



City Council (Public Meeting) Minutes

Monday, September 12, 2022, 6:32 p.m.

S.H. Blake Memorial Auditorium

Present:

Mayor Bill Mauro
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Andrew Foulds
Councillor Cody Fraser
Councillor Brian Hamilton
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Aldo Ruberto
Councillor Peng You

Officials:

Krista Power, City Clerk
Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager - Corporate Services & Long-Term Care
Karen Lewis, General Manager - Development & Emergency Services
Kerri Marshall, General Manager - Infrastructure & Operations
Kelly Robertson, General Manager - Community Services
Joel DePeuter, Director - Development Services
Aaron Ward, Project Engineer
Decio Lopes, Senior Planner
Jillian Fazio, Planner II
Katie Piché, Council & Committee Clerk
Lori Wiitala, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Bill Mauro

2. Disclosures of Interest

3. Confirmation of Agenda

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the September 12, 2022 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Public Meeting Procedures

Public Meeting procedures were read aloud for information.

5. Reports of Municipal Officers

5.1 Zoning By-law Amendment - 2405124 Ontario Ltd. – 3200 Lloyd Street

Report R 159/2022 (Development & Emergency Services - Planning Services) presenting an application to amend the Zoning By-law to facilitate a future application for a partially serviced residential plan of subdivision relative to the above noted.

Memorandum from Senior Planner Decio Lopes, dated September 8, 2022 relative to correspondence received for R 159/2022 – Zoning By-law Amendment - 2405124 Ontario Ltd. – 3200 Lloyd Street distributed separately Friday, September 9, 2022.

The applicant, 2405124 Ontario Ltd., has applied to amend the Zoning By-law to facilitate a future application for a partially serviced residential plan of subdivision comprised of lots for single detached dwellings. These lands are landlocked as there is no built and maintained City road extending across the lot frontage. The

Applicant seeks to have the Zoning By-law amended ahead of a future application for a Draft Plan Subdivision Approval.

The proposed amendment to the Zoning By-law(s) would also apply a Holding Symbol that would be removed once a Subdivision Agreement is entered into, establish a no build area near the railway corridor, and amend the lot frontage and area requirements.

Administration is recommending that this application be approved as it does not conflict with the policies of the Official Plan for the Zoning By-law amendment.

Decio Lopes appeared before Committee, provided a presentation and responded to questions.

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

Stefan Huzan - Northern Planning and Ian Bodnar - property owner, appeared before Committee provided an overview and responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

Jan Whybourne appeared before Committee and provided an overview.

Dan Fadyshen appeared before Committee and provided an overview.

Linda Speer appeared before Committee and provided an overview.

Gerry Fillion appeared before Committee and provided an overview.

Candace Park appeared before Committee via MS Teams and provided an overview.

Kim & Patrick Lightbody appeared before Committee via MS Teams and provided an overview.

Wayne Lyle appeared before Committee and provided an overview.

The Chair asked if there were any further speakers to the application who wished to be heard.

There was no response.

The Chair asked Members of Council if there were any further questions to the applicant.

The Chair asked Members of Council if there were any questions for Administration.

MOVED BY: Councillor Cody Fraser

SECONDED BY: Councillor Brian Hamilton

THAT a Public Meeting having been held with respect to the application by 2405124 Ontario Ltd. relative to PLAN 700 LOT 15 & 16, shown as PROPERTY LOCATION 1 and PROPERTY LOCATION 2, on Attachment B to Report R 159/2022 (Planning Services), Zoning By-law 100-2010 be amended as follows:

- That the portion of the lands shown as "PROPERTY LOCATION 1," be rezoned from the "R5" – Residential Future Zone to "R1-H" – Residential One Zone – Holding;
- That the portion of the lands shown as "PROPERTY LOCATION 2," be rezoned from the "R1" – Residential One Zone to "R1-H" – Residential One Zone – Holding;
- That the minimum required lot frontage be established as 30.0 metres;
- That the minimum required lot area be established as 2,100 square metres;
- That a no build for dwellings area within 30 metres of the railway corridor be established;
- That the "H" symbol may be removed from the lands once approval is given for a draft plan of subdivision and the owners have entered into a subdivision agreement; and
- That only existing uses may be permitted until the H - Holding Symbol is removed.

THAT a Public Meeting having been held with respect to the application by 2405124 Ontario Ltd. relative to PLAN 700 LOT 15 & 16, shown as PROPERTY LOCATION, on Attachment C to Report R 159/2022 (Planning Services), Zoning

By-law 1/2022 be amended as follows:

- That the portion of the lands shown as "PROPERTY LOCATION," be rezoned from the "RS1" – Rural Settlement Zone to the "RS1" – Rural Settlement Zone subject to Holding provisions;
- That the minimum required lot frontage be established as 30.0 metres;
- That the minimum required lot area be established as 2,100 square metres;
- That a no build area for homes within 30 metres of the railway corridor is established;
- That the "H" symbol may be removed from the lands once approval is given for draft plan of subdivision and the owners have entered into a subdivision agreement; and
- That only existing uses may be permitted until the H - Holding Symbol is removed.

AND THAT the necessary By-law be presented to City Council for ratification;

ALL as contained in Report R 159/2022 (Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

5.2 Zoning By-law Amendment - 70 Secord St

Report R 149/2022 (Development & Emergency Services - Planning Services) presenting an application seeking approval to rezone lands relative to the above noted.

