MEETING: City Council (Public Meeting)

DATE: Monday, April 15, 2019

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 - April 15, 2019 - City Council (Public Meeting)

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.

PUBLIC MEETING PROCEDURES

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.

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

   1. 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.

   2. Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING.

   3. In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:

      1. The Minimum REQUIRED LOT FRONTAGE is 18.0 m
      2. The Maximum LOT COVERAGE is 45%
      3. The Minimum REQUIRED INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi storey APARTMENT DWELLING.
      4. 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:

   1. 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.

   2. Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING.

   3. In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:

      1. The Minimum REQUIRED LOT FRONTAGE is 18.0 metres
      2. The Maximum LOT COVERAGE is 45%.
      3. The Minimum REQUIRED INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi storey APARTMENT DWELLING.
      4. 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 48/2019 (Planning Services) be designated as an area of Site Plan Control; and

2. That the Applicants receive conditional approval from the Committee of Adjustment to create the parcels as shown on on Attachment "C" to Report R 48/2019 (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.

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)

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

ADJOURNMENT
MEETING DATE  04/15/2019 (mm/dd/yyyy)

SUBJECT  Confirmation of Agenda

SUMMARY

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

RECOMMENDATION

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.
RECOMMENDATION

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 48/2019 (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 R 48/2019 (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 R48/2019 (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 48/2019 (Planning Services) be designated as an area of Site Plan Control; and

2. That the Applicants receive conditional approval from the Committee of Adjustment to create the parcels as shown on on Attachment "C" to Report R 48/2019 (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 48/2019 (Planning Services) as submitted by the Development & Emergency Services Department.
EXECUTIVE SUMMARY

The Applicants have requested a site-specific Zoning By-law amendment to establish an "MU2" - Mixed Use Zone 2 on the subject lands, amend the general regulations and the regulations of the "MU2" Zone, and to modify the definition of dwelling to facilitate the construction of 3 single level 4-unit dwellings on the property. All other uses permitted in the "MU2" Zone would continue to be permitted. The lands are comprised of 4 parcels, one of which contains a 2 storey apartment dwelling containing 4 units. The Applicants intend to seek appropriate boundary adjustments from the Committee of Adjustment to allow for the proposed lot configurations shown on Attachment "C".

The Applicants' 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 lands owned by the Applicants are subject to area specific Zoning By-law amendments from the 1990s that were put in place to implement the Northwest Community Plan. Those amendments placed the front portion of the lands in a medium density residential zone and the rear of the lands in a low density residential zone.

The Applicants have applied to amend the Zoning By-law to establish an "MU2" - Mixed Use Zone 2 on the subject lands and to amend the general regulations and the regulations of the "MU2" Zone to accommodate the construction of 3 proposed 4-unit dwellings. The Applicants intend on constructing single storey 4-unit dwellings on the lands that would normally be defined as townhouse dwellings if each dwelling unit had street frontage.

The Applicants' site plan and front elevation are shown on Attachments "B" and "C".

Description of Subject Property and Surrounding Area

The subject property is located on the north side of John St. Road, west of Valley Street. There are multi-unit dwellings directly west, east, and north of the property, a neighbourhood comprised of single detached dwellings is located to the south from Chercover Avenue and lands along John St. Road are comprised of a mix of dwellings in the form of single detached, semi-detached, and apartments. Further east is a fuel bar at the intersection at Valley Street.

The subject properties were previously created under the regulations of the former Zoning By-law to facilitate 4-unit apartments on four lots each with 18 meters of frontage. A number of approvals at the Committee of Adjustment were granted to facilitate that proposal. Only one of the 4 unit apartment dwellings was built.
Neighbourhood Comments

A Notice of Application was mailed to property owners on February 21, 2019 outlining the nature of the proposed Zoning By-law amendment. The Planning Services Division did not receive any correspondence from nearby property owners as a result of the notice.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Fire Prevention and Investigation
- Realty Services Division

The Building Services Division notes that Building permits and Ministry of Transportation approvals, due to the site’s proximity to the Thunder Bay Expressway, will be required and that the layout and design of the buildings will likely require a very specific site servicing layout for sewer and water services. The Building Services Division suggests that the Applicants and their designer pre-consult at the design stage.

The Parks & Open Spaces Section has no objection to the proposed Zoning By-law Amendment Application and supports the Planning Services' recommendation that the lands be designated for Site Plan Control.

