



MEETING: City Council (Public Meeting)

DATE: Monday, May 27, 2019

Reference No. CCP - 6/50

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

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

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - May 27, 2019 - City Council (Public Meeting)

With respect to the May 27, 2019 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 - 110 Redwood Avenue West (Blazin Group Ltd.)

Report No. 70/2019 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to define and permit a “mini-warehouse” within an existing commercial unit of the shopping centre known as Northwood Park Plaza. The proposal is to fill a vacant 2900 square metre unit and located at the north end of the existing building, with a “mini-warehouse” self-storage facility.

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

THAT a Public Meeting having been held with respect to the application by the Blazin Group Ltd., relative to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West, we recommend that the Zoning By-law be amended as follows:

1. That a “mini-warehouse” be defined as a building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage
2. That a “mini-warehouse” be permitted within the existing building
3. That the total maximum gross floor area of a “mini-warehouse” be set to 2900 square metres
4. That the gross floor area of an individual storage unit be limited to a maximum of 25 square metres

Subject to the following condition:

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

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

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council.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

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

ALL as contained in Report No. R 70/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

BY-LAWS

BL 49/2019 - Site Plan Designation - 110 Redwood Avenue West

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (110 Redwood Avenue West)

BL 50/2019 - Zoning By-law Amendment - 110 Redwood Avenue West

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

By-law Resolution

By-law Resolution - May 27, 2019 - City Council (Public Meeting)

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. (110 Redwood Avenue West)

By-law Number: BL 49/2019

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

By-law Number: BL 50/2019

ADJOURNMENT

MEETING DATE 05/27/2019 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - May 27, 2019 - City Council (Public Meeting)

RECOMMENDATION

With respect to the May 27, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 70/2019
DATE PREPARED	16/04/2019	FILE NO.	Z-02-2019
MEETING DATE	27/05/2019 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 110 Redwood Avenue West (Blazin Group Ltd.)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by the Blazin Group Ltd., relative to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West, we recommend that the Zoning By-law be amended as follows:

1. That a “mini-warehouse” be defined as a building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage
2. That a “mini-warehouse” be permitted within the existing building
3. That the total maximum gross floor area of a “mini-warehouse” be set to 2900 square metres
4. That the gross floor area of an individual storage unit be limited to a maximum of 25 square metres

Subject to the following condition:

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

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

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

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

ALL as contained in Report No. R 70/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to define and permit a “mini-warehouse” within an existing commercial unit of the shopping centre known as Northwood Park Plaza. The proposal is to fill a vacant 2900 square metre unit and located at the north end of the existing building, with a “mini-warehouse” self-storage facility.

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

DISCUSSION

Description of Proposal

The Applicant has applied to define and permit a “mini-warehouse” within an existing commercial unit of the shopping centre, known as Northwood Park Plaza. A “mini-warehouse” is a self-storage facility. The proposed definition is:

A building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.

A “mini-warehouse” is to be permitted in the existing building only and limited to a maximum gross floor area of 2900 square metres. This means the “mini-warehouse” use will be permitted in the vacant unit, just less than 2900 square metres in size and located at the north end of the existing building only and not in the entire building. The Applicant’s preliminary floor plan includes 253 storage units ranging in size from 2.3 square metres to 23 square metres. The proposed amendment limits the maximum size of an individual storage unit to 25 square metres.

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

Description of Subject Property and Surrounding Area

The Northwood Park Plaza is located on the subject property. The proposed commercial unit is located in the northernmost section of the existing shopping centre. The existing shopping centre contains various commercial uses including retail stores and restaurants. There is a large parking lot associated with the shopping centre to the east of the building.

The portion of the shopping centre owned by the Applicant is a former department store that has been divided into three commercial units. Currently, two of the units are occupied by retail stores. The third unit, which is the subject of this application, has been vacant for some time. The City’s records do not precisely track vacancies. However, permit records indicate that this unit has likely been vacant for ten years.

There are single-detached dwellings to the south and north of the building, a church west of the building, and other commercial uses located east of the building around the intersection of Redwood Ave and Edward St. These uses include a pharmacy and a medical office.

