



AGENDA MATERIAL

CITY COUNCIL (Public Meeting)

MEETING DATE: MONDAY, SEPTEMBER 21, 2020

LOCATION: S. H. BLAKE MEMORIAL AUDITORIUM
(Council Chambers)

TIME: 6:30 P.M.



MEETING: City Council (Public Meeting)

DATE: September 21, 2020

Reference No. CCP - 10/51

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 - September 21, 2020 - City Council (Public Meeting) **(Page 5)**

With respect to the September 21, 2020 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 – 951 Carrick St (Trevlind Investments Limited)

Report No. R 109/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to rezone a portion of their lands to the “IN2” – Medium Industrial Zone from the “IN1” – Light Industrial Zone. **(Pages 6 – 12)**

The proposal is considered appropriate as it will eliminate a split-zoning situation on the property and will facilitate appropriate development for the Light Industrial designation. 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 amendments.

THAT a Public Meeting having been held with respect to the application by Trevlind Investments Limited., relative to: FIRSTLY: PCL 1051 SEC PAF; LT 2116-2120 PL M42 MCINTYRE; THUNDER BAY, SECONDLY: PCL 1389 SEC PAF; LT 2112-2115 PL M42 MCINTYRE; THUNDER BAY, THIRDLY: PCL 1124 SEC PAF; LT 2111 PL M42 MCINTYRE; THUNDER BAY, FOURTHLY: PCL 928 SEC PAF; LT 2110 PL M42 MCINTYRE; THUNDER BAY, FIFTHLY: PT 12TH AV PL M42 MCINTYRE CLOSED BY F129006 PT 1 55R-10923 EXCEPT PT 1 55R112041 AND PART 1 55R-12292; CITY OF THUNDER BAY, SIXTHLY: PT LANE PL M42 MCINTYRE CLOSED BY BYLAW F129006 ABUTTING LTS 2053-2065 & LTS 2110-2122 EXCEPT PT 4 55R10923; CITY OF THUNDER BAY, municipally known as 951 Carrick Street, we recommend that the Zoning By-law be amended as follows:

1. That a portion of the subject property be rezoned from “IN1” – Light Industrial Zone to the “IN2” – Medium Industrial Zone.

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

ALL as contained in Report No. 109/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

Zoning By-law Amendment - 110 Redwood Avenue West (Blazin Group Ltd.)

Report No. 112/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to to expand the existing “mini-warehouse” into a second commercial unit of the shopping centre known as Northwood Park Plaza. **(Pages 13 – 20)**

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

THAT a Public Meeting having been held with respect to the application by the Blazin Group Ltd., relative to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West, we recommend that Paragraph “165” of Schedule “B” to By-law 100-2010 (The Zoning By-law) be amended as follows:

2. That Exhibit One to By-law BL 50/2019 be deleted in its entirety and replaced with Exhibit One attached to By-law 101/2020.

3. That Subparagraph “165 (1) b) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

‘b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as defined in Subparagraph “165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of September 2020 within the boundary shown as "Property Location" on Exhibit One.”

4. That Subparagraph “165 (1) c) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

“c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 21st day of September, 2020, the maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres.”

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

ALL as contained in Report No. R 112/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

BY-LAWS

BL 100/2020 - Zoning By-law Amendment – 951 Carrick Street

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (951 Carrick Street) **(Pages 21 – 24)**

BL 101/2020 - Zoning By-law Amendment - 110 Redwood Avenue West

A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West) **(Pages 25 – 28)**

By-law Resolution

By-law Resolution - September 21, 2020 **(Page 29)**

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 (The Zoning By-law) of The Corporation of the City of Thunder Bay (951 Carrick Street)

By-law Number: BL 100/2020

2. A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Number: BL 101/2020

ADJOURNMENT

MEETING DATE 09/21/2020 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - September 21, 2020 - City Council (Public Meeting)

RECOMMENDATION

With respect to the September 21, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

Corporate Report

| | | | |
|---------------------------------|---|-------------------|------------|
| DEPARTMENT/ DIVISION | Development & Emergency Services - Planning Services | REPORT NO. | R 109/2020 |
| DATE PREPARED | 08/27/2020 | FILE NO. | Z-11-2020 |
| MEETING DATE | City Council (Public Meeting) - 09/21/2020 (mm/dd/yyyy) | | |
| SUBJECT | Zoning By-law Amendment – 951 Carrick St (Trevlind Investments Limited) | | |

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Trevlind Investments Limited., relative to: FIRSTLY: PCL 1051 SEC PAF; LT 2116-2120 PL M42 MCINTYRE; THUNDER BAY, SECONDLY: PCL 1389 SEC PAF; LT 2112-2115 PL M42 MCINTYRE; THUNDER BAY, THIRDLY: PCL 1124 SEC PAF; LT 2111 PL M42 MCINTYRE; THUNDER BAY, FOURTHLY: PCL 928 SEC PAF; LT 2110 PL M42 MCINTYRE; THUNDER BAY, FIFTHLY: PT 12TH AV PL M42 MCINTYRE CLOSED BY F129006 PT 1 55R-10923 EXCEPT PT 1 55R112041 AND PART 1 55R-12292; CITY OF THUNDER BAY, SIXTHLY: PT LANE PL M42 MCINTYRE CLOSED BY BYLAW F129006 ABUTTING LTS 2053-2065 & LTS 2110-2122 EXCEPT PT 4 55R10923; CITY OF THUNDER BAY, municipally known as 951 Carrick Street, we recommend that the Zoning By-law be amended as follows:

1. That a portion of the subject property be rezoned from “IN1” – Light Industrial Zone to the “IN2” – Medium Industrial Zone.

