MEETING: City Council (Public Meeting)

DATE: Monday, August 26, 2019 Reference No. CCP - 9/50

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 - August 26, 2019 - City Council (Public Meeting)

With respect to the August 26, 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 - 420 Sixth Street (Snigha Pervin) (Planning Services)

Report No. R 126/2019 (Development and Emergency Services - Planning Services) presenting an application requesting that a site-specific Zoning By-law amendment to add a four (4) unit apartment dwelling as a permitted use, amending the access regulations, and amending the lot frontage and yard requirements as they apply to 420 Sixth Avenue. The effect of this amendment would be to allow the Applicant to construct a four (4) unit apartment dwelling. It would also allow the Applicant to utilize the adjacent laneway for access to the rear parking area.

The Applicant’s request is consistent with the Provincial Policy Statement and the Official Plan. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

THAT a Public Meeting having been held with respect to the application by Snigdha Pervin, relative to PLAN 8 BLK 7 LOT 35 TO 36, municipally known as 420 Sixth Avenue, we recommend that the Zoning By-law be amended as follows:
1. THAT a PARKING LOT be permitted to connect directly to a LANE without the requirement for a DRIVEWAY or PARKING AISLE,

2. THAT an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS be added as a permitted USE on an INTERIOR LOT in the "R2" – RESIDENTIAL ZONE TWO ZONE,

3. THAT the minimum required FRONTAGE for an APARTMENT DWELLING is 15.2m,

4. AND THAT the minimum required INTERIOR SIDE YARD for an APARTMENT DWELLING is 1.5m,

Subject to the following conditions:
   1. THAT the subject property be designated as an area of Site Plan Control,
   2. AND THAT the Applicant obtains a Licence Agreement for access from the lane.

AND THAT the necessary By-laws are presented to City Council for ratification.

ALL as contained in Report No. R 126/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

Zoning By-law Amendment - 1510 Victoria Avenue (Cash Property Inc.) (Planning Services)

Report No. R 127/2019 (Development and Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to add a five (5) unit apartment dwelling as a permitted use in the existing building, establishing a reduced parking rate, allow access from the lane, and amending the lot frontage and area requirements as they apply to 1510 Victoria Avenue East. The effect of this amendment would be to allow the Applicant to convert the existing residential building into a five unit apartment dwelling. It would also allow the Applicant to utilize the adjacent lane for access to the rear parking area.

The Amendment is required because the legal status, as it relates to the number of dwelling units in the building, is unclear. This Amendment will bring the property into conformity with the regulations of The Zoning By-law and allow the Applicant to intensify the use of property with the benefit of a Building Permit.

The Applicant’s request is consistent with the Provincial Policy Statement and the Official Plan. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

THAT a Public Meeting having been held with respect to the application by Cash Property Inc. relative to Registered Plan M31 Lots 283 and 284, Parcel 32 City of Fort William Freehold, municipally known as 1510 Victoria Avenue East, we recommend that the Zoning By-law be amended as follows:
1. THAT an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS be added as a permitted USE on an INTERIOR LOT in the "R2" – RESIDENTIAL ZONE TWO ZONE,

2. THAT an APARTMENT DWELLING containing a maximum of 5 DWELLING UNITS be added as a permitted USE in the existing BUILDING,

3. THAT the required number of parking spaces be 1.0 per DWELLING UNIT for an APARTMENT DWELLING,

4. THAT a PARKING LOT be permitted to connect directly to a LANE without the requirement for a DRIVeway or PARKING AISLE,

5. THAT the minimum required LOT FRONTAGE for an APARTMENT DWELLING is 15.2m,

6. THAT the minimum required LOT AREA for an APARTMENT DWELLING is 535m²,

7. AND THAT the BUILDING existing on the 26th of August, 2019, be permitted to remain in its present location.

Subject to the following conditions:

1. THAT the subject property be designated as an area of Site Plan Control,
2. THAT the Applicant sign an Undertaking to Comply to provide landscaping and orderly parking,
3. THAT the Applicant pay for the City to plant two street trees along Victoria Avenue East in accordance with the City’s Tree Planting Standards and Specifications,
4. AND THAT the Applicant obtain a License Agreement for access from the lane.

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-laws are presented to City Council for ratification.

ALL as contained in Report No. R 127/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.
Zoning By-law - General Amendment - Rural Lot Sizes

Report No. R 131/2019 (Development & Emergency Services - Planning Services) recommending a general amendment to the Zoning By-law to bring the lot frontage and area requirements in the rural areas of City into conformity with the New Official Plan. City Council adopted the new Official Plan on April 30, 2018 and the Minister of Municipal Affairs and Housing approved the Plan, with modifications, on March 11, 2019. The new Official Plan updates policies dealing with development outside of the urban services area.

Administration supports the proposed Zoning By-law amendment as the lot sizes beyond the urban services area is appropriate and desirable. This is consistent with the policies of the Provincial Policy Statement and the new Official Plan.

THAT a Public Meeting having been held with respect to the application made on behalf of the City of Thunder Bay, relative to all rural lands within the City's boundaries, we recommend that the Zoning By-law be amended as follows:

1. That the definition of "UNDERSIZED LOT" be amended by replacing "January 1, 2011" with "September 30, 2020" for lots created by Consent and "August 26, 2019" for lots that received draft plan approval of a subdivision;

2. Reduce the Minimum REQUIRED LOT FRONTAGE in the "RU1" – Rural Area Zone for "All permitted USES unless otherwise specified" to 60.0m;

3. Reduce the Minimum REQUIRED LOT AREA in the "RU1" – Rural Area Zone for "RCF1, RCF2, and SINGLE DETACHED DWELLING without a PERSONAL FARM" to 10,000m²;

4. Increase the Minimum REQUIRED LOT FRONTAGE in the "R1" – Residential Zone One, "R5" – Residential Future Zone, "NC2" – Neighbourhood Centre Zone Two, "C3" – Highway Commercial Zone, "IN2" – Medium Industrial Zone, "IN3" – Heavy Industrial Zone, and "MI" – Major Institutional Zone for "LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES" to to 60.0m;

5. Increase the Minimum REQUIRED LOT AREA in the "R1" – Residential Zone One, "R5" – Residential Future Zone, "NC2" – Neighbourhood Centre Zone Two, "C3" – Highway Commercial Zone, "IN2" – Medium Industrial Zone, "IN3" – Heavy Industrial Zone, and "MI" – Major Institutional Zone for "LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES" to to 10,000m²;

6. Increase the Minimum REQUIRED LOT FRONTAGE in "R4" – Residential Prefabricated Dwelling Zone for a "Prefabricated Dwelling Park" to 60.0m;

7. Increase the Minimum REQUIRED LOT AREA in the "R4" – Residential Prefabricated Dwelling Zone for a "Prefabricated Dwelling Park" to 10,000m²;

8. Reduce the Minimum REQUIRED LOT FRONTAGE in the "NC1" – Neighbourhood Centre Zone One for "All permitted USES unless otherwise specified" to 60.0m; and
9. Reduce the Minimum REQUIRED LOT AREA in the "NC1" – Neighbourhood Centre Zone One for 'RCF1, RCF2, PARK and SINGLE DETACHED DWELLING" to 10,000m².

