



AGENDA MATERIAL

COMMITTEE OF THE WHOLE

MEETING DATE: MONDAY, FEBRUARY 8, 2021

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

TIME: 6:30 PM



MEETING: Committee of the Whole

DATE: Monday, February 8, 2021

Reference No. COW - 15/52

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

Committee of the Whole - Planning Session

Chair: Councillor A. Ruberto

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - February 8, 2021 - Committee of the Whole **(Page 4)**

WITH RESPECT to the February 8, 2021 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

PRESENTATIONS

Thunder Bay Community Economic Development Commission (CEDC) Mining Readiness Strategy Report

Memorandum from Mr. E. Zakrewski, CEO - CEDC and Mr. J. Mason, Project Manager – Mining Services, dated January 26, 2021 requesting to provide a presentation relative to the above noted. **(Pages 5 – 6)**

DEPUTATIONS

Debenture Debt Service Costs

Correspondence from Mr. H. Wojak, dated January 21, 2021 requesting to provide a deputation relative to the above noted. **(Pages 7