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

ALL as contained in Report No. 109/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to rezone a portion of their lands to the “IN2” – Medium Industrial Zone from the “IN1” – Light Industrial Zone

The proposal is considered appropriate as it will eliminate a split-zoning situation on the property and will facilitate appropriate development for the Light Industrial designation. 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 amendments.

DISCUSSION

Description of Proposal

The purpose of the application is to rezone a portion of subject property from “IN1” – Light Industrial Zone to “IN2” – Medium Industrial Zone. This would zone the entire parcel as “IN2” - Medium Industrial Zone. The effect of approval would be to allow for the construction of a motor vehicle body repair shop. The proposed building is mainly one-storey with two mezzanines for office space and storage.

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

Description of Subject Property and Surrounding Area

Currently the property is vacant. There is a variety of light and medium industrial uses as well as commercial uses in the surrounding area. Directly south of the property is a large food store (Superstore). There are existing motor vehicle sales establishments immediately north and east of the property. West of the property, across Carrick Street, there is a veterinary clinic and an outdoor storage use.

The property is currently split-zoned “IN1” – Light Industrial Zone and “IN2” - Medium Industrial Zone. It is designated as Light Industrial in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on July 31, 2020 outlining the nature of the proposed Zoning By-law amendment. One email was received from a member of the public. They feel the proposed use is a great idea for the potential and future business owner and stated that it will be good to have more selection in this regard.

Agency Comments

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

- Lakehead Region Conservation Authority
- Ministry of Transportation
- Parks & Open Spaces Section
- Realty Services Division
- Engineering & Operations Division
- Thunder Bay Fire Rescue

Planning Services Division Comments

- Provincial Policy Statement, 2020

The proposal is consistent with the Provincial Policy Statement (PPS), 2020, as it adds an industrial use to the range and mix of various uses planned to meet long-term needs, and promotes long-term economic prosperity by promoting an opportunity for economic development. This amendment will also facilitate infill development of an underutilized parcel of land within a developed area. This encourages the efficient use of existing services and infrastructure.

The PPS also states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Adjacent land uses are all industrial and commercial, therefore there are no sensitive land uses nearby which could create compatibility issues.

- Growth Plan for Northern Ontario, 2011

The proposal is consistent with the Growth Plan for Northern Ontario, as it contributes to a diverse mix of land uses as well as a range and mix of employment types. It does not conflict with any policy in the plan.

- Official Plan

The subject property is currently designated Light Industrial. The intent of this designation is to provide for the development of a broad range of industrial activities which are likely to have a minimal impact on surrounding uses. Both the “IN1”- Light Industrial Zone and the “IN2” Medium Industrial Zone are common throughout the Light Industrial designation. In these zones, the operations of permitted industrial uses should be conducted substantially within enclosed buildings. The distinction between the two zones is the level to which the operations are contained within the buildings and how disruptive the uses are expected to be. The “IN2” Medium Industrial Zone allows for uses that may be more disruptive or less contained within the building. A motor vehicle body repair shop is permitted in the “IN2” Zone, but not the “IN1” Zone as it may have more adverse impacts than light industrial uses such as noise, vibration, dust, and/or odours. However, it is considered an appropriate use for the Light Industrial designation as the majority of the operations occur within the building. The Official Plan notes that service facilities and storage areas shall be located in the rear yard or shall be fully screened from street view in this designation.

The Light Industrial designation also encourages uses having similar characteristics to develop in clusters or on adjacent properties. The properties to the north of the property include a variety of motor-vehicle related uses. Therefore, this site is considered appropriate for the proposed motor vehicle body repair shop.

The proposal also supports the creation of a positive climate for business to develop a diversified, growing economy which is a general objective of the Employment Area section in the OP.

- Zoning By-law

The subject property is currently split-zoned “IN1” – Light Industrial Zone and “IN2” - Medium Industrial Zone. The portion of the property zoned “IN1” is approximately the front half of the property facing Carrick Street. The “IN1” Zone does not permit a motor vehicle body repair shop and there is not enough room to develop the use on the portion of the property zoned “IN2”.

Therefore, the Applicant is applying to rezone the front portion of their land to the “IN2” Zone to accommodate the development of a proposed motor vehicle body repair shop on the site.

- Urban Design Guidelines

The Applicant’s site plan employs some strategies of the Urban Design Guidelines (UDG) such as providing a 3 metre landscape strip along the street and maintaining a single entrance.

Through the Site Plan Control process, Administration will be seeking improvements consistent with the recommendations of the City’s UDG. This includes multiple General Building and Site Design Performance Standards as well as the land use specific “Performance Standard #57: Light Industrial”.

Site Plan Control

The subject property is already designated as an area of Site Plan Control (SPC). In this case, SPC will allow the City to review opportunities for stormwater management and ensure that the development standards for the Light Industrial designation are complied with. Furthermore, the SPC process will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division’s and the Parks & Open Space section’s standards and specifications.

FINANCIAL IMPLICATION

MPAC determines the property class and assessment of properties. Depending on how MPAC considers the proposed use, the property could be assessed as either commercial or industrial property. If the property is assessed as commercial, 2019 municipal taxes on \$100,000 of commercial assessment is \$3,032.53 and total taxes including education is \$4,062.53. If it is assessed as industrial, 2019 municipal taxes on \$100,000 of Industrial assessment is \$3,462.48 and total taxes including education is \$4,492.48.

All design and construction costs associated with this development will be the responsibility of the Applicant.

CONCLUSION

In conclusion, the requested Zoning By-law amendment would permit a use that is compatible with the surrounding area, is consistent with the Provincial Policy Statement and Growth Plan for Northern Ontario, is in keeping with the intent of the Official Plan, and represents good planning. As such, Administration supports the proposed amendment and recommends that it be approved.