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

ALL as contained in Report No. R 131/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

**BY-LAWS**

**BL 84/2019 - General Zoning By-law Amendment - City Wide - Rural Lot Sizes**

A By-law to amend By-law 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (City Wide), to amend the rural lot size requirements.

**BL 85/2019 - Zoning By-law Amendment - 420 Sixth Street (Snigdha Pervin) (Planning Services)**

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (420 Sixth Avenue)

**BL 86/2019 - Zoning By-law Amendment - 1510 Victoria Avenue (Cash Property Inc.) (Planning Services)**

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue East)

**BL 87/2019 - Site Plan Designation - 1510 Victoria Avenue East (Planning Services)**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1510 Victoria Avenue East)

**BL 88/2019 - Site Plan Designation - 420 Sixth Street (Planning Services)**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (420 Sixth Avenue)

**By-law Resolution**

By-law Resolution - August 26, 2019

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 amend By-law 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (City Wide), to amend the rural lot size requirements.

   By-law Number: BL 84/2019

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (420 Sixth Avenue)

   By-law Number: BL 85/2019

3. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue East)

   By-law Number: BL 86/2019

4. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1510 Victoria Avenue East)

   By-law Number: BL 87/2019

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. (420 Sixth Avenue)

   By-law Number: BL 88/2019

ADJOURNMENT
**MEETING DATE**  08/26/2019 (mm/dd/yyyy)

**SUBJECT**  Confirmation of Agenda

**SUMMARY**

Confirmation of Agenda - August 26, 2019 - City Council (Public Meeting)

**RECOMMENDATION**

With respect to the August 26, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.
Corporate Report

REPORT NO.  R 126/2019

DATE PREPARED  08/08/2019 (mm/dd/yyyy)

FILE NO. Z-07-2019

MEETING DATE  08/26/2019 (mm/dd/yyyy)

SUBJECT  Zoning By-law Amendment - 420 Sixth Street (Snigha Pervin) (Planning Services)

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Snigdha Pervin, relative to PLAN 8 BLK 7 LOT 35 TO 36, municipally known as 420 Sixth Avenue, we recommend that the Zoning By-law be amended as follows:

- THAT a PARKING LOT be permitted to connect directly to a LANE without the requirement for a DRIVEWAY or PARKING AISLE,

- THAT an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS be added as a permitted USE on an INTERIOR LOT in the "R2" – RESIDENTIAL ZONE TWO ZONE,

- THAT the minimum required FRONTAGE for an APARTMENT DWELLING is 15.2m,

- AND THAT the minimum required INTERIOR SIDE YARD for an APARTMENT DWELLING is 1.5m,

Subject to the following conditions:

1. THAT the subject property be designated as an area of Site Plan Control,
2. AND THAT the Applicant obtains a Licence Agreement for access from the lane.

AND THAT the necessary By-laws are presented to City Council for ratification.

ALL as contained in Report No. R 126/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.
EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to add a four (4) unit apartment dwelling as a permitted use, amend the access regulations, and amend the lot frontage and yard requirements as they apply to 420 Sixth Avenue. The effect of this amendment would be to allow the Applicant to construct a four (4) unit apartment dwelling. It would also allow the Applicant to utilize the adjacent laneway for access to the rear parking area.

The Applicant’s request is consistent with the Provincial Policy Statement and the Official Plan. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law Amendment to permit and facilitate the construction of a 4-unit apartment dwelling. The application includes reductions to the frontage and side yard requirements, and an amendment to a parking access regulation as it applies to this site.

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

Description of Subject Property and Surrounding Area

The subject property is located on the north side of Sixth Avenue, between Winnipeg Avenue and High Street South. There are single detached dwellings immediately west and east of the property, and there is a semi-detached dwelling directly south of the property. There are apartment dwellings on the same block as the subject property. The subject property is a short walk from the Memorial Avenue commercial corridor. There are stops for the Mainline 1 and Memorial 3M bus lines in close proximity to the site.

The subject property is an interior lot that is approximately 15 metres wide and 44 metres deep. Currently the property is vacant. There is a public laneway that wraps around the west and north of the site.

The property is currently zoned “R2” – Residential Zone Two and is located within the “Residential” designation of the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on May 24th, 2019 outlining the nature of the proposed Zoning By-law amendment. One letter of concern and one letter of opposition were received from neighbourhood residents.
The first letter was concerned with parking and access specifically inquiring how the lot would be accessed from the laneway. They also inquired about the impacts on traffic in the area. They requested further information about the final height of the proposed building, stormwater drainage, architectural appearance, design, and construction timelines. A response was provided from the Planner working on the file that explained the parameters of the planning framework as it relates to their various questions.

The second letter took issue with the further introduction of apartment dwellings in the neighbourhood, implying foul behaviour on behalf of the future tenants. The letter claims issues relating to drugs, alcohol, domestic violence, disruptive noise, and public urination in the community are a result of residents who rent in the area, and that further renters will exacerbate these issues. The letter also delves into the business activities of the Applicant, noting the financial difficulties of their associated corporation may influence them to “rent to anyone and this is a concern based on previous issues with tenants in the area”. They further state these financial difficulties are cause for concern as construction may be stalled before completion, or the corporation may dissolve while tenants occupy the building. They finally express concern for the impact on their property values.

**Planning Response to Neighbourhood Comments**

In response to the first letter, the lot is proposed to be accessed from the adjacent laneway that intersects with Sixth Avenue. The entrance to the lot is proposed on the west side. Impacts on area traffic will be minimal. There are two main thoroughfares – Memorial Avenue and Fort William Road – which both offer bus lines and significant vehicle capacity. The final height of the building is not listed on the site plan, but the maximum height for all uses in the "R2" – Residential Zone Two is 12.0m. Stormwater is required to be managed on-site, and must not be directed towards any neighbouring property. This can be managed through Site Plan Control. Architectural appearance, design, and construction is primarily the purview of the developer, and the ability for the City to control design is limited. However, the Applicant is proposing an articulated (varied) appearance to the front face of the building which will create some visual interest. This is in line the City’s Urban Design Guidelines for façades.

Regarding the second letter, studies have reviewed and disproved the often cited reasons for objecting to affordable rental housing forms. One of which is the 2012 report from the Ontario Human Rights Commission titled “In the zone: Housing, human rights and municipal planning” which explored the following commonly expressed concerns:

- Property values will go down
- Crime will increase
- Traffic will increase

While property values are not considered a planning matter due to their unpredictable nature and focus on individual interest, Planning Services does consider aspects of the built environment which impact property values such as landscaping and urban design. Furthermore, the Ontario Human Rights Commission states that there have been many studies completed on affordable housing that conclude that there is no impact on property values. One study done in Toronto
actually found that property values increased and crime decreased during the period of the study. There is no evidence to suggest that crime increases as a result of multi-unit housing.

The Ontario Human Rights Commission states that “multiple-family dwellings near quality transit services are likely to attract residents with lower levels of car ownership, as are dwellings geared to older people, people with disabilities, and families with lower incomes.” Impacts on traffic will therefore be minor.

