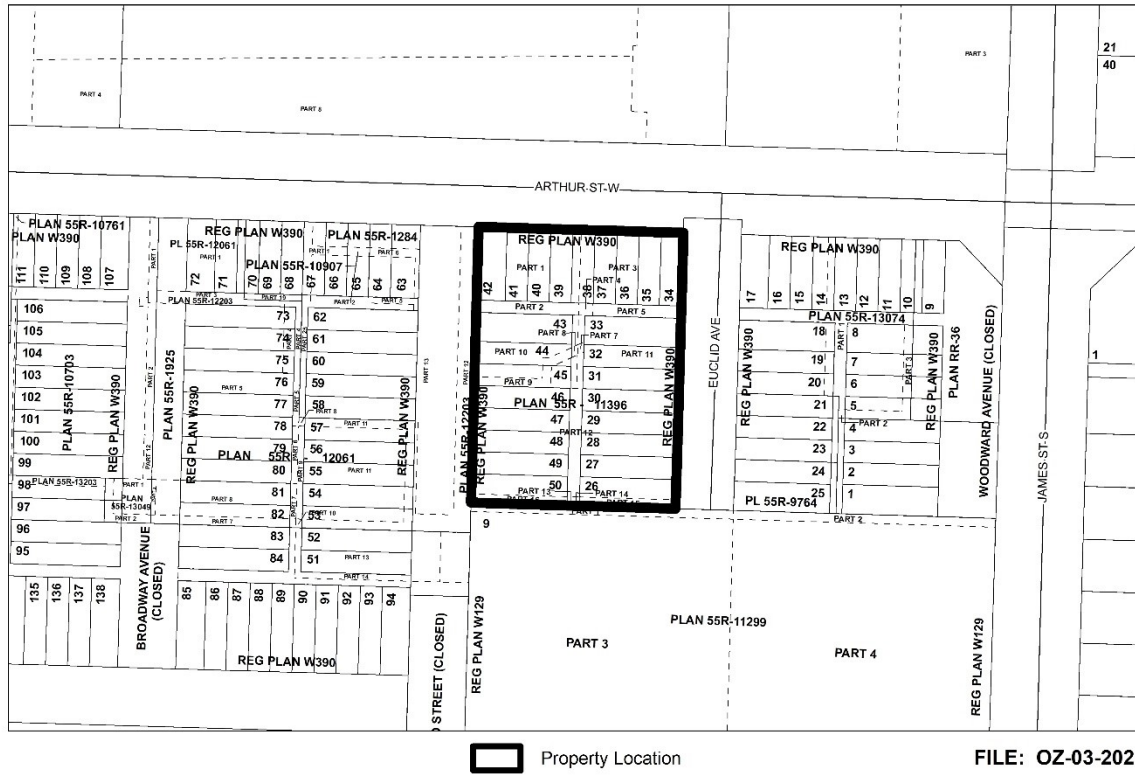
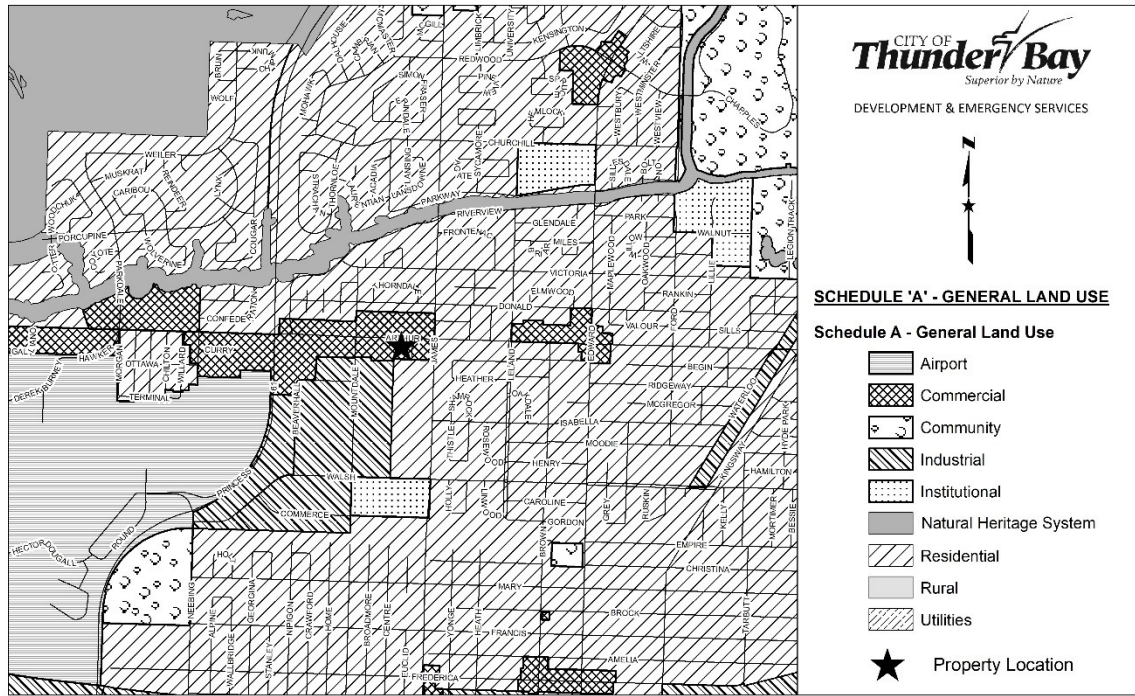


TITLE: <i>Extent of Undertaking</i>			Date: <b>July 2020</b>	
PREPARED BY <b>JK</b>	SCALE	<b>N/A</b>	FILE NO. <b>OZ-03-2020</b>	



# ATTACHMENT D – Official Plan Designation

## OFFICIAL PLAN AMENDMENT NO. SCHEDULE 'A'



TITLE: <b>Official Plan Designation</b>		Date: <b>July 2020</b>	
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>OZ-03-2020</b>	

# Corporate Report

<b>DEPARTMENT/ DIVISION</b>	Development & Emergency Services - Planning Services	<b>REPORT NO.</b>	R 89/2020
<b>DATE PREPARED</b>	07/07/2020	<b>FILE NO.</b>	Z-06-2020
<b>MEETING DATE</b>	07/27/2020 (mm/dd/yyyy)		
<b>SUBJECT</b>	Zoning By-law Amendment – 184 Brent Street (John McRae)		

## RECOMMENDATION

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

1. That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added a permitted USE on an interior lot at this location; and
2. That in the case of an APARTMENT DWELLING the following is applied at this location:
  - a. The minimum required LOT FRONTAGE be reduced to 20.0 m;
  - b. The minimum required LOT AREA be reduced to 643 sq. m;
  - c. The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.5 m; and
  - d. The minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

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.