Engineering & Operations Division has no objections as the request is simply to extend the already permitted use to the rear of the property and supports the Planning Services' recommendation that the lands be designated for Site Plan Control.

Thunder Bay District Health Unit – Healthy Living (TBDHU-HL) supports the proposal, citing the benefits of increased density on walkability and physical activity. As the subject property is within walkable distance of several amenities, they noted that the proposal may promote a healthy lifestyle and reduce environmental impacts. Encouraging active transportation and reducing private vehicle trips are goals of the EarthCare Sustainability Plan and the Corporate Strategic Plan. The TBDHU notes that providing a mix of housing types, via infill and intensification, within walking distance of a variety of amenities brings the City closer to these goals. TBDHU also stated that the risk of food inaccessibility is moderately high in this area, meaning that access to nutritious food would require vehicular access. Therefore, increased residential density in this area is neutral in supporting the goals of the Thunder Bay and Area Food Strategy to improve equitable access to nutritious food.

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 is encouraged. Furthermore, the
proposed 4-unit dwellings contribute an additional multiple unit form to the range and mix of
housing types in the urban area and surrounding neighbourhood. 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 2018**

The lands are designated as Residential within the Urban Settlement Area and are intended
primarily for residential purposes, which include the full range of dwelling types and tenure
ranging from single-detached dwellings to high-rise apartments. Non-residential uses permitted
in Residential areas include home-based businesses, minor institutional uses such as elementary
schools, libraries, day nurseries, places of worship, recreational uses, and community services
and facilities.

The Applicant’s proposal supports the following general goals of the Residential policies:

- provides for an adequate supply of residentially designated and serviceable land in
  appropriate locations in order to meet the City’s housing needs;
- provides 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;
- provides for a rental housing form and density that is affordable for lower to moderate
  income households;
- directs development so that it occurs in an efficient and cost-effective manner and within
  an existing residential area; and
- contributes to 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 is a form of efficient and cost effective development and it is well within the urban
area. The proposed housing form provides a new choice in this neighbourhood which contributes
to the range and variety of dwelling unit types. The Applicants’ have indicated that the units will
be rented rather than converted to condominium tenure. They seek to accommodate a
demographic seeking one storey dwellings with amenities similar to a single detached dwelling.

Being on a transit route, this supports the existing transportation system and supports potential
future investments in active transportation infrastructure and transit services along this major
route. The property is also within walking distance to Dawson Road where the full range of community commercial amenities is located.
Also, as stated in comments received by the Thunder Bay District Health Unit, increased residential density can benefit physical activity levels in residents.

The sharing of driveways is consistent with the City’s Urban Design Guidelines and the Official Plan's preference to limit the number of driveways on arterial roads.

The proposal is considered to be consistent with the general goals of the Official Plan and intent for the Residential designation.

**Zoning By-law**

The lands are subject to the zoning provisions created to implement the Northwest Community Plan. The policies of that Plan have been integrated into the new Official Plan.

As noted, the Applicants seek to apply a "MU2" Zone to their entire land holdings. Because of the area specific by-laws implementing the Northwest Community Plan, the lands are split zoned and the regulations of the former Zoning By-law continue to apply. To provide a consistent regulation to the development, an exception from the area specific regulation is sought so that the entire lands can be placed under the same "MU2" Zone.

The rear portion of the land is currently contained within the "R3-H" – Residential Zone Three-Holding, where one and two unit dwellings are permitted. The Northwest Community Plan intended that the rear back lands of the Applicants' lands and many neighbouring properties would develop by plan of subdivision. The Holding Symbol was established to achieve that goal and to allow for property consolidation and the submission of a plan of subdivision.

The Planning Services Division has reviewed the potential options of how the backlands can be developed. A straight through street would connect John St. Road to Regina Avenue with opportunities remaining for development adjacent to the Applicants' lands, however fronting on the unbuilt Bell Street. The Planning Services Division is of the opinion that the proposal facilitates higher density development on the subject lands and does not preclude the development of adjacent lands. As such, it is recommended that the area specific regulations not apply to the Applicants' lands and that the rear portion of the Applicants' lands be rezoned to the "MU2" Zone (Attachment "D").