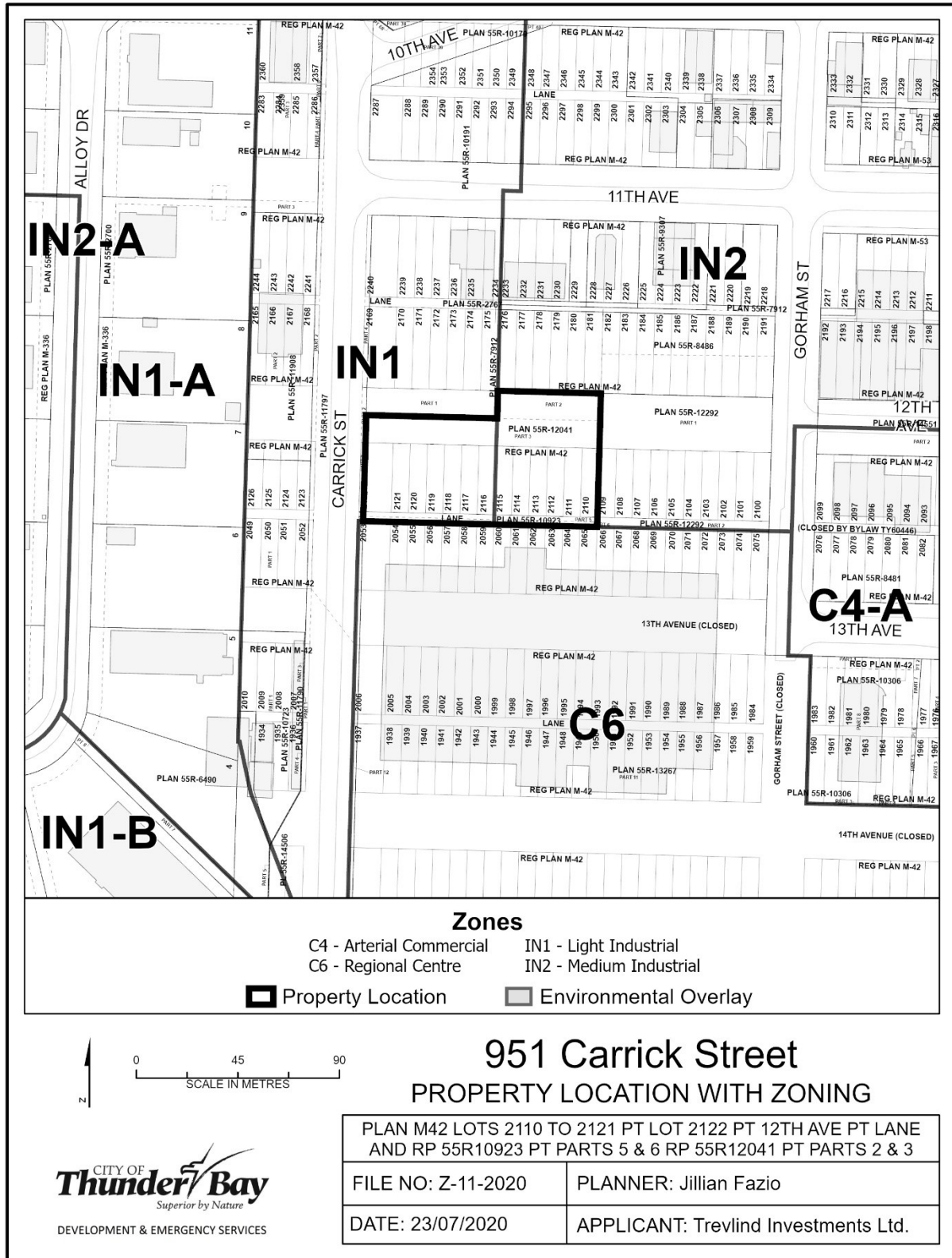
REFERENCE MATERIAL ATTACHED:

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

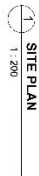
PREPARED BY: Jillian Fazio, Planner II

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| THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) | DATE: |
| J Depeuter (Acting) GM Development and Emergency Services | Sept. 14, 2020 |

ATTACHMENT A - Property Location



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|---------------------------------|-----------------------|-----------------------------|--|
| TITLE: Property Location | | Date: September 2019 | |
| PREPARED BY JF | SCALE As Noted | FILE NO. OZ-10-2019 | |

Page 12 of 29

Corporate Report

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|---------------------------------|---|-------------------|------------|
| DEPARTMENT/ DIVISION | Development & Emergency Services - Planning Services | REPORT NO. | R 112/2020 |
| DATE PREPARED | 07/29/2020 | FILE NO. | Z-10-2020 |
| MEETING DATE | 09/21/2020 (mm/dd/yyyy) – City Council (Public Meeting) | | |
| SUBJECT | Zoning By-law Amendment - 110 Redwood Avenue West (Blazin Group Ltd.) | | |

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by the Blazin Group Ltd., relative to PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796, LT94797; THUNDER BAY, municipally known as 110 Redwood Avenue West, we recommend that Paragraph “165” of Schedule “B” to By-law 100-2010 (The Zoning By-law) be amended as follows:

1. That Exhibit One to By-law BL 50/2019 be deleted in its entirety and replaced with Exhibit One attached to By-law 101/2020.
2. That Subparagraph “165 (1) b) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

“b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as defined in Subparagraph “165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of September 2020 within the boundary shown as "Property Location" on Exhibit One.”

3. That Subparagraph “165 (1) c) of By-law BL 50/2019 be deleted in its entirety and replaced with the following text:

“c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 21st day of September, 2020, the maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres.”