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 89/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

## **EXECUTIVE SUMMARY**

The Applicant has requested a site-specific Zoning By-law amendment to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two, municipally known as 184 Brent Street.

The neighbourhood is well suited for this form of development and the site is close to the McVicar Creek Pathway (260 metres) which provides an important link to the River Street corridor where several amenities and public transit can be accessed. The Thunder Bay District Health Unit has indicated its support for the application and notes that the proposal represents affordable housing opportunities and urban intensification benefits. Two letters in opposition to the application were received.

Administration recommends approval of the proposed Zoning By-law amendment. The proposal supports the Provincial Policy Statement and Official Plan’s objective for infill and intensification in the urban area. Furthermore, residential development on this property will promote the use of nearby amenities and transportation networks in the Balsam Street area. Administration recommends that this property be designated as an area of Site Plan Control due to the number of proposed dwelling units.

## **DISCUSSION**

### Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to add a 4-unit apartment dwelling as a permitted use on an interior lot in the “R2” - Residential Zone Two. The proposed two storey apartment dwelling would consist of four two-bedroom units, with two ground floor units, and two second level units.

Four additional amendments are proposed to meet the minimum regulations required for an apartment dwelling. First is to reduce the required lot frontage to 20.0 metres, second is to reduce the driveway width for two-way traffic to 4.8 metres, third is to reduce the lot area to 643 sq. m, and fourth is to reduce the minimum required parking to 1.0 parking space per unit.

A copy of the Applicant’s sketch is attached as “Attachment B”.

### Description of Subject Property and Surrounding Area

The subject property is approximately 643.0 square metre in size, and located on west side of Brent Street. The lands are currently vacant and were previously developed with a single detached dwelling, which was removed in 2001.

The subject property is located in an established residential area close to Balsam and High Streets. The surrounding built form is represented by single and semi-detached dwellings and one four-plex on nearby Bruce Street. The proposed development is located close to several amenities including Brent Park, McVicar Creek Pathway, Grandview Gardens (Arena), and Grandview Mall.

### Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on March 13<sup>th</sup>, 2020 outlining the nature of the proposed Zoning By-law amendment. Planning Services received 2 letters of objection in response to the notice.

The main concerns or reasons for objection that were expressed in these letters included:

- Potential for the value of surrounding properties to be impacted negatively
- Lack of Amenity Space to be provided for the proposed dwelling
- Loss of Privacy for adjacent properties
- Proposed use won't fit the texture/fabric or character of the neighbourhood
- Potential for increased traffic
- Reduction of available on street parking
- Lack of area sidewalks results in an unsafe pedestrian environment
- Proposed building could create storm water management/flooding issues
- Errors with the Notice of Application

### Planning's Response to Neighbourhood Comments

- *Property values, traffic, and multi-unit housing type,*

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 such as low-rise apartments. Several of the common objection reasons were addressed in the publication and essentially disproved. These include:

- Decreased property values
- Traffic will increase
- Housing type won't fit the character of the neighbourhood

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.<sup>1</sup> One study done in Toronto actually found that property values increased.<sup>2</sup>

Second, traffic may increase, however, any new development must meet the municipality's planning and engineering standards. The Engineering & Operations Division does not have any traffic concerns with the proposed development.

The Ontario Human Rights Commission publication also addresses housing type (i.e. condos, low income, student housing, etc.). This topic is a human rights issue because it attempts to classify the users of the building instead of the land-use. Zoning does not control the user; it only controls land-use. In this case, the proposed land use is residential which is consistent with the surrounding neighbourhood.

- *Reduction of available On-street Parking*

Both letters received noted a lack of parking as their main concern. Each letter stated that there is a high demand already for on-street parking in the area.

The Parking Authority indicated that they have no record of infractions in the area and are not aware of any parking issues. The only parking restriction in this area is calendar parking, meaning in the winter months drivers can only park on one side of the road during the daytime. It is noted that the majority of residences in this area have off-street parking available, which should reduce the need for on-street parking. The Parking Authority does not object to the proposed reduction to the minimum parking standard.

- *Lack of area sidewalks results in an unsafe pedestrian environment*

Both letters received noted concerns over a lack of sidewalks on Brent Street which could create a more dangerous environment for pedestrians. Both the Thunder Bay Health Unit and Planning Services recognize these concerns, however, the benefits in which this development presents in terms of providing more affordable housing opportunities and urban intensification outweigh this concern. Furthermore the Engineering & Operations Division noted that this area is subject to low traffic volumes, and identified past or ongoing traffic concerns.

- *Storm water Management/Flooding*

One of the two letters received indicated concerns related to off-site drainage and potential flooding. This application was circulated to the Lakehead Regional Conservation Authority who have indicated that the property falls outside of the McVicar Creek flood line and the agency has no concerns with the proposed amendment.

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

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

Through the Site Plan Control process, this proposal will undergo a review using the City's Urban Design Guidelines and Engineering Standards and Specifications ensuring storm water and drainage is managed onsite.

- *Errors in Notice of Application*

One letter received notes concerns with two errors found within the notice of application sent on March 13<sup>th</sup>, 2020. On the original notice, the proposal does not include a reduction to the driveway width and includes a reduction in the side yard setback. The public meeting notice sent on July 7<sup>th</sup> includes the corrected proposed amendments.

- *Proposed use won't fit the texture/fabric or character of the neighbourhood*

Both letters received indicate that the Brent Street area is predominantly single family homes and that the inclusion of a four-unit apartment dwelling would erode the existing built fabric. Administration has conducted a review of the existing buildings within the surrounding neighbourhood and found this claim to be untrue. Several large semi-detached buildings are located on Brent Street, as well as a new 4-unit apartment dwelling on Bruce Street.

