



AGENDA MATERIAL

COMMITTEE OF THE WHOLE

MEETING DATE: MONDAY, SEPTEMBER 21, 2020

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

TIME: Immediately Following City Council (Public Meeting)



MEETING: Committee of the Whole

DATE: September 21, 2020

Reference No. COW - 35/51

CLOSED SESSION in the S. H. Blake Memorial Auditorium at 4:30 p.m.

Committee of the Whole - Closed Session

Chair: Councillor T. Giertuga

Closed Session Agenda will be distributed separately to Members of Council and EMT only.

OPEN SESSION in S.H. Blake Memorial Auditorium at 6:30 p.m.

Committee of the Whole - Planning Session

Chair: Councillor T. Giertuga

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - September 21, 2020 - Committee of the Whole **(Page 5)**

With respect to the September 21, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

REPORTS OF COMMITTEES

Heritage Advisory Committee Minutes

Minutes of Meeting No. 03-2020 of the Heritage Advisory Committee held on June 25, 2020, for information. **(Pages 6 – 13)**

Lakehead Region Conservation Authority Minutes

Minutes of Meeting No. 05-2020 of the Lakehead Region Conservation Authority Committee held on June 24, 2020, for information. **(Pages 14 – 21)**

FIRST REPORTS

Victoriaville Centre Options Analysis– Reimagine Victoriaville – First Report

Report No. R 106/2020 (& Emergency Services - Realty Services) relative to receiving Urban Systems' evaluation of development options for Victoriaville Centre. **(Pages 22 – 27)**

Attachment A – Reimagine Victoriaville Study **(Distributed Separately)**

Memorandum from Mr. J. DePeuter, Manager – Realty Services, dated August 31, 2020, requesting that Mr. J. Palmer, Community Planner – Urban Systems provide a presentation relative to the above noted. **(Page 26)**

This report is being introduced as a 'first report' to allow Committee of the Whole and the general public time to consider the implications of the report before the following recommendations are considered by Committee of the Whole on October 19, 2020.

Receive Report No. R 106/2020 as a First Report

Recommendation to received Report No. R 106/2020 as a First Report. **(Page 28)**

With respect to Report R 106/2020 (Development & Emergency Services – Realty Services), we recommend that the Report be received;

AND THAT Report R 106/2020 (Development & Emergency Services – Realty Services) be presented at the October 19, 2020 Committee of the Whole meeting for consideration.

PETITIONS AND COMMUNICATIONS

Official Plan Amendment - 1315 Masters Street (J & L Marrello)

At the August 24, 2020 City Council (Public Meeting), Planning Services presented Report No. R 99/2020 with a recommendation that Council not approve a site specific Official Plan Amendment to the Residential policy to permit the severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Masters Street. This item was referred back to Administration for further information. For reference, the information submitted at the Public Meeting by the Applicants, is also attached.

Memorandum from Ms. J. Fazio, Planner II, dated September 10, 2020, containing a motion

relative to the above noted. **(Pages 29 – 42)**

WHEREAS a Public Meeting was held with respect to the application by J & L Marrello, relative to Part Lot 180, Registered Plan 547 and PART 2 on Plan PL 55R8828, municipally known as 1315 Masters Street, for a site specific amendment to change the Residential policy to allow for consideration of a severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Master Street;

AND WHEREAS the Applicant intends to propose an application to the Committee of Adjustment for a severance;

AND WHEREAS Council has decided that an amendment which would have the effect of enabling a severance will not preclude the development potential of the surrounding lands;

THE requested amendment to the Official Plan's Residential policies to permit a lot addition in the backlot area of these lands in the form an approximate 17.5 metre by 51.4 metre portion of land from 1315 Masters Street to 1319 Masters Street be approved;

AND THAT the necessary By-law be presented for ratification.

Strategic Core Areas Community Improvement Plan Update

At the June 15, 2020 Committee of the Whole meeting, Council approved up to \$200,000 in funding from the Community Economic Development Corporation (CEDC) to fund two of the Grant Programs available through the Strategic Core Areas Community Improvement Plan (CIP), for the remainder of the 2020 calendar year.

Memorandum from Ms. D. McCloskey, Supervisor - Planning Services, dated September 9, 2020 relative to the above noted, for information. **(Pages 43 – 45)**

Integrity Commissioner Recommendation

Memorandum from Ms. K. Power, City Clerk, dated August 31, 2020, containing a motion relative to the above noted. **(Pages 46 – 48)**

With respect to the Integrity Commissioner report presented on August 10, 2020 relating to the Conflict of Interest against Councillor Aiello, we recommend:

1. *That Councillor Aiello receive training specific to the avoidance of conflicts of interest between his employment and his role as an elected official;*
2. *That Councillor Aiello's attendance at the training session of August 11, 2020 be considered satisfactory compliance with Recommendation 1; and*

3. *That Councillor Aiello be requested to obtain a written opinion from the Integrity Commissioner advising on and approving the manner in which he interacts with City staff in his capacity as Executive Director of the Boys and Girls Club, pursuant to paragraph 9 of Rule No. 1 of the Code of Conduct;*

AND THAT any necessary by-laws be presented to Council for ratification.

Composition of City Council

At the Committee of the Whole meeting held on August 24, 2020, the above noted item was deferred to the September 21, 2020 Committee of the Whole meeting.

Memorandum from Ms. K. Power, City Clerk, dated August 6, 2020, containing a motion relative to the above noted. **(Pages 49 – 51)**

With respect to the size and composition of Thunder Bay City Council, we recommend that Administration complete work associated with the process and requirements to complete a public consultation process relative to decreasing the composition of City Council from 13 members to 9 members;

AND THAT the City Clerk be directed to do this work and report back with a recommended plan for consultation, financial implications relative to this work and the legislative deadlines and considerations required to make any changes in advance of the 2022 Municipal Election;

AND THAT this report be received on or before October 26, 2020;

AND THAT any necessary by-laws be presented to City Council for ratification.

NEW BUSINESS

ADJOURNMENT

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

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - September 21, 2020 - Committee of the Whole

RECOMMENDATION

With respect to the September 21, 2020 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.



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

SUBJECT Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meeting No. 03-2020 of the Heritage Advisory Committee held on June 25, 2020, for information.

ATTACHMENTS

1 HAC minutes June 25 2020

DATE: THURSDAY, JUNE 25, 2020

MEETING NO. 03-2020

TIME: 5:08 P.M.

PLACE: MS TEAMS

CHAIR: MR. A. COTTER

**MEMBERS – ELECTRONIC
PARTICIPATION:**

Ms. J. Bonazzo
Ms. K. Costa
Mr. A. Cotter, Chair
Ms. D. Pallen
Ms. H. Strobl
Ms. J. Waite
Ms. S. Walker
Mr. D. Yahn, Vice Chair

OFFICIALS – ELECTRONIC PARTICIPATION:

Mr. M. Szybalski, Corporate Records Manager & City
Archivist
Mr. F. Track, Committee Coordinator

1.0 DISCLOSURES OF INTEREST

None.

2.0 COMMITTEE VACANCY POLICY

At 5:09 p.m. it was the consensus of Committee to convene to Closed Session to continue with the business at hand.

MOVED BY: Mr. D. Yahn

SECONDED BY: Ms. J. Waite

THAT we resolve into closed session to discuss matters relative to personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

COMMITTEE VACANCY POLICY (CLOSED SESSION)

Mr. M. Szybalski, Corporate Records Manager & City Archivist provided information relative to the above noted and responded to questions.

The Chair, Mr. A. Cotter, advised that the recommendation relative to the above noted would be presented at the Heritage Advisory Committee Open Session Meeting to be held later in the evening.

At 5:22 p.m. the Committee reconvened Open Session.

MEMBERS – ELECTRONIC PARTICIPATION:

Ms. J. Bonazzo
Ms. K. Costa
Mr. A. Cotter, Chair
Ms. D. Pallen
Ms. H. Strobl
Ms. J. Waite
Ms. S. Walker
Mr. D. Yahn, Vice Chair

OFFICIALS – ELECTRONIC PARTICIPATION:

Mr. M. Szybalski, Corporate Records Manager & City Archivist
Ms. F. Track, Committee Coordinator

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Ms. L. Abthorpe, Heritage Researcher
Mr. J-L. Charette, Ministry of Tourism, Culture & Sport
Ms. L. Costanzo, Supervisor – Cultural Development & Events
Ms. P. Mader, Arts & Cultural Development Coordinator
Mr. J. Kirychuk, Planner II

GUESTS – ELECTRONIC PARTICIPATION:

Mr. J. Zanni, Senior Manager – Grant Thornton LLP
Ms. A. Tolvanen, Finlandia Cooperative of Thunder Bay
Ms. T. Maronese, Director of Communities - Thunder Bay Public Library
Mr. A. Puiatti, Associate Architect – i4 Architecture
Mr. S. Morrison, Urban Abbey
Mr. A. Wolotko, KGS Group
Mr. K. Jankowski, Contract Coordinator

1.0 DISCLOSURES OF INTEREST

Ms. S. Walker declared a conflict of interest with items: 3.2 Thunder Bay Public Library Sign - Brodie St. Location; 3.3 Whalen Bldg. Renovations - O'Neill Assoc. Office Space; 3.5 Dease Pool and potential New Business Item, Whalen Building – HVAC Upgrades as she is an employee of the Corporation of the City of Thunder Bay.

2.0 LAND ACKNOWLEDGMENT

The Chair, Mr. A. Cotter, acknowledged that we are meeting on the traditional territory of the Ojibwa Anishnaabe people of Fort William First Nation, signatory to the Robinson Superior Treaty of 1850, and recognized the contributions made to our community by the Métis people.