Finally, the Ontario Human Rights Commission notes that any multi-unit development must meet the same development and design standards as any other form of housing. Through the Site Plan Control process, this proposal will undergo a review using the City’s Urban Design Guidelines and Engineering Standards and Specifications. Therefore, it will be held to the same design standard as any other multi-unit residential development fronting on a local street. The proposed apartment building will contribute to the residential character of the adjacent neighbourhood.

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

Agency Comments

The Lakehead Region Conservation Authority, Ministry of Transportation, and Fire Prevention and Investigation indicated they have no objection or concern.

Building Services indicated a building permit will be required for the construction, and appropriate sewer and water services will need to be extended to the site.

Realty Services responded with no objection on the condition that the Applicant shall obtain a Licence of Access agreement for the parking area to be accessed from the laneway.

Engineering responded with no objection conditional upon the site being designated as an area of Site Plan Control and that a condition of the Site Plan Agreement be the Licence of Access agreement for the use and maintenance of the laneway from Sixth Avenue.

Planning Services Division Comments

Provincial Policy Statement, 2014

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

- **Growth Plan for Northern Ontario, 2011**

The proposal is consistent with the Growth Plan for Northern Ontario, as increased density makes efficient use of existing infrastructure, which is one of the stated purposes of the plan.

- **Official Plan**

The proposal supports the following general goals of the Official Plan (OP):

- direct development so that it occurs in an efficient and cost-effective manner
- reduce the potential for public cost or risk by...directing development away from areas where there is a risk to public health, safety, and well-being, or property damage
- maximize the opportunities for choice in employment, housing, recreation, and overall lifestyle for all city residents while emphasizing the need for compact mixed-land use patterns, and providing people with the opportunity to live close to where they work, learn, shop, and play
- promote a cost effective, reliable, accessible and integrated multi-modal transportation system
- promote a pattern of land use, and the provision of services and facilities that will enhance the health, safety, and well-being of all present and future residents of the City

At stated previously, the proposal is a form of efficient and cost effective development, it is well within the urban area, and it creates a new choice for housing in this neighbourhood. Additionally, it increases density near a Major Arterial near several bus routes. This supports the existing transportation system and supports potential future investments in active transportation infrastructure and transit services along this major route.

Another key goal which this proposal contributes to is promoting a pattern of land use that will enhance the health, safety, and well-being of all present and future residents of the City. The proposal contributes to the mix of different housing types in the surrounding neighbourhood. This provides options for the variety of residents in the community. The neighbourhood is in close proximity to many amenities along Memorial Avenue which promotes walkability and contributes to food accessibility.

It is also intended that the City’s transportation planning process be proactive in influencing travel behaviours. The City recognizes that the design of the transportation system and corresponding land use has a direct impact on individual travel behaviour and choice. Growing residential density in the proximity of transportation is transit supportive.
Corporate Report No. R 126/2019

The subject lands are designated “Residential” in the OP and are located within the Urban Settlement Area. The proposal supports the following general objectives of the Residential policies:

- promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodating to a mix of demographic and income groups, and is appropriate to the needs of the community
- encourage the provision of ownership and rental housing forms and densities that are affordable for lower to moderate income households
- realize a minimum of 20% of new dwelling units through intensification
- direct the expansion of residential development into the existing residential area

The proposed housing form contributes to the range and variety of dwelling unit types. This type of housing is typically considered to be more affordable than single and semi-detached ownership. Finally this proposal has been assessed using the prescribed evaluation criteria and has been determined to be appropriate.

For these reasons, the proposal is considered to be consistent with the general goals of the OP and intent for the Residential designation.

- **Zoning By-law**

The subject property and surrounding neighbourhood is currently zoned “R2” – Residential Zone Two. Currently, apartment dwellings are only permitted on corner lots in this zone. The proposed amendment will not rezone the property, but will permit a four unit apartment dwelling on an interior lot. The building will be consistent with the scale of development in the neighbourhood, as the Applicant is not proposing to increase the permitted height or lot coverage.

The only amendment to regulations shaping the physical design of the building relates to the interior side yard, which is proposed at 1.5m on either side. The "R2" - Zone typically requires a 3.0m and 1.5m interior side yard for a property without an attached garage. As this property will contain a parking area accessed by the lane, the 3.0m side yard setback for vehicle access is not a necessity. This reduction brings the developable footprint inline with a residential building with an attached garage in this zone. The character of the neighbourhood is therefore maintained.

The amendments to reduce the required frontage and to allow access to the parking area from the laneway can be considered in tandem. The use of the laneway allows the site to function with reduced frontage. The required 22m frontage intends for adequate space for access to and from a parking area. The existing laneway can serve as the access to a parking area in the rear of the site. Accessing the parking area from the lane removes the requirement for a new driveway, which allows for a reduction in overall hard surface area on the site. Under the Zoning By-law, parking areas are not permitted to connect to a lane without a parking aisle and driveway, therefore an amendment is required. It is worth noting that the area of the site already meets the
minimum requirements of Zoning By-law, meaning there is adequate space to accommodate the building and parking area.

**Site Plan Control**

Administration is recommending that the subject property be designated an area of Site Plan Control (SPC) to ensure compliance with policies that necessitate sensitivity to height, scale, coverage, and architectural design of the surrounding neighbourhood. Designating the property as an area of SPC will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division’s standards and the City’s Urban Design Guidelines. Specifically, lot grading and drainage, stormwater management, site servicing, landscaping, and any potential off-site improvements will be addressed through a SPC agreement.

**FINANCIAL IMPLICATION**

It is anticipated that there will be an increase in assessment value. Every 100,000 dollar increase in the assessed value of a property would provide the City with an approximate additional tax levy of 1437.48 dollars. 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 and is consistent with the policies of the current Provincial Policy Statement and the Official Plan. Additionally, the proposal does not conflict with the Growth Plan for Northern Ontario. As such, Administration supports the proposed Zoning By-law amendment.

**REFERENCE MATERIAL ATTACHED:**

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

**PREPARED BY: GRANT MASON, M.PL.**

<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
<th>DATE:</th>
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<tbody>
<tr>
<td>(NAME OF GENERAL MANAGER)</td>
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<tr>
<td>Mark J. Smith, GM Development &amp; Emergency Services</td>
<td>August 16, 2019</td>
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ATTACHMENT A – Property Location with Zoning

420 Sixth Avenue
PROPERTY LOCATION WITH ZONING

PLAN 8 BLK 7 LOT 35 TO 36
FILE NO: Z-07-2019
PLANNER: Grant Mason
DATE: 21/05/2019
APPLICANT: Snigdha Pervin

C4 - Arterial Commercial
MU1 - Mixed Use One
IN2 - Medium Industrial
R2 - Residential Zone Two

Property Location
Environmental Overlay

City Council (Public Meeting) - August 26, 2019
Page 15 of 53
ATTACHMENT B – Applicant's Sketch

TITLE: Applicant's Sketch
PREPARED BY: GM
SCALE: As Noted
DATE: August 26th, 2019
FILE NO.: Z-07-2019
Subject: Zoning By-law Amendment - 1510 Victoria Avenue (Cash Property Inc.) (Planning Services)

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Cash Property Inc. relative to Registered Plan M31 Lots 283 and 284, Parcel 32 City of Fort William Freehold, municipally known as 1510 Victoria Avenue East, we recommend that the Zoning By-law be amended as follows:

- THAT an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS be added as a permitted USE on an INTERIOR LOT in the "R2" - RESIDENTIAL ZONE TWO ZONE,

- THAT an APARTMENT DWELLING containing a maximum of 5 DWELLING UNITS be added as a permitted USE in the existing BUILDING,

- THAT the required number of parking spaces be 1.0 per DWELLING UNIT for an APARTMENT DWELLING,

- THAT a PARKING LOT be permitted to connect directly to a LANE without the requirement for a DRIVEWAY or PARKING AISLE,

- THAT the minimum required LOT FRONTAGE for an APARTMENT DWELLING is 15.2m,

- THAT the minimum required LOT AREA for an APARTMENT DWELLING is 535m²,

- AND THAT the BUILDING existing on the 26th of August, 2019, be permitted to remain in its present location.
Subject to the following conditions:

1. THAT the subject property be designated as an area of Site Plan Control,
2. THAT the Applicant sign an Undertaking to Comply to provide landscaping and orderly parking,
3. THAT the Applicant pay for the City to plant two street trees along Victoria Avenue East in accordance with the City’s Tree Planting Standards and Specifications,
4. AND THAT the Applicant obtain a License Agreement for access from the lane.

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-laws are presented to City Council for ratification.

ALL as contained in Report No. R 127/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to add a five (5) unit apartment dwelling as a permitted use in the existing building, establish a reduced parking rate, allow access to the parking area from the lane, and amend the lot frontage and area requirements as they apply to 1510 Victoria Avenue East. The effect of this amendment would be to allow the Applicant to convert the existing residential building into a five unit apartment dwelling. It would also allow the Applicant to utilize the adjacent lane for access to the rear parking area.

The Amendment is required because documents on file cannot confirm the number of permitted dwelling units in the building. It is clear that it was originally constructed as a dwelling with multiple units, but the exact number of dwelling units is not recorded. This Amendment will bring the property into conformity with the regulations of the Zoning By-law and allow the Applicant to intensify the use of property with the benefit of a Building Permit.

The Applicant’s request is consistent with the Provincial Policy Statement and the Official Plan. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.
DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law Amendment to allow for the conversion of the existing residential building into a five unit apartment dwelling. The application includes a number of site specific amendments to facilitate the conversion. The application includes reductions to the lot frontage and area requirements, a reduction in parking requirements, and an amendment to a parking access regulation as it applies to this site. The existing building will also be permitted to exist in its present location.

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

Description of Subject Property and Surrounding Area

The subject property is located on the south side of Victoria Avenue East between Franklin and Selkirk Streets. The subject property is zoned "R2" – Residential Zone Two and is designated Residential in the Official Plan. There are single detached dwellings immediately west and east of the property and there is a semi detached dwelling directly south of the property. There are a range of dwelling forms and a blend of residential and commercial zones in the vicinity. There are two separate properties zoned Uixed Use one and Uixed Use Zone Two on the same side and block of Victoria Avenue South as the subject property. A parcel directly across the street is zoned "MU2". The block to the east of Franklin Street is zoned "C1" – Urban Village.

The subject property is a short walk from the South Strategic Core area. There is a stop for the Northwood to County Park bus line at the southwest corner of Victoria Avenue East and Franklin Street South.

The subject property is an interior lot that is approximately 15 metres wide and 35 metres deep. Currently the property is occupied by a residential dwelling with multiple dwelling units. The number of units originally contained within the building is not recorded. Documents on file do not provide adequate information to confirm the legal-nonconforming status of the property, but it does appear that it was originally constructed as an apartment dwelling with multiple dwelling units in 1948. The number of dwelling units that has existed continuously since that time is not documented. The Applicant is therefore seeking to legitimize the building with up to five dwelling units for the purpose of obtaining a Building Permit and other services such as garbage collection for each unit. There is a public laneway parallel to Victoria Avenue East to the south of the site. It opens onto Franklin and Selkirk Streets.

Neighbourhood Comments

A Notice of Application was mailed to property owners on June 11th, 2019 outlining the nature of the proposed Zoning By-law amendment. One letter of concern and two letters of opposition were received from neighbourhood residents.
The letter of concern related to the size of the building and its capacity to contain 5 units. They sought clarification towards the requested amendment for access to the parking area from the lane. The resident was also concerned with the parking reduction and the building’s state of repair. They requested the building be inspected and brought in line with the Building Code.

The first letter of objection related to parking and snow removal, stating the contractor retained by the property manager/owner dumped snow on the street and abutting properties. However, Licensing and Enforcement have not received any complaints against the subject property regarding this issue.

The second letter of objection describes the interior of the building and questions how five units can fit in the building. The author also takes issue with the parking reduction. They describe existing issues with parking, especially during the day due to the dental office at the corner of Franklin and Victoria Streets. The letter then reinforces the difficulty of parking on the streets in the area as a result of the commercial and institutional uses in the vicinity. The letter also describes the waste and other discarded materials they have found in their neighbourhood which they attribute to the tenants of 1510 Victoria.

Planning Response to Neighbourhood Comments

Prior to distributing the Notice of Application, a representative from Planning Services visited the property for a tour of the interior of the building to confirm the number of dwelling units that would be created. At present there are two 2-bedroom dwelling units on the upper floor, one 3-bedroom dwelling unit on the main floor, and one large 1-bedroom dwelling unit in the basement. There are shared laundry services in the basement. It is feasible that either the main floor or basement dwellings could be split to create a fifth dwelling unit in the building. A dwelling unit is not defined by size, but by whether the unit contains a place to sleep, a kitchen and a bathroom. These three requirements can fit in a very small space and still qualify as a dwelling unit. Therefore, it is feasible for the building to be retrofitted with five dwelling units.

The amendment to allow a parking lot to connect directly to a lane without a parking aisle or driveway reflects the existing arrangement where the parking area is accessed directly from the laneway. This is discussed below in the Zoning By-law section. Realty Services has requested the Applicant obtain a License Agreement for access from the laneway.

Any structural changes (adding a 5th dwelling unit) to the building will require a building permit. The Ontario Building Code will apply to these changes at that time.

There appears to be adequate open space for on-site snow storage. If this proves to be inadequate the property owner will be required to arrange for the snow to be removed within 48 hours. Any required parking spaces occupied by snow would be considered to be a conformity issue, and complaints can be submitted by neighbours to have this matter resolved through Licensing and Enforcement. There have not been any formally documented complaints regarding snow dumping on neighbouring or City property filed against this property.
Planning Services understands the limited parking arrangement to accommodate residents of the proposed five-unit apartment dwelling. Residents with a second vehicle or guests of residents may find parking farther from the building and walking inconvenient, particularly in winter months. However, Planning Services is of the opinion that the benefits of the proposed additional units outweigh the potential inconvenience. This form of development makes efficient use of an existing building as well as existing infrastructure and services, it offers a built form that represents affordable housing, and it provides an opportunity for individuals to choose active and public transportation. Daytime parking congestion from the surrounding commercial and institutional uses may overlap with the commute schedule of local residents, but the overnight parking demand is lowered due to the nature of non-residential uses. The dwelling units will be small due to the size of the building, therefore the number of occupants will likely be comparatively limited. The Parking Authority responded with comments that parking is limited in the area during winter months, but that they do not have any particular concerns about parking availability in the area.