- *Privacy / Lack of Amenity Space*

One of the two letters mentioned concerns with the proposed new dwelling impacting the privacy of adjacent properties, and suggested that there would be a lack of amenity space provided for the residents of the new dwelling. The proposed amendment does not seek to reduce the interior side yard, or maximum height requirement of the Zone and therefore, the proposed dwelling would have the same impact on the abutting property's privacy as any other building built in accordance with these established regulations. Furthermore, the site plan submitted indicates that 28% of the lot area will be devoted to landscaped open space. The minimum requirement of landscaped open space for Apartment Dwellings in the "R2" Zone is 20%.

#### Agency Comments

Building Services, Engineering and Operations, Ministry of Transportation, Realty Services, Parks and Open Space Section, Thunder Bay District Health Unit, and the Lakehead Region Conservation Authority offered no objection to the proposed Zoning By-law amendment and provided the following comments.

Building Services indicates that a building permit will be required for the proposed development.

Thunder Bay District Health Unit (TBDHU) supports the proposal, citing the benefits of increased density on walkability and physical activity. As the subject property is within walkable distance of several amenities, they noted that the proposal may promote a healthy lifestyle and reduce environmental impacts. Encouraging active transportation and reducing private vehicle trips are goals of the EarthCare Sustainability Plan and the Corporate Strategic Plan. The TBDHU notes that providing a mix of housing types, via infill and intensification, within

walking distance of a variety of amenities brings the City closer to these goals. TBDHU did caution that there is a lack of pedestrian infrastructure available in this residential area. Despite this, the TBDHU still finds the proposed amendment supportable as the benefits in which this development presents in terms of providing more affordable housing opportunities and urban intensification outweigh this concern and the proposal is supported.

#### Planning Services Division Comments

- *Provincial Policy Statement and Growth Plan for Northern Ontario*

The proposal is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes a healthy, liveable, and safe community and contributes to the efficient development of the urban settlement area. Multiple unit developments within established urban areas are cost-effective and make efficient use of existing systems and amenities such as infrastructure, public service facilities, and active transportation and transit networks. The proposal is suitably located in a built-up area, where intensification and residential infill are encouraged. Furthermore, the proposed apartment building contributes a compact multiple unit form to the range and mix of housing types in the urban area and surrounding neighbourhood.

The proposal does not conflict with the Growth Plan for Northern Ontario.

- *Official Plan*

One of the primary goals of the Official Plan (OP) is to direct development so that it occurs in an efficient and cost-effective manner. Proposals that are based on intensification and infill are encouraged provided applicable criteria are met. The OP contains guiding principles, one of which is “Complete and Compact”. This principle directs the City to promote complete, connected, compact and livable communities by committing to providing residents access to a variety of housing choices, transit, active transportation, employment, recreation, and culture, all while protecting and enhancing the natural environment. By supporting residential infill and intensification, the City is meeting this guiding principle.

The OP specifically identifies the redevelopment and development of vacant or underutilized lots as the primary means for intensification. The OP explains that residential intensification represents the best opportunity for the provision of affordable housing and is essential to making the most efficient use of land, resources, infrastructure, and public service facilities, while minimizing impacts on air quality and climate change, promoting energy efficiency, and supporting public transit and active transportation. The OP indicates that the City will support residential intensification where the primary use and function of the neighbourhood will not be undermined. At a minimum, 20% of new dwelling units are to be created through intensification, which is supported by this proposal.

The subject lands are designated Residential in the OP. An objective of the Residential policy section is to promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodates a

mix of demographic and income groups, and is appropriate to the needs of the community. Apartment dwellings are typically more economically accessible than detached dwellings.

Compatibility with the existing built form and character of the area will be considered in the review of any proposal for intensification. The OP requires consideration be given to the height, scale, massing, and architectural character of buildings in the surrounding neighbourhood. The proposed building is a two storey, core floor construction. The adjacent properties are low-rise single and semi-detached dwellings. This proposal fits within the existing scale of development.

Administration is confident that this proposal is supported by, and does not conflict with any section of the Official Plan.

- *Zoning By-law*

The subject property is currently zoned 'R2' - Residential Zone Two, which permits apartment dwellings of up to four units on a corner lot. The Applicant is seeking a site specific amendment to the By-law to permit a four unit apartment dwelling on an interior lot at this location. Four additional amendments are required to meet the minimum regulations established for an apartment dwelling on an interior lot including a reduction to the required lot frontage, driveway width for two-way traffic, lot area, and the minimum required parking spaces per unit.

The intent of the required driveway width for two-way traffic in the Zoning By-law is to ensure ample space for safe vehicular ingress and egress. The proposal would see the required driveway width reduced from 6 metres to 4.5 metres. The reduction is supported by Planning Services as the four spaces will not constitute a significant amount of daily traffic along this driveway. Planning Services is in support on the grounds that the benefits to stormwater management, landscaped open space, snow removal, and overall aesthetics outweigh the potential minor delays that may arise as a result.

Minimum requirements for lot frontage and area in the Zoning By-law is to ensure that there is adequate amenity space for apartment dwelling units while providing access, appropriate built form, and parking. The proposal seeks to reduce both the minimum required lot frontage to 20.0 metres from 22.0 metres and lot area to 643.0 square metres from 660.0 square metres. In this case, access to the rear yard is suitable with a 4.5 metre driveway on the north side of the building. The site plan submitted also indicates that 28% of the lot area will be devoted to landscaped open space. Moreover, the proposed building does not require a height variance, or reduction to the interior side yard setback and accommodates four on-site parking stalls. Therefore sufficient amenity space, access, parking, and appropriate built form are provided.

The proposal also seeks to reduce the minimum required number of parking spaces to 1.0 per dwelling unit from 1.5 per dwelling unit. This is a reduction from a total of 6 onsite parking spaces to 4 onsite parking spaces. This request is considered appropriate given that the site is close to the McVicar Creek Pathway (260 metres) which provides an important link to the River Street corridor where several amenities and public transit can be accessed.

The proposal satisfies all other provisions of the Zoning By-law.

