MEETING: Committee of the Whole

DATE: September 23, 2019

OPEN SESSION in S.H. Blake Memorial Auditorium immediately following City Council (Public Meeting)

Committee of the Whole - Planning Services Session
Chair: Councillor T. Giertuga

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

With respect to the September 23, 2019 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

REPORTS OF COMMITTEES

Committee of Adjustment Minutes

Minutes of Meeting No. 6-2019 of the Committee of Adjustment held on July 31, 2019, for information.

Heritage Advisory Committee Minutes

Minutes of Meetings No. 6-2019 and No. 7-2019 of the Heritage Advisory Committee held on June 27, 2019 and July 31, 2019, for information.

Lakehead Region Conservation Authority Minutes

Minutes of Meeting No. 6-2019 of the Lakehead Region Conservation Authority held on June 26, 2019, for information.
REPORTS OF MUNICIPAL OFFICERS

Waverly Park - Hogarth Fountain Operations

Report No. R 137/2019 (Infrastructure & Operations - Parks & Open Spaces) providing information regarding the condition of the fountain, available re-commissioning options, and related budget considerations, for information.

Appropriation of Capital Funds - Purchase of Replacement Ambulance

Report No. R 143/2019 (Development and Emergency Services - Superior North EMS) recommending that Appropriation Change Order #15 be approved to provide for the difference in the total cost of the issued purchase order of $90,000 for a replacement ambulance.

With respect to Report No. R 143/2019 (Development & Emergency Services – Superior North EMS), we recommend that Appropriation Change Order #15 be approved to provide for the difference in the total cost of the issued purchase order of $90,000 for a replacement ambulance;

AND THAT the General Manager – Development & Emergency Services be authorized to execute all required documentation relative to the purchase;

AND THAT any necessary by-laws be presented to City Council for ratification.

NEW BUSINESS

ADJOURNMENT
**MEETING DATE**  
09/23/2019 (mm/dd/yyyy)

**SUBJECT**  
Confirmation of Agenda

**SUMMARY**

Confirmation of Agenda - September 23, 2019 - Committee of the Whole

**RECOMMENDATION**

With respect to the September 23, 2019 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.
MEETING DATE          09/23/2019 (mm/dd/yyyy)

SUBJECT                Committee of Adjustment Minutes

SUMMARY

Minutes of Meeting No. 6-2019 of the Committee of Adjustment held on July 31, 2019, for information.

ATTACHMENTS

1. Committee of Adjustment Minutes - July 31, 2019
July 31, 2019

COMMITTEE OF ADJUSTMENT

DATE    July 31, 2019
TIME     4:00 p.m.
PLACE    S.H. Blake Memorial Auditorium

CHAIRMAN: Mr. A. Petersen

Mr. J. Talarico                     Ms. L. Veal, Secretary-Treasurer
Mr. K. DesRosiers                 Mr. J. Kirychak, Planner II
Dr. R. Togman                     Mr. G. Mason, Planner II
Ms. Maria Pepe, Planning Technician

ABSENT: Mr. N. Roy

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST

There were no conflicts of interest declared.

APPLICATIONS

The Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Chairman outlined the procedure which the Committee would follow in dealing with an application.

1. Application A-46-019
   Owner: Transport Training Centres of Canada, Agent: David Tang of Miller Thomson LLP
   195 Gore Street East, Part Lot 36, Town Plot N/S Gore Street

   Application A-46-2019 deferred at the request of the applicant.

2. Application A-49-2019
   Owners: Bianca Hennessey, Jennifer Garatti and Jason Garatti, 118 Secord Street, Lot 32, Registered Plan 124, PCL 1249

   Application A-49-2019 deferred at the request of the applicant.

3. Application A-50-2019
   Owner: Jeff and Kim Wright, 1225 Victor Street, Part Lot 28, Registered Plan W682, PART 4, Plan 55R-11836

   Mr. Jeff Wright and Mrs. Kim Wright appeared before the Committee to answer questions regarding this application. The Chairman asked if they had complied with the posting of the required sign. It was confirmed that the sign has been posted.
July 31, 2019
Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, with a comment, Synergy North, Ministry of Transportation, Realty Services, Engineering & Operations Division and Parks and Open Space.

Mr. Grant Mason, Planner II, Planning Services Division supported the application, the proposed minor variance meets the four tests for a minor variance.

The Chairman asked the members for a vote as to the approval of application A-50-2019.

“TAKE NOTICE THAT an application from Jeff and Kim Wright for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 1225 Victor Street situated on Part Lot 28, Registered Plan W682, PART 4 on Plan 55R-11836 to allow an addition to an existing garage to accommodate a Recreational Vehicle and Classic Car Storage, as set forth in the application. Minor Variance A-10555 was previously approved to allow for an overall maximum height of 7.11 metres.

<table>
<thead>
<tr>
<th>Section 5.3.2</th>
<th>Increase the maximum GFA from 150.0 square metres to 269.5 square metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 5.3.3</td>
<td>Increase the maximum wall height of 3.5 metres to 4.5 metres</td>
</tr>
</tbody>
</table>

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

4. Application A-51-2019, Owner: Gino Russo, 276 S. Rockwood Ave. Lots 19 and 20, Block 1, Registered Plan 171

Mr. Russo appeared before the Committee to answer questions regarding this application. Mr. Russo advised the Committee members that he revised the site plan and the application to set the proposed garage back 1.2 metres to provide for the required site triangle.

