Memorandum

TO: Members of Council
FROM: Dana Earle, Deputy City Clerk
DATE: Friday, October 16, 2020
SUBJECT: Additional Information

City Council (Public Meeting)/ Committee of the Whole – October 19, 2020

CITY COUNCIL (PUBLIC MEETING)

Additional Information


2. Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 16, 2020 relative to Application for Zoning By-law Amendment – 543 Andrew Street Report no. R 119/2020, referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Friday, October 16, 2020.

3. Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 16, 2020 relative to Application for Zoning By-law Amendment – 184 Brent Street Report no. R 120/2020, referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Friday, October 16, 2020.

COMMITTEE OF THE WHOLE

New Business

1. Establishment of Committee of the Whole – Closed Session – October 26, 2020

The following resolution will be presented to Committee of the Whole for consideration:

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, October 26, 2020 at 5:30 p.m. in order to receive information relative to a trade secret or scientific, technical, commercial or financial information that belongs to the municipality.
or local board and has monetary value or potential monetary value; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

/ft
Ms. Earle:

The Planning Services Division advises that an error was printed in the Report attachments contained in Report R 119/2020.

Please replace the Report Attachments contained in Report R 119/2020 with the attached amended Report Attachments that is to be presented at the October 19th, 2020 City Council Meeting.

Thank you,

JK
543 Andrew Street
PROPERTY LOCATION WITH ZONING

PL 195 LT 45 - 46

FILE NO: Z-05-2020
PLANNER: Jamie Kirychuk

DATE: 06/03/2020
APPLICANT: John McRae
<table>
<thead>
<tr>
<th>NOTE</th>
<th>EXISTING RESIDENTIAL PROPERTY (R2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>ANY DISTURBED AREAS OF THE MUNICIPAL BOULEVARD ALONG ANDREW STREET IS TO BE REINSTATED WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE PARKS DIVISION.</td>
</tr>
<tr>
<td>2.</td>
<td>CONCRETE BUMPER CURBS AND CONCRETE SIDEWALK TO MEET DESIGN REQUIREMENTS OF OPSD 603.020 FOR PRECAST BUMPER CURBS AND DRAWING R-119 FROM THE CITY'S ENGINEERING STANDARDS.</td>
</tr>
<tr>
<td>3.</td>
<td>BICYCLE PARKING TO MEET DESIGN REQUIREMENTS OF DRAWING M-115 FROM THE CITY'S ENGINEERING STANDARDS.</td>
</tr>
</tbody>
</table>

## ZONING REVIEW (543 Andrew Street)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL ZONE TWO (R2)</td>
<td>22.0 m</td>
<td>20.0 m</td>
</tr>
<tr>
<td>PERMITTED USE - APARTMENT DWELLING</td>
<td>20.0 m</td>
<td></td>
</tr>
<tr>
<td>MIN. REQUIRED LOT FRONTAGE</td>
<td>30.0 m</td>
<td>33.0 m</td>
</tr>
<tr>
<td>MIN. REQUIRED LOT DEPTH</td>
<td>60.0 m</td>
<td>60.0 m</td>
</tr>
<tr>
<td>MIN. REQUIRED LOT AREA</td>
<td>4.75 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td>MIN. REQUIRED FRONT YARD</td>
<td>6.0 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td>MIN. REQUIRED REAR YARD</td>
<td>6.0 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td>MIN. REQUIRED EXTERIOR SIDE YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. REQUIRED INTERIOR SIDE YARD</td>
<td>3.5 m / 3.0m</td>
<td>3.0 m / 2.55 m</td>
</tr>
<tr>
<td>MAX. LOT COVERAGE</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>MIN. LANDSCAPED OPEN SPACE</td>
<td>20% / 3.0m</td>
<td>21.4% / 3.0m</td>
</tr>
<tr>
<td>MAX. HEIGHT</td>
<td>12.0 m</td>
<td>8.0 m</td>
</tr>
<tr>
<td>PARKING REQUIREMENTS*</td>
<td>1.5 PER UNIT (6)</td>
<td>1.25 PER UNIT (5)</td>
</tr>
</tbody>
</table>

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**APPLICANT:** John McRae

**FILE NO.:** Z-05-2020
TO: Dana Earle  
Deputy City Clerk  
Office of the City Clerk

FROM: Leslie McEachern  
Director, Planning Services Division  
Development & Emergency Services Department

DATE: October 16th, 2020

RE: City Council Public Meeting – October 19th, 2020  
Application for Zoning By-law Amendment – 543 Andrew Street Report No. R 119/2020

FILE: Z-05-2020

Attached is the copy of all correspondence received in response to the Public Meeting Notice for the above-noted application. This application represents a revised version of the application that was presented to Council as its July 27th Public Meeting. Comments received in response to the original proposal were made available to Council at the July 27th Public Meeting and summarized in my memo dated July 22nd, 2020.

There were no comments received in response to the Public Meeting Notice.

Letters were received from the following agencies indicating no objection to the proposed amendment:

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

Please provide a copy of this memo to the members of City Council. A copy of the proposed By-law and attached comments should be made available for review at the public meeting.

Attachments
TO: Dana Earle  
Deputy City Clerk  
Office of the City Clerk  

FROM: Leslie McEachern  
Director, Planning Services Division  
Development & Emergency Services Department  

DATE: October 16th, 2020  

RE: City Council Public Meeting – October 19th, 2020  
Application for Zoning By-law Amendment – 184 Brent Street  
Report no. R 120/2020  

Attached is the copy of all correspondence received in response to the Public Meeting Notice for the above-noted application. This application represents a revised version of the application that was presented to Council as its July 27th Public Meeting. Comments received in response to the original proposal were made available to Council at the July 27th Public Meeting and summarized in my memo dated July 22nd, 2020.

Also attached is a copy of the proposed Zoning By-law. The Public Meeting Notice associated with this application was mailed to surrounding property owners and a sign was posted on the property.

The comments received in response to the Public Meeting Notice are summarized below.

Objection:

1. Ian Dasti  
180 Brent Street  
Thunder Bay, ON  

   a) Building is too close to the south property line  
   b) Lot is too small for proposed development  
   c) Flooding concerns have not been adequately addressed  

2. Mike Cassidy  
185 Brent Street  
Thunder Bay, ON  

   a) Proposed use won’t fit the texture/fabric or character of the neighbourhood
b) Potential for increased traffic  
c) Reduction of available on street parking  
d) Lack of area sidewalks results in an unsafe pedestrian environment  
e) Lot is too small for proposed development  
f) Worsen existing flooding issue  
g) Result in lower property values for surrounding homes

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- Ministry of Transportation  
- Parks and Open Spaces Section  
- Realty Services Division  
- Building Services Division  
- Engineering and Operations Division  
- Thunder Bay District Health Unit

Please provide a copy of this memo to the members of City Council. A copy of the proposed By-law and attached comments should be made available for review at the public meeting.

Attachments

LM/_______