The property is currently zoned “C2” – Urban Centre Zone and designated as Community Commercial in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on March 8, 2019 outlining the nature of the proposed Zoning By-law amendment. There were two objection letters received in response to the notice.

One resident is concerned with illegal substances and materials being stored in the mini-warehouse, as well as potential vermin infestations. These concerns cannot be appropriately addressed by the Zoning By-law. The applicant will be responsible to ensure that the facility is operated in a clean and safe manner and that the storage of items complies with all applicable laws.

The second resident is concerned with the property maintenance and the exterior condition of the building. It is expected that with a new tenant fit-up these conditions will improve. They also stated that to better serve the community, the property should be zoned for retail stores only. The resident indicated that the subject commercial unit has been vacant since it was zoned for a call centre. A wide range of commercial uses have been permitted on the subject property since the 1983 Zoning By-law, including a call centre. The proposed amendment will not preclude these uses but will permit a mini-warehouse in one unit of the shopping centre. The proposed use would provide a service to individuals in the community. While Planning Services agrees that a retail store would be a more active and vibrant use, it does not mean that it is the only use that would be appropriate at this location. Planning Services has considered the Applicant’s proposal using Official Plan policies and finds that it does conform.

Agency Comments

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

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

Parks and Open Spaces encourages the Applicant to provide landscaped open space in the form of a 3.0 m wide strip along the lot lines abutting a street. This is more consistent with today’s landscape open space requirements and with the Urban Design Guidelines. However, as this is a change of use, does not require any exterior constructions, and is not located on an Image Route,

site improvements such as new landscaping are not typically required as condition of an amendment. Instead, Planning Services is recommending that this property be designated as an area of site plan control so that future additions or new buildings will require a full review of the site's design, including landscaping.

Planning Services Division Comments

- *Provincial Policy Statement, 2014*

The proposal is consistent with the Provincial Policy Statement (PPS), 2014, as it is consistent with the policies described in Sections 1.1.1, 1.3.1, and 1.7.1 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. The proposed use makes efficient use of an existing vacant commercial unit located in a well-established shopping centre which serves both the surrounding neighbourhood and the City as a whole. 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 neighbourhood and is compatible with existing commercial uses.

Section 1.3.1 of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, 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. The proposed use is a type of business which under the Zoning By-law is considered a light industrial use as it is a warehouse. However, self-storage is a unique type of business that is compatible with commercial uses as it is small-scale and serves many individuals at once. Planning Services considers this an appropriate business to add to the range of economic activities and ancillary uses permitted within this existing employment area.

Finally, Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness. The proposed use will fill a vacant commercial unit and promote economic prosperity.

- *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 vacant commercial unit and therefore directs development in an efficient and cost-effective manner. The proposal also promotes the growth of a new business at an appropriate location.

The commercial area of Northwood Park Plaza is considered a commercial employment area. The proposal promotes many general objectives of the Employment policies including:

- support the creation of a positive climate for institutions, businesses, industries, and employees in order to develop a diversified and growing economy;
- provide for, and support the efficient use of, a full range of infrastructure and appropriate services to support economic development;
- promote the intensification and revitalization of institutional, commercial, and industrial areas

The proposal has also been evaluated using the OP's evaluation criteria for planning applications and is considered satisfactory. The existing shopping centre is designed to function well with full commercial units. The filling of the vacant commercial unit will allow it to operate at full capacity as it was designed.

The subject property is designated as Community Commercial in the OP. These areas are envisioned to provide a range of retail and service uses that are intended to serve multiple neighbourhoods. The proposed use will provide a self-storage service in a well-established shopping centre that serves both the surrounding neighbourhood and the City as a whole. Because the mini-warehouse use provides small storage lockers (approx. 2.5 up to 23 square metres) to individuals it operates as a service. It is closer to a commercial use rather than an industrial one. Therefore, this commercial area is considered an appropriate location for the proposed use.