The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Confirmation was received by planning that the minimum required front yard setback would be met.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Ministry of Transportation, Synergy North, Realty Services, Parks and Open Spaces, and Fire Prevention.

Engineering & Operations Division did not support the variance as requested because the proposed current building configuration, extends into the daylight triangle. If the building is either shifted towards the backyard by 1.24 metres (4’), or narrowed by 1.24 m (4’) the building would be located outside the daylight triangle.

Mr. Grant Mason, Planner II, Planning Services Division supported the variance with condition.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from Gino Russo for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 276 S. Rockwood Avenue situated on Lot 19 To 20, Block 1, Registered Plan 171 to allow for an addition to a single
detached dwelling and an attached garage, as set forth in the application, and the amended site plan.

**Table 9.2.1** Reduce the Exterior side Yard from 3.0 metres to .76 metres

PROVIDED HOWEVER THAT Engineering Services is satisfied that the view triangle on the subject property for the corner of Tokio Street and Rockwood Avenue is open and clear and that Engineering Services does not object to the minor variance.

Be approved;”

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.


Mr. Bragnalo appeared before the Committee to answer questions regarding this application.

The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Ministry of Transportation, Realty Services, Parks & Open Spaces, Fire Prevention, Synergy North, and Engineering & Operations with condition.

Mr. Jamie Kirychuk, Planner II, Planning Services Division noted that the proposed variance met the four tests, and supported the application.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from 1526474 Ontario Inc. for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 1166 Russell Street situated on Part Lot 14 and Lot 15, Registered Plan 852, Part Norah Street, Registered Plan 247 and PART 18, Plan 55R-3794, PART 3, Plan 55R-12377 to allow for an addition of a second floor office, as set forth in the application.

**Table 27.2.1** Reduce the minimum required interior side yard from 3.0 metres to 2.76 metres

PROVIDED HOWEVER THAT the applicant remove the pipe encroachment within the City’s property within 60 days or prior to the issuance of a building permit for the addition, whichever is sooner, to the satisfaction of the Engineering & Operations Division.

Be approved;”

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

6. **Application B-53-2019**, Owner: 502026 Ontario Ltd., 1600 Dease Street situated Lots 678-698, Registered Plan M31, Part of Selkirk Street, PART 114, Plan 55R-961, 4Ft. Lane Adj. PCL 15573

Mr. Simperl appeared before the Committee to answer questions regarding this application.

The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs have been posted.
July 31, 2019
Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Transportation, Realty Services, Parks and Open Spaces, with conditions, Engineering & Operations Division, with conditions.

A telephone enquiry was received from Curtis Carson, neighbour. Mr. Carson wanted to know what was being built, the number of units and the height of the proposed building.

Correspondence in the form of an email was received from Terry Bryenton, wondering what the future plans for the lot to be created were. Mr. Bryenton voiced concern about the loss of the existing small forested area.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with conditions, and noted that a future change of use application may require a Record of Site condition through the Ministry of Environment.

Mr. Simperl agreed with the conditions except for the requested condition that the severed and retained parcel be designated as Site Plan Control. Mr. Simperl was agreeable to the severed portion being designated as Site Plan Control, however objected to the retained parcel, which is already developed being designated, as an area of Site Plan Control.

The Chairman asked the members if they wanted to discuss the condition of Site Plan Control and possibly amend the condition to apply Site Plan Control to only the severed portion. It was determined that the Site Plan Control would apply to the property in its entirety.

A lengthy discussion followed and Mr. Simperl requested that the application be deferred.

The application was deferred.

7. Application B-54-2019, Owner: 69356 Manitoba Limited, 859 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay

Mr. J. Pearson appeared before the Committee to answer questions regarding this application.

Mr. Pearson, advised the Committee members that he was before the Committee of Adjustment in 2009 and received approval for the three requested leases, however they failed to register the Certificates of Secretary-Treasurer and that is the reason he is before the committee again.

The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Realty Services, Parks and Open Spaces, Engineering & Operations Division and Realty.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the consent for the lease as it would allow for the continued commercial use of the subject site.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from 69356 Manitoba Limited, to the Committee of Adjustment for consent to the granting of a lease in favour of the Bank of Montreal, 859 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay. The Lease is for a term of ten years plus 4 renewal periods of 5 years each, as set forth in the application.

Be approved;”
July 31, 2019

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

8. Application B-55 -2019, Owner: 69356 Manitoba Limited, 879 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay

Mr. J. Pearson appeared before the Committee to answer questions regarding this application.

The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the signs have been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Realty Services, Parks and Open Spaces, Engineering & Operations Division and Realty.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the consent for the lease as it would allow for the continued commercial use of the subject site.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from 69356 Manitoba Limited, to the Committee of Adjustment for consent to the granting of a lease in favour of Cara Operations Limited, known as Swiss Chalet, 879 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay. The Lease is for a term of twenty years plus one renewal period of 5 years, as set forth in the application.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

9. Application B-56-2019, Owner: 69356 Manitoba Limited, 869 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay

Mr. J. Pearson appeared before the Committee to answer questions regarding this application.