3.0 AGENDA APPROVAL

It was the consensus of the Committee that the order of the agenda be changed to include two New Business Items; 7.1 Committee Vacancy Policy and 7.2 Whalen Building - HVAC Upgrades.

MOVED BY: Ms. D. Pallen

SECONDED BY: Ms. J. Bonazzo

With respect to the June 25, 2020 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 PRESENTATIONS**4.1 Finnish Labour Temple property, 314 Bay Street, Thunder Bay ON**

Mr. M. Szybalski, Corporate Records Manager and City Archivist provided an overview relative to the above noted.

Mr. J. Zanni, Senior Manager – Grant Thornton LLP, appeared electronically before the Committee and responded to questions relative to the above noted.

One member asked if the assets contained within the above noted property could be photo-documented.

Mr. J. Zanni, Senior Manager – Grant Thornton LLP, invited the members to photo-document the above noted property and the assets contained within for the record.

4.2 Thunder Bay Public Library Sign – Brodie Street Location

Ms. T. Maronese, Director of Communities – Thunder Bay Public Library appeared electronically before the Committee and responded to questions relative to the above noted.

Document entitled “UPDATED NOV29_TBPL_Signage Design_Brodie” relative to the above noted was provided for information.

MOVED BY: Mr. D. Yahn

SECONDED BY: Ms. J. Bonazzo

THAT the Heritage Advisory Committee approves in principal the replacement of the sign at the Thunder Bay Public Library's 216 Brodie Street S. as presented by Ms. T. Maronese, Director of Communities – Thunder Bay Public Library.

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to the City of Thunder Bay's Building Division, if required.

CARRIED

4.3 Whalen Building Renovations – O'Neill Associates Office Space

Mr. A. Puiatti, Associate Architect – i4 Architecture appeared electronically before the Committee and responded to questions relative to the above noted.

Document entitled "O'Neill Office Expansion – Floor Plan" relative to the above noted was provided for information.

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. D. Pallen

THAT the Heritage Advisory Committee approves in principal the Whalen Building Renovations – O'Neill Associates Office Space, as presented by Mr. A. Puiatti, Associate Architect – i4Architecture.

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to the City of Thunder Bay's Building Division, if required.

CARRIED

4.4 Urban Abbey -308 Red River Road – Fire Alarm System

Mr. S. Morrison, Director - Urban Abbey appeared electronically before the Committee and responded to questions relative to the above noted.

Document entitled "URBAN ABBEY FIRE ALARM SYSTEM-FP-15002" relative to the above noted was provided for information.

MOVED BY: Ms. J. Bonazzo
SECONDED BY: Ms. H. Strobl

THAT the Heritage Advisory Committee approves in principal the Urban Abbey -308 Red River Road – Fire Alarm System as presented by Mr. S. Morrison, Urban Abbey.

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to the City of Thunder Bay's Building Division, if required.

CARRIED

4.5 Dease Pool

Mr. M. Szybalski, Corporate Records Manager and City Archivist provided an overview relative to the above noted.

Mr. A. Wolotko, KGS Group appeared electronically before the Committee and responded to questions relative to the above noted.

Documents entitled "TR_20-0023-007-0003" and "20-0023-07_B01.00_Rev.A_V.01.01" relative to the above noted, were distributed separately on June 25, 2020 to members, for information.

It was the consensus of the Committee to invite Mr. C. Halvorsen, Manager – Parks and Open Spaces and W. Schwar, Supervisor – Parks and Open Spaces Planning to provide follow up relative to the Heritage Designation of the above noted property at a future meeting.

5.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 02-2020 held on June 4, 2020 to be confirmed.

MOVED BY: Ms. H. Strobl
SECONDED BY: Mr. D. Yahn

THAT the Minutes of Meeting No. 02-2020 held on June 4, 2020 be confirmed.

CARRIED

6.0 DOORS OPEN UPDATE

Ms. L. Abthorpe, Heritage Researcher, provided an update relative to the above-noted and responded to questions.

A condensed planning committee has been developed for the 2020 Digital Doors Open Event. Property Owners scheduled for the 2020 Doors Open Event have been contacted to confirm participation in the alternative virtual event. To-date 8 participants/properties are confirmed for the 2020 Digital Doors Open Event.

The City of Thunder Bay's 2020 Digital Doors Open Event will be shared via the Province's Digital Doors Open website (www.doorsopenontario.on.ca) from August 1 – October 1, 2020, on the City of Thunder Bay website and via the Explore Thunder Bay App once it is launched.

Doors Open Ontario has indicated that a refund for the registration fee paid to participate in the 2020 Doors Open Event could be asked for or with an alternative option to utilize the 2020 registration for the 2021 Doors Open Ontario event.

It was the consensus of the Committee to request a refund of the 2020 Doors Open registration fee from Doors Open Ontario and utilize the money for the development of the digital vignettes to be showcased in the 2020 Digital Doors Open Event.

7.0 NEW BUSINESS

7.1. Committee Vacancy Policy

Information relative to the above noted was presented in Closed Session held earlier in the evening.

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. K. Costa

WITH Respect to the Heritage Advisory Committees Terms of Reference, ratified by City Council on April 08, 2019, Section 5.0 Membership and Responsibility, we recommend that Administration proceed as directed in Closed Session;

AND THAT an advertisement will be posted to fill the Citizen Representative position for the remainder of the term, ending November 30, 2022, by a public application process coordinated by the Office of the City Clerk.

CARRIED

7.2. Whalen Building – HVAC Upgrades

Mr. K. Jankowski, Contract Coordinator – Asset Management Division – Construction Services – City of Thunder Bay appeared electronically before the Committee and responded to questions relative to the above noted.

Document entitled “20-077 RevA - Mech-Elec Client Review Set” was distributed separately on June 23, 2020 for information.

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. H. Strobl

THAT the Heritage Advisory Committee approves in principal the Whalen Building HVAC System Upgrades – Main Floor, basement and mezzanine locations, as presented by Mr. Kelvin Jankowski, Contract Coordinator -Asset Management Division - Construction Services City of Thunder Bay.

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to the City of Thunder Bay’s Building Division, if required.

CARRIED

8.0 NEXT MEETING DATES

The next meeting is scheduled for August 27th, 2020 at 5:00 P.M.

9.0 ADJOURNMENT

The meeting adjourned at 7:31 P.M.

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

SUBJECT Lakehead Region Conservation Authority Minutes

SUMMARY

Minutes of Meeting No. 05-2020 of the Lakehead Region Conservation Authority Committee held on June 24, 2020, for information.

ATTACHMENTS

1. Lakehead Region Conservation Authority minutes - June 24, 2020



LAKEHEAD REGION

CONSERVATION AUTHORITY

Minutes of the Fifth Regular Meeting of the Lakehead Region Conservation Authority held on Wednesday, June 24, 2020, via teleconference. The Chair called the Meeting to order at 4:30 p.m.

PRESENT: Donna Blunt, Chair
Grant Arnold, Vice-Chair
Joel Brown
Rudy Buitenhuis
Erwin Butikofer
Trevor Giertuga
Andrea Goold
Umed Panu
Jim Vezina
Allan Vis

REGRETS: Andrew Foulds

**ALSO
PRESENT:** Tammy Cook, Chief Administrative Officer
Mark Ambrose, Finance Manager
Gail Willis, Watershed Manager
Ryan Mackett, Communications Manager
Ryne Gilliam, Lands Manager
Allan Chow, CDS Consulting, part of Meeting

1. ADOPTION OF AGENDA

Resolution #55/20

Moved by Grant Arnold, Seconded by Joel Brown

"THAT: the Agenda is adopted as published." CARRIED.

2. DISCLOSURE OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

Resolution #56/20

Moved by Rudy Buitenhuis, Seconded by Umed Panu

“THAT: the Minutes of the Lakehead Region Conservation Authority Fourth Regular Meeting held on Wednesday, May 27, 2020, together with the In-Camera portion are adopted as published.” CARRIED.

4. LAKEHEAD CONSERVATION FOUNDATION

Andrea Goold, president of the Lakehead Conservation Foundation presented their annual donation in the amount of \$17,500 to the Lakehead Region Conservation Authority Chair. It was noted that the funds are for Education and Outreach purposes.

5. IN-CAMERA AGENDA

Resolution #57/20

Moved by Jim Vezina, Seconded by Andrea Goold

“THAT: we now go into Committee of the Whole (In-Camera) at 4:33 p.m.” CARRIED.

Resolution #58/20

Moved by Allan Vis, Seconded by Erwin Butikofer

“THAT: we go into Open Meeting at 4:44 p.m.” CARRIED.

The purpose of the In-Camera Meeting pertained to personnel, property and legal matters.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

(a) File: Conservation Authorities Act Review

Correspondence from Conservation Ontario Chair Wayne Emmerson to MECP Minister Jeff Yurek supporting the Association of Municipalities of Ontario (AMO) letter regarding the next steps to be taken with Conservation Authorities and the *Conservation Authorities Act* review was noted.

7. CORRESPONDENCE

(a) File: Lakehead Conservation Foundation Membership

Members were advised that Mr. Bradley Jacobson has resigned from the Lakehead Conservation Foundation.

(b) File: Annual Report

Correspondence from Ms. Rebecca Johnson, Councilor at Large with the City of Thunder Bay, congratulating the LRCA on the 2019 Annual Report was received.

8. STAFF REPORTS

Members reviewed and discussed Staff Report FPMAP-01-2020 regarding the approval of the Kaministiquia River Floodplain Mapping Update Study.