Neighbourhood residents are encouraged to submit complaints to the City regarding the upkeep of their neighbours’ yards if they are unkempt or not maintained. The Property Standards By-law controls minimum yard upkeep in the City of Thunder Bay. There have been previous property maintenance complaints against this property in the past, though none are active at this time.

Agency Comments

The Parking Authority, Lakehead Region Conservation Authority, Ministry of Transportation, and Fire Prevention and Investigation indicated they have no objection or concern.

Building Services indicated a building permit will be required for the construction of the 5th unit, and that a design from a qualified professional will be required.

Realty Services responded with no objection but suggested the Applicant be required to obtain a License Agreement for access from the laneway to the parking area. This has been included as a condition.

The Parks and Open Spaces Section recommends the site be designated as an area of Site Plan Control. However, as no changes to the building are proposed, the Applicant be only required to submit an Undertaking to Comply to provide orderly landscaping and parking development. They further request that the Applicant be required to pay the City for the planting of two street trees along the Victoria Avenue frontage in order to improve aesthetics along this corridor, and to dissuade parking in the front yard.

Engineering responded with no objection conditional upon the Applicant obtaining a Licence Agreement for access from the lane to the parking area. This would include the responsibility for maintenance of the laneway from Franklin Street to the westernmost point of the subject property. Engineering also indicated the Applicants will be required to install a new water service connection that meets the current City Standards and the Building Code to support a 5th dwelling unit. This is to be completed as part of the Building Permit process.
The Thunder Bay District Health unit responded with a letter of support for the proposal, noting “the proposed project represents intensification in a residential development that may promote a healthy lifestyle and reduce environmental costs.” The letter outlines a number of healthy built environment factors including physical activity, walkability and density, as well as nutrition and food security, and finds the proposal to be well supported by sidewalks, food stores, parks, and public transportation.

Planning Services Division Comments

- **Provincial Policy Statement, 2014**

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

- **Growth Plan for Northern Ontario, 2011**

The proposal is consistent with the Growth Plan for Northern Ontario, as increased density makes efficient use of existing infrastructure, which is one of the stated purposes of the plan.

- **Official Plan**

The proposal supports the following general goals of the Official Plan (OP):

- direct development so that it occurs in an efficient and cost-effective manner
- reduce the potential for public cost or risk by directing development away from areas where there is a risk to public health, safety, and well-being, or property damage
- maximize the opportunities for choice in employment, housing, recreation, and overall lifestyle for all city residents while emphasizing the need for compact mixed-land use patterns, and providing people with the opportunity to live close to where they work, learn, shop, and play
- promote a cost effective, reliable, accessible and integrated multi-modal transportation system
- promote a pattern of land use, and the provision of services and facilities that will enhance the health, safety, and well-being of all present and future residents of the City

As stated previously, the proposal is a form of efficient and cost effective development, it is well within the urban area, and it grows the options for housing in this neighbourhood. The proposal
contributes to the mix of different housing types in the surrounding neighbourhood. This provides options for the variety of residents in the community. The neighbourhood is in close proximity to many amenities in the South Core which promotes walkability and contributes to food accessibility.

Additionally, it increases density near a bus route and the intersection of a Minor Arterial and Collector Road. The subject property is located along Victoria Avenue which hosts one of the City’s most complete and effective bike lanes. This supports the existing transportation system and supports potential future investments in active transportation infrastructure and transit services along these routes.

It is also intended that the City’s transportation planning process be proactive in influencing travel behaviours. The City recognizes that the design of the transportation system and corresponding land use has a direct impact on individual travel behaviour and choice. Growing residential density in the proximity of transportation is transit supportive.

The subject lands are designated “Residential” in the OP and are located within the Urban Settlement Area. The proposal supports the following general objectives of the Residential policies:

- promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodating to a mix of demographic and income groups, and is appropriate to the needs of the community
- encourage the provision of ownership and rental housing forms and densities that are affordable for lower to moderate income households
- realize a minimum of 20% of new dwelling units through intensification
- direct the expansion of residential development into the existing residential area

The proposed housing form provides an alternative choice in this neighbourhood which contributes to the range and variety of dwelling unit types. This type of housing is typically considered to be more affordable than single and semi-detached ownership. This proposal has been assessed using the prescribed evaluation criteria and has been determined to be appropriate.

For these reasons, the proposal is considered to be consistent with the general goals of the OP and intent for the Residential designation.

- **Zoning By-law**

The subject property and abutting lots in the neighbourhood are currently zoned “R2” – Residential Zone Two. Currently, 4-unit apartment dwellings are only permitted on corner lots in this zone. The proposed amendment will not rezone the property, but will permit an apartment dwelling on an interior lot. The By-law would also permit an apartment dwelling with a maximum of 5 dwelling units in the existing building only, which limits further intensification of
the site. The existing building contains 4-dwelling units. The existing dwelling units have on average two bedrooms per unit, and the 5th unit will be a partition of an existing unit. The overall intensification of the site is minimal as the number of people who can live in the building will only increase marginally.

The proposed reduction in parking is supported by Administration as the property is well serviced by active and public transportation, is in close proximity to the South Core, and would maintain one space per dwelling unit.

The proposed reduced frontage and area requirements for an apartment dwelling, and amendment to allow the parking area to be accessed from the lane are all supported by Administration. There is already a building on the site, and there are buildings on all adjacent sites as well. Because there is a rear lane servicing this site, there is an opportunity to consider a design that requires less lot frontage and area to accommodate the proposed 5 unit apartment dwelling. Providing direct access from the lane to the parking spaces means that the land typically required to accommodate a driveway and aisle is not needed and can be allocated to amenity space. This provides an opportunity to increase density and to provide uninterrupted front yard landscaping.

The existing building is proposed to be recognized in its location on the day of the passing of the resolution. This will bring its setbacks and coverage into conformity with the Zoning By-law and allow for a Building Permit to be issued for any future renovations without additional planning approvals.

Site Plan Control

It is a practice of the Planning Services Division to recommend that applications proposing 4 or more dwelling units be designated as areas of Site Plan Control (SPC). Engineering and Operations, and Parks and Open Spaces agree with our recommendation for designation. However, as the proposed amendment will only involve interior renovations to the existing building, the SPC process will not be required at this time. Instead, an Undertaking to Comply to provide landscaping and orderly parking is sufficient at this time. Further planning approvals would be required for redevelopment, or expansions and extensions to the building as this By-law is tied to the existing building. A Site Plan Agreement would be required at that time.

**FINANCIAL IMPLICATION**

It is anticipated that there will be a minor increase in assessment value. Every 100,000 dollar increase in the assessed value of a property would provide the City with an approximate additional tax levy of 1437.48 dollars. No exterior construction is proposed at this time and there are no works proposed on City property.
CONCLUSION

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

REFERENCE MATERIAL ATTACHED:

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

PREPARED BY: GRANT MASON, M.PL.