The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Realty Services, Parks and Open Spaces, Engineering & Operations Division and Realty.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the consent for the lease as it would allow for the continued commercial use of the subject site.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from 69356 Manitoba Limited, to the Committee of Adjustment for consent to the granting of a lease in favour of the Brick warehouse LP, by it’s
July 31, 2019
General Partner, The Brick GP Ltd., 869 Fort William Road, situated on a portion of PIN 62063-0003, Parcel 5773, Section PAF; Part of Section 52, McIntyre as in LPA65505; S/T LT 156811; Thunder Bay. The Lease is for a term of Fifteen Years plus two renewal periods of 5 years, as set forth in the application.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

SUPPLEMENTARY AGENDA

1. CONSENT APPLICATIONS

Conditions Fulfilled for:
Application:  B-69-2017 – 2731 Oliver Road – one lot

2. MINUTES

Signing of June 26, 2019 meeting minutes

Moved by: Kevin DesRosiers
Seconded by: Joe Talarico

“THAT the minutes of Meeting No. 05-19 of the Thunder Bay Committee of Adjustment, held June 26, 2019 be confirmed as presented.”

3. NEW BUSINESS

i. Update on the 2019 OACA conference, we will provide the electronic material to the members

ii. Six month review on the Committee of Adjustment – opportunity to bring questions or concerns forward. Review date to be determined, special meeting or extend the August meeting.

- Excerpt on Current Status of the Law regarding Legal Non-Conforming Uses
- Definition of Quasi-judicial body and the differences from judicial body
- Memo from Leslie McEachern in regards to conditions of Severance Development Agreement/Deferred Services

A brief discussion took place and it was determined that we would set aside some time at the end of the hearing to discuss any questions the members have. It was suggested that the members send the Secretary-Treasurer any questions they have in order to provide the opportunity to bring additional resource material.

4. ADJOURNMENT

The meeting adjourned at 5:45

CARRIED

CHAIRMAN

SECRETARY-TREASURER
MEETING DATE  09/23/2019 (mm/dd/yyyy)

SUBJECT  Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meetings No. 6-2019 and No. 7-2019 of the Heritage Advisory Committee held on June 27, 2019 and July 31, 2019, for information.

ATTACHMENTS

1. Heritage Advisory Committee Minutes - June 27, 2019
2. Heritage Advisory Committee Minutes - July 31, 2019
1.0 DISCLOSURES OF INTEREST

Mr. A. Cotter, Chair disclosed a conflict relative to item 7.0 Riverside Grain as he is employed by the Province of Ontario.

2.0 AGENDA APPROVAL

MOVED BY: Ms. J. Bonazzo
SECONDED BY: Mr. L. Hebert

With respect to the June 27, 2019 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 WAVERLEY LOOKOUT

It was the consensus of Committee that the order of the agenda be changed to allow Waverley Lookout to be presented as the next item.
Ms. J. Waite and Mr. D. Yahn provided an update relative to the above-noted.

The Waverley Lookout sub-committee met on Monday, June 24, 2019 to discuss heritage content for panels to be installed at the lookout. A three panel display will feature images and 150 words of narrative, per panel, etched in metal. Panel themes will be Dawson Trail, Waverley Park history and WW1 troops and movement. The projected completion date is late October 2019.

It was the consensus of committee to invite Mr. W. Schwar, Supervisor – Parks & Open Space Planning to an upcoming meeting to provide an update on the Waverley Lookout project.

4.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 05-2019 held on May 23, 2019 to be confirmed, as amended.

MOVED BY: Ms. H. Strobl
SECONDED BY: Ms. J. Bonazzo

THAT the Minutes of Meeting No. 05-2019 held on May 23, 2019 be confirmed.

CARRIED

5.0 PRESENTATIONS

5.1 Proposed Additions to Heritage Register

A presentation relative to proposed addition to the Heritage Register, Paramount Theatre, was removed from the agenda as the property owner was not in attendance. Ms. L. Abthorpe, Heritage Researcher and Mr. A. Cotter, Chair will reach out to the property owner, Ms. R. Cupello to meet and answer any questions she may have.

5.2 Ukrainian Catholic Church of the Transfiguration

Correspondence from Mr. T. Kolomeychuk, Church Council President – Ukrainian Catholic Church of the Transfiguration, dated June 14, 2019 requesting the opportunity to speak to HAC about designating the Church as a heritage property.

Mr. T. Kolomeychuk provided a brief history of the church, one of the oldest Ukrainian Catholic churches in Ontario. Church of the Transfiguration was completed in 1918 and was consecrated by Canada’s first Bishop of the Ukrainian Catholic Church.
The church is currently listed on the City of Thunder Bay heritage registry. Mr. T. Kolomeychuk asked about the next steps toward designating the property, which is the wish of members of the church council and congregation.

It was noted that an evaluation of the church was completed on October 23, 2008 and the result was a recommendation to designate.

Mr. M. Szybalski, Corporate Records Manager & City Archivist pointed out that HAC makes recommendations to City Council regarding proposed designations and City Council makes the final decision. If City Council approves designation, notice is served to the property owner and they have 30 days to object.

Mr. T. Kolomeychuk will advise the current Bishop that HAC intends to pursue designation of the property. If the Bishop is in favour, HAC will proceed with a recommendation to designate the church.

5.3 Magnus Theatre

Mr. P. Boyle, General Manager – Magnus Theatre provided a PowerPoint presentation relative to the ongoing infrastructure renewal project at Magnus Theatre, 10 Algoma Street S.

The next project involves updating windows in the old schoolhouse section of the building. The current single pane, double hung windows are over 40 years old. Thirty-two new, vinyl, single hung, triple pane windows will be installed. Thermal performance will be significantly enhanced with the new windows. Mr. P. Boyle also noted that the new windows will include Italianate arch and staged arch designs to recapture the aesthetics of the original look of the building.