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

ALL as contained in Report No. R 112/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to expand the existing “mini-warehouse” into a second commercial unit of the shopping centre known as Northwood Park Plaza. The proposal is to fill a commercial unit located at the south end of the subject property, with a “mini-warehouse” self-storage facility.

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 Zoning By-law amendment.

DISCUSSION

Description of Proposal

The Applicant previously applied to define and permit a “mini-warehouse” within an existing commercial unit of the shopping centre, known as Northwood Park Plaza. A “mini-warehouse” is a self-storage facility. The definition of a mini-warehouse is:

A building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.

A mini-warehouse is currently limited to a total maximum gross floor area (GFA) of 2900 square metres at this location. An individual storage unit is currently limited to a maximum GFA of 25 square metres.

The Applicant is proposing that the existing “mini-warehouse” expand into a second commercial unit. The applicant has applied to remove the limit on total GFA and permit a mini-warehouse in an identified portion of the existing building only. This would allow the existing self-storage facility to expand into a second commercial unit. These units will connect via a mezzanine. The third unit and a portion of the subject commercial unit which is street facing (Commercial Space – 2000 sq. ft. approx.) will be maintained for traditional commercial uses already permitted such as restaurants, retail stores, personal services, etc.

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

Description of Subject Property and Surrounding Area

The Northwood Park Plaza is located on the subject property. The portion of the plaza owned by the Applicant is a former department store that has been divided into three commercial units. Currently, the northernmost unit is occupied by a mini-warehouse (Apple Self-Storage) and the

middle unit is occupied by a retail store (Dollarama). The southernmost unit will soon be losing its retail tenant. The proposed mini-warehouse expansion (Apple Self-Storage Phase II) would be located in this unit, immediately south of Dollarama. The units located on either side of Dollarama connect via a mezzanine.

The shopping centre also contains various commercial uses including retail stores and restaurants. There is a large parking lot associated with the shopping centre to the east of the building.

There are single-detached dwellings to the south and north of the shopping centre, a church to the west, and other commercial uses located to the east around the intersection of Redwood Avenue and Edward Street. These uses include a pharmacy and a medical office.

The property is currently zoned “C2” – Urban Centre Zone and designated as Community Commercial in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on July 24, 2020 outlining the nature of the proposed Zoning By-law amendment. There was no correspondence received in response to the notice.

Agency Comments

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

- Lakehead Region Conservation Authority
- Ministry of Transportation
- Tbaytel
- Engineering & Operations Division

Planning Services Division Comments

- *Provincial Policy Statement, 2020*

The proposal is consistent with the Provincial Policy Statement (PPS), 2020, as it is consistent with the policies described in Sections 1.1.1, 1.3.1, and 1.7.1 and does not conflict with any other policies.

In Section 1.1.1 of the PPS, it is stated that healthy, liveable and safe communities are sustained by promoting efficient development, accommodating an appropriate range and mix of uses, including industrial and commercial, to meet long-term needs, and by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposed use makes efficient use of an existing commercial unit located in a well-established shopping centre which serves both the surrounding neighbourhood and the City as a whole. Services and infrastructure are already in place to serve the proposed new use. Furthermore the

proposed use adds to the mixture of uses in the neighbourhood and is compatible with existing commercial uses.

Section 1.3.1 of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. The proposed use is a unique type of business that is compatible with commercial uses as it is small-scale and serves many individuals at once. Planning Services considers this an appropriate business to add to the range of economic activities and ancillary uses permitted within this existing employment area.

Finally, Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness. The proposed use will fill a soon-to-be vacant commercial unit and promote economic prosperity.

- *Growth Plan for Northern Ontario, 2011*

The proposal is consistent with the Growth Plan for Northern Ontario, as it supports and promotes healthy living by contributing to a diverse mix of land uses as well as a range and mix of employment types. It also makes efficient use of existing infrastructure, which is one of the stated purposes of the plan. The proposal does not conflict with any policy in the plan.

- *Official Plan*

The proposal contributes to two general goals of the Official Plan (OP). It makes efficient use of an existing commercial unit and therefore directs development in an efficient and cost-effective manner. The proposal also promotes the growth of a new business at an appropriate location.

The commercial area of Northwood Park Plaza is considered a commercial employment area. The proposal promotes many general objectives of the Employment policies including:

- supporting the creation of a positive climate for institutions, businesses, industries, and employees to develop a diversified and growing economy
- supporting the efficient use of, a full range of infrastructure and appropriate services to support economic development
- promoting the revitalization of commercial areas

The proposal has also been evaluated using the OP's evaluation criteria for planning applications and is considered satisfactory. The existing shopping centre is designed to function well with full commercial units. The filling of all three commercial units will allow it to operate at full capacity as it was designed.

The subject property is designated as Community Commercial in the OP. These areas are envisioned to provide a range of retail and service uses that are intended to serve multiple

neighbourhoods. The proposed use will provide a self-storage service in a well-established shopping centre that serves both the surrounding neighbourhood and the City as a whole. Because the mini-warehouse use provides small storage lockers (approx. 2.5 up to 25 square metres) to individuals it operates as a service. Therefore, this commercial area is considered an appropriate location for the proposed use.

- *Zoning By-law*

The subject property is currently zoned “C2” – Urban Centre Zone. A wide variety of commercial uses are permitted at this location. However, ongoing changes to the way we shop, has created pressure to use existing retail spaces, particularly of this size and format, in non-traditional ways. The northernmost unit of this shopping centre sat vacant for several years before an amendment was sought to permit a mini-warehouse. The southernmost unit is almost identical in size, format, and location, so it is reasonable to expect that it may also be difficult to find a tenant once the existing retailer leaves.

The previous amendment done in 2019 added “mini-warehouse” as a permitted use within the existing building. It also limited the size of the individual storage units to 25 square metres and restricted the mini-warehouse to the vacant unit only by limiting its maximum gross floor area (GFA) to 2900 square metres.