Resolution #59/20

Moved by Grant Arnold, Seconded by Trevor Giertuga

"THAT: the Kaministiquia River Floodplain Mapping Update Study General Report, Hydraulics Report, Hydrology Report and Kaministiquia River Flood and Fill Line Mapping Update 2020 map sheets completed by KGS Group Consulting Engineers are adopted AND FURTHER THAT the updated 2020 Kaministiquia River flood and fill lines will replace the 1979 flood and fill lines effective immediately AND FURTHER THAT the approximate regulated area will be amended accordingly." CARRIED.

Members reviewed and discussed Staff Report FPMAP-02-2020 regarding the approval of the Pennock Creek Floodplain Mapping Update Study.

Resolution #60/20

Moved by Andrea Goold, Seconded by Grant Arnold

"THAT: the Pennock Creek Floodplain Mapping Update Study General Report, Hydraulics Report, Hydrology Report and Pennock Creek Flood and Fill Line Mapping Update 2020 map sheets completed by KGS Group Consulting Engineers are adopted AND FURTHER THAT the updated 2020 Pennock Creek flood and fill lines will replace the 1982 flood and fill lines effective immediately AND FURTHER THAT the approximate regulated area will be amended accordingly." CARRIED.

Members reviewed and discussed Staff Report FPMAP-03-2020 regarding the approval of the Mosquito Creek Floodplain Mapping Update Study.

Resolution #61/20

Moved by Joel Brown, Seconded by Allan Vis

"THAT: the Mosquito Creek Floodplain Mapping Update Study General Report, Hydraulics Report, Hydrology Report and Mosquito Creek Flood and Fill Line Mapping Update 2020 map sheets completed by KGS Group Consulting Engineers are adopted AND FURTHER THAT the updated 2020 Mosquito Creek flood and fill lines will replace the 1984 flood and fill lines effective immediately AND FURTHER THAT the approximate regulated area will be amended accordingly." CARRIED.

Members reviewed and discussed Staff Report KAMEC-02-2020 regarding the recommendation to award the Victor/Broadway Bank Stabilization Assessment Study project.

Resolution #62/20

Moved by Andrea Goold, Seconded by Trevor Giertuga

“THAT: the proposal submitted by Hatch Limited dated June 15, 2020 to carry out the Victor/Broadway Bank Stabilization Assessment Study be accepted for a cost of \$121,500.00 not including HST.” CARRIED.

Members reviewed and discussed Staff Report POLICY-HS-COVID-4-2020, related to Health and Safety Policy HS-COVID-4: Return to Work After Closure Due to Pandemic.

Resolution #63/20

Moved by Umed Panu, Seconded by Erwin Butikofer

“THAT: Health and Safety Policy HS-COVID-4: Return to Work After Closure Due to Pandemic is adopted.” CARRIED.

Members reviewed and discussed Staff Report LM-03-2020 related to a request from the Department of Fisheries and Oceans to install a permanent Sea Lamprey trap at the Neebing Weir on land owned by the LRCA.

Resolution #64/20

Moved by Grant Arnold, Seconded by Trevor Giertuga

“THAT: the Chair and CAO are authorized to enter into an Agreement with the Department of Fisheries and Oceans to permit the installation of a permanent sea lamprey trap on land owned by the LRCA at the Neebing River Weir.” CARRIED.

Members reviewed and discussed Staff Report LM-04-2020 related to a request from the City of Thunder Bay for trail restoration on LRCA owned property along the Neebing River from Ford Street to Legion Track Drive.

Resolution #65/20

Moved by Umed Panu, Seconded by Andrea Goold

“THAT: the City of Thunder Bay is authorized to reconstruct the trail on LRCA owned property (LRCA Property No. 12, 13, 14 and 17) as outlined in their map dated March 5, 2020 with the requirement that the City of Thunder Bay is responsible for the reconstruction work and all on-going maintenance of the new multi-use trail or required maintenance resulting from the new multi-use trail.” CARRIED.

9. CHIEF ADMINISTRATIVE OFFICER REPORT

Members were provided with the monthly Treasurer's Report for May's Administration and Capital.

Members reviewed and discussed Staff Report Fin-09-2020 regarding the 2021 preliminary budget estimate. The general consensus was that due to COVID-19 pressures on the Member Municipalities, a 0% increase in the 2021 budget was recommended.

It was noted that the Ministry of Natural Resources and Forestry has advised the Authority that the LRCA was successful in securing Water and Erosion Control Infrastructure (WECI) funding for the Victor/Broadway Bank Stabilization Assessment Study. The \$70,000 in WECI funding will match the City of Thunder Bay's sole-benefitting contribution.

It was noted that the CAO participated in a virtual meeting with MPP Judith Monteith Farrell's consultation with environmental and conservation stakeholders in regard to the impact of the pandemic and the recovery. She was seeking feedback regarding what organizations need from the Provincial government.

10. PASSING OF ACCOUNTS

Resolution #66/20

Moved by Joel Brown, Seconded by Allan Vis

"THAT: having examined the accounts for the period of May 1, 2020 to May 31, 2020 cheque #1973 to #1982 for \$24,542.71 and preauthorized payments of \$76,121.07 for a total of \$100,663.78, we approve their payment." **CARRIED.**

11. REGULATORY ROLE

Members were provided with the Plan Input and Review Summary for the period of May to June 12, 2020 and a summary of Section 28 Permits issued in 2020 to date.

12. PROJECTS UPDATE

It was noted that a Request for Quote (RFQ) was released on June 3, 2020 to three consultants to complete the annual structure inspections on two LRCA owned structures (i.e., Hazelwood Lake Dam and Neebing-McIntyre Floodway Diversion Structure), and to complete an assessment of the damaged Mission Island Marsh Boardwalk. On June 15, 2020, quotes were received upon bid closing from JML Engineering, KGS Group Consulting Engineers, and TBT Engineering. The lowest bid was received by KGS Group in the amount of \$ 3,430.00 not including HST, which was accepted.

It was noted that Lake Superior water levels continue to be above average.

It was noted that the Level I Low Water Condition was upgraded to a Level II Low Water Condition on June 1, 2020.

It was noted that Staff have begun bathing beach sampling at Hazelwood Lake Conservation Area. It was noted that on May 11, 2020, the LRCA conducted its annual inspection at the nine rain gauge stations within the LRCA jurisdiction.

It was noted that LRCA staff were successful in receiving funding from the Colleges and Institutes Canada (CICan) Career-Launcher Clean Tech Internship Program, in the amount of \$15,000 towards a new Watershed Stewardship Technician Intern position. The full time 27-week internship began on June 15 and ends on December 24, 2020; however, the intent is to extend the term should additional funding be found. The new intern will focus on developing a new Shoreline Restoration Stewardship Program for the LRCA. Ms. Jessie McFadden was the successful applicant for the Watershed Stewardship Technician Intern position, and she will work from home until such time the Administrative Office is permitted to open according to Provincial and/or Thunder Bay District Health Unit direction.

It was noted that the LRCA Community Garden will once again be utilized in 2020 by the RFDA. Usage of the garden is dependent on the RFDA's adherence to the Thunder Bay District Health Unit's COVID-19 Community Garden standards.

Members were advised that due to COVID-19 restrictions it is anticipated that Hazelwood Lake Family Fun Day that was tentatively scheduled for Sunday, July 19, 2020 at Hazelwood Lake Conservation Area will be cancelled.

Members were advised that due to COVID-19 restrictions it is anticipated that Little Trout Day by the Bay that was tentatively scheduled for Saturday, August 22, 2020 at Little Trout Bay Conservation Area; will be cancelled.

It was noted that the Education Coordinator participated in a half-day workshop hosted by EcoSuperior and Lakehead University. One of the action items that came out of the workshop was the creation of a series of useful climate change communications handouts and factsheets. The Education Coordinator will be working to coordinate with several representatives from Lakehead University, Science North, EcoSuperior, EarthCare and the Nookiiwin Tribal Council to create a variety of fact sheets and educational resources for both the public and school groups focusing on climate change-related topics such as Climate Budget, Activism, Actions, Economic Impacts, Health Impacts, Environmental Impacts, Stormwater Impacts, forest fires, ticks, and more.

13. NEW BUSINESS

None.

14. NEXT MEETING

Wednesday, August 26, 2020, at 4:30 p.m.

15. AJOURNMENT

Resolution #67/20

Moved by Grant Arnold, Seconded by Jim Vezina

"THAT: the time being 5:11 p.m. AND FURTHER THAT there being no further business we adjourn." CARRIED.


Chair


Chief Administrative Officer

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Realty Services	REPORT NO.	R 106/2020
DATE PREPARED	09/04/2020	FILE NO.	19 900717
MEETING DATE	09/21/2020 (mm/dd/yyyy)		
SUBJECT	Victoriaville Centre Options Analysis– Reimagine Victoriaville – First Report		

RECOMMENDATION

With respect to Report No. R 106/2020 (Development & Emergency Services – Realty Services), we recommend that City Council receive the Reimagine Victoriaville Report;

AND THAT the recommendation that the City demolish Victoriaville Centre and restore Victoria Avenue as a through street be approved as the preferred option;

AND THAT Administration proceed with the steps required to demolish Victoriaville and reconstruct Victoria Avenue seeking Council direction and approvals as required;

AND THAT Report No. R 106/2020 (Development & Emergency Services – Realty Services) be presented at the October 19, 2020 Committee of the Whole meeting for consideration;

AND THAT Appropriation No. 19 be approved (Attachment C);

AND THAT any necessary by-laws be presented to City Council for ratification.

LINK TO STRATEGIC PLAN

The City of Thunder Bay’s “One City, Growing Together” 2019 – 2022, Strategic Plan details a vision of the City that will act to Lead, Serve, Grow, and Renew. The Reimagine Victoriaville Report supports these goals particularly as it relates to core area renewal.