It was the consensus of the Heritage Advisory Committee to approve the proposed new windows and they recommended dark frames, rather than the current white, to be closer to the original look.

Mr. P. Boyle provided an update on the shingles selected for the schoolhouse roof.

Mr. P. Boyle provided an update on the cupola diagnostic. Shingles need to be replaced on the cupola. There is a noticeable absence of proper flashing and numerous gaps have allowed water to penetrate to the attic. There is also significant damage caused by birds.

The Chair noted that venting on the cupola may no longer be required as the building now has modern venting, therefore the vents can be covered, inside, to prevent pests from entering. HAC recommended modern shingles in a dark colour, rather than the current white, to match the roof colour, which would be closer to the original look.
6.0 DEASE POOL – MEMO FOR COUNCIL

Draft memorandum from Mr. A. Cotter, Chair, dated June 28, 2019, distributed separately at meeting, for review. The memo, containing a motion recommending designation of Dease Pool, will be presented at the July 29, 2019 Committee of the Whole meeting.

7.0 RIVERSIDE GRAIN

Mr. A. Cotter, having disclosed a conflict of interest, refrained from discussion relative to the above-noted.

Ms. L. Lavoie, Committee Coordinator read an email response from Ms. A. Sauermann, Senior Marketing Specialist - DST Consulting Engineers Inc., dated June 27, 2019, relative to HAC’s request for an update on plans for the former McLaurin Store. The store has been removed from the Riverside Grain demolition project and will be protected to the best extent possible during deconstruction of the rest of the facility. Ms. A. Sauermann is not aware of any further plans that Infrastructure Ontario may have for the former store.

8.0 CODE OF CONDUCT

Ms. L. Lavoie, Committee Coordinator provided an update relative to Code of Conduct training for members of committees of Council. At this time, no date has been set for training.

9.0 PROPOSED 2020 REGIONAL HERITAGE CONFERENCE

Mr. M. Szybalski, Corporate Records Manager & City Archivist asked Committee members if they intend to host a regional heritage conference in 2020.

It was the consensus of Committee to move forward with organizing a 2020 regional heritage conference. The conference will be organized by a sub-committee. Ms. H. Strobl and Mr. L. Hebert volunteered to form the sub-committee with Ms. S. Walker and Mr. D. Yahn, who had previously volunteered at the May 23, 2019 HAC meeting.

10.0 HERITAGE RESEARCHER UPDATE

Ms. L. Abthorpe, Heritage Researcher provided an update relative to the above-noted.
The City’s walking tours are being updated with the assistance of Ms. S. Dumoulin, Archives Assistant (summer intern). New photos and additional properties will be included in the brochures. The North Core tour will be separated into two distinct tours – North Core (downtown area) and Waverley Park Neighbourhood.

The City’s new walking tour digital app is being developed. All current walking tours will be available on the app, as well as a public art tour. The City’s 50 memorable moments (part of the 50th anniversary celebration) will also be included. The app will have an audio feature as well as notifications when passing locations of interest. Ms. L. Abthorpe, Heritage Researcher will provide a presentation on the new app at the August HAC meeting.

Samples of an updated HAC logo, designed by Ms. L. Abthorpe, were distributed. It was the consensus of Committee to adopt the new logo.

Ms. L. Abthorpe provided an overview of the Ontario Heritage Conference which she attended in Goderich, Ontario May 30 to June 1, 2019.

The Murphy Mansion was completed in 1919 and is celebrating its 100th year this year. Ms. L. Abthorpe will approach the owners and arrange an event to present them with a certificate acknowledging the 100th anniversary.

11.0 NEW BUSINESS

11.1 St. Patrick High School History Class – Vickers Park

It was noted that a short video about Vickers Park was produced Mr. D. Battistel’s students from St. Patrick High School. Committee members agreed that the video was very well done and Mr. A. Cotter, Chair will draft a letter, congratulating the students.

12.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, August 22, 2019 at 5:00 p.m. in the McNaughton Room.

13.0 ADJOURNMENT

The meeting was adjourned at 7:20 p.m.
DATE: WEDNESDAY, JULY 31, 2019

TIME: 12:12 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL
500 DONALD STREET EAST

VICE CHAIR: MS. K. COSTA

PRESENT: Ms. J. Bonazzo
Ms. K. Costa, Vice Chair
Mr. L. Hebert
Ms. D. Pallen
Ms. H. Strobl

OFFICIALS: Ms. L. Lavoie, Committee Coordinator

RESOURCE PERSONS: Ms. L. Abthorpe, Heritage Researcher
Mr. G. Mason, Planner II
Ms. P. Caland, Ministry of Tourism, Culture & Sport

GUESTS: Mr. C. Stechyshyn, President & Architect - i4architecture
Ms. C. Robinson, President - Thunder Bay Chamber of Commerce

1.0 DISCLOSURES OF INTEREST
None.

2.0 AGENDA APPROVAL

MOVED BY: Ms. H. Strobl
SECONDED BY: Ms. J. Bonazzo

With respect to the July 31, 2019 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 PRESENTATIONS

3.1 Thunder Bay Chamber of Commerce

Mr. C. Stechyshyn, President & Architect - i4architecture provided a presentation relative to interior fit-up work in the Thunder Bay Chamber of Commerce offices on the 7th floor of the Whalen Building, 24 Cumberland Street North, a designated heritage property.
Drawings entitled Thunder Bay Chamber of Commerce New Office Space from i4 architecture, dated June 4, 2019 were distributed separately with the agenda.