The Applicants each own 2 abutting parcels and intend on developing their respective lands with shared private facilities such as driveways, aisles, and servicing corridors. They are required to seek appropriate approvals from the Committee of Adjustment to create the parcels as illustrated in Attachment "C" together with associated private easements. To allow for the development of 2 parcels with shared facilities, the Planning Services Division recommends that regulations be introduced to assist with the development of the lands as the Applicants intend. To accomplish the development of 2 parcels with shared facilities, the Planning Services Division recommends that the definition of "lot" include 2 parcels regardless of ownership with each "lot" shown as
"Property Location 1" and "Property Location 2" on Attachment "E". To assist with the establishment of the individual building parcels, it is recommended that the modified "lot" definition only apply to the driveway regulations, parking aisle regulations, and separation distance of 6 metres as required by the "MU2" Zone between buildings.

The Applicants intend on constructing single storey 4-unit dwellings in what is generally described as a townhouse dwelling (Attachment "B"). In this case, the difference from typical townhouse dwellings is that each of the dwelling units would front onto the private driveway/aisle rather than onto a public street. The Zoning By-law does not contain regulations for such a form of townhouse dwelling. The Applicants propose to include their form of townhouse dwelling within the definition of apartment dwelling. The Planning Services Division supports the requested definition amendment. The front elevation of the Applicants' townhouse design is shown in Attachment "C".

As noted, to facilitate the development of the 3 proposed buildings, the Planning Services Division recommends that regulations apply to the 2 "lots" as shown on Attachment "E" as well as the individual parcels.

The Applicants request that the minimum lot frontage for a 4-unit dwelling be 18 metres as it is consistent with the requirements of the area specific by-laws implementing the Northwest Community Plan. Given that the applicants' site plan illustrates how the proposed single storey buildings can be developed; the Planning Services Division does not oppose the request. The reduced frontage, in this case, is adequate because there will be shared facilities such as the driveway and parking aisles.

To allow for the townhouse development on each parcel, the applicants have requested that the lot coverage be increased to 45% from the "MU2" Zone's requirement of 35% for an apartment dwelling. This request is to allow for the attached garages of each proposed unit while maintaining an appropriate living space size for each unit. Planning Services Division supports the request as it has been demonstrated that landscaping and amenity space can be accommodated, albeit less than a typical townhouse development.

To implement the Official Plan's policies of minimizing driveway entrances on arterial road ways and to provide for the regulation of shared driveways, it is recommended that the number of driveways be limited to one for each "lot" shown as "Property Location 1" and "Property Location 2" on Attachment "E".

Lastly, the Applicants request that the required interior side yards be 3.0 metres and 1.5 metres for a multi-storey apartment. This is consistent with the requirements of the area specific by-laws implementing the Northwest Community Plan, which the Applicants' wish to retain, and the regulations that the existing 4 unit apartment was constructed under. Planning Services Division supports the request as the 6 metre separation distance between main buildings as specified in the "MU2" Zone is maintained on the "lot" shown as "Property Location 1" and "Property Location 2" on Attachment "E". Furthermore, there would still be adequate space between the building for access and the driveways.
To provide the 6.7 metre wide access aisle to the parking spaces within each "lot" shown as "Property Location 1" and "Property Location 2" on Attachment "E", the Planning Services Division has recommended to the Applicants that the attached garages be staggered in an effort to widen the vehicle maneuvering area. The Applicants' agree with this suggestion and the Planning Services Division notes that this design will be confirmed through site plan review. The amount of parking proposed exceeds the Zoning By-law's requirements of 1.5 spaces per dwelling unit as a minimum of 2 spaces per unit is proposed together with additional spaces at the rear of the buildings.

Site Plan Control

In keeping with Official Plan Policies, the Planning Services Division recommends that this property be designated as an area of Site Plan Control (SPC) to ensure the orderly development of the lands and to achieve urban design objectives.

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 $1467 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 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 – Applicants' Sketch
Attachment C – Applicants' Lot Configuration and Front Building Elevation
Attachment D – Portion of the Lands to be rezoned
Attachment E – Plan Illustrating the "Lots"
PREPARED BY: Decio Lopes, MCIP, RPP, Senior Planner

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<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
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<tr>
<td>(NAME OF GENERAL MANAGER)</td>
<td>April 8, 2019</td>
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<td>Mr. M. Smith, General Manager – Development &amp; Emergency Services</td>
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1142, 1146, 1150 & 1154 John St. Road
PROPERTY LOCATION WITH ZONING

FILE NO: Z-01-2019
APPLICANT: G & C Kannegiesser & A. Colla Insulation Ltd.
ATTACHMENT B – APPLICANTS’ SKETCH