Renew: Goal 2. Revitalize the downtown cores in partnership with stakeholders, with special focus on strategic investment such as addressing the future of Victoriaville and initiatives that further community safety and well-being. The Reimagine Victoriaville report addresses a key component of the revitalization of the downtown South Core.

EXECUTIVE SUMMARY

The study by Urban Systems ‘Reimagine Victoriaville’, presents options for Victoriaville Centre.

This study details the consultant’s evaluation of development options for Victoriaville Centre and identifies, as a preferred option, the removal of Victoriaville Centre and re-establishment of Victoria Avenue as a through street. Administration is in support of this recommendation.

If Council approves this staff report, Administration will proceed with the steps necessary to advance design and cost estimation. Future reports and budget processes will address required approvals and project financing which is currently estimated at \$10.75 M +/- 25% as a class “D” estimate. The expense will be offset by operational and capital savings over the longer term.

DISCUSSION

Council requested that an evaluation of options be completed with respect to the future of Victoriaville Centre. Urban Systems was retained to provide professional planning services and complete the study requested by Council.

The terms of reference for the Reimagine Victoriaville study included that the preferred option:

- Be achievable in the short to medium term;
- Be cost effective;
- Be environmentally, economically and culturally sustainable;
- Represent good value for money invested;
- Result in positive economic and social impact;
- Benefit the downtown and by extension the entire Thunder Bay community;
- Balance the needs of business, residents and the general public; and,
- Be based on sound urban planning, community development and retail development principles.

The Reimagine VictoriaVille study sets out:

- Background information and history;
- Best practices and literature review of similar facilities and retail trends;
- Stakeholder consultations and public engagement;
- Identification and analysis of three options for Victoriaville Centre;
- Evaluation of the options;
- Estimate of costs for each option;
- Final recommendation addressing the viability/sustainability of the preferred option; and,
- Recommended operational model for the preferred option.

The report evaluated development options for Victoriaville Centre that included:

- 1A: Revitalize Victoriaville Centre;

- 1B: Repurpose Victoriaville Centre;
- 2: Reconfigure Victoriaville Centre; and,
- 3: Remove Victoriaville Centre.

The study recommends Option 3 – Removal of Victoriaville Centre and to restore Victoria Avenue as a through street. The recommendation is based on a number of factors including:

- The ongoing operating cost of Victoriaville Centre is eliminated;
- The lack of economic viability of Victoriaville Centre even with significant investments;
- Connectivity is restored along Victoria Avenue which is expected to benefit the entire downtown neighbourhood;
- Adjacent property owners support this option; and,
- Any public plazas created will have the potential to become significant assets.

Administration is in agreement with the consultant's methods and the recommended option.

Next Steps

If Council approves this staff report, Administration will proceed with the steps necessary to advance the project.

Broadly speaking, the steps are to:

- 1) Obtain consulting services for project management;
- 2) Urban Systems will refine the conceptual streetscape design and neighbourhood integration plan;
- 3) Obtain consulting and engineering services to advance project design and cost estimation and contract administration;
- 4) Tender and award construction contract; and
- 5) Project construction.

Council approvals and direction will be sought at various points including steps 3) and 4).

FINANCIAL IMPLICATION

The estimates provided in the consultant's study are order of magnitude estimates for the purpose of evaluating options. Cost estimates will need to be further refined should the recommended option to demolish Victoriaville and restore the street be approved by Council.

Future reports and budgets will address project financing should this report be approved. Ultimately project funding would likely be drawn from a combinations of sources including future capital budgets (as is typical for road infrastructure projects), special debenture and/or reserve funds and the Land Development Fund.

Staff are also exploring and monitoring for potential sources of grant funding.

If this report is approved, the contract project management expense of \$300,000, is recommended to be funded by the Land Development Account in accordance with the attached appropriation (Attachment “C”). Normally Administration would not recommend the Land Development Account as a source of funding, however timing is such that the expense is not included in the 2020 capital budget.

CONCLUSION

It is concluded that the Victoriaville Centre Options Analysis Report – ‘Reimagine Victoriaville’ should be received as a First Report.

Should Council approve the recommendation of the consultant report Reimagine Victoriaville, to remove Victoriaville Centre and restore Victoria Avenue as a through street, Administration would proceed with the steps necessary to advance the project seeking Council direction and approvals as required.

BACKGROUND

Council was presented with Report 31/2017 on March 20, 2017 regarding the proposed demolition of Victoriaville Centre. Council passed a resolution that Administration proceed with a Municipal Class Environmental Assessment relative to the options for the future of Victoriaville Centre.

Subsequent review by Administration and consultation with the Province determined that the appropriate way to proceed was through the options analysis study, as presented in this report.

REFERENCE MATERIAL ATTACHED:

ATTACHMENT ‘A’ – REIMAGINE VICTORIAVILLE STUDY
ATTACHMENT ‘B’ – MEMORANDUM FROM MR. J. DEPEUTER
ATTACHMENT ‘C’ – APPROPRIATION NO. 19

PREPARED BY: PEDER OLSEN, PROPERTY AGENT, REALTY SERVICES

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

MEMORANDUM

REALTY SERVICES DIVISION
Victoriaville Civic Centre, 2nd Floor
111 Syndicate Avenue South
Thunder Bay, ON P7C 5K4
Tel: (807) 625-3199 Fax: (807) 625-2977

TO: Krista Power, City Clerk

FILE NO.: 19 900717

FROM: Joel DePeuter, Manager
Realty Services Division

DATE: August 31, 2020

RE: **Reimagine Victoriaville Report**

We request the opportunity at the September 21, 2020, Committee of the Whole Meeting to present the final Reimagine Victoriaville Report as a first report as associated with R 106/2020.

Mr. Jeff Palmer, Community Planner, Urban Systems will make the presentation.

Thank you.

		The City of Thunder Bay		DATE: September 8, 2020				
DEPARTMENT: Development & Emergency Services		REQUEST FOR APPROPRIATION CHANGE		<div>X</div>				
DIVISION: Realty Services		REQUEST FOR ADDITIONAL APPROPRIATION		<div></div>				
				<div>19</div> APPROP NO.				
WBS ELEMENT		DESCRIPTION		BUDGET AVAILABLE	INCREASE	DECREASE	ADMIN USE	
							IM Position	Fund Code
DEV-RLT-200001		Contract Project Management			300,000		4.5	55
Land Development Account						300,000		55
					300,000	300,000		
EXPLANATIONS/REASONS: Reimagine Victoriaville - Contract Project Management Expenses (Please refer to Corporate Report R106)				EFFECT ON LEVEL OF SERVICE: <div>DECREASE<div></div>INCREASE<div></div>MAINTAINED<div>X</div></div>				
				DATE: September 10, 2020 RECOMMENDED/APPROVED L Evans CITY TREASURER Norm Gale CITY MANAGER				
PREPARED BY: MGallagher for J. DePeuter		VERIFIED BY			COMMITTEE OF THE WHOLE			
REVIEWED BY: M SMITH		FINANCE: M Gallagher			APPROVED <div></div> NOT APPROVED <div></div>			
General Manager of Development & Emergency Services Committee of the Whole - September 21, 2020		Moira Gallagher, CPA, CMA Budget & Planning Accountant Corporate Services & Long Term Care Department			DATE: _____			

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

SUBJECT Receive Report No. R 106/2020 as a First Report

SUMMARY

Recommendation to received Report No. R 106/2020 as a First Report.

RECOMMENDATION

With respect to Report R 106/2020 (Development & Emergency Services – Realty Services), we recommend that the Report be received;

AND THAT Report R 106/2020 (Development & Emergency Services – Realty Services) be presented at the October 19, 2020 Committee of the Whole meeting for consideration.

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

SUBJECT Official Plan Amendment - 1315 Masters Street (J & L Marrello)

SUMMARY

At the August 24, 2020 City Council (Public Meeting), Planning Services presented Report No. R 99/2020 with a recommendation that Council not approve a site specific Official Plan Amendment to the Residential policy to permit the severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Masters Street. This item was referred back to Administration for further information. For reference, the information submitted at the Public Meeting by the Applicants, is also attached.

Memorandum from Ms. J. Fazio, Planner II, dated September 10, 2020, containing a motion relative to the above noted.

RECOMMENDATION

WHEREAS a Public Meeting was held with respect to the application by J & L Marrello, relative to Part Lot 180, Registered Plan 547 and PART 2 on Plan PL 55R8828, municipally known as 1315 Masters Street, for a site specific amendment to change the Residential policy to allow for consideration of a severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Master Street;

AND WHEREAS the Applicant intends to propose an application to the Committee of Adjustment for a severance;

AND WHEREAS Council has decided that an amendment which would have the effect of enabling a severance will not preclude the development potential of the surrounding lands;

THE requested amendment to the Official Plan's Residential policies to permit a lot addition in the backlot area of these lands in the form an approximate 17.5 metre by 51.4 metre portion of land from 1315 Masters Street to 1319 Masters Street be approved;

AND THAT the necessary By-law be presented for ratification.

ATTACHMENTS

1. Memorandum - J. Fazio - 1315 Masters Street (J&L Marrello)
2. Report No. 99/2020 - represented

3. Attachment A - represented
4. Attachment B - represented
5. Attachment C - represented
- 6 Attachment D - represented

MEMORANDUM

TO: Members of Council
Krista Power, City Clerk

FILE: O-08-2020

FROM: Jillian Fazio, Planner II
Planning Services Division

DATE: September 10, 2020

RE: City Council – August 24, 2020 – Official Plan Amendment – 1315 Masters Street (J & L Marrello) Report No. R 99/2020

At the Public Meeting held on August 24, 2020, Planning Services presented Report No. R99/2020 (attached) with a recommendation that Council not approve a site specific Official Plan Amendment to the Residential policy to permit the severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Master Street. For reference, the information submitted at the Public Meeting by the Applicants, is also attached.