The interior fit-up work includes new carpet and flooring, new suspended ceilings and LED lighting, demountable office partitions and paint. All work is to take place in the tenant’s unit and will not affect the building exterior or the common corridors.

MOVED BY: Mr. L. Hebert
SECONDED BY: Ms. D. Pallen

THAT the Heritage Advisory Committee approves interior fit-up work in the Thunder Bay Chamber of Commerce office in the Whalen Building, 34 Cumberland Street North, as shown in drawings by i4 architecture, dated June 4, 2019, and as presented by Mr. C. Stechysyn at the July 31, 2019 Committee meeting;

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building.

AND THAT a copy of this resolution be forwarded to The City of Thunder Bay’s Building Division, if required.

CARRIED

4.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, August 22, 2019 at 5:00 p.m. in the McNaughton Room.

5.0 ADJOURNMENT

The meeting was adjourned at 12:20 p.m.
MEETING DATE  09/23/2019 (mm/dd/yyyy)

SUBJECT  Lakehead Region Conservation Authority Minutes

SUMMARY

Minutes of Meeting No. 6-2019 of the Lakehead Region Conservation Authority held on June 26, 2019, for information.

ATTACHMENTS

1. Lakehead Region Conservation Authority Minutes - June 26, 2019
Minutes of the Sixth Regular Meeting of the Lakehead Region Conservation Authority held on Wednesday, June 26, 2019, in the Authority Boardroom. The Chair called the Meeting to order at 4:30 p.m.

PRESENT:
- Donna Blunt, Chair
- Grant Arnold, Vice-Chair
- Rudy Buitenhuis
- Erwin Butikofer
- Ed Chambers
- Trevor Giertuga
- Andrea Goold
- Umed Panu
- Allan Vis

REGRETS:
- Andrew Foulds
- Jim Vezina

ALSO PRESENT:
- Tammy Cook, Chief Administrative Officer
- Mark Ambrose, Finance Manager
- Gail Willis, Watershed Manager
- Ryne Gilliam, Lands Manager
- Ryan Mackett, Communications Manager
- Melanie O’Riley, Receptionist/Admin Clerk, recorder of Minutes

1. ADOPTION OF AGENDA

Resolution #73/19

Moved by Ed Chambers, Seconded by Erwin Butikofer

“THAT: the Agenda is adopted as published.” CARRIED.

2. DISCLOSURE OF INTEREST

None.
3. MINUTES OF PREVIOUS MEETING

Resolution #74/19

Moved by Erwin Butikofer, Seconded by Ed Chambers

"THAT: the Minutes of the Lakehead Region Conservation Authority Fifth Regular Meeting held on Wednesday, May 29, 2019, together with the In-Camera portion are adopted as published." CARRIED.

With concurrence from the Board, Members went into Committee of the Whole (In-Camera) before the Lakehead Conservation Foundation cheque presentation.

4. IN-CAMERA AGENDA

Resolution #75/19

Moved by Erwin Butikofer, Seconded by Ed Chambers

"THAT: we now go into Committee of the Whole (In-Camera) at 4:32 p.m." CARRIED.

Resolution #76/19

Moved by Allan Vis, Seconded by Grant Arnold

"THAT: we go into Open Meeting at 4:40 p.m." CARRIED.

The purpose of the In-Camera Meeting pertained to property and legal matters.

5. LAKEHEAD CONSERVATION FOUNDATION

On behalf of the Lakehead Conservation Foundation, Andrea Goold, presented their $20,000.00 cheque to the Lakehead Region Conservation Authority Chair. The funds are for Education and Outreach purposes, specifically towards funding the contract Environmental Coordinator position during 2019.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

(a) File: Board Training

The fifth and final Board Training Session took place immediately after the Board Meeting. The session overviewed Flood Forecasting, Source Water Protection and other programs undertaken by the Authority.

Resolution #77/19

Moved by Grant Arnold, Seconded by Allan Vis

"**THAT: Staff Report CORP-04-2019 be received.**"  **CARRIED.**

7. **CORRESPONDENCE**

(a) **File: Printed Material**

Printed material was circulated.

8. **STAFF REPORTS**

Members reviewed and discussed Staff Report CONAREA-02-2019: Dive Park at Silver Harbour Conservation Area.

Resolution #78/19

Moved by Allan Vis, Seconded by Grant Arnold

"**THAT: Staff Report CONAREA-02-2019 be received AND FURTHER THAT** the activity of SCUBA diving is recognized as a permitted activity at Silver Harbour and Little Trout Bay Conservation Areas **AND FURTHER THAT** an agreement between the LRCA and Wally Peterson outlining Mr. Peterson's request to train divers as well as for the development of a dive park at Silver Harbour Conservation Area is drafted for future Board approval."  **CARRIED.**

Members reviewed and discussed Staff Report COMREL-02-2019: Dorion Birding Festival Update.

Resolution #79/19

Moved by Rudy Buitenhuis, Seconded by Umed Panu

"**THAT: Staff Report No. COMREL-02-2019 be received AND FURTHER THAT** the Lakehead Region Conservation Authority will commence the planning and implementation of the 2020 Dorion Birding Festival."  **CARRIED.**
Members reviewed and discussed Staff Report CONAREA-03-2019 regarding the 2018 Traffic Counter Report.