#### Site Plan Control

Parks and Open Spaces support Planning Services' request that the subject property be designated as an area of Site Plan Control (SPC). This will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division's standards and the City's Urban Design Guidelines. The use of landscaping, on-site stormwater management, proper lot grading, pedestrian circulation, and overall aesthetics will be encouraged.

It is also consistent with the policies in Section 22.6 of the Official Plan and with the City's practice of applying SPC to buildings of four dwelling units or more.

#### **FINANCIAL IMPLICATION**

It is anticipated that there will be an increase in assessment value. It is estimated that a \$100,000 increase in the assessed value of a property would provide the City with an approximate additional tax levy of \$1505. All design and construction costs will be the responsibility of the Applicant.

#### **CONCLUSION**

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

#### **REFERENCE MATERIAL ATTACHED**

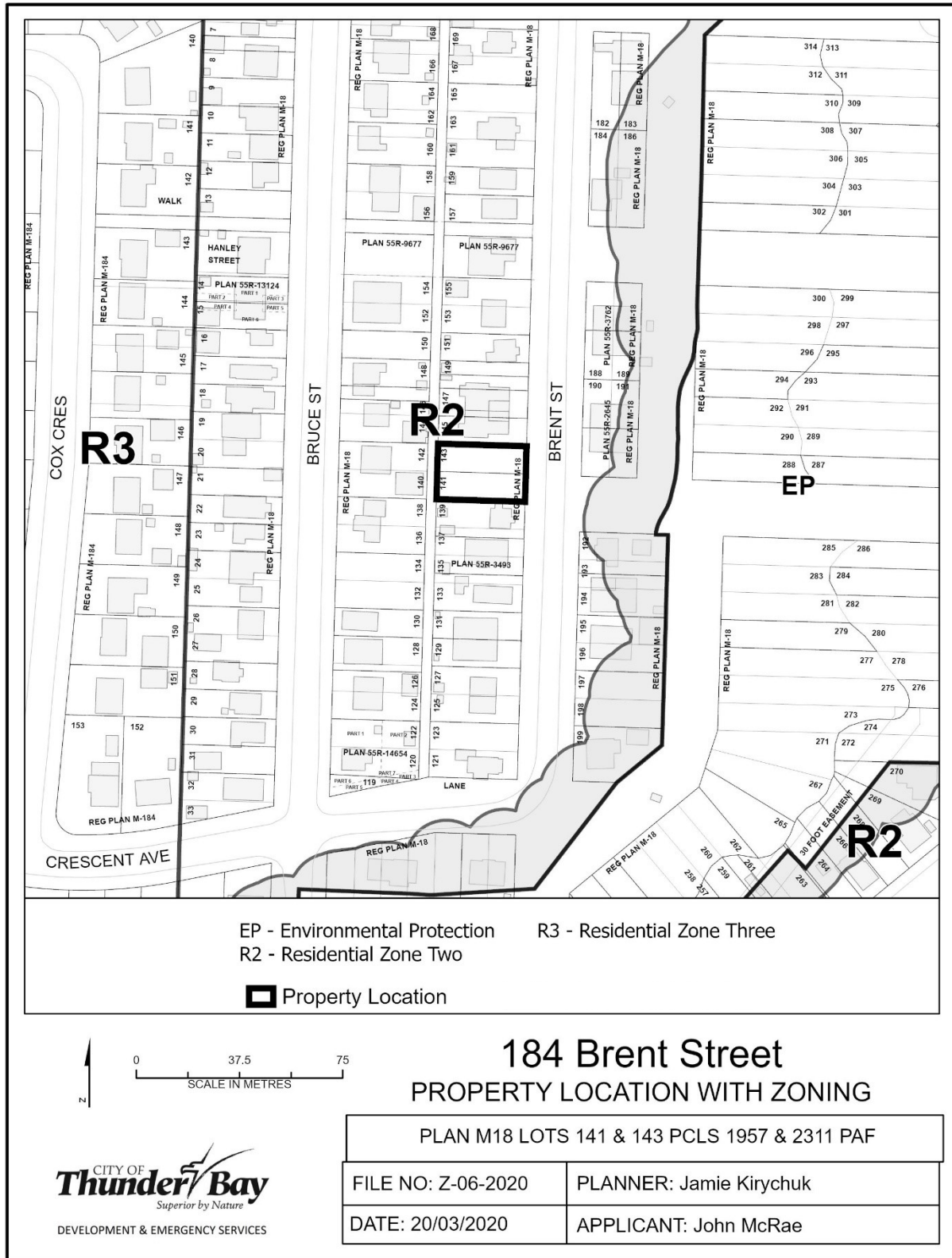
Attachment A – Property Location with Zoning  
Attachment B – Applicant's Sketch

