



MEETING: City Council (Public Meeting)

DATE: Monday, April 15, 2019

Reference No. PM 5/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:38 p.m.

City Council (Public Meeting)

Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor S. Ch'ng
Councillor A. Foulds
Councillor C. Fraser
Councillor T. Giertuga
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Ms. K. Power, Deputy City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City Solicitor
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Ms. K. Robertson, General Manager – Community
Services
Mr. M. Smith, General Manager – Development &
Emergency Services
Mr. D. Lopes, Senior Planner
Mr. G. Stover, Committee Coordinator

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - April 15, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Peng You

With respect to the April 15, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting Procedures

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

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 1142/1146/1150/1154 John St. Road

Report No. R 55/2019 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to establish an "MU2" - Mixed Use Zone 2 on the subject lands, amend the general regulations and the regulations of the MU2 Zone to accommodate the construction of 3 proposed 4-unit dwellings and to modify the definition of dwelling, and establish associated development parameters.

Mr. D. Lopes, Senior Planner provided a PowerPoint presentation relative to the above noted report.

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

Mr. S. Menic, Planning Consultant and Mr. G. Kannegiesser, Applicant appeared before Council and responded to questions.

The Chair asked if there were any supporters to the application who wished to be heard. There was no response.

The Chair asked if there were any objectors to the application who wished to be heard. There was no response.

MOVED BY: Councillor Trevor Giertuga
SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by C&G Kannegiesser/A.Colla Insulation Ltd., relative to Lots 61 and 62, Registered Plan 547 and Part of Lot 60, Registered Plan 547 described as Parts 18 and 19 on Reference Plan 55R-13613; THUNDER BAY, municipally known as 1142/1146/1150/1154 John St. Road, we recommend that the Zoning By-law be amended as follows:

1. That the provisions of paragraphs "368" and "369" do not apply to the subject lands;
2. That the portion of the lands shown as "Property Location One" on Attachment "D" to Report R 55/2019 (Planning Services) be rezoned to "MU2" - Mixed Use Zone 2 from the "R3" – Residential Zone Three;
3. For the portion of the lands shown as "Property Location One" on Attachment "E" to Report

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R 55/2019 (Planning Services), the following applies:

- a) A "LOT" means two contiguous parcels of land held under separate ownership developed together for mutual benefit for the purposes of establishing driveways, parking aisles and separation distance.
 - b) Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING.
 - c) In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:
 - I. The Minimum REQUIRED LOT FRONTAGE is 18.0 m
 - II. The Maximum LOT COVERAGE is 45%
 - III. The Minimum REQUIRED INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi storey APARTMENT DWELLING.
 - IV. The Maximum number of DRIVEWAYS per "LOT", identified as "Property Location One" on Attachment "E", is one.
4. For the portion of the lands shown as "Property Location Two" on Attachment "E" to Report R55/2019 (Planning Services), the following applies:
- a) A "LOT" means two contiguous parcels of land held under separate ownership developed together for mutual benefit for the purposes of establishing driveways, parking aisles and separation distance.
 - b) Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING.
 - c) In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:
 - I. The Minimum REQUIRED LOT FRONTAGE is 18.0 metres
 - II. The Maximum LOT COVERAGE is 45%.
 - III. The Minimum REQUIRED INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi storey APARTMENT DWELLING.
 - IV. The Maximum number of DRIVEWAYS per "LOT", identified as "Property Location Two" on Attachment "E", is one.

Subject to the following conditions:

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

1. The property shown as "Property Location 1" and "Property Location 2" on Attachment "E" to Report R 55/2019 (Planning Services) be designated as an area of Site Plan Control; and
2. That the Applicants receive conditional approval from the Committee of

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Adjustment to create the parcels as shown on on Attachment "C" to Report R 55/2019 (Planning Services).

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

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

ALL as contained in Report No. R 55/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 38/2019 - Subdivision Agreement - DiGregorio Developments Inc. (Parkdale Stage 6)

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

BL 39/2019 - Subdivision Agreement - DiGregorio Developments Inc. (Mount Forest Stage 5A)

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

BL 40/2019 - Subdivision Agreement - DiGregorio Developments Inc. (Mount Forest Stage 6)

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

BL 41/2019 - Site Plan Control Designation -1142/1146/1150/1154 John Street Road

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1142/1146/1150/1154 John Street Road)

BL 44/2019 - Site Plan Designation - 361 Memorial Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (361 Memorial Avenue)

By-law Resolution

By-law Resolution - April 8, 2019 - City Council (Public Meeting)

MOVED BY: McKinnon, Brian

SECONDED BY: Bentz, Mark

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 authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc. (Parkdale Stage 6)

By-law Number: BL 38/2019

2. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc. (Mount Forest Stage 5A)

By-law Number: BL 39/2019

3. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc. (Mount Forest Stage 6)

By-law Number: BL 40/2019

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 (1142/1146/1150/1154 John Street Road)

By-law Number: BL 41/2019

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. (361 Memorial Avenue)

By-law Number: BL 44/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 6:50 p.m.

Mayor

Deputy City Clerk