Resolution #80/19

Moved by Umed Panu, Seconded by Rudy Buitenhuis

"THAT: the Staff Report CONAREA-03-2019 be received AND FURTHER THAT the recommendation contained therein be endorsed." CARRIED.

- Personnel and funding permitting, continue the annual vehicle counts at the Conservation Areas.
- Reinstall the coin box at Mission Island Marsh Conservation Area.
- Create a marketing strategy with a focus on improving yearly coin box revenue for Mission Island Marsh Conservation Area and Cascades Conservation Area, and creating public awareness of LRCA owned Conservation Areas and associated costs; and
- Continue to promote the sale of Explore Card Parking Passes.

Members reviewed and discussed Staff Report KAMEC-03-2019 regarding the approval of the Kaministiquia River Erosion Sites Inventory Report.

Resolution #81/19

Moved by Umed Panu, Seconded by Rudy Buitenhuis

"THAT: the Kaministiquia River Erosion Sites Inventory Report completed by KGS Group Consulting Engineers is adopted AND FURTHER THAT the Kaministiquia River regulated area will be updated effective immediately." CARRIED.

9. CHIEF ADMINISTRATIVE OFFICER REPORT

Members were provided with the monthly Treasurer’s Report for expenses and revenues for May plus totals to date for Administration, Capital and Vehicle and Equipment Program.

It was noted that the MNRF had advised that the LRCA was not successful in securing Water and Erosion Control Infrastructure (WECl) funding for the 2019 Neebing-McIntyre Floodway dredging project. The project will proceed with 100% funding from the City of Thunder Bay, as a sole benefitting project.
10. **PASSING OF ACCOUNTS**

Resolution #82/19

Moved by Rudy Buitenhuis, Seconded by Grant Arnold

“**THAT:** having examined the accounts for the period of May 1, 2019 to May 31, 2019 cheque #1634 to #1668 for $101,253.40 and preauthorized payments of $83,502.09 for a total of $184,755.49, we approve their payment.” CARRIED.

11. **REGULATORY ROLE**

The Plan Input and Review for the period from May 30, 2019, to June 26, 2019, was circulated.

The Permits issued under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses for the period from May 30, 2019, to June 26, 2019, were circulated.

12. **PROJECTS UPDATE**

It was noted that the Spring Photo Workshop was held on June 13, 2019. There were 19 participants. Funding for this program was provided by the TD Friends of the Environment Fund.

It was noted that the Lakehead Children’s Water Festival was held on June 4, 5 and 6 at the LRCA Administrative Office. Approximately 317 students from 15 grade 3 and 4 classes from 11 different schools participated in the Festival. Financial support was provided by Ontario Power Generation (OPG) and the City of Thunder Bay.

It was noted that Lake Superior Water Levels remain high.

It was noted that on Monday, June 10, staff co-hosted a Walk with Doc event at Boulevard Lake. The event was organized by Dr. Lai’s Northern Hearts Cardiac Foundation and promotes healthy lifestyles in nature.

It was noted that on Saturday, June 15, the LRCA hosted the Thunder Bay Master Gardeners at the LRCA Administrative Office for their annual plant sale and “Look, Listen and Learn” event.

It was noted that on May 30, 2019, the CAO, Lands Manager and Communications Manager met with Parks Canada staff to discuss the possibility of installing a birding tower at Hurkett Cove Conservation Area. This project is part of Parks Canada’s development plans for the Lake Superior National Marine Conservation Area (NMCA). As Hurkett Cove is already a pre-established, publicly accessible access point to the NMCA, Parks Canada has moved it to the top of their list as a potential development site.

It was noted that Hazelwood Lake Family Fun Day will occur on Sunday, July 21, 2019 at Hazelwood Lake Conservation Area. The event will run from 10:00 a.m. - 3:00 p.m.
It was noted that the LRCA will be hosting Silver Harbour Day on Saturday, August 24, 2019 at Silver Harbour Conservation Area. The event will run from 10:00 a.m. - 3:00 p.m.

It was noted that Staff have begun bathing beach sampling at Hazelwood Lake Conservation Area under the Thunder Bay District Health Unit's Beach Program. Members were advised that staff sample weekly between June 1st and August 31st.

It was noted that a Pre-Construction Meeting was held on June 6, 2019 with LRCA staff, LH North Ltd., City of Thunder Bay and Hatch Ltd to commence Floodway dredging between the William Street and Balmoral Bridges. The contractor will begin site work on July 3rd with an anticipated dredging start date of July 8th. It is anticipated that all dredging will be completed by August 19th with the contractor off site by August 26th. Sediment will be hauled off site and the site will be restored by the end of the year.

It was noted that on June 4, 2019, the LRCA issued a Flood Warning message and a subsequent updated message for the Townships of Gillies, O'Connor and the Municipalities of Neebing and Oliver Paipoonge to advise that flooding was occurring on the Whitefish River. Road closures were noted in Nolalu, Township of Gillies, and Municipality of Neebing. Over the event between 16-83 millimetres of precipitation was recorded at area gauges, with the Whitefish River rising 1.41 metres over the event.

13. **NEW BUSINESS**

None.

14. **NEXT MEETING**

Wednesday, August 28, 2019, at 4:30 p.m.

15. **AJOURNMENT**

Resolution #83/19

Moved by Rudy Buitenbuis, Seconded by Allan Vis

"THAT: the time being 5:40 p.m. AND FURTHER THAT there being no further business we adjourn." CARRIED.