**PREPARED BY:** Jamie Kirychuk, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
X	X

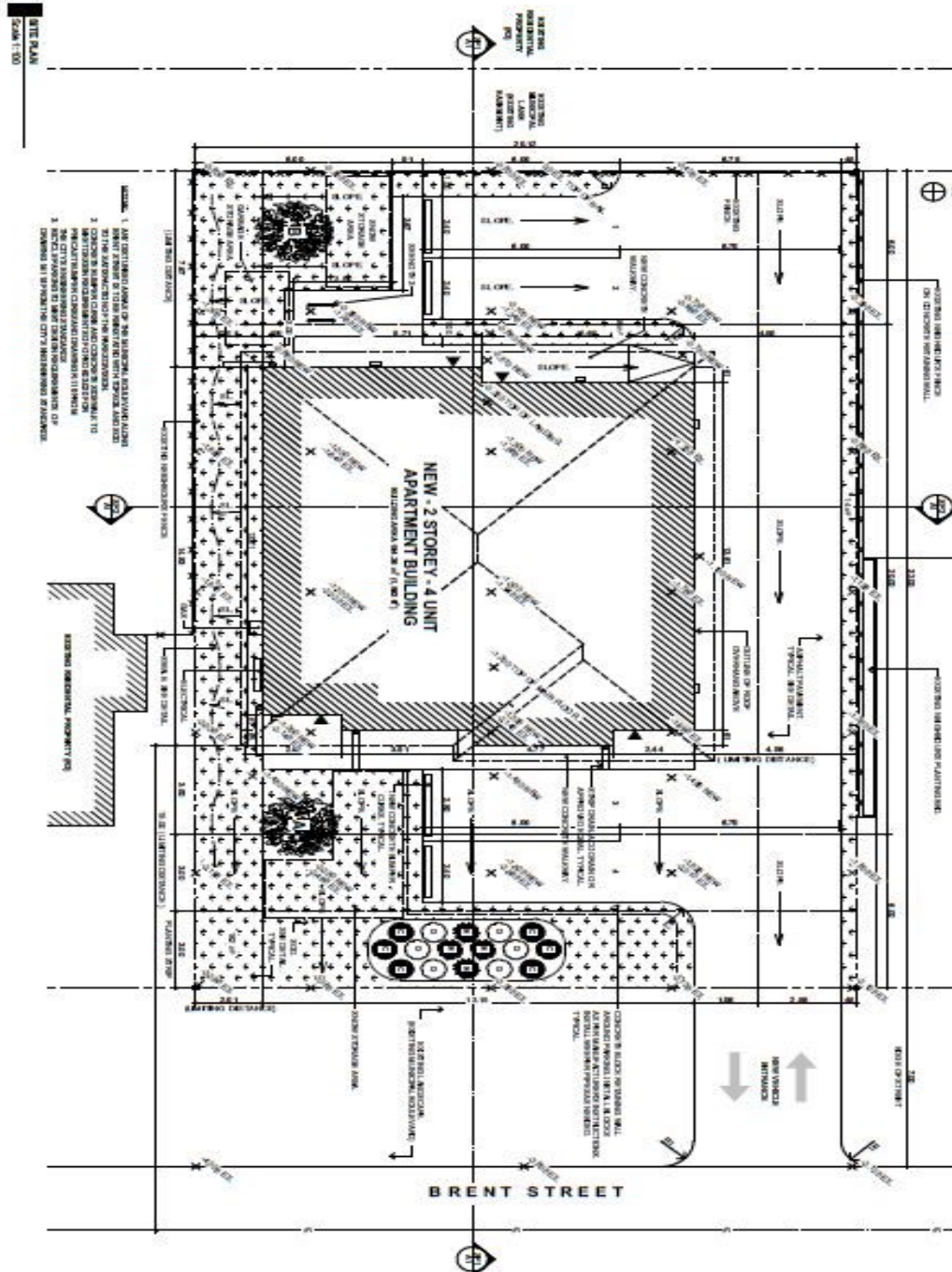


# ATTACHMENT A - Property Location



TITLE: <b>Property Location</b>			Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-06-2020</b>	

**ATTACHMENT B - Applicant's Sketch**



TITLE: <b><i>Applicant's Sketch</i></b>			Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-06-2020</b>	



# Corporate Report

<b>DEPARTMENT/ DIVISION</b>	Development & Emergency Services - Planning Services	<b>REPORT NO.</b>	R 90/2020
<b>DATE PREPARED</b>	07/07/2020	<b>FILE NO.</b>	Z-05-2020

**MEETING DATE** 07/27/2020 (mm/dd/yyyy)

**SUBJECT** Zoning By-law Amendment – 543 Andrew Street (John McRae)

## RECOMMENDATION

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

1. That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added a permitted USE on an interior lot at this location; and
2. That in the case of an APARTMENT DWELLING the following is applied at this location:
  - a. The minimum required LOT FRONTAGE be reduced to 20.0 m;
  - b. The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.8 m; and
  - c. That the minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

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.

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 90/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

## **EXECUTIVE SUMMARY**

The Applicant has requested a site-specific Zoning By-law amendment to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two, municipally known as 543 Andrew Street.

The neighbourhood is well suited for this form of development and the site is close to Lakehead University, public transit, and several amenities. The Thunder Bay District Health Unit has indicated its support for the application and notes that the proposal represents affordable housing opportunities and urban intensification benefits. One petition letter in opposition to the application was received.

Administration recommends approval of the proposed Zoning By-law amendment. The proposal supports the Provincial Policy Statement and Official Plan’s objective for infill and intensification in the urban area. Furthermore, residential development on this property will promote the use of existing amenities and transportation networks in the Oliver Road John Street area. Administration recommends that this property be designated as an area of Site Plan Control due to the number of proposed dwelling units.

## **DISCUSSION**

### Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to add a 4-unit apartment dwelling as a permitted use on an interior lot in the “R2” - Residential Zone Two. The proposed apartment dwelling consists of four two-bedroom units, with two ground floor units, and two second level units.

Three additional amendments are proposed to meet the minimum regulations required for an apartment dwelling. First is to reduce the required lot frontage for an apartment dwelling to 20.0 metres, second is reduce the driveway width for two-way traffic to 4.8 metres, and third is to reduce the minimum required parking spaces to 1.0 parking space per unit.

A copy of the Applicant’s sketch is attached as “Attachment B” for your review.

### Description of Subject Property and Surrounding Area

The subject property is approximately 660.0 square metre in size, and located on south side of Andrew Street. The lands are currently vacant and were previously developed with a single detached dwelling.

The subject property is located in an established residential area, 200.0 metres south of John Street and 300.0 metres north of Oliver Road. The surrounding built form is represented by single-detached dwellings with the exception of two duplexes on nearby Hartland Street. The proposed development is located close to several amenities and institutions including Lakehead

University, Oliver Road Community Centre, and the Canada Games Complex. Additionally, the property is located within short walking distance to two major transit routes located on Oliver Road and John Street.

### Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on March 13<sup>th</sup>, 2020 outlining the nature of the proposed Zoning By-law amendment. Planning Services received one petition letter with fourteen signatures from nearby property owners.

The main concerns or reasons for objection that were expressed in this petition letter included:

- Potential for the value of surrounding properties to be impacted negatively
- Proposed use won't fit the character of the neighbourhood
- Potential for increased traffic
- Reduction of available on street parking
- Lack of area sidewalks results in an unsafe pedestrian environment
- Proposed building could create storm water management/flooding issues

### Planning's Response to Neighbourhood Comments

- *Property values, traffic, and multi-unit housing type,*

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 such as low-rise apartments. Several of the common objection reasons were addressed in the publication and essentially disproved. These include:

- Decreased property values
- Traffic will increase
- Housing type won't fit the character of the neighbourhood

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.<sup>1</sup> One study done in Toronto actually found that property values increased.<sup>2</sup>

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

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

Second, traffic may increase, however, any new development must meet the municipality's planning and engineering standards. The Engineering & Operations Division does not have any traffic concerns with the proposed development.