The Planning Report described that the Residential Policy proposed to be amended specifically aims to provide for the future development of backlot areas by preserving opportunities for land consolidation.

Council referred the matter back to Administration to recapture the discussion of Council and reasons for Council having decided to approve the amendment.

Toward the decision to approve the amendment, Council concluded that the approval would not preclude a future plan of subdivision, and that development likelihood and pressures are low. In addition, it was discussed that the proposed lot and dimensions are similar and consistent with others in the neighbourhood.

The Applicants described that they previously tried to complete a Plan of Subdivision in the backlot area of this block, but were unsuccessful in gaining consensus from other property owners. The Applicant's feel that their proposed lot addition would not change any plans for a potential future Plan of Subdivision.

Change to the Recommendation

The recommendation contained in Report No. R 99/2020 (Planning Services), presented on August 24, 2020, recommends that the proposed Official Plan Amendment not be approved.

Should Council wish to support the request of the Applicant, the following Resolution and attached draft Official Plan Amendment are provided for Council's consideration.

RESOLUTION

WHEREAS a Public Meeting was held with respect to the application by J & L Marrello, relative to Part Lot 180, Registered Plan 547 and PART 2 on Plan PL 55R8828, municipally known as 1315 Masters Street, for a site specific amendment to change the Residential policy to allow for consideration of a severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Master Street;

AND WHEREAS the Applicant intends to propose an application to the Committee of Adjustment for a severance;

AND WHEREAS Council has decided that an amendment which would have the effect of enabling a severance will not preclude the development potential of the surrounding lands;

THE requested amendment to the Official Plan's Residential policies to permit a lot addition in the backlot area of these lands in the form an approximate 17.5 metre by 51.4 metre portion of land from 1315 Masters Street to 1319 Master Street be approved.

AND THAT the necessary By-law be presented for ratification.

Regards,

Jillian Fazio,
Planner II

ATTACHMENTS

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 99/2020
DATE PREPARED	07/16/2020	FILE NO.	
MEETING DATE	08/24/2020 (mm/dd/yyyy)		
SUBJECT	Official Plan Amendment – 1315 Masters Street (J & L Marrello)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by J & L Marrello, relative to Part Lot 180, Registered Plan 547 and PART 2 on Plan PL 55R8828, municipally known as 1315 Masters Street, we recommend:

1. THAT no change be made to the Official Plan.

ALL as contained in the Report No. 99/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Official Plan Amendment to amend the Residential policy which aims to provide for the future development of backlot areas by preserving opportunities for land consolidation. The purpose of this application is to permit the severance and conveyance of a portion of the Applicant's land to the adjacent property at 1319 Masters Street. The proposed lot addition would make 1315 and 1319 Masters Street equal sized rectangular lots.

The proposal is not considered to be good planning as it would further fragment lands set aside for future residential development and would limit potential for a future Plan of Subdivision in the backlot area. The requested amendment is not considered to be in the public interest as it limits opportunities for cost-effective development and prevents the optimized use of existing public infrastructure and services. For these reasons, Administration does not support the approval of the proposed amendment.

DISCUSSION

Description of Proposal

The Applicant has applied for a site-specific Official Plan Amendment to amend the Residential policy which aims to provide for the future development of backlot areas by preserving opportunities for land consolidation. The proposed amendment would set the stage for the severance and conveyance of approximately one third of their land to the adjacent property at 1319 Masters Street. The proposed lot addition would make 1315 and 1319 Masters Street equal sized rectangular lots.

If the Official Plan Amendment is approved, the Applicant will be required to apply to the Committee of Adjustment for a severance to complete the lot addition.

A copy of the Applicant's sketch is attached as "Attachment B".

Description of Subject Property and Surrounding Area

Currently existing on the property is a single detached dwelling. The property is an L-shaped lot with a frontage of 17.5 metres and a depth of 92.4 metres. The width of the lot doubles in size beyond the single detached dwelling in the rear yard.

The adjacent property, 1319 Masters Street, is also occupied by a single detached dwelling. Surrounding land uses are mainly low density residential (single detached and semi detached dwellings).

Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on June 8, 2020 outlining the nature of the proposed Official Plan Amendment. Planning Services received two emails from members of the public seeking clarification about the details of the proposal. Planning Services provided additional information to these residents. In response to the additional information provided, one of the two residents indicated they had no objection to the proposal.

Agency Comments

The following agencies offered no comments or concerns relating to the proposed amendment:

- Thunder Bay District Health Unit
- Lakehead Region Conservation Authority
- Ministry of Municipal Affairs and Housing
- Ministry of Transportation
- Synergy North

The Engineering & Operations Division supports the position and rationale of the Planning Services Division and recommends that this application not be approved.

Planning Services Division Comments

- *Provincial Policy Statement, 2020*

The Ministry of Municipal Affairs and Housing indicated that they found no Provincial interests with the application and had no comments. However, Planning Services is of the opinion that the proposal does not support some of the policies in the Provincial Policy Statement (PPS), 2020 related to efficient development in the Urban Settlement Area.

The PPS notes that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the municipality over the long term. The subject property and the surrounding area is considered an underutilization of land and infrastructure. Therefore, the goal for the backlot area of this block is a future Plan of Subdivision. This would increase density in an existing residential neighbourhood where infrastructure and services already exist. Limiting the number of fragmented parcels in backlot areas is considered to be the most effective way to protect these lands for future development. Increasing the number of property owners can limit opportunities for a Plan of Subdivision and may prevent these lands from being developed in a cost-effective and efficient manner.

- *Growth Plan for Northern Ontario, 2011*

The proposal does not conflict with any specific policy in the Growth Plan for Northern Ontario. However, the Plan does state that municipalities should develop long-term strategies to optimize the use of existing infrastructure. Planning Services is of the opinion that this proposal conflicts with the City's strategy to achieve this goal.

- *Official Plan*

The subject property is currently designated Residential and is located within the Urban Settlement Area as shown on Attachment C. The Applicant has applied to amend the following general objective of the Residential policies of the Official Plan:

- provide for the development of backlot areas by preserving opportunities for access and land consolidation

This policy prevents forms of development in the backlot area which would limit opportunities for access and land consolidation. The proposed lot addition would work in opposition to the goal of land consolidation and could limit opportunities for future orderly and efficient development.

Planning Services does not support the proposed amendment as it works in opposition to some of the Plan's general goals and objectives such as efficient and cost-effective development and residential intensification.

A guiding principle carried throughout the Plan is Responsible Growth Management. This means that growth will be managed to achieve efficient, cost effective development that responds to current and future community needs. Goals and objectives that stem from this guiding principle include directing development so that it occurs in an efficient and cost-effective manner and encouraging the intensification of existing residential areas. The City of Thunder Bay has a low population density, and extensive infrastructure assets and public services. Intensification in the Urban Settlement Area continues to be important in increasing the efficiency, effective delivery, and use of infrastructure and services.

There appear to be seven land holdings and a City-owned street allowance in the backlot area of this block. Plans of Subdivision where there are multiple owners require levels of cooperation and coordination that are not required where a single developer owns the land to be subdivided. This is why the Official Plan does not support further fragmentation and supports land consolidation in areas which require a Plan of Subdivision to develop.

- *Zoning By-law*

The subject property is currently zoned "R2-H" - Residential One and Two Unit Zone – Holding by way of Surviving Paragraph '368' and shown on Attachment A. This Holding Symbol was put in place to identify the desired future residential use of the lands and defer development until such time as the necessary plan, services, facilities, and/or improvements are in place to adequately serve the land. The proposal does not require an application for Holding Symbol removal as there is no construction proposed in the backlot area.

FINANCIAL IMPLICATION

The proposed amendment could further limit the potential for a future Plan of Subdivision and intensification in this area. Maintaining this level of density reduces the cost-effectiveness of existing and future investments in infrastructure and services.

No impacts to tax revenue are anticipated as no development is proposed.

CONCLUSION

In conclusion, the requested Official Plan Amendment is not considered to be good planning as it further fragments lands set aside for future residential development and limits potential for a future plan of subdivision in the backlot area. The amendment is not considered to be in the public interest as it limits opportunities for cost-effective development and prevents the optimized use of existing public infrastructure and services. For these reasons, Administration does not support the approval of the proposed amendment.

If Council would like to support the request of the Applicant, it is requested that Council refer this application back to Administration for alternate options for consideration. It is important

that a referral to Administration include an explanation of Council's rationale for amending the Plan.

BACKGROUND

The subject property was also the subject of a Zoning By-law Amendment in 1991. At the time, 1319 and 1315 Masters Street were one parcel of land located in the Residential Future Zone. The original request was to rezone the property to the Residential One Unit Zone to allow for the severance of the parcel into two equal halves. A dwelling existed on 1315 Masters Street and the purpose of the application was to allow for the creation of a second lot to build another dwelling.

Report no. 223/91 (Planning) regarding this request was presented to the Committee of the Whole on May 21, 1991. In that report, Planning Services stated the application was premature and recommended that the proposed re-zoning be deferred until the Northwest Community Plan was finalized and a draft Plan of Subdivision was submitted for the orderly development of the block. The Northwest Community Plan was a Secondary Plan that introduced specific policies to guide development in this area. This area had historically developed through individual severances rather than through Plans of Subdivision, and as a result, an overall cohesive plan for development in the area did not exist. The purpose of a severance is to create one or two lots on an existing road. Cumulative severances can create inefficient forms of development and make it difficult to establish full urban services (curbs, gutters, sidewalks, street trees, lighting, etc.) A Plan of Subdivision is the appropriate planning tool to develop large parcels of land into complete urban residential areas. The Northwest Community Plan was intended to provide a land use framework to ensure that future development proceeded in co-ordinated and planned fashion.

