



MEETING: City Council (Public Meeting)

DATE: Monday, June 15, 2020

Reference No. CCP – 7/51

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

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

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor S. Ch'ng
Councillor A. Foulds
Councillor A. Ruberto

OFFICIALS:

Ms. D. Earle, Deputy City Clerk
Mr. N. Gale, City Manager
Ms. L. Lavoie, Committee Coordinator

OFFICIALS - ELECTRONIC PARTICIPATION:

ELECTRONIC PARTICIPATION:

Councillor M. Bentz
Councillor C. Fraser
Councillor T. Giertuga
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor Peng You

Ms. L. Evans, General Manager – Corporate Services & Long Term Care
Ms. K. Marshall, General Manager – Infrastructure & Operations
Ms. K. Robertson, General Manager – Community Services
Mr. M. Smith, General Manager – Development & Emergency Services
Ms. C. Cline, Deputy City Solicitor
Mr. J. Kirychuk, Planner II
Ms. J. Fazio, Planner II

DISCLOSURES OF INTEREST

Councillor C. Fraser disclosed an interest relative to Report No. R 70/2020 (Development & Emergency Services - Planning Services) 1543 Arthur Street East as his employer is representing the applicant.

CONFIRMATION OF AGENDA

Confirmation of Agenda - June 15, 2020 - City Council (Public Meeting)

City Council (Public Meeting) – June 15, 2020

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Albert Aiello

With respect to the June 15, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting procedures were read to Members of Council and those in attendance.

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 1100 Hilldale Road

Report No. R 36/2020 (Development & Emergency Services - Planning Services) recommending a site-specific Zoning By-law amendment to increase the maximum lot coverage permitted for accessory buildings to the dwelling, and to add and define “Contractors Yard” as a permitted use on the rear half of the property at 1100 Hilldale Road.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated June 15, 2020 relative to Report No. R 36/2020 (Development & Emergency Services – Planning Services) 1100 Hilldale Road, referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Monday, June 15, 2020.

Mr. J. Kirychuk, Planner II provided a PowerPoint presentation and a brief overview of the report.

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

Ms. I. Dahl appeared before Council on behalf of the applicant and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard. The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard. The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Aldo Ruberto

THAT a Public Meeting having been held with respect to the application by Tony & Beverly Guadagnolo relative to Section 19 Part NE 1/4 , municipally known as 1100 Hilldale Road, shown as Property Location 1 and Property Location 2 on Attachment "A" to Report R 36/2020 (Planning Services) we recommend that the Zoning By-law 100-2010 be amended as follows:

1. That “CONTRACTOR’S YARD” is a PLACE for the purpose of providing an operational base for a small-scale contracting company and may include the repair and servicing of contractor’s equipment and the OUTDOOR STORAGE of four COMMERCIAL VEHICLES and fourteen pieces of HEAVY EQUIPMENT;
2. That the maximum GROSS FLOOR AREA that is attributable to the collective footprint of all of the BUILDINGS and STRUCTURES that are ACCESSORY to a DWELLING, be increased to 1,000.00 sq. m from 200.00 sq. m on the subject lands;
3. That “CONTRACTOR’S YARD” as specifically defined be permitted within Property Location 2 as an ACCESSORY USE to the existing SINGLE DETACHED DWELLING;
4. That a five metre wide NATURAL VEGETATED BUFFER along the perimeter of Property Location 2, excepting out a 10 metre wide driveway along the east boundary between Property Location 1 and 2 be required; and

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 36/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 941 Simpson Street

The Deputy City Clerk advised that Report No. R 67/2010 (Development & Emergency Services - Planning Services) has been withdrawn from the agenda by Administration and will be represented at a later date.

Zoning By-law Amendment – 77 Court Street South (Rheault Distillery)

Report No. R 69/2020 (Development & Emergency Services - Planning Services) recommending a site-specific Zoning By-law amendment to define and permit a “microbrewery” on 77 Court Street South.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated June 12, 2020 relative to Report No. R 69/2020 (Development & Emergency Services – Planning Services) 77 Court Street S., referencing correspondence received relative to the application, distributed Separately to Members of Council and City Manager only on Monday, June 15, 2020.

Ms. J. Fazio, Planner II provided a PowerPoint presentation and a brief overview of the report and responded to questions.