The Ontario Human Rights Commission publication also addresses the discussion on housing type (i.e. condos, low income, student housing, etc.). This topic is a human rights issue because it attempts to classify the users of the building instead of the land-use. Zoning does not control the user; it only controls land-use. In this case, the proposed land use is residential which is consistent with the surrounding neighbourhood.

- *Reduction of available On-street Parking*

The letter received noted a lack of parking as their main concern. The letter stated there is a high demand already for on-street parking in the area.

The Parking Authority indicated that they have no record of infractions in the area and are not aware of any parking issues. The only parking restriction in this area is calendar parking, meaning in the winter months drivers can only park on one side of the road during the daytime. It is noted that the majority of residences in this area have off-street parking available, which should reduce the need for on-street parking. The Parking Authority does not object to the proposed reduction to the minimum parking standard.

- *Lack of area sidewalks results in an unsafe pedestrian environment*

The letter noted concerns over a lack of sidewalks on Andrew Street which could create a more dangerous environment for pedestrians. Both the Thunder Bay Health Unit and Planning Services recognize these concerns, however, the benefits in which this development presents in terms of providing more affordable housing opportunities and urban intensification outweigh this concern. Furthermore the Engineering & Operations Division noted that this area is subject to low traffic volumes, and identified past or ongoing traffic concerns.

- *Storm water Management/Flooding*

The letter indicated concerns related to off-site drainage and potential flooding. This application was circulated to the Lakehead Regional Conservation Authority who have indicated that the property falls outside of an environmentally sensitive or regulated area and the agency has no concerns with the proposed amendment.

Through the Site Plan Control process, this proposal will undergo a review using the City's Urban Design Guidelines and Engineering Standards and Specifications ensuring storm water and drainage is managed onsite.

- *Proposed use won't fit the texture/fabric or character of the neighbourhood*

The letter received indicate that the Andrew Street area is predominantly single family homes and that the inclusion of a four-unit apartment dwelling would erode the existing built fabric.

Administration has conducted a review of the existing buildings within the surrounding neighbourhood and found the majority of homes are single detached dwellings with the exception of two duplexes. However, in terms of scale and size, the proposed building will be 185 square metres in size. In comparison, three existing single detached homes on Andrew Street are larger than 200.00 square metres. Therefore, the scale and size of this building is appropriate in this neighbourhood.

#### Agency Comments

Building Services, Engineering and Operations, Ministry of Transportation, Realty Services, Parks and Open Space Section, Thunder Bay District Health Unit, and the Lakehead Region Conservation Authority offered no objection to the proposed Zoning By-law amendment and provided the following comments.

Building Services indicates that a building permit will be required for the proposed development.

Thunder Bay District Health Unit (TBDHU) supports the proposal, citing the benefits of increased density on walkability and physical activity. As the subject property is within walkable distance of several amenities, they noted that the proposal may promote a healthy lifestyle and reduce environmental impacts. Encouraging active transportation and reducing private vehicle trips are goals of the EarthCare Sustainability Plan and the Corporate Strategic Plan. The TBDHU notes that providing a mix of housing types, via infill and intensification, within walking distance of a variety of amenities brings the City closer to these goals. TBDHU did caution that the risk of food inaccessibility is somewhat high in this area, with the nearest grocery store located 1.6 kilometres from the lands. Despite this, the benefits in which this development presents in terms of providing more affordable housing opportunities and urban intensification outweigh this concern and the proposal can still be supported.

#### Planning Services Division Comments

- *The Growth Plan for Northern Ontario*

This application is consistent with the Growth Plan for Northern Ontario (GPNO). This proposal will support healthy communities by supporting a range of housing types. The GPNO calls for higher density development in the identified major cities, which includes Thunder Bay. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

- *Provincial Policy Statement*

The proposal is supported by the Provincial Policy Statement (PPS), 2014, as it encourages residential infill and intensification in built up areas where services exist to support the proposed development. The PPS also calls for densities that support active and public transportation. This proposal is consistent with these objectives.

- *Official Plan*

One of the primary goals of the Official Plan (OP) is to direct development so that it occurs in an efficient and cost-effective manner. Proposals that are based on intensification and infill are encouraged provided applicable criteria are met. The OP contains guiding principles, one of which is “Complete and Compact”. This principle directs the City to promote complete, connected, compact and livable communities by committing to providing residents access to a variety of housing choices, transit, active transportation, employment, recreation, and culture, all while protecting and enhancing the natural environment. By supporting residential infill and intensification, the City is meeting this guiding principle.

The OP specifically identifies the redevelopment and development of vacant or underutilized lots as the primary means for intensification. The OP explains that residential intensification represents the best opportunity for the provision of affordable housing and is essential to making the most efficient use of land, resources, infrastructure, and public service facilities, while minimizing impacts on air quality and climate change, promoting energy efficiency, and supporting public transit and active transportation. The OP indicates that the City will support residential intensification where the primary use and function of the neighbourhood will not be undermined. At a minimum, 20% of new dwelling units are to be created through intensification, which is supported by this proposal.

The subject lands are designated Residential in the OP. An objective of the Residential policy section is to promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodates a mix of demographic and income groups, and is appropriate to the needs of the community. Apartment dwellings are typically more economically accessible than detached dwellings.

Compatibility with the existing built form and character of the area will be considered in the review of any proposal for intensification. The OP requires consideration be given to the height, scale, massing, and architectural character of buildings in the surrounding neighbourhood. The proposed building is a two storey, core floor construction. The adjacent properties are low-rise single detached dwellings. This proposal fits within the existing scale of development.

Administration is confident that this proposal is supported by, and does not conflict with any section of the Official Plan.

- *Zoning By-law*

The subject property is currently zoned ‘R2’ - Residential Zone Two, which permits apartment dwellings of up to four units on a corner lot. The Applicant is seeking a site specific amendment to the By-law to permit a four unit apartment dwelling on an interior lot at this location. Three additional amendments are required to meet the minimum regulations established for an apartment dwelling on an interior lot including a reduction to the required lot frontage, driveway width for two-way traffic, and the minimum required parking spaces per unit.