The proposed amendment will amend the previous amendment. The proposed amendment will maintain some of the existing regulations established previously such as the definition of a “mini-warehouse” and the limit on the size of the individual storage units. The new amendment will remove the maximum GFA restriction for a mini-warehouse and permit it only in an identified portion of the building.

The purpose of identifying the portion of the building where a mini-warehouse will be permitted is to ensure that some of the existing storefront is maintained for traditional commercial uses already permitted. The intent is to maintain some of the storefront’s vibrancy by continuing to only allow active commercial uses such as restaurants, retail stores, and personal services establishments. The Applicant has agreed to this approach.

The parking rate is established using the GFA of the shopping centre in total, and therefore does not change as commercial tenants change. There is also existing loading facilities which would serve the proposed use.

The proposed use and site plan is consistent with all requirements of the Zoning By-law does not require any additional provisions to accommodate the proposal.

Site Plan Control

This site was previously designated as an area of Site Plan Control (SPC). In this case, an SPC agreement will not be required to support the proposed new use as no major exterior construction is necessary. However, in the future should any new building or major additions be constructed an SPC agreement will be required. SPC will allow the City to review opportunities for

stormwater management and other design elements in the future. Furthermore, the SPC process will facilitate the review of any proposed development ensuring its compliance with Engineering and Operations Division's and the Parks & Open Space section's standards and specifications.

As a condition of the previous amendment, the Applicant agreed to complete landscaping works through a Letter of Undertaking. The Applicant completed these works in August 2020.

FINANCIAL IMPLICATION

There is not an expected increase in tax revenue as the shopping centre is already established. However, MPAC determines the property class and assessment of properties. 2020 municipal taxes on \$100,000 of commercial assessment is \$2,932.69 and total taxes including education is \$3,912.69.

All design and construction costs associated with this development will be the responsibility of the Applicant.

CONCLUSION

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

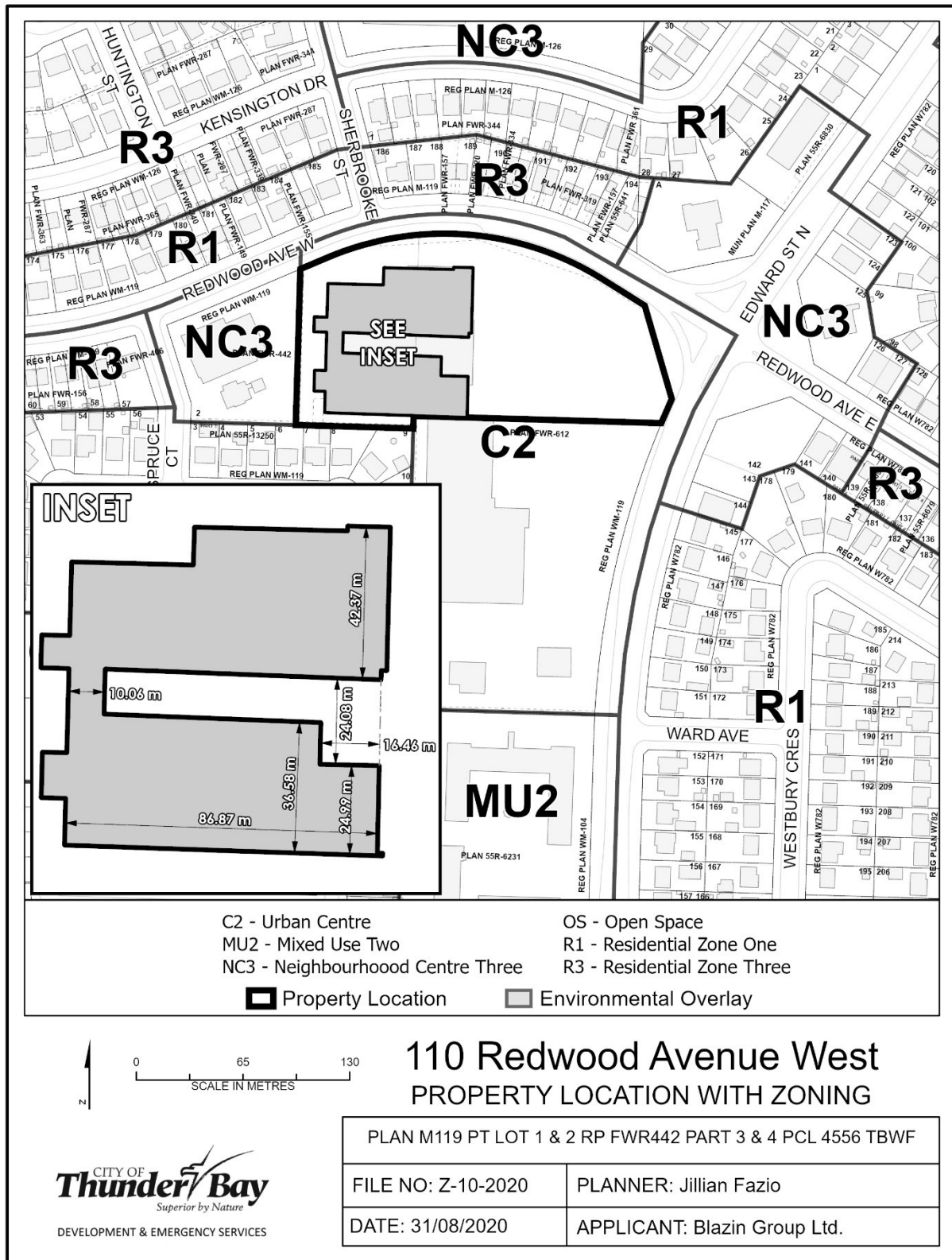
REFERENCE MATERIAL ATTACHED:

Attachment A – Property Location
Attachment B – Applicant's Sketch

PREPARED BY: Jillian Fazio, Planner II

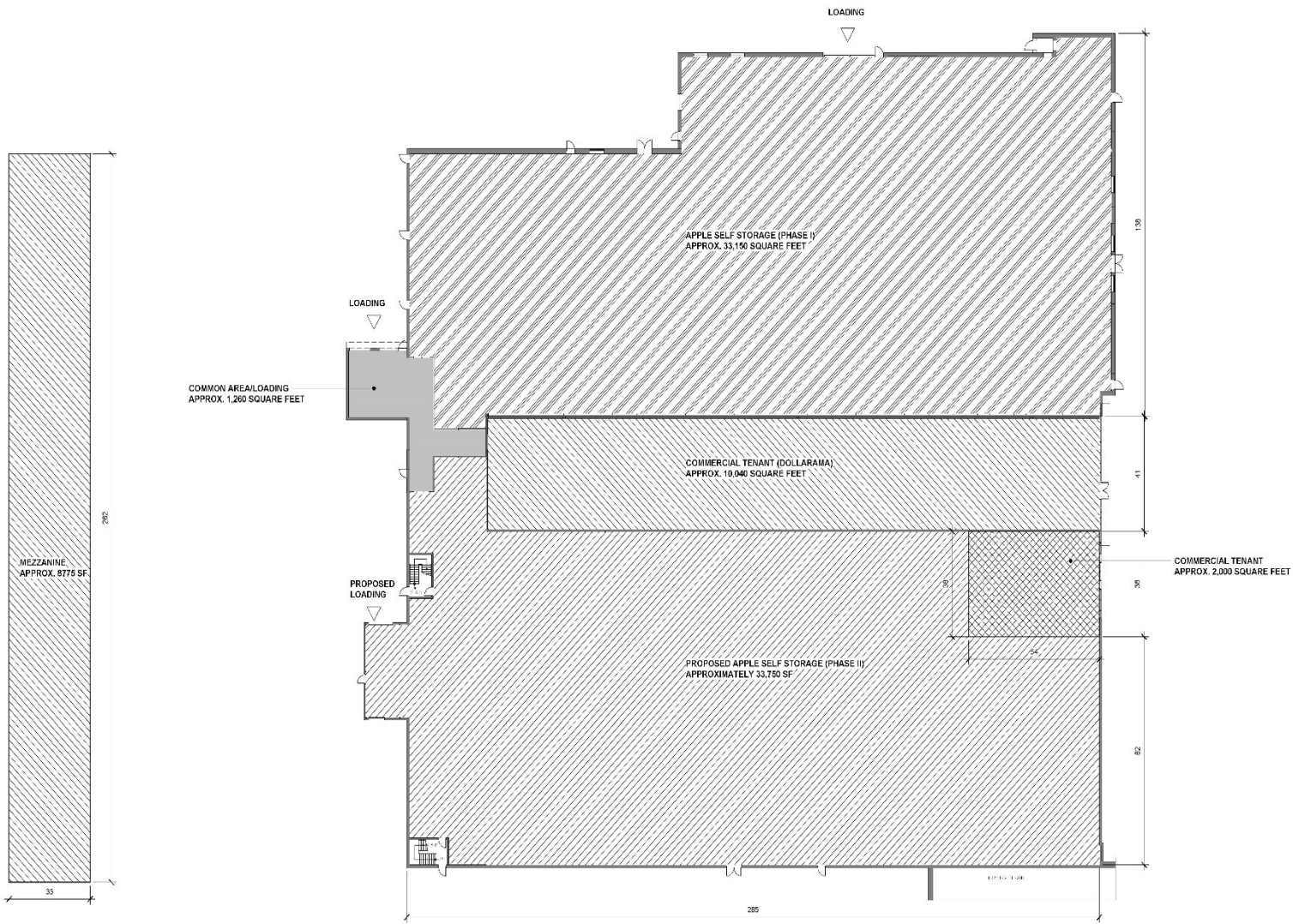
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| THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) | DATE: |
| J Depeuter (Acting) Development & Emergency Services | Sept. 14, 2020 |

ATTACHMENT A - Property Location



| | | | |
|---------------------------------|-----------------------|---------------------------|-----------------------------|
| TITLE: Property Location | | | Date: September 2020 |
| PREPARED BY JF | SCALE As Noted | FILE NO. Z-10-2020 | |

ATTACHMENT B - Applicant's Sketch



PROPOSED BUILDING LAYOUT-110 REDWOOD AVE.

| | | | |
|----------------------------------|--|-----------------------------|--|
| TITLE: <i>Applicant's Sketch</i> | | Date: September 2020 | |
| PREPARED BY JF | | FILE NO. Z-10-2020 | |
| SCALE | | As Noted | |



Memorandum

Corporate By-law Number BL 100/2020

TO: Office of the City Clerk **FILE: Z-11-2020**

FROM: Linda Crago
Development & Emergency Services - Planning Services

DATE: 08/26/2020

SUBJECT: BL 100/2020 - Zoning By-law Amendment – 951 Carrick Street

MEETING DATE: City Council (Public Meeting) - 09/21/2020 (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 (951 Carrick Street)

Authorization: R 109/2020 (Planning Services) - City Council (Public Meeting) – September 21, 2020

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, specifically to rezone a portion of the subject lands as “IN2” – Medium Industrial Zone.

The effect of this amendment would be to permit the construction of a Motor Vehicle Body Repair Shop.