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<td>(NAME OF GENERAL MANAGER)</td>
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<tr>
<td>Mark J. Smith GM Development &amp; Emergency Services</td>
<td>August 16, 2019</td>
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RECOMMENDATION

THAT a Public Meeting having been held with respect to the application made on behalf of the City of Thunder Bay, relative to all rural lands within the City's boundaries, we recommend that the Zoning By-law be amended as follows:

1. That the definition of "UNDERSIZED LOT" be amended by replacing "January 1, 2011" with "September 30, 2020" for lots created by Consent and "August 26, 2019" for lots that received draft plan approval of a subdivision;

2. Reduce the Minimum REQUIRED LOT FRONTAGE in the "RU1" – Rural Area Zone for "All permitted USES unless otherwise specified" to 60.0m;

3. Reduce the Minimum REQUIRED LOT AREA in the "RU1" – Rural Area Zone for "RCF1, RCF2, and SINGLE DETACHED DWELLING without a PERSONAL FARM" to 10,000m²;

4. Increase the Minimum REQUIRED LOT FRONTAGE in the "R1" – Residential Zone One, "R5" – Residential Future Zone, "NC2" – Neighbourhood Centre Zone Two, "C3" – Highway Commercial Zone, "IN2" – Medium Industrial Zone, "IN3" – Heavy Industrial Zone, and "MI" – Major Institutional Zone for "LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES" to to 60.0m;

5. Increase the Minimum REQUIRED LOT AREA in the "R1" – Residential Zone One, "R5" – Residential Future Zone, "NC2" – Neighbourhood Centre Zone Two, "C3" – Highway Commercial Zone, "IN2" – Medium Industrial Zone, "IN3" – Heavy Industrial Zone, and "MI" – Major Institutional Zone for "LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES" to to 10,000m²;

6. Increase the Minimum REQUIRED LOT FRONTAGE in "R4" – Residential Prefabricated Dwelling Zone for a "Prefabricated Dwelling Park" to 60.0m;

7. Increase the Minimum REQUIRED LOT AREA in the "R4" – Residential Prefabricated Dwelling Zone for a "Prefabricated Dwelling Park" to 10,000m²;
8. Reduce the Minimum REQUIRED LOT FRONTAGE in the "NC1" – Neighbourhood Centre Zone One for "All permitted USES unless otherwise specified" to 60.0m; and

9. Reduce the Minimum REQUIRED LOT AREA in the "NC1" – Neighbourhood Centre Zone One for "RCF1, RCF2, PARK and SINGLE DETACHED DWELLING" to 10,000m².

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

ALL as contained in Report No. R 131/2019 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

Administration has initiated a general amendment to the Zoning By-law to bring the lot frontage and area requirements in the rural areas of City into conformity with the New Official Plan. The new Official Plan updates policies dealing with development in the rural areas of the City. On lots in the rural area that have private wells and private septic systems, the lot area for a single detached dwelling would be reduced to better protect lands for agricultural and resource uses. On lots in the rural areas where City water services are available and private septic systems are provided, the lot area and frontage would be increased to maintain consistency with Provincial Policy and Guidelines.

Administration supports the proposed Zoning By-law amendment as it is appropriate and desirable. The proposed changes are consistent with the policies of the Provincial Policy Statement, the Northern Growth Plan, and the new Official Plan.

DISCUSSION

Description of Proposal

The Planning Services Division has initiated a general amendment to the Zoning By-law to bring the lot frontage and lot area requirements in the rural areas of City into conformity with the New Official Plan.

City Council adopted the new Official Plan on April 30, 2018 and the Minister of Municipal Affairs and Housing approved the Plan, with modifications, on March 11, 2019. The new Official Plan updates policies dealing with development in the rural areas of the City.

The lot area in the rural areas that have private wells and private septic systems for a single detached dwelling would be reduced. This would better protect certain rural lands for agricultural and resource uses in that new smaller residential lots would allow for larger retained lots at the time of new lot creation. Currently the Zoning By-law requires that single detached dwellings in the "RU1" – Rural Area Zone and "NC1" – Neighbourhood Centre Zone on lots with private
wells and private septic systems be a minimum of 60 metres of lot frontage and 20,000m² of lot area and Official Plan policies now provide for 10,000m² lots.

In rural areas where only City water services are available and private septic systems are provided, the lot sizes would be increased to maintain consistency with Provincial Policy and Guidelines for such lots. In these areas Zoning By-law requires a minimum of 30m of frontage and 2,100m² of lot area whereas the Official Plan policies now provide for 60m and 10,000m² to meet Provincial Policy and Guidelines.

To ensure that the Zoning By-law conforms to the policies of the Official Plan, a change to the minimum lot frontage and area requirements for various zones within the rural areas of the City are required.

Planning Services Division Comments

**Provincial Policy Statement, 2014**

The new Official Plan is consistent with the Provincial Policy Statement (PPS), 2014. One of the key factors in developing the new Plan was to ensure that its policies are consistent with those issued by the Province. The recommended amendments are proposed to implement the policies of the new Official Plan, and therefore, they are consistent with the PPS.

**Northern Growth Plan**

The new Official Plan and the recommended changes to the Zoning By-law do not conflict with the Northern Growth Plan.

**Official Plan 2018**

Large lot areas are required for development on rural lands to accommodate private wells and private septic systems. A significant change in the new Official Plan is that within the Rural Area, the lot area for a single detached dwelling can now be 10,000m² rather than 20,000m². The smaller lot size would allow for continued lot creation potential while protecting opportunities for rural development on larger retained lots in the long term, which supports the objectives of both the Food and Climate Adaptation Strategies.

Provincial Policies and Guidelines contemplate large lot sizes in rural areas and Rural Settlement Area where City water services and private septic systems are provided. In these rural areas, the New Official Plan requires that lots have a minimum of 60 metres of frontage and 10,000m² of lot area to be consistent with Provincial Guidelines. Official Plan Policies also may permit, through a Zoning By-law Amendment or Minor Variance, a reduced lot area in the Rural Settlement Area if a Hydrogeological Report concludes that a reduced lot area can be justified.
**Zoning By-law**

To implement the policies of the Official Plan, the following changes to the Zoning By-law are required.

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<tr>
<th>Zone</th>
<th>Requirement</th>
<th>Current</th>
<th>Proposed</th>
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<tr>
<td>&quot;RU1&quot; – Rural Area Zone</td>
<td>Lot Area: 20,000m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 90.0m</td>
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<tr>
<td>All permitted USES unless otherwise specified</td>
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<td>&quot;R1&quot; – Residential Zone One for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<td>&quot;R4&quot; – Residential Prefabricated Dwelling Zone for a &quot;Prefabricated Dwelling Park&quot;</td>
<td>Lot Area: 4,000m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<tr>
<td>&quot;R5&quot; – Residential Future Zone for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<tr>
<td>&quot;NC1&quot; – Neighbourhood Centre Zone One</td>
<td>Lot Area: 20,000m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 90m</td>
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<td>All permitted USES unless otherwise specified</td>
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<tr>
<td>&quot;NC2&quot; – Neighbourhood Centre Zone Two for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 4,000m² or 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<tr>
<td>&quot;C3&quot; – Highway Commercial Zone for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<td>&quot;IN2&quot; – Medium Industrial Zone for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<tr>
<td>&quot;IN3&quot; – Heavy Industrial Zone for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot; to</td>
<td>Lot Area: 2,100m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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<tr>
<td>&quot;MI&quot; – Major Institutional Zone for &quot;LOTS with MUNICIPAL WATER SERVICES and without MUNICIPAL SEWAGE SERVICES&quot;</td>
<td>Lot Area: 4,000m²</td>
<td>10,000m²</td>
<td>Lot Frontage: 30m</td>
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To provide assurance that previously approved lots, that would otherwise become undersized, can continue to be built upon, an additional amendment to the definition of "undersized lot" is recommended. An "undersized lot" is defined in the Zoning By-law as follows:
An UNDERSIZED LOT is a LOT that is NON-COMPLYING in that it has insufficient LOT AREA and/or LOT FRONTAGE and/or LOT DEPTH, and it also meets one of the following descriptions:

- it was held independently from adjoining lands on January 1, 1984 and has been NON-COMPLYING since that time;
- it is a parcel of land created between January 1, 1984 and January 1, 2011, through a severance approved by the Committee of Adjustment; or
- it is a LOT on a registered plan of subdivision which received final approval between January 1, 1972 and January 1, 2011 and has not been deregistered under Subsection 50(4) of the Planning Act.