The intent of the required driveway width for two-way traffic in the Zoning By-law is to ensure ample space for safe vehicular ingress and egress. The proposal would see the required driveway width reduced from 6 metres to 4.8 metres. The reduction is supported by Planning Services as the four spaces will not constitute a significant amount of daily traffic along this driveway. Planning Services is in support on the grounds that the benefits to stormwater management, landscaped open space, snow removal, and overall aesthetics outweigh the potential minor delays that may arise as a result.

Minimum requirements for lot frontage in the Zoning By-law is to ensure that there is adequate amenity space for apartment dwelling units while providing access, appropriate built form, and parking. The proposal seeks to reduce the minimum required lot frontage to 20.0 metres from 22.0 metres. In this case, access to the rear yard is suitable with a 4.8 metre driveway on the north side of the building. The site plan submitted also indicates that 28% of the lot area will be devoted to landscaped open space. Moreover, the proposed building does not require a height variance, or reduction to the interior side yard setback and accommodates four on-site parking stalls. Therefore sufficient amenity space, access, parking, and appropriate built form are provided.

The proposal also includes a reduction to the minimum required number of parking spaces to 1.0 per dwelling unit from 1.5 per dwelling unit. This is a reduction from a total of 6 onsite parking spaces to 4 onsite parking spaces. This request is considered appropriate given that the site is close to Lakehead University, public transit, and several amenities.

The proposal satisfies all other provisions of the Zoning By-law.

#### Site Plan Control

Through the circulation of the proposal, Parks and Open Spaces support Planning Services' request that the subject property is designated as an area of Site Plan Control (SPC). This will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division's standards and the City's Urban Design Guidelines. The use of landscaping, on-site stormwater management, proper lot grading, pedestrian circulation, and overall aesthetics will be encouraged.

It is also consistent with the policies in Section 22.6 of the Official Plan and with the City's practice of applying SPC to buildings of four dwelling units or more.

#### **FINANCIAL IMPLICATION**

It is anticipated that there will be an increase in assessment value. It is estimated that a \$100,000 increase in the assessed value of a property would provide the City with an approximate additional tax levy of \$1505. All design and construction costs will be the responsibility of the Applicant.