Planning Services was directed to process the application and a public meeting was held on July 22, 1991 where Planning Services recommended that no changes to the Zoning By-law be made. Planning Services stated that a Plan of Subdivision was the most appropriate way to develop these lands. A Plan of Subdivision ensures the logical extensions of municipal services and utilities, ensures proper drainage and stormwater management, and ensures the necessary easements are put in place for proper drainage as well as the necessary maintenance of services and utilities. A Plan of Subdivision would also ensure that the full range of urban services is provided at the expense of the Developer rather than the general taxpayer.

City Council did not support Administration's recommendation and approved an alternative resolution to rezone the northwest corner of the existing lot to allow for the creation of one new buildable lot approximately half of the depth of the existing parcel (41 metres). That rezoning and the subsequent severance provided for the development of 1319 Masters Street. Subsequent severances along Masters Street and Hutton Park Drive have also been restricted to a 41 metre depth to preserve opportunities for backlot development.

Attachment D is a concept plan of subdivision that demonstrates how the backlot area could be developed. Continued fragmentation of the landholdings in this area will reduce the opportunity of this kind of development proceeding in the future.

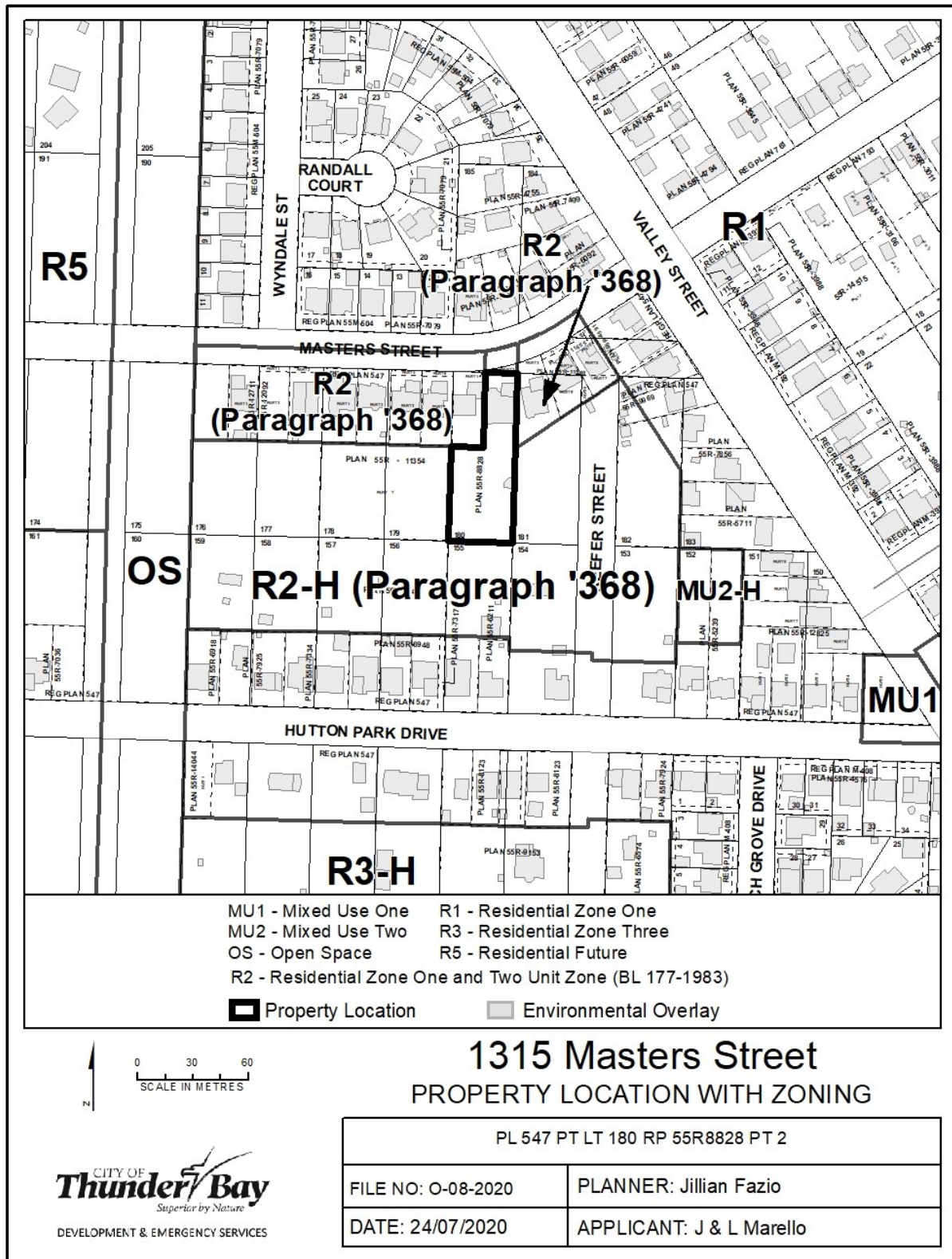
REFERENCE MATERIAL ATTACHED:

Attachment A – Property Location with Zoning
Attachment B – Applicant's Sketch
Attachment C – Official Plan Designation
Attachment D – Concept Plan of Subdivision

PREPARED BY: *Jillian Fazio, Planner II*

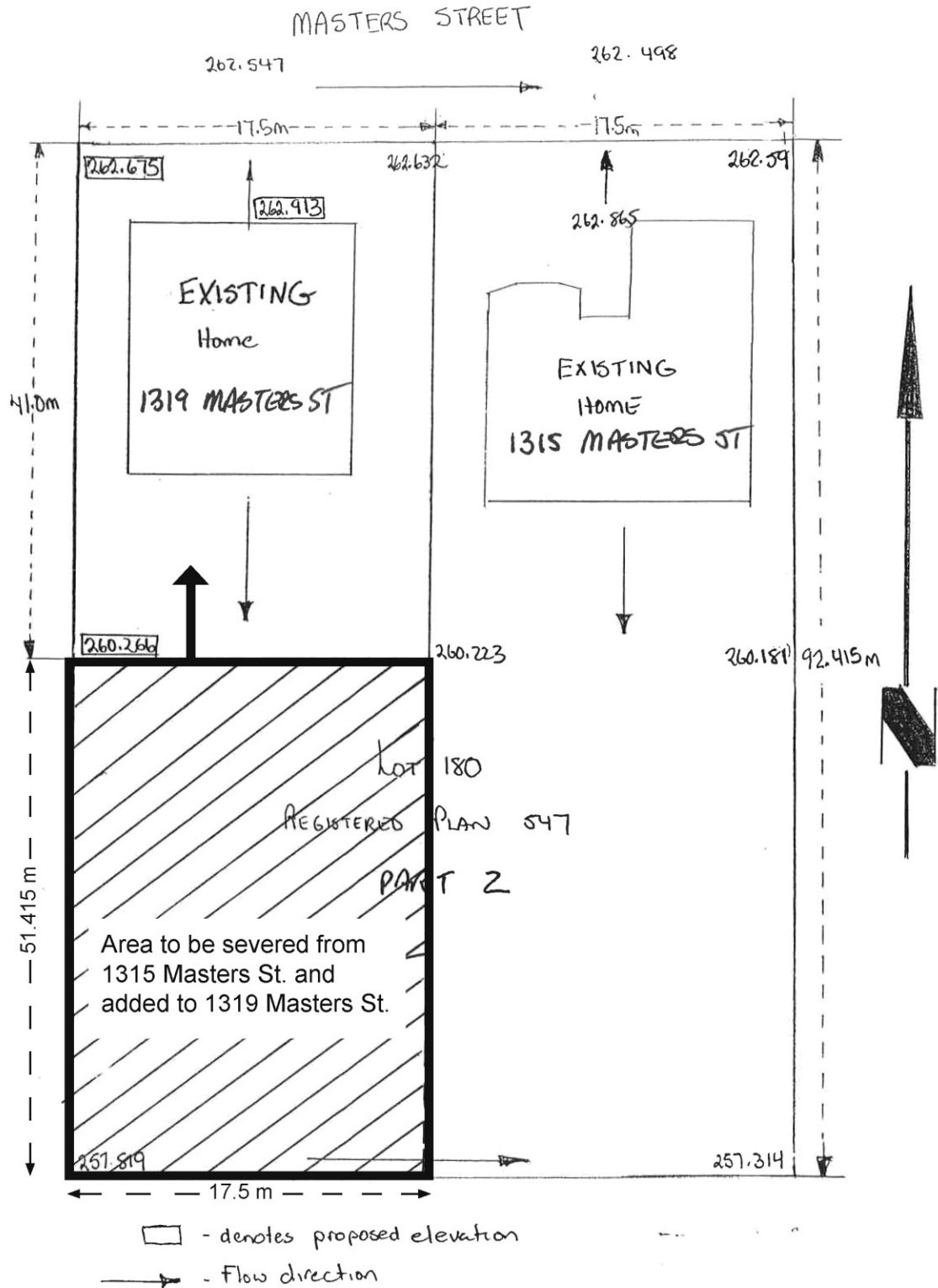
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark J. Smith, GM Development & Emergency Services	August 13, 2020

ATTACHMENT A - Property Location



TITLE: Property Location			Date: August 2020
PREPARED BY JF	SCALE As Noted	FILE NO. O-08-2020	