Chair

Chief Administrative Officer
EXECUTIVE SUMMARY

The Hogarth Fountain located in Waverly Park has been out of service since 2017 due to water leaks in the pool structure. This report provides information regarding the condition of the fountain, available re-commissioning options, and related budget considerations.

DISCUSSION

History and Fountain Description

The Hogarth Fountain was dedicated as a Lasting Gift to the City of Thunder Bay by Mrs. Madge Hogarth in the memory of her husband Major-General D. M. Hogarth, CMG, DSO, a former M.P. for Port Arthur. The fountain was re-installed in Thunder Bay in 1964-1965 and officially turned on in 1965 after previously operating at a mansion in Hertfordshire, England dating from 1790. Extensive restoration work was completed in 2000 and the fountain was re-dedicated at a ceremony in 2001.

The fountain is hexagonal in shape and made of pale Portland stone with a central cast iron and stone decorative structure housing cherubs, leaves, lion masks and a boy with fish at the top of the structure. Water spouts from the (4) lion heads towards the top of the feature and a further spout is located in the fish’s mouth which is intended to spurt water a couple of feet into the air. The mechanical design of the fountain is relatively simple compared to current standards, using only a pressurized water source and a storm drain, and does not include any electrical or pump systems to operate. Metal decorative fencing surrounds the entire feature which was installed in response to repeated occurrences of vandalism at the site.

Condition Assessment

A company that specializes in the rehabilitation and refurbishment of historical fountains was
retained to assess the Hogarth fountain and advise on the current state of the pool structures, waterproofing, and the mechanical systems. The findings of the assessment included the following:

- The concrete pool floor and walls which support the outer stone paneling are deteriorating and are in need of repairs. The water leaks are occurring in the outer walls of the structure. Given the current condition of the structure a structural engineering assessment will be required to confirm the full scope of work required to repair the damage;
- The stone paneling on the exterior of the fountain wall has some damage but they appear to be in relatively good condition based on the age of the feature;
- The centre sculpture with cherubs, and centre sculpture base appear to be in generally good condition;
- Access to the drain and water line valves underneath the fountain is made difficult due to a restrictive confined space access point, which is not efficient operationally;
- The fountain mechanical system is a flow through water system, as opposed to a re-circulating water system which is the current standard for fountain design.
- The fountain operates on water pressure alone as opposed to using electrical pumps.
- The water line for the fountain is connected to the overall Park irrigation water system, as opposed to having a dedicated water service. Therefore the operation of the fountain can be impacted by the operation of the irrigation system. In addition, the existing water system does not currently incorporate backflow prevention which protects against contamination of the City water supply system.
- The water depth within the concrete pool basin is quite deep, as opposed to utilizing a raised shallow pool typically utilized in current standard fountain designs.

Available Re-Commissioning Options

Based on the findings of the fountain assessment and the recommendations provided in the resulting report the following approaches are available options to re-commission the fountain, subject to the absence of major structural deficiencies identified through a structural engineering assessment:

1. Restore Existing Fountain and Mechanical Systems (Estimated Cost - $50,000)
   a) Complete a structural engineering assessment of the concrete pool and fountain structures.
   b) Repair leaks in the concrete fountain pool structure (assumes minor damage is found and would not include major structural repairs).
   c) Install a new access chamber directly adjacent the fountain to improve confined space access.
   d) Install a backflow preventer on the existing single line water system.

2. Modify/Improve Existing Fountain and Mechanical Systems (Estimated Cost - $125,000 - 150,000)
   a) Complete a structural engineering assessment of the concrete pool and fountain structures
b) Install a new equipment chamber

c) Connect all drain and water line systems to new chamber for access to eliminate confined space access

d) Separate the irrigation and fountain water lines

e) Install backflow prevention on irrigation and fountain water lines

f) Repair fountain structure including pool leaks, miscellaneous drain upgrades, possibly reduction of pool water depth

3. Full Upgrade of Fountain - New Mechanical/Electrical Systems (Estimated Cost - $450,000)

a) Complete a structural engineering assessment of the concrete pool and fountain structures

b) Upgrade fountain to a powered re-circulating water system

c) Install new equipment chamber large enough for pumps, electrical.

d) Connect all drain and water line systems to chamber for access to eliminate confined space access

e) Install backflow preventers on irrigation and fountain water lines

f) Re-build fountain pool walls and/or install shallow water basin liner.

g) Add lighting features into fountain

h) Possible installation of sanitary drain line for treated water

Based on the options outlined above, Administration will be proceeding with the structural engineering assessment of the fountain pool and structures, as it is applicable to all re-commissioning options going forward. This will also confirm the feasibility of proceeding with Option 1, repairing the leaks without requiring significant structural repairs.

Selection of the option to move forward will be based on the results of the structural assessment and direction from Council regarding the options presented.

Other Park Planning Considerations

In addition to the repair/restoration of the fountain structure there are outstanding site works planned for Waverly Park which would be logical to complete if a major restoration of the fountain is completed. The work would include:

- Demolition of existing concrete curb and unit paving stone;
- Installation of hard surface features such as concrete seat wall, decorative paving stone, plant wall and decorative low fencing, as well as lighting;
- Installation of soft surface features such as planting beds.

Total estimate costs of these works are estimated at $150,000 - $200,000

Each of the options moving forward will also have to address the current fence configuration protecting the fountain from vandalism. Functionally it has been identified as an issue as it negatively affects use of the space and takes away from the enjoyment of the feature in the Park.
Modification of the fence type or location will be to be considered, as well as other options to protect the asset from vandalism in the future.