## CONCLUSION

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

## REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning

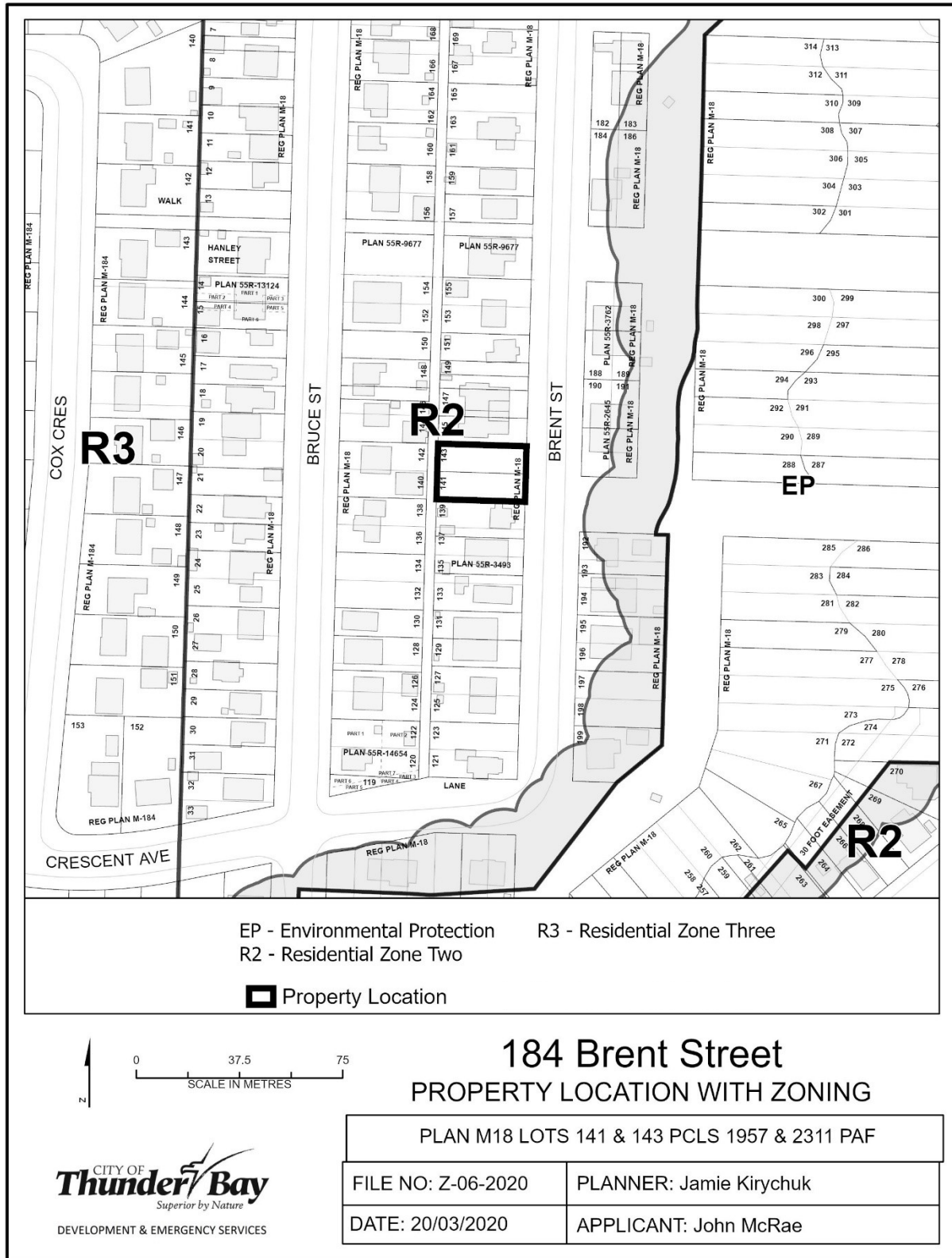
Attachment B – Applicant's Sketch

**PREPARED BY:** Jamie Kirychuk, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
X	X

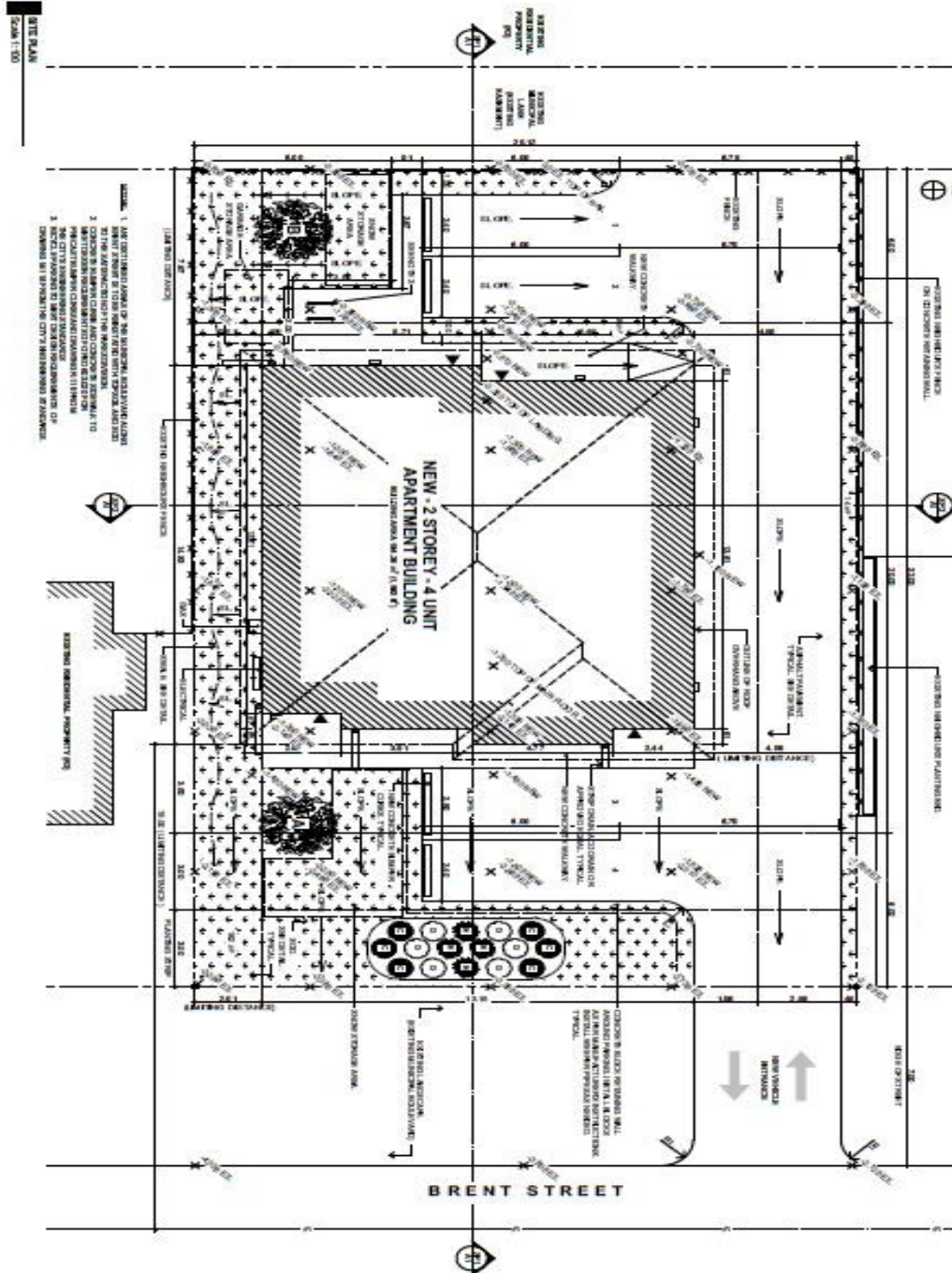


# ATTACHMENT A - Property Location



TITLE: <b>Property Location</b>			Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>	FILE NO. <b>Z-06-2020</b>	

# ATTACHMENT B - Applicant's Sketch



TITLE: <b>Applicant's Sketch</b>	Date: <b>July 2020</b>
PREPARED BY <b>JK</b>	SCALE <b>As Noted</b>
FILE NO. <b>Z-06-2020</b>	

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**MEETING DATE**     07/27/2020 (mm/dd/yyyy)

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**SUBJECT**             BL 83/2020 - Official Plan & Zoning Bylaw Amendment - 540 Arthur  
                               St. W

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***SUMMARY***

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (307/319 Euclid Avenue & 540 Arthur Street West), distributed separately.

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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             BL 84/2020 - Zoning Bylaw Amendment - 639 McLaughlin

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***SUMMARY***

By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street), distributed separately.

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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             BL 85/2020 - Zoning Bylaw Amendment - 543 Andrew Street

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***SUMMARY***

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

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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             BL 86/2020 - Zoning Bylaw Amendment - 184 Brent Street

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***SUMMARY***

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

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***MEETING DATE***      07/27/2020 (mm/dd/yyyy)

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***SUBJECT***              BL 87/2020 - Site Plan Designation (639 McLaughlin Street)

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***SUMMARY***

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

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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             BL 88/2020 - Site Plan Designation (307/319 Euclid Avenue & 540  
                                 Arthur St. W)

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***SUMMARY***

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



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***MEETING DATE***     07/27/2020 (mm/dd/yyyy)

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***SUBJECT***             BL 89/2020 - Site Plan Designation (543 Andrew St.)

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***SUMMARY***

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

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**MEETING DATE**     07/27/2020 (mm/dd/yyyy)

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**SUBJECT**             By-law Resolution

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***SUMMARY***

By-law Resolution - July 27, 2020

***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.

By-law Number: BL 83/2020

2.     A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street).

By-law Number: BL 84/2020

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

By-law Number: BL 85/2020

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

By-law Number: BL 86/2020

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.

By-law Number: BL 87/2020

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

By-law Number: BL 88/2020

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

By-law Number: BL 89/2020

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

By-law Number: BL 90/2020