JOHN STREET
KNOWN AS JOHN STREET

SITE PLAN
1:200

TITLE: Applicants’ Sketch
PREPARED BY: DL
SCALE: As Noted
FILE NO.: Z-01-2019
DATE: APRIL 2019

City Council (Public Meeting) - April 15, 2019
ATTACHMENT D – PORTION OF THE LANDS TO BE REZONED

1142, 1146, 1150 & 1154 John St. Road
Memorandum

TO: Office of the City Clerk

FROM: Decio Lopes
Development & Emergency Services - Planning Services

DATE: 03/26/2019

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

MEETING DATE: City Council (Public Meeting) - 04/15/2019 (mm/dd/yyyy)

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


By-law Explanation: The Purpose of this By-law is to authorize the execution of a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and DiGregorio Developments Inc. (Parkdale Stage 6) for Block 1, Plan 55M-571.

Schedules and Attachments:

SCHEDULE "A" – SUBDIVISION AGREEMENTS (6) ATTACHED SEPARATELY

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER BL 38/2019  

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)  

1. That the Mayor and Clerk be and they are hereby empowered and authorized to  
execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The  
Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and  
forming part of this By-law, in accordance with the terms and conditions therein, being a  
Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY  
and DiGREGORIO DEVELOPMENTS INC. Block 1, Registered Plan 55M-571, in the City of  
Thunder Bay, in the District of Thunder Bay, provided that the execution of the said Agreement  
may be deferred until such time as the Performance Guarantee and Liability Insurance, as  
required, have been delivered to the Corporation, to the satisfaction of the Clerk.  

2. That the Mayor and Clerk be and are hereby empowered and authorized to  
execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-14501) and to  
release the same for registration upon receipt of a letter from the General Manager, Development  
& Emergency Services Department or the Manager, Planning Services Division, Development &  
Emergency Services Department, indicating that all of the conditions of Draft Plan approval and  
all other preconditions to the registration of the Plan of Subdivision have been fulfilled.  

3. This By-law shall come into force and take effect upon the date it is passed.  

Enacted and passed this 15th day of April, A.D. 2019 as witnessed by the Seal of the Corporation  
and the hands of its proper Officers.  

Bill Mauro  
Mayor  

Krista Power  
Deputy City Clerk
Memorandum

TO: Office of the City Clerk
FROM: Decio Lopes
Development & Emergency Services - Planning Services
DATE: 03/26/2019
SUBJECT: BL 39/2019 - Subdivision Agreement - DiGregorio Developments Inc. (Mount Forest Stage 5A)
MEETING DATE: City Council (Public Meeting) - 04/15/2019 (mm/dd/yyyy)

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


By-law Explanation: The Purpose of this By-law is 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) for Part of Block 60, Plan 55M-520, being Part 1 on Reference Plan 55R-9375 at to repeal By-law 049-2014.

Schedules and Attachments:

SCHEDULE "A" – SUBDIVISION AGREEMENTS (6)

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 39/2019

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)

1. That the Mayor and Clerk be and they are hereby empowered and authorized to execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and forming part of this By-law, in accordance with the terms and conditions therein, being a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and DiGREGORIO DEVELOPMENTS INC. for Part of Block 60, Plan 55M-520, being Part 1 on Reference Plan 55R-9375, in the City of Thunder Bay, in the District of Thunder Bay, provided that the execution of the said Agreement may be deferred until such time as the Performance Guarantee and Liability Insurance, as required, have been delivered to the Corporation, to the satisfaction of the Clerk.

2. That the Mayor and Clerk be and are hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-91007) and to release the same for registration upon receipt of a letter from the General Manager, Development & Emergency Services Department or the Manager, Planning Services Division, Development & Emergency Services Department, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Subdivision have been fulfilled.

3. That By-law Number 049-2014, being the authorizing By-laws for the previous Subdivision Agreement is hereby repealed.

4. This By-law shall come into force and take effect upon the date it is passed

Enacted and passed this 15th day of April, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

________________________
Bill Mauro
Mayor

________________________
Krista Power
Deputy City Clerk
Memorandum

TO: Office of the City Clerk
FROM: Decio Lopes
Development & Emergency Services - Planning Services
DATE: 03/26/2019
SUBJECT: BL 40/2019 - Subdivision Agreement - DiGregorio Developments Inc. (Mount Forest Stage 6)
MEETING DATE: City Council (Public Meeting) - 04/15/2019 (mm/dd/yyyy)

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


By-law Explanation: The Purpose of this By-law is 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) for Part of Block 60, Plan 55M-520, being Parts 1, 2, 3, 5, 6, and 7 inclusive on Reference Plan 55R-12252 at to repeal By-law 050-2014.