Schedules and Attachments:

EXHIBIT TO BL 100/2020 - 951 CARRICK STREET

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 100/2020

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (951 Carrick Street)

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 31, 2020 and a public meeting was held on September 21, 2020 which Report No. R 109/2020 (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:

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

A portion of FIRSTLY: PCL 1051 SEC PAF; LT 2116-2120 PL M42 MCINTYRE; THUNDER BAY, SECONDLY: PCL 1389 SEC PAF; LT 2112-2115 PL M42 MCINTYRE; THUNDER BAY, THIRDLY: PCL 1124 SEC PAF; LT 2111 PL M42 MCINTYRE; THUNDER BAY, FOURTHLY: PCL 928 SEC PAF; LT 2110 PL M42 MCINTYRE; THUNDER BAY, FIFTHLY: PT 12TH AV PL M42 MCINTYRE CLOSED BY F129006 PT 1 55R-10923 EXCEPT PT 1 55R112041 AND PART 1 55R-12292; CITY OF THUNDER BAY, SIXTHLY: PT LANE PL M42 MCINTYRE CLOSED BY BYLAW F129006 ABUTTING LTS 2053-2065 & LTS 2110-2122 EXCEPT PT 4 55R10923; CITY OF THUNDER BAY and portions of the abutting STREET ALLOWANCES, shown as "Property Location" on Exhibit One, to and forming part of this Amending By-law, is removed from the "IN1" – Light Industrial ZONE, as shown on Map 7N of Schedule "A", and is instead designated as part of the "IN2" – Medium Industrial ZONE.

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.

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

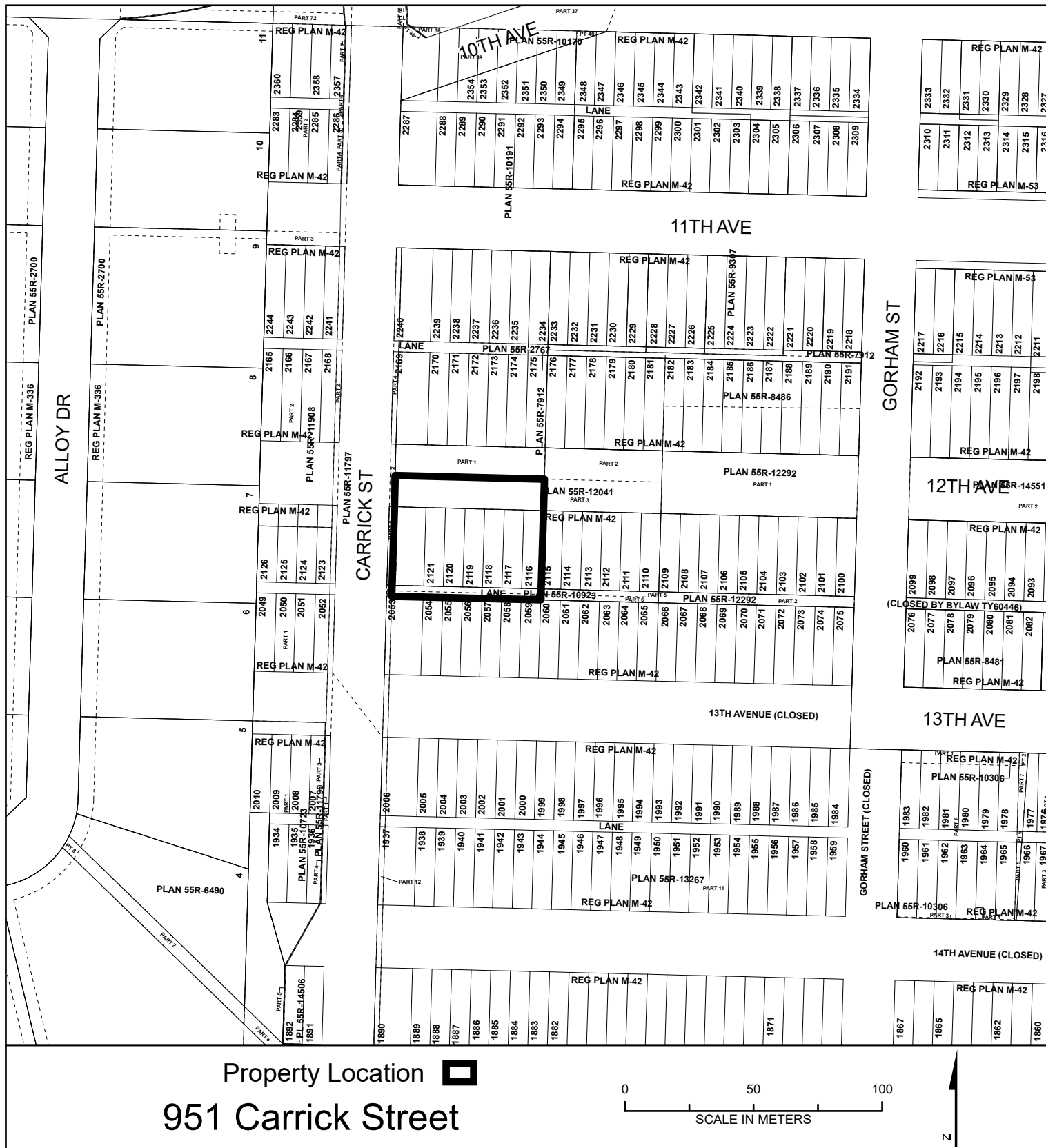
Enacted and passed this 21st day of September, A.D. 2020 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

City Clerk



THIS IS EXHIBIT ONE TO PARAGRAPH 184
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 100/2020

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 101/2020

TO: Office of the City Clerk **FILE:** Z-10-2020

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 29/07/2020

SUBJECT: BL 101/2020 - Zoning By-law Amendment - 110 Redwood Avenue West

MEETING DATE: City Council (Public Meeting) - 09/21/2020 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

Authorization: R 112/2020 (Planning Services) - City Council (Public Meeting) – September 21, 2020

By-law Explanation: The purpose of this By-law is to amend Paragraph “165” of Schedule “B” to By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law, as it applies to 110 Redwood Avenue West to permit a “mini-warehouse” within an identified portion of the existing building only.