Given that there have been Consents to Sever applications that have received conditional approval by the Committee of Adjustment under the current regulations of the Zoning By-law, the date in the second bullet point, being the Zoning By-law's effective date of January 1, 2011, should be amended to the date when conditions associated with approvals granted in August, 2019 must be completed and Certificates issued for the new lots. The Planning Services Division recommends a date of September 30, 2020 to allow for sufficient time of any approvals granted up to August 2019 to be finalized within the year.

Because there have been plans of subdivision that have received draft approval under the current regulations of the Zoning By-law, the date in the third bullet point, being the Zoning By-law's effective date of January 1, 2011, should be amended to August 26, 2019 to reflect the date of the proposed amending By-law.

In regards to the third bullet point, references to final approval would create a Zoning By-law conflict for any plans of subdivision that received draft approval but have not been completed and registered (final approval). The Planning Services Division recommends that the reference to "final approval" be amended to "draft approval" to allow developments that have received draft plan approval from Council to proceed to registration.

As such, the Planning Services Division recommends that the second and third bullet points of the definition be amended, as shown in bold below:

- it is a parcel of land created between January 1, 1984 and September 30, 2020, through a severance approved by the Committee of Adjustment; or
- it is a LOT on a draft plan of subdivision which received draft approval between January 1, 1972 and August 26, 2019 and has not been deregistered under Subsection 50(4) of the Planning Act.

**FINANCIAL IMPLICATION**

There are no financial implications associated with this report.

**CONCLUSION**

It is concluded that the changes to the lot sizes in the rural area is appropriate and desirable. It is consistent with the policies of the Provincial Policy Statement, Northern Growth Plan, and the new Official Plan. Administration supports the proposed Zoning By-law amendment.
**PREPARED BY:**  Decio Lopes, MCIP, RPP, Senior Planner  

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<td>Mark J. Smith, GM Development &amp; Emergency Services</td>
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Memorandum

TO: Office of the City Clerk

FROM: Decio Lopes
Development & Emergency Services - Planning Services

DATE: 23/07/2019

SUBJECT: BL 84/2019 - General Zoning By-law Amendment - City Wide - Rural Lot Sizes

MEETING DATE: City Council (Public Meeting) - 26/08/2019 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (City Wide), to amend the rural lot size requirements.

Authorization: Report R 131/2019 (Development & Emergency Services - Planning Services) - City Council (Public Meeting) - August 26, 2019

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (City Wide), to amend the rural lot size requirements.

The effect of the proposed amendment would be to bring the Zoning By-Law's Rural lot sizes into conformity with the new Official Plan.

Schedules and Attachments:

Amended/Repealed By-law Number(s):
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 August 6, 2019, and a public meeting was held on August 26, 2019 at which Report No. R 131/2019 (Planning Services) was considered.

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

1. Section 4 is amended by deleting the definition of "UNDERSIZED LOT" and replacing with the following:

"An UNDERSIZED LOT is a LOT that is NON-COMPLYING in that it has insufficient LOT AREA and/or LOT FRONTAGE and/or LOT DEPTH, and it also meets one of the following descriptions:
• it was held independently from adjoining lands on January 1, 1984 and has been NON-COMPLYING since that time;
• it is a parcel of land created between January 1, 1984 and September 30, 2020, through a severance approved by the Committee of Adjustment; or
• it is a LOT on a draft plan of subdivision which received draft approval between January 1, 1972 and August 26, 2019 and has not been deregistered under Subsection 50(4) of the Planning Act."

2. Table 6.2.1 is amended by deleting the value in the table cell associated with column three of row one and replacing with the following:

"RCF1, RCF2, PARK, SINGLE DETACHED DWELLING without a PERSONAL FARM"

3. Table 6.2.1 is amended by deleting the value in the table cell associated with column two of row two and replacing with the following:

"60.0m"
4. Table 6.2.1 is amended by deleting the value in the table cell associated with column three of row three and replacing with the following:

"10,000m²"

5. Table 8.2.1 is amended by deleting third column in its entirety.

6. Table 8.2.1 is amended by deleting the value in the table cell associated with column two of row one and replacing with the following:

"LOTS without MUNICIPAL SERVICES or LOTS with MUNICIPAL WATER SERVICE and without MUNICIPAL SEWAGE SERVICE"

7. Table 11.2.1 is amended by deleting the value in the table cell associated with column two of row two and replacing with the following:

"60.0m"

8. Table 11.2.1 is amended by deleting the value in the table cell associated with column two of row three and replacing with the following:

"10,000.0m²"

9. Table 12.2.1 is amended by deleting third column in its entirety.

10. Table 12.2.1 is amended by deleting the value in the table cell associated with column two of row one and replacing with the following:

"LOTS without MUNICIPAL SERVICES or LOTS with MUNICIPAL WATER SERVICE and without MUNICIPAL SEWAGE SERVICE"

11. Table 16.2.1 is amended by deleting the value in the table cell associated with column two of row two and replacing with the following:

"60.0m"

12. Table 16.2.1 is amended by deleting the value in the table cell associated with column three of row three and replacing with the following:

"10,000.0m²"
13. Table 17.2.1 is amended by deleting the value in the table cells associated with columns two, three, and four of row two and replacing with the following:

"60.0m"

14. Table 17.2.1 is amended by deleting the value in the table cells associated with columns two, three, and four of row three and replacing with the following:

"10,000.0m²"

15. Table 21.2.1 is amended by deleting third column in its entirety.

16. Table 21.2.1 is amended by deleting the value in the table cell associated with column two of row one and replacing with the following:

"LOTS without MUNICIPAL SERVICES or LOTS with MUNICIPAL WATER SERVICE and without MUNICIPAL SEWAGE SERVICE"

17. Table 27.2.1 is amended by deleting the value in the table cell associated with column two of row two and replacing with the following:

"60.0m"

18. Table 27.2.1 is amended by deleting the value in the table cell associated with column two of row three and replacing with the following:

"10,000.0m²"

19. Table 28.2.1 is amended by deleting third column in its entirety.

20. Table 28.2.1 is amended by deleting the value in the table cell associated with column two of row one and replacing with the following:

"LOTS without MUNICIPAL SERVICES or LOTS with MUNICIPAL WATER SERVICE and without MUNICIPAL SEWAGE SERVICE"

21. Table 35.2.1 is amended by deleting the value in the table cell associated with column three of row two and replacing with the following:

"60.0m"
22. Table 35.2.1 is amended by deleting the value in the table cell associated with column three of row three and replacing with the following:

"10,000.0m²"

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

24. This By-law shall come into force and take effect upon the date of its final passing, subject to the provisions of Section 34 of the Act.