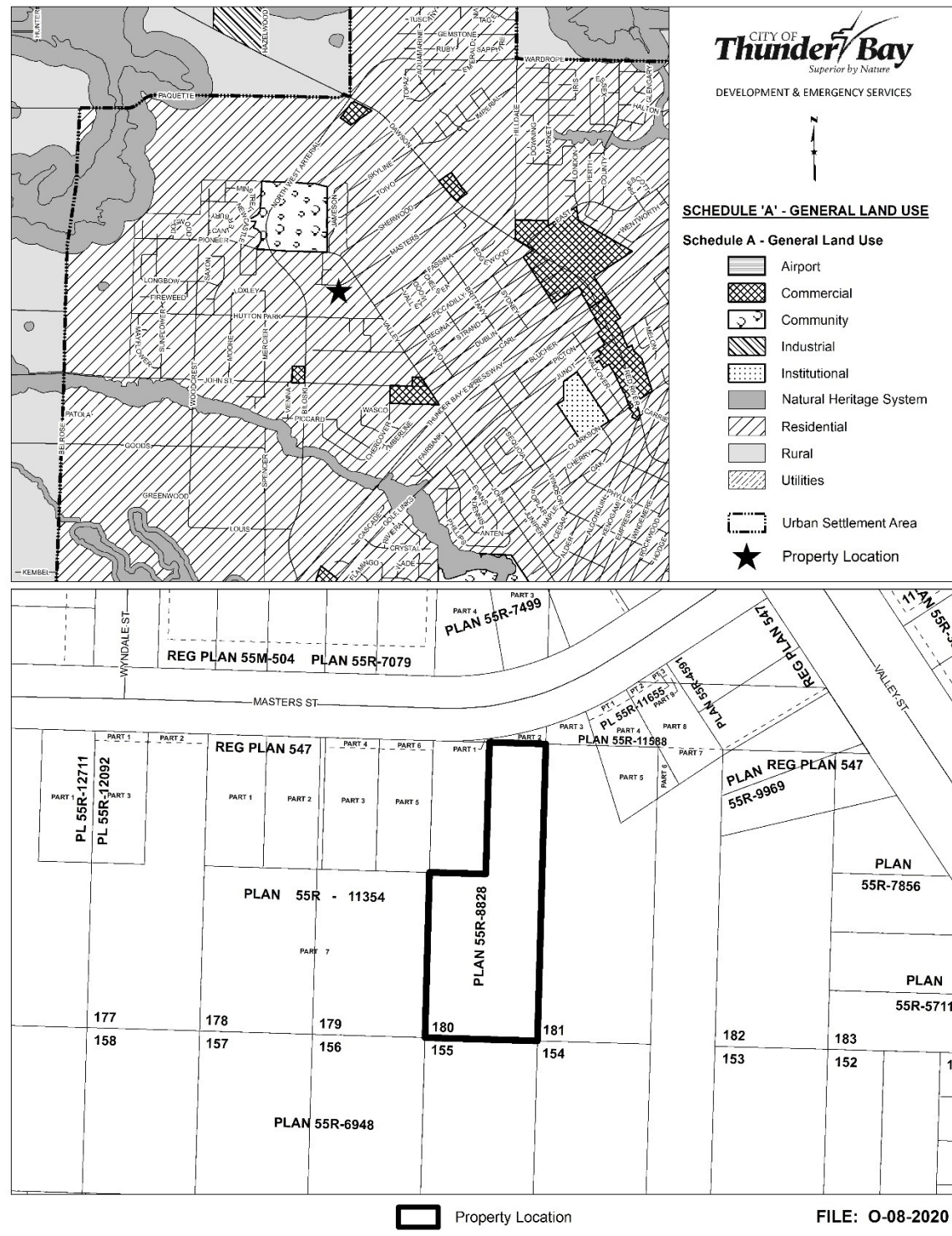
ATTACHMENT B - Applicant's Sketch



JOHN AND LAURIE MARRELLO

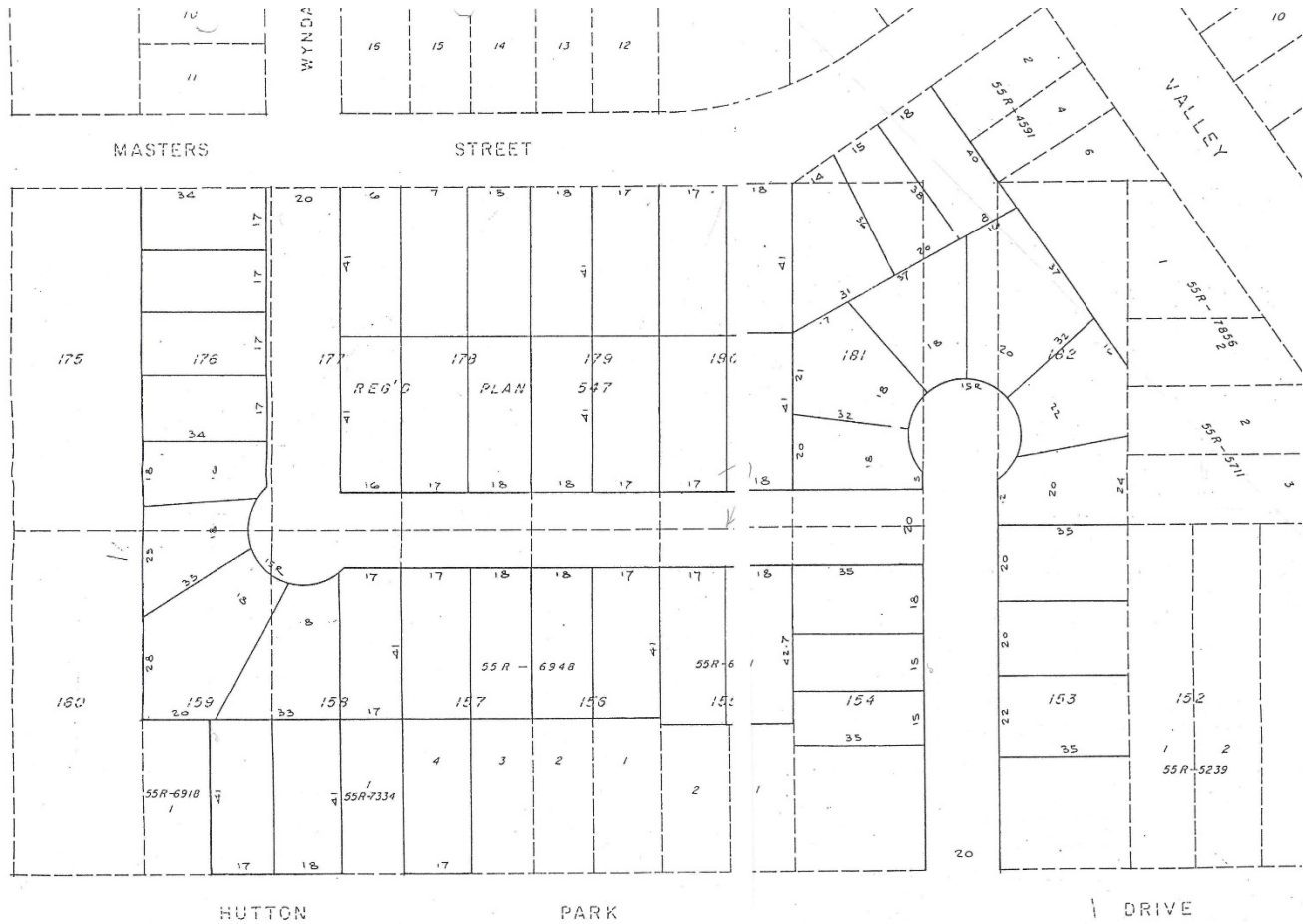
TITLE: Applicant's Sketch		Date: August 2020	
PREPARED BY JF	SCALE As Noted	FILE NO. O-08-2020	

**OFFICIAL PLAN AMENDMENT NO. 3
SCHEDULE 'A'**



TITLE: Official Plan Designation			Date: August 2020
PREPARED BY JF	SCALE As Noted	FILE NO. O-08-2020	

ATTACHMENT D – Concept Plan of Subdivision



TITLE: Concept Plan of Subdivision		Date: August 2020	
PREPARED BY JF	SCALE As Noted	FILE NO. O-08-2020	

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

SUBJECT Strategic Core Areas Community Improvement Plan Update

SUMMARY

At the June 15, 2020 Committee of the Whole meeting, Council approved up to \$200,000 in funding from the Community Economic Development Corporation (CEDC) to fund two of the Grant Programs available through the Strategic Core Areas Community Improvement Plan (CIP), for the remainder of the 2020 calendar year.

Memorandum from Ms. D. McCloskey, Supervisor - Planning Services, dated September 9, 2020 relative to the above noted, for information.

ATTACHMENTS

1. Memorandum - D. McCloskey - Strategic Core Areas Community Improvement Plan

MEMORANDUM

TO: Members of Council

FROM: Devon McCloskey, Supervisor
Planning Services Division

DATE: September 9, 2020

RE: Strategic Core Areas Community Improvement Plan
Committee of the Whole – September 21, 2020

At its meeting of June 15, 2020, Council approved up to \$200,000 in funding from the Community Economic Development Corporation (CEDC) to fund two of the Grant Programs available through the Strategic Core Areas Community Improvement Plan (CIP), for the remainder of the 2020 calendar year. Prior to that, the CIP programs had not received budget funding since 2018.