Schedules and Attachments:
SCHEDULE "A" – SUBDIVISION AGREEMENTS (6) – ATTACHED SEPARATELY

Amended/Repealed By-law Number(s):
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)

1. That the Mayor and Clerk be and they are hereby empowered and authorized to execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and forming part of this By-law, in accordance with the terms and conditions therein, being a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and DiGREGORIO DEVELOPMENTS INC. for Part of Block 60, Plan 55M-520, being Parts 1, 2, 3, 5, 6, and 7 inclusive on Reference Plan 55R-12252, in the City of Thunder Bay, in the District of Thunder Bay, provided that the execution of the said Agreement may be deferred until such time as the Performance Guarantee and Liability Insurance, as required, have been delivered to the Corporation, to the satisfaction of the Clerk.

2. That the Mayor and Clerk be and are hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-04501) and to release the same for registration upon receipt of a letter from the General Manager, Development & Emergency Services Department or the Manager, Planning Services Division, Development & Emergency Services Department, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Subdivision have been fulfilled.

3. That By-law Number 050-2014, being the authorizing By-laws for the previous Subdivision Agreement is hereby repealed.

4. This By-law shall come into force and take effect upon the date it is passed

Enacted and passed this 15th day of April, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

Krista Power
Deputy City Clerk
Memorandum

TO: Office of the City Clerk
FROM: Decio Lopes
Development & Emergency Services/Planning Services
DATE: 03/26/2019
SUBJECT: BL 41/2019 - Site Plan Control Designation - 1142/1146/1150/1154 John Street Road
MEETING DATE: City Council (Public Meeting) - 04/15/2019 (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 (1142/1146/1150/1154 John Street Road)

Authorization: Report R 55/2019 (Planning Services) - City Council (Public Meeting) - April 15, 2019

By-law Explanation: The purpose of this By-law is to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it relates 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.

Schedules and Attachments:

EXHIBIT TO BL 41/2019 – PROPERTY LOCATION

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 41/2019

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

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 City Council, dated April 15, 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 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.

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 15th day of April, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

_________________________________________
Bill Mauro
Mayor

_________________________________________
Krista Power
Deputy City Clerk
Property Location

1142, 1146, 1150 & 1154 John St. Road

THIS IS EXHIBIT ONE TO BY-LAW NUMBER 41/2019

MAYOR

CITY CLERK

City Council (Public Meeting) - April 15, 2019
Memorandum

TO: Office of the City Clerk

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 28/03/2019

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

MEETING DATE: City Council - 04/15/2019 (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. (361 Memorial Avenue)

Authorization: Committee of Adjustment 02-19 – 361 Memorial Avenue – March 27, 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 LT 1-6 BLK 28 PL 147 MCINTYRE; LT 189-190 PL 572 MCINTYRE; PT LT 7 BLK 28 PL 147 MCINTYRE; PT LT 188 PL 572 MCINTYRE; PT LANE BLK 28 PL 147 MCINTYRE; PT LAIRD ST PL 147 MCINTYRE CLOSED BY PAC9923, AS IN TBR268740; THUNDER BAY, municipally known as 361 Memorial Avenue.

Schedules and Attachments:

EXHIBIT ONE TO BL 44/2019

Amended/Repealed By-law Number(s):
THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 44/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (361 Memorial 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 decision of the Committee of Adjustment, dated March 27, 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 LT 1-6 BLK 28 PL 147 MCINTYRE; LT 189-190 PL 572 MCINTYRE; PT LT 7 BLK 28 PL 147 MCINTYRE; PT LT 188 PL 572 MCINTYRE; PT LANE BLK 28 PL 147 MCINTYRE; PT LAIRD ST PL 147 MCINTYRE CLOSED BY PAC9923, AS IN TBR268740; THUNDER BAY, 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 15th day of April, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro  
Mayor

Krista Power  
Deputy City Clerk
Property Location  

361 Memorial Avenue

THIS IS EXHIBIT ONE TO BY-LAW NUMBER 44/2019

MAYOR ____________________

CITY CLERK ____________________
MEETING DATE 04/15/2019 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

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

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 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