Enacted and passed this 26th day of August A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

__________________________
Bill Mauro
Mayor

__________________________
Krista Power
City Clerk
Memorandum

TO: Office of the City Clerk

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 08/08/2019 (mm/dd/yyyy)

SUBJECT: BL 85/2019 - Zoning By-law Amendment - 420 Sixth Street (Snigdha Pervin) (Planning Services)

MEETING DATE: City Council (Public Meeting) - 08/26/2019 (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 (420 Sixth Avenue)

Authorization:

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 to permit an apartment dwelling, amend site specific regulations, and amend the parking access regulations to permit access from a lane.

The effect of this amendment would be to allow the construction of an apartment dwelling.

Schedules and Attachments:

EXHIBIT ONE TO BL 85/2019

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 85/2019

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (420 Sixth Avenue)

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 August 2nd, 2019, and a public meeting was held on the 26th day of August, 2019 at which Report No. R 126/2019 (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:

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

Registered Plan 8, Block 7, Lot 35 to 36, municipally known as 420 Sixth Avenue, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 5.15.2 and 9.1, and Table 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) PERMITTED USES:

An APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS is deemed to a permitted USE under Section 9.1(a).

b) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:
The minimum REQUIRED LOT FRONTAGE is 15.2m.
The minimum required INTERIOR SIDE YARD is 1.5m.

A PARKING LOT is permitted to connect directly to a LANE without the requirement for a DRIVEWAY or PARKING AISLE."

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 of its final passing, subject to the provisions of Section 34 of the Act.

Enacted and passed this 26th day of August, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

John S. Hannam
City Clerk
THIS IS EXHIBIT ONE TO PARAGRAPH ______
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER ______
MAYOR _____________
CITY CLERK _____________

Property Location

420 Sixth Avenue

SCALE IN METRES
0 20 40
Memorandum

TO: Office of the City Clerk

FILE: Z-08-2019

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 08/08/2019 (dd/mm/yyyy)

SUBJECT: BL 86/2019 - Zoning By-law Amendment - 1510 Victoria Avenue (Cash Property Inc.)

MEETING DATE: City Council (Public Meeting) - 08/26/2019 (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 (1510 Victoria Avenue East)

Authorization: Report R 127/2019 (Development & Emergency Services - Planning Service) – City Council (Public Meeting) – August 26, 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 to permit an apartment dwelling with up to five dwelling units, amend site specific regulations, establish a reduced parking rate, and amend parking regulations to permit access from a lane.

The effect of this amendment would be to allow the existing building to be used as an apartment dwelling with a maximum of five dwelling units.

Schedules and Attachments:

EXHIBIT ONE TO BL 86/2019

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 86/2019

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue East)

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 August 2nd, 2019, and a public meeting was held on the 26th day of August, 2019 at which Report No. R 127/2019 (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:

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

Registered Plan M31, Lots 283 and 284, Parcel 32 City of Fort William Freehold, municipally known as 1510 Victoria Avenue East, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 5.15.2 and 9.1, and Tables 5.15.9 and 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 26th day of August, 2019 is permitted to remain in its present location. Nothing in this BY-LAW prevents the strengthening or restoration to a safe condition of that BUILDING, provided that the strengthening or restoration does not further contravene any regulations of this BY-LAW.
b) **Permitted USES:**

i) An APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS is deemed to a permitted USE under Section 9.1(a).

ii) Notwithstanding subparagraph 170(1)(b)(i) of this By-Law, an APARTMENT DWELLING with a maximum of 5 DWELLING UNITS is a permitted USE in the BUILDING existing on the 26th day of August, 2019.

c) **REGULATIONS:**

In the case of an APARTMENT DWELLING, the following applies:

| The Minimum REQUIRED LOT FRONTAGE is 15.2 m |
| The Minimum REQUIRED LOT AREA is 535m² |
| The minimum number of REQUIRED PARKING SPACES is 1.0 per DWELLING UNIT. |
| A PARKING LOT is permitted to connect directly to a LANE without the requirement for a DRIVEWAY or PARKING AISLE. |

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 26th day of August, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

______________________________
Bill Mauro
Mayor

______________________________
Krista Power
City Clerk
Property Location

1510 Victoria Avenue East

THIS IS EXHIBIT ONE TO PARAGRAPH ______
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER ______
MAYOR ____________
CITY CLERK ____________
Memorandum

TO: Office of the City Clerk
FROM: Grant Mason
Development & Emergency Services - Planning Services
DATE: 08/08/2019 (mm/dd/yyyy)
SUBJECT: BL 87/2019 - Site Plan Designation - 1510 Victoria Avenue East (Planning Services)
MEETING DATE: City Council (Public Meeting) – 08/26/2019 (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. (1510 Victoria Avenue East)

Authorization: Report R 127/2019 (Development & Emergency Services - Planning Services) - City Council (Public Meeting) - August 26th, 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 Registered Plan M31 Lots 283 and 284, Parcel 32 City of Fort William Freehold, municipally known as 1510 Victoria Avenue East

Schedules and Attachments:
EXHIBIT ONE TO BL 87/2019

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 87/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1510 Victoria Avenue East)

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 August 26th, 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 Registered Plan M31 Lots 283 and 284, Parcel 32 City of Fort William Freehold, and shown as "Property Location" on Exhibit One to and forming part of this 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 26th day of August, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

Krista Power
City Clerk
THIS IS EXHIBIT ONE TO BY-LAW NUMBER ________

MAYOR ________________

CITY CLERK ________________
Memorandum

TO: Office of the City Clerk
FROM: Grant Mason
Development & Emergency Services - Planning Services
DATE: 08/08/2019
SUBJECT: BL 88/2019 - Site Plan Designation - 420 Sixth Street (Planning Services)
MEETING DATE: City Council (Public Meeting) - 08/26/2019

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. (420 Sixth Avenue)

Authorization: Report R 126/2019 (Development & Emergency Services - Planning Services) - City Council (Public Meeting) – August 26, 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 Registered Plan 8, Block 7, Lots 35 to 36, municipally known as 420 Sixth Avenue

Schedules and Attachments:

EXHIBIT ONE TO BL 88/2019

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 88/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (420 Sixth Avenue)

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 August 26th, 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 Registered Plan 8, Block 7, Lots 35 to 36, 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 26th day of August, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

Krista Power
City Clerk
MEETING DATE 08/26/2019 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - August 26, 2019

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 amend By-law 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (City Wide), to amend the rural lot size requirements.
   
   By-law Number: BL 84/2019

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (420 Sixth Avenue)

   By-law Number: BL 85/2019

3. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1510 Victoria Avenue East)

   By-law Number: BL 86/2019

4. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1510 Victoria Avenue East)

   By-law Number: BL 87/2019

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. (420 Sixth Avenue)

   By-law Number: BL 88/2019