Council also directed that Planning Services undertake a review of the current Community Improvement Plan programs to identify additional financial assistance (incentive) opportunities to aid in the long-term economic recovery of the Strategic Core Areas, which in addition to the COVID 19 pandemic, have been witness to economic challenges for a variety of reasons.

This memo provides an update on the status of the Program funding and the results of preliminary consultations that have identified opportunities for additional CIP financial assistance programs.

In an effort to promote the incentives reinvigorated with the funds received from the CEDC, Planning Services produced an information guide, which was shared with the Business Improvement Areas, Business Associations and the Chamber of Commerce. Information and an Application Form was also posted on the City's website.

To date, six (6) enquiries have been made and two are eligible to receive reimbursement. Both are located on Red River Road, one grant is to provide \$1,860.00 which is 5% of the value of improvements to an Integrated Fire Alarm System, a second is eligible to receive funding for various tenant improvements, values to be determined.

CIPs are a planning and economic development tool under the *Municipal Act* and *Planning Act* available to Municipalities. Plans are developed to establish a framework to achieve goals tailored to rehabilitate and rejuvenate a specific area of the community. Financial incentives are offered through grants and loans.

CIPs provide community benefits by stimulating private sector investment in targeted areas, promoting revitalization and place-making to attract tourism, business investment and economic development opportunities. Goals can include increasing affordable housing, increasing occupancy of vacant spaces, enhancing streetscapes and building facades, and encouraging use of existing community infrastructure.

Together, the CEDC and the Planning Services Division consulted with other northern municipalities, the City's Business Improvement Areas (BIAs), property owners and stakeholders, a representative of the Association of Municipalities for Ontario (AMO), and the Ministry of Municipal Affairs and Housing

(MMAH). As a result of these consultations, a number of opportunities were identified for new grant opportunities that would assist property owners with making improvements to the exterior of their buildings, filling up vacant space, encouraging main floor commercial uses, and introducing second story residential units. The goal of improvements such as these is to boost core downtown areas for the long-term.

One of the identified shortcomings of the current CIP program, is that it specifically applies to investments over \$10,000. Given the current economic environment, opportunities to provide financial assistance for smaller scale property investment could be beneficial.

It is recommended that the current CIP be amended to introduce additional programs that would fund smaller scale developments at 50% of costs up to a maximum of \$10,000 and that these programs be focused on tenanting up vacant space, encouraging the commercial use of main floor space, promoting residential and office uses on upper floors and providing assistance with façade improvements.

The new recommended incentives are listed and described as follows:

1. Commercial Conversion – Main floor

- Cost of renovating and converting main floor residential to commercial use.
- 50% of costs up to a maximum of \$10,000

2. Residential/Office Conversion – 2nd floor

- Cost of renovating and converting second floor or higher units to residential or office use
- 50% of costs up to a maximum of \$10,000

3. Commercial Façade Improvement Grant

- A grant for commercial building owners or tenants improving the façade of their commercial storefront buildings.
- Not intended for residential purposes
- 50% up to a maximum of \$10,000

In order to provide new financial incentive opportunities Planning Services will proceed with an amendment to the current Strategic Core Areas CIP. The amendment would include three new financial assistance programs as described above, as well as relaxed eligibility requirements. In addition, staff will continue to explore opportunities to incorporate assistance for outdoor patio seating for restaurants, and will consider the development of design guidelines to streamline the process for commercial façade upgrades. A fundamental component of activating the CIP programs is to budget appropriate funds on an annual basis.

The *Planning Act* requires that Amendments to a CIP provide for consultation, a public meeting, adoption by Council, and an opportunity for appeal. Consultation with the Ministry of Municipal Affairs and Housing is required but approval authority rests with the City. Planning Services expects to have a draft of the amended CIP available for public consultation before the end of this year.

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

SUBJECT Integrity Commissioner Recommendation

SUMMARY

Memorandum from Ms. K. Power, City Clerk, dated August 31, 2020, containing a motion relative to the above noted.

RECOMMENDATION

With respect to the Integrity Commissioner report presented on August 10, 2020 relating to the Conflict of Interest against Councillor Aiello, we recommend:

1. That *Councillor Aiello receive training specific to the avoidance of conflicts of interest between his employment and his role as an elected official;*
2. That *Councillor Aiello's attendance at the training session of August 11, 2020 be considered satisfactory compliance with Recommendation 1; and*
3. That *Councillor Aiello be requested to obtain a written opinion from the Integrity Commissioner advising on and approving the manner in which he interacts with City staff in his capacity as Executive Director of the Boys and Girls Club, pursuant to paragraph 9 of Rule No. 1 of the Code of Conduct;*

AND THAT any necessary by-laws be presented to Council for ratification.

ATTACHMENTS

1. Memorandum - K. Power - Integrity Commissioner Recommendation

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Mayor & Council

FROM: Krista Power, City Clerk

DATE: August 31, 2020

SUBJECT: Integrity Commissioner Recommendation
Committee of the Whole – September 21, 2020

At the August 10, 2020 Committee of the Whole meeting, a report from the Integrity Commissioner was presented titled ‘Conflict of Interest against Councillor Aiello.’ This report was received by Council at that meeting. Within the report there were recommendations from the Integrity Commissioner that require Council’s consideration.

The specific operative recommendations appear at paragraph [88] of the Integrity Commissioner’s report:

[88] With respect to Councillor Aiello, we find in this case that there is no evidence that the Councillor’s actions were other than well-intentioned and in service of the broader public interest, and so no punitive sanctions are warranted. However both he and the municipality would be best served by:

- 1. Councillor Aiello receiving training specific to the avoidance of conflicts of interest between his employment and his role as an elected official;*
- 2. Councillor Aiello being requested to obtain a written opinion from the Integrity Commissioner advising on and approving the manner in which he interacts with City staff in his capacity as Executive Director of the Boys and Girls Club, pursuant to paragraph 9 of Rule No. 1 of the Code of Conduct.*

The recommendations outlined above are now presented to City Council’s approval as per the request of the Integrity Commissioner Principles *Integrity*. Mr. J. Abrams will be available at the September 21, 2020 meeting via MS Teams if there are questions with respect to the adoption of these recommendations.

It should be noted that at a special meeting of Council held on August 11, 2020, Mr. Abrams conducted training and education for Members of Council. Councillor Aiello was in attendance and the Integrity Commissioner has confirmed that that training satisfies the recommended training embodied in the first recommendation set out in paragraph [88].

As such, the following recommendation is presented for approval;

With respect to the Integrity Commissioner report presented on August 10, 2020 relating to the Conflict of Interest against Councillor Aiello, we recommend:

- 1. That Councillor Aiello receive training specific to the avoidance of conflicts of interest between his employment and his role as an elected official;**
- 2. That Councillor Aiello's attendance at the training session of August 11, 2020 be considered satisfactory compliance with Recommendation 1; and**
- 3. That Councillor Aiello be requested to obtain a written opinion from the Integrity Commissioner advising on and approving the manner in which he interacts with City staff in his capacity as Executive Director of the Boys and Girls Club, pursuant to paragraph 9 of Rule No. 1 of the Code of Conduct;**

AND THAT any necessary by-laws be presented to Council for ratification.

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

SUBJECT Composition of City Council

SUMMARY

At the Committee of the Whole meeting held on August 24, 2020, the above noted item was deferred to the September 21, 2020 Committee of the Whole meeting.

Memorandum from Ms. K. Power, City Clerk, dated August 6, 2020, containing a motion relative to the above noted.

RECOMMENDATION

With respect to the size and composition of Thunder Bay City Council, we recommend that Administration complete work associated with the process and requirements to complete a public consultation process relative to decreasing the composition of City Council from 13 members to 9 members;

AND THAT the City Clerk be directed to do this work and report back with a recommended plan for consultation, financial implications relative to this work and the legislative deadlines and considerations required to make any changes in advance of the 2022 Municipal Election;

AND THAT this report be received on or before October 26, 2020;

AND THAT any necessary by-laws be presented to City Council for ratification.

ATTACHMENTS

1. Memorandum - Councillor K. Oliver - Composition of Council

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Krista Power, City Clerk

FROM: Councillor Kristen Oliver

DATE: August 6, 2020

SUBJECT: Request for Report – Composition of City Council
Committee of the Whole – September 21, 2020

The composition of municipal councils has been widely debated in recent years with respect to the number and function of councillors in municipalities in Ontario and their work. This is a result of the changes made in Toronto by the Ontario government to decrease the size of Toronto City Council and consultation relative to regional municipalities in southern Ontario. Currently municipal councils in Ontario are required to take certain steps to make any changes to the composition of council in addition to any changes to ward boundaries.

The community has asked for a review and potentially a decrease in the number of elected representatives in Thunder Bay, this was seen in the remuneration survey in 2018 and also has been voiced in annual budget consultations. While I do not believe there are any significant cost savings that can be realized with a change to council composition, I would stipulate that there may be efficiencies that may be realized by decreasing the size of council from 13 members to 9 members.

As such, I am requesting that the City Clerk complete associated work and report back to Council on what would be required to complete consultation with the public to determine where our community stands on this issue. It is important that this work be completed now as there are deadlines associated with any change in council composition in advance of the 2022 Municipal Election.

The following motion is provided for Council's consideration:

With respect to the size and composition of Thunder Bay City Council, we recommend that Administration complete work associated with the process and requirements to complete a public consultation process relative to decreasing the composition of City Council from 13 members to 9 members;

AND THAT the City Clerk be directed to do this work and report back with a recommended plan for consultation, financial implications relative to this work and the

legislative deadlines and considerations required to make any changes in advance of the 2022 Municipal Election;

AND THAT this report be received on or before October 26, 2020;

AND THAT any necessary by-laws be presented to City Council for ratification.