Memorandum from Planner Jillian Fazio, dated September 6, 2022 relative to correspondence received for Report R 149/2022 - Zoning By-law Amendment Application at 70 Secord Street distributed separately Thursday, September 8, 2022.

Memorandum from Planner Jillian Fazio, dated September 7, 2022 relative to correspondence received for Report R 149/2022 - Zoning By-law Amendment

Application at 70 Secord Street distributed separately Thursday, September 8, 2022.

The Applicant is seeking approval to rezone their lands to the “MU2” – Mixed Use Zone Two in the 2010 Zoning By-law (in effect) and “UX” – Urban Mixed Use Zone in the 2022 Zoning By-law (under appeal). The proposed site-specific zoning amendment would also eliminate the minimum number of parking spaces for a permitted use in the existing building.

The proposal is considered appropriate as it will permit compatible land uses within an existing non-residential building located on the edge the Residential and Strategic Core designations. The Applicant’s request is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed amendment.

Jillian Fazio appeared before Committee via MS Teams and provided a presentation.

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

Bianca Hennessey, the applicant appeared before Committee responded to questions.

The Chair asked if there were any speakers to the application who wished to be heard.

There was no response.

The Chair asked if there were any questions for Administration.

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application from SeeBay Inc. to amend Zoning By-law 100-2010 and 1/2022 as it applies to PL 1353 LESS S PT LT 88-90, municipally known as 70 Secord Street we recommend that the Zoning By-laws be amended as follows:

1. That Zoning By-law 100-2010 be amended as follows:
 - a. That the subject property be rezoned to “MU2” – Mixed Use Zone Two
 - b. That the following uses be permitted in addition to those listed in 14.1 a):
 - Mixed Use Building
 - Office
 - Restaurant
 - Retail Store
 - Recreation Facility
 - Personal Services Establishment
 - c. That there is no minimum number of parking spaces for a permitted use in the existing building
2. That Zoning By-law 1-2021 be amended as follows:
 - a. That the subject property be rezoned to “UX” – Urban Mixed Use Zone
 - b. That there is no minimum number of parking spaces for a permitted use in the existing building

Subject to the following conditions:

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

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control; and
2. The Applicant enters into a licence agreement to the satisfaction of Realty Services.

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 R 149/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

5.3 Consent to Sever - 2811 Oliver Road

Report R 150/2022 (Development & Emergency Services - Planning Services) presenting an application requesting consent to sever the lands relative to the above noted.

The Applicant has requested consent for the severance of the lands known as 2811 Oliver Road to create one new parcel of land with one retained. Each parcel, severed and retained, would be approximately 2 hectares in size. The proposed severance would result in a new rural lot to be developed in accordance with the Zoning By-law.

Approval of the application would facilitate the recently approved Official Plan Amendment No. 9 which amends the Lot Creation Policies to permit the severance of the subject lands to create an additional lot in the Rural 1 designation. Administration does not oppose the consent application provided that the recommended conditions are applied.

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

The Applicant, Andrew Lindstrom - Lindstrom Holdings Inc. appeared before Committee via MS Teams.

The Chair asked if there were any speakers to the application who wished to be heard.

There was no response.

The Chair asked if there were any questions of Administration.

MOVED BY: Councillor Brian McKinnon

SECONDED BY: Councillor Albert Aiello

THAT WITH RESPECT TO the application from Lindstrom Holdings Inc. to create one new rural lot as it applies to the lands described as PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY and municipally known as 2811 Oliver Road, we recommend that the proposed severance as shown on the site sketch prepared by Stantec dated May 24, 2022 in Attachment "B" be approved conditionally, for a period of two years ending on September 12, 2024, subject to the conditions outlined in Attachment "C" to this Report.

AND THAT the severance proceeds to final approval to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment.

ALL as contained in Report R 150/2022 (Development & Emergency Services - Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

6. By-Laws and By-law Resolution

6.1 BL 90/2022 - Site Plan Control Designation - 70 Secord Street

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (70 Secord Street).

6.2 BL 91/2022 - Zoning By-law Amendment - 70 Secord Street

A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-laws) of The Corporation of the City of Thunder Bay (70 Secord Street).

6.3 BL 100/2022 - Zoning By-law Amendment - 3200 Lloyd Street

A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-laws) of The Corporation of the City of Thunder Bay (3200 Lloyd Street).

6.4 REVISED - BL 101/2022 – Part-lot Control Exemption By-law - Former Hillcrest Highschool Field - 443 Hebert Street

A By-law to exempt the lands from the Part-lot Control Provisions of the *Planning Act*. (443 Hebert Street).

Memorandum from Senior Planner Decio Lopes dated September 12, 2022 containing information relative to the above noted distributed separately on Monday, September 12, 2022.

6.5 By-Law Resolution

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Kristen Oliver

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: BL 90/2022

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O 1990, as amended (70 Secord Street);

By-law Number: BL 91/2022

A By-law to amend by-law 100-2010 and By-law 1/2022 (The Zoning By-laws) of The Corporation of the City of Thunder Bay (70 Secord Street);

By-law Number: BL 100/2022

A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-laws) of the Corporation of the City of Thunder Bay (3200 Lloyd Street);

By-law Number: BL 101/2022

REVISED - A By-law to exempt the lands from the Part-lot Control Provisions of the *Planning Act*. (443 Hebert Street).

CARRIED

7. Adjournment

The meeting adjourned at 7:37 p.m.

Mayor

Deputy City Clerk