The effect of this amendment would be to permit the use of two of the commercial units within the existing shopping centre as a “mini-warehouse”.

Schedules and Attachments:

EXHIBIT ONE TO BL 101/2020

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 101/2020

A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

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 28, 2020 and a public meeting was held on September 21, 2020 which Report No. R 112/2020 (Planning Services) was considered.

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

1. Exhibit One to By-law BL 50/2019 is deleted in its entirety and replaced with the attached Exhibit One to this By-law.
2. Subparagraph "165 (1) b) of By-law BL 50/2019 is deleted in its entirety and replaced with the following text:
 - b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as defined in Subparagraph "165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of September 2020 within the boundary shown as "Property Location" on Exhibit One.
3. Subparagraph "165 (1) c) of By-law BL 50/2019 is deleted in its entirety and replaced with the following text:
 - c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 21st day of September, 2020, the maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres
4. This By-law is in accordance with the OFFICIAL PLAN, as amended.
5. 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.

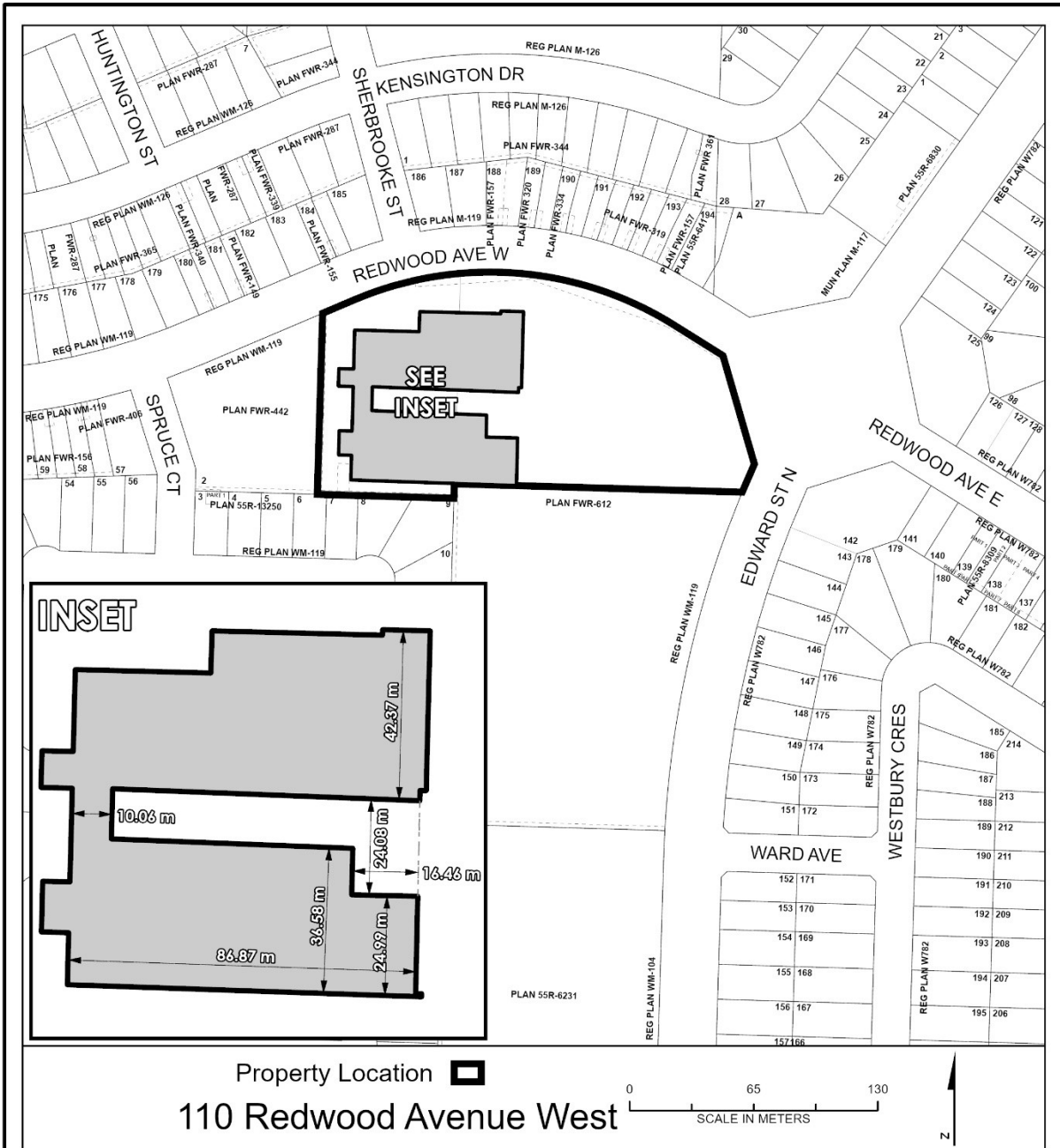
Enacted and passed this 21st day of September, A.D. 2020 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

City Clerk



THIS IS EXHIBIT ONE TO PARAGRAPH 165
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER BL 101/2020
 MAYOR _____
 CITY CLERK _____

MEETING DATE 09/21/2020 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - September 21, 2020

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 (The Zoning By-law) of The Corporation of the City of Thunder Bay (951 Carrick Street)
By-law Number: BL 100/2020

2. A By-law to amend By-law 50/2019 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)
By-law Number: BL 101/2020