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

Mr. A. Puiatti appeared before Council on behalf of the applicant.

The Chair asked if there were any supporters to the application who wished to be heard. The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard. The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by Rheault Distillery, relative to LT 2 S/S WILSON ST OF PARKLT 2 S/S PEARL ST PL 95 1/2 PORT ARTHUR; LT 3 S/S WILSON ST OF PARKLT 2 S/S PEARL ST PL 95 1/2 PORT ARTHUR; LT 5, municipally known as 77 Court Street South, we recommend that the Zoning By-law be amended as follows:

1. That a “microbrewery” be defined as a building or part thereof used for the small-scale production of beverages including beer, wine, cider, and spirits;
2. That a “microbrewery” be added as a permitted use;
3. That the total maximum gross floor area of a “microbrewery” be set to 1,500 square metres; and
4. That the manufacturing component of a “microbrewery” be entirely enclosed within the building in which it is undertaken, such that emission from the production process of odours, fumes, noise, cinder, vibrations, heat, glare or electrical interference is not possible.

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 69/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment – 1543 Arthur Street East (Red River Holdings Ltd.)

Report No. R 70/2020 (Development & Emergency Services - Planning Services) recommending a site-specific Zoning By-law amendment to permit an office and a motor vehicle service station within the existing building at 1543 Arthur Street East.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated June 12, 2020 relative to Report No. R 70/2020 (Development & Emergency Services – Planning Services) 1543 Arthur Street E., referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Monday, June 15, 2020.

Councillor C. Fraser disclosed an interest and refrained from discussing or voting on the resolution relative to the above noted.

Ms. J. Fazio, Planner II provided a PowerPoint presentation and a brief overview of the report.

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

Ms. K. Roka appeared before Council on behalf of the applicant.

The Chair asked if there were any supporters to the application who wished to be heard. The Deputy City Clerk advised that no supporters had registered to participate electronically.

The Chair asked if there were any objectors to the application who wished to be heard. The Deputy City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Shelby Ch'ng

THAT a Public Meeting having been held with respect to the application by Red River Holdings Ltd., relative to PCL 3465 SEC CFWF; LT 24-26 PL WM31 NEEBING; THUNDER BAY, municipally known as 1543 Arthur Street East, we recommend that the Zoning By-law be amended as follows:

1. That an OFFICE and a MOTOR VEHICLE SERVICE STATION be permitted within the existing building
2. That for PARKING SPACES over 80° up to and including 90°, the minimum width of a PARKING AISLE for any USE within the existing building be 6.5 metres

3. That the minimum number of PARKING SPACES for an OFFICE and/or a MOTOR VEHICLE SERVICE STATION within the existing building be nine (9).

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).
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 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 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 70/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 59/2020 - Site Plan Designation – 1543 Arthur Street East

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1543 Arthur Street East)

BL 60/2020 - Zoning By-law Amendment – 1543 Arthur Street East

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1543 Arthur Street East)

BL 61/2020 - Site Plan Designation – 77 Court Street South

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (77 Court Street South)

BL 62/2020 - Zoning By-law Amendment – 77 Court Street South

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (77 Court Street South)

BL 63/2020 - Site Plan Control designation - 1207 John Street Road

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1207 John Street Road)

BL 65/2020 - Zoning By-law Amendment - 1100 Hilldale Road

A By-law to amend By-law 100-2010 (The Zoning By-law) of the Corporation of the City of Thunder Bay (1100 Hilldale Road)

By-law Resolution

By-law Resolution - June 15, 2020

MOVED BY: Councillor Aldo Ruberto

SECONDED BY: Councillor Albert Aiello

THAT the following By-law 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. (1543 Arthur Street East)

By-law Number: BL 59/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1543 Arthur Street East)

By-law Number: BL 60/2020

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (77 Court Street South)

By-law Number: BL 61/2020

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (77 Court Street South)

By-law Number: BL 62/2020

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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. (1207 John Street Road)

By-law Number: BL 63/2020

6. A By-law to amend By-law 100-2010 (The Zoning By-law) of the Corporation of the City of Thunder Bay (1100 Hilldale Road)

By-law Number: BL 65/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Mayor

Deputy City Clerk