FINANCIAL IMPLICATION

The cost to complete the structural engineering assessment is estimated at $5,000 and would be funded through existing Parks and Open Spaces Historical Artifact Maintenance Capital funds.

Funding for the re-commissioning of the fountain would be considered for the 2021 Capital budget, and would be a combination of Parks Capital, external funding for historical structure restoration through Strategic Economic Infrastructure Stream (30% matched), and potential fundraising.

CONCLUSION

Administration will be proceeding with the structural engineering assessment of the fountain pool and structures to inform the feasibility of the presented options. Further planning and consultation will be completed with the Heritage Advisory Committee and the Coalition for Waverly Park to review the re-commissioning options as well as investigate potential external funding and fundraising opportunities.

BACKGROUND

On May 6, 2019 Committee of the Whole passed a resolution following a deputation from the Coalition for Waverly Park recommending that the proposed plan for the Hogarth Fountain be referred back to Administration for further information, and to report back on or before September 16, 2019 as to the status of this project and potential inclusion in the 2020 budget.

REFERENCE MATERIAL ATTACHED:

Attachment A – Hogarth Fountain

PREPARED BY: Cory Halvorsen – Manager, Parks & Open Spaces

<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
<th>DATE:</th>
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</thead>
<tbody>
<tr>
<td>(NAME OF GENERAL MANAGER)</td>
<td></td>
</tr>
<tr>
<td>Kerri Marshall, General Manager –</td>
<td>September 12, 2019</td>
</tr>
<tr>
<td>Infrastructure &amp; Operations</td>
<td></td>
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</table>
Photo 1 – Fountain from south side.
Corporate Report

DEPARTMENT/DIVISION Development & Emergency Services / Superior EMS

REPORT NO. R 143/2019

DATE PREPARED 12/09/2019

FILE NO.

MEETING DATE 23/09/2019 (mm/dd/yyyy)

SUBJECT Appropriation of Capital Funds - Purchase of Replacement Ambulance

RECOMMENDATION

With respect to Report No. 143/2019 (Development & Emergency Services – Superior North EMS), we recommend that Appropriation Change Order #15 be approved to provide for the difference in the total cost of the issued purchase order of $90,000 for a replacement ambulance;

AND THAT the General Manager – Development & Emergency Services be authorized to execute all required documentation relative to the purchase;

AND THAT any necessary by-laws be presented to City Council for ratification.

DISCUSSION

On May 3rd, 2019 SNEMS ambulance 6112 was stopped at a red light when it was struck from behind by a transport truck which resulted in extensive damage. The ambulance was appraised as total loss with a cash value of $59,866, which has been recovered by risk management. To ensure operational service level can be maintained, an emergency purchase order was issued to ensure timely replacement of the unit which can take up to 6 months.

In accordance with section 5.02 (Emergency Methods for Goods and Services Over $60,000) of by-law 113-2011 – A by-law to govern the way the Corporation purchases supplies, the General Manager – Development & Emergency Services is authorized to sign and execute all required documents related to this purchase.

The ambulance was nearing the end of its useful lifespan and the appropriation of funds would have come from the EMS reserve fund.

The attached appropriation form will provide the difference for the total cost of the issued purchase order of $90,000.
FINANCIAL IMPLICATION

The unfunded portion ($90,000) of the ambulance replacement is recommended to be funded from the EMS Vehicle and Equipment Reserve Fund leaving an estimated uncommitted balance of $1.74M.

CONCLUSION

It is concluded that Appropriation Change Order #15 be approved.

REFERENCE MATERIAL ATTACHED:

Attachment A – Request for Appropriation Change #15

PREPARED BY: Jim Greenaway, Superintendent - Administrative Services (Acting)

<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
<th>DATE:</th>
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</thead>
<tbody>
<tr>
<td>Leslie McEachern, Acting General Manager – Development &amp; Emergency Services</td>
<td>September 16, 2019</td>
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**REQUEST FOR APPROPRIATION CHANGE**

The City of Thunder Bay

**REQUEST FOR ADDITIONAL APPROPRIATION**

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<td>-90,000</td>
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**EXPLANATIONS/REASONS:**

6116 was in an accident and deemed total loss by appraiser. Unit was near end of useful life cycle with approximate cash value of $59,865.75. City Operations currently low on spare vehicles, so we ordered an extra vehicle under same project for our vehicle replacements. Issued emergency PO per Materials & Management direction to ensure timely replacement of unit (Jan 2020).

**EFFECT ON LEVEL OF SERVICE:**

6116 was in an accident and deemed total loss by appraiser. Unit was near end of useful life cycle with approximate cash value of $59,865.75. City Operations currently low on spare vehicles, so we ordered an extra vehicle under same project for our vehicle replacements. Issued emergency PO per Materials & Management direction to ensure timely replacement of unit (Jan 2020).

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**PREPARED BY:** J Greenaway

**VERIFIED BY:**

**FINANCE:** Moira Gallagher, CPA, CMA

**REVIEWED BY:** Mark Smith

**Budget & Planning Accountant**

**Corporate Services & Long Term Care Department**

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**CITY TREASURER**

**CITY MANAGER**

**COMMITTEE OF THE WHOLE**

**APPROVED**

**NOT APPROVED**

**DATE:** 27/06/2019