- *Zoning By-law*

The subject property is currently zoned "C2" – Urban Centre Zone. A wide variety of commercial uses are permitted at this location. However, this unit has been vacant for several years. The proposed amendment will add "mini-warehouse" as a permitted use in the vacant unit only by limiting its maximum gross floor area (GFA) to 2900 square metres. The existing list of commercial uses will continue to be permitted throughout the shopping centre. Further, the size of the individual storage units has been limited to 25 square metres which ensures that storage remains at a small scale.

The parking rate is established using the GFA of the shopping centre in total, and therefore does not change as commercial tenants change. There is also existing loading facilities which would serve the proposed use.

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

Site Plan Control

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

The Planning Services Division recommends the subject property be designated as an area of Site Plan Control (SPC). The SPC process allows Administration to consider site-specific needs and ensure that urban design and stormwater management best practices are implemented, details which the Zoning By-law does not specifically address.

In this case, an SPC agreement will not be required to support the proposed new use as no major exterior construction is necessary. However, in the future should any new building or major additions be constructed an 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.

FINANCIAL IMPLICATION

There is not an expected increase in tax revenue as the shopping centre is already established. However, MPAC determines the property class and assessment of properties. If the property is assessed as commercial, 2018 municipal taxes on 100,000 of commercial assessment is \$3,107.81 and total taxes including education is \$4,198.81.

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

CONCLUSION

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

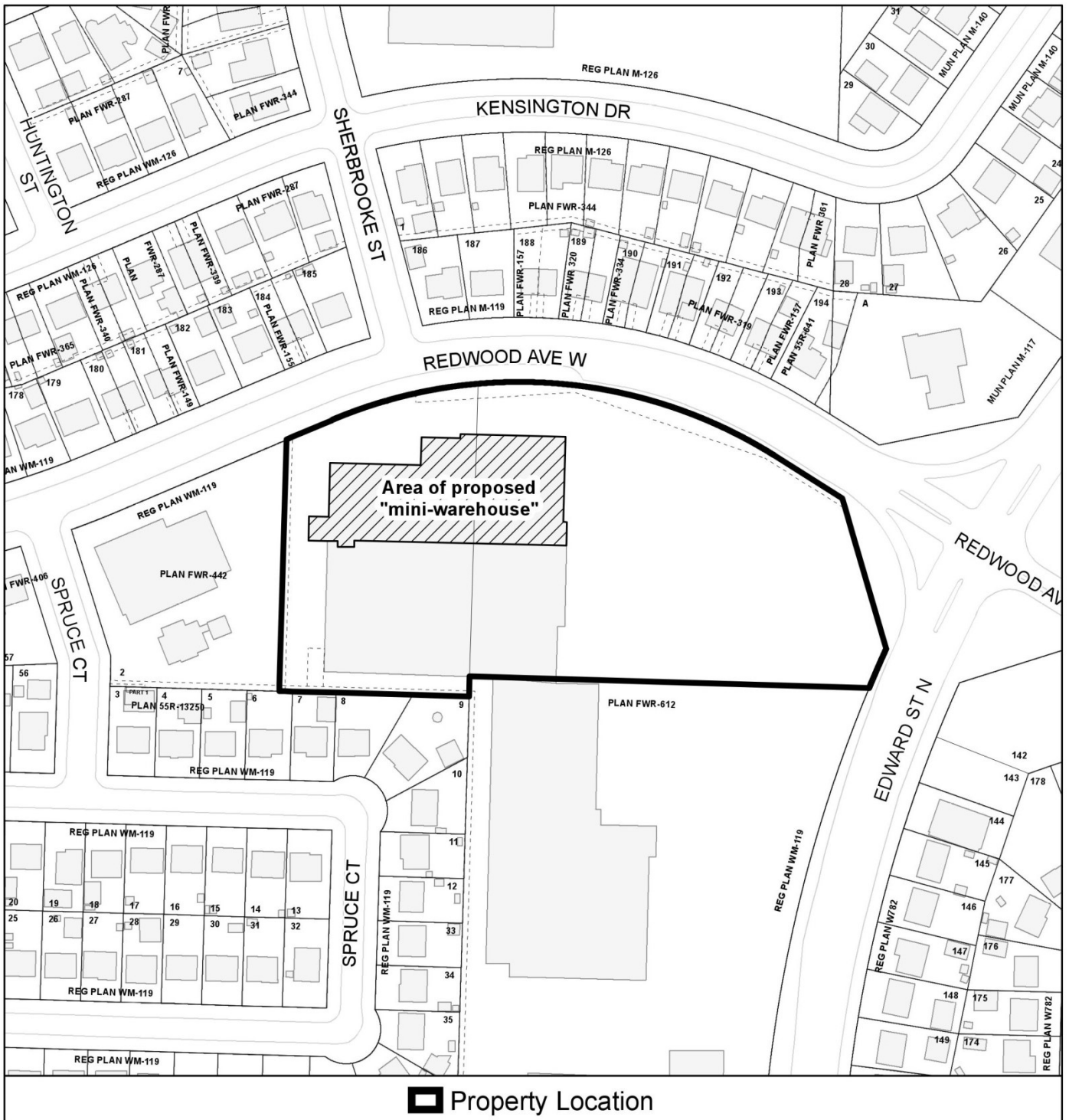
REFERENCE MATERIAL ATTACHED:

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

PREPARED BY: Jillian Fazio, Planner II

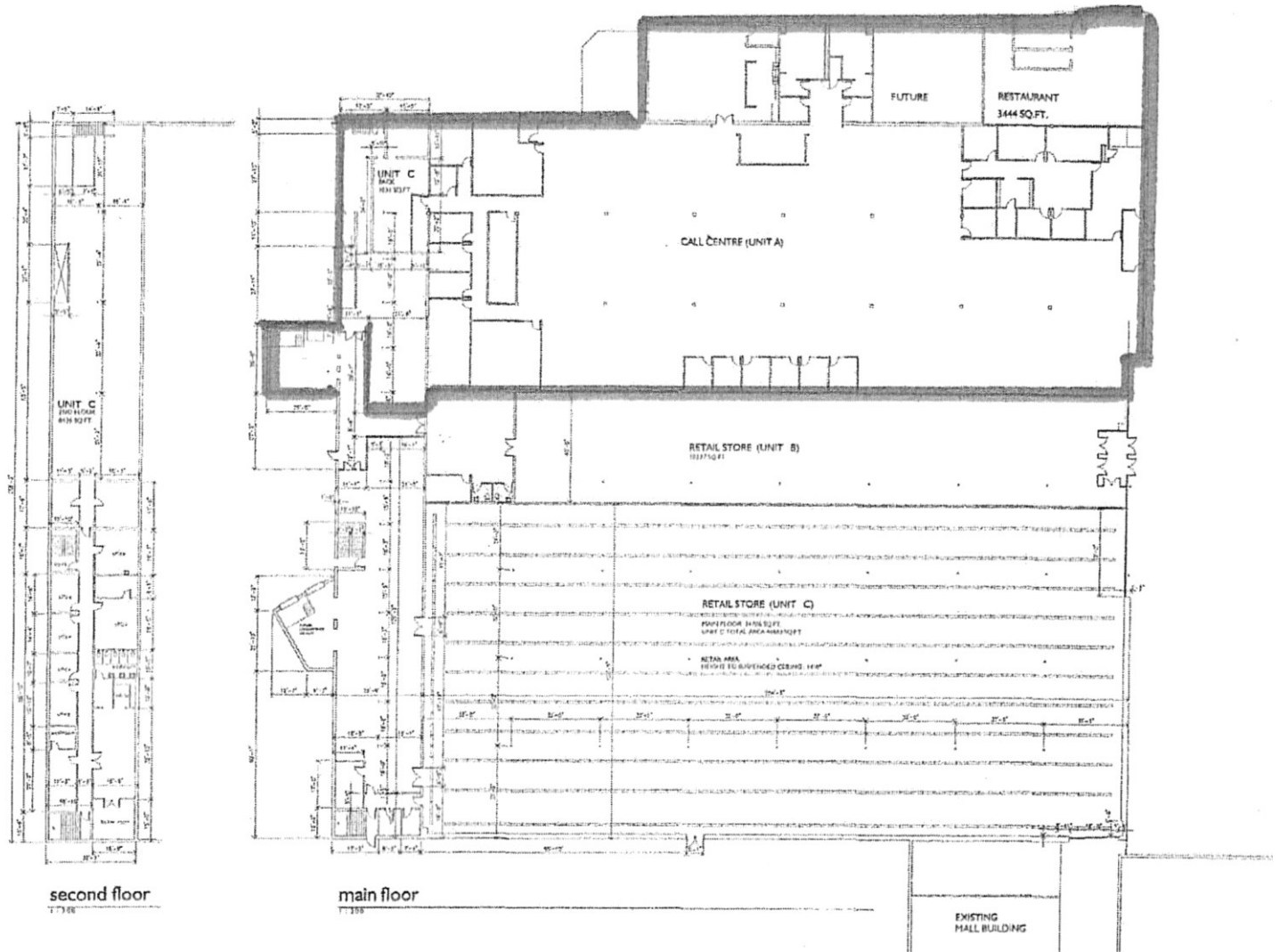
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J. Smith, MA.MCIP.RPP.	DATE: May 16, 2019
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ATTACHMENT A - Property Location



TITLE: Property Location			Date: May 2019
PREPARED BY JF	SCALE As Noted	FILE NO. Z-02-2019	

ATTACHMENT B - Applicant's Sketch



TITLE: Applicant's Sketch		Date: May 2019	
PREPARED BY JF	SCALE As Noted	FILE NO. Z-02-2019	



Memorandum

Corporate By-law Number BL 49/2019

TO: Office of the City Clerk **FILE:** Z-02-2019

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 17/04/2019

SUBJECT: BL 49/2019 - Site Plan Designation - 110 Redwood Avenue West

MEETING DATE: City Council (Public Meeting) - 05/27/2019 (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (110 Redwood Avenue West)

Authorization: R 70/2019 (Planning Services) - City Council (Public Meeting) – May 27, 2019

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West.

Schedules and Attachments:

EXHIBIT ONE TO BL 49/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 49/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (110 Redwood Avenue West)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated May 27, 2019.

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

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

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law.

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

Enacted and passed this 27th day of May, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

Deputy City Clerk



Memorandum

Corporate By-law Number BL 50/2019

TO: Office of the City Clerk **FILE:** Z-02-2019

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 17/04/2019

SUBJECT: BL 50/2019 - Zoning By-law Amendment - 110 Redwood Avenue West

MEETING DATE: City Council (Public Meeting) - 05/27/2019 (mm/dd/yyyy)

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

Authorization: R 70/2019 (Planning Services) - City Council (Public Meeting) – May 27, 2019

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law, specifically to define a “mini-warehouse”, limit its maximum gross floor area, and permit it within the existing building.

The effect of this amendment would be to permit the use of one of the commercial units within the existing shopping centre as a “mini-warehouse”.

Schedules and Attachments:

EXHIBIT ONE TO BL 50/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 50/2019

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

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on May 3, 2019 and a public meeting was held on May 27, 2019 which Report No. R70/2019 (Planning Services) was considered.

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

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

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

PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, is subject to the following provisions:

a) Definitions

A MINI-WAREHOUSE is a building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.

b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as defined in Subparagraph "165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 27th day of May, 2019.

c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 27th day of May, 2019, the following applies:

- i) The maximum total GROSS FLOOR AREA is 2900 square metres
- ii) The maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 27th day of May, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

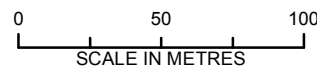
Mayor

Krista Power

Deputy City Clerk

Property Location

110 Redwood Avenue West



THIS IS EXHIBIT ONE TO PARAGRAPH 165
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER 50/2019

MAYOR _____

CITY CLERK _____

MEETING DATE 05/27/2019 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - May 27, 2019 - City Council (Public Meeting)

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. (110 Redwood Avenue West)

By-law Number: BL 49/2019

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

By-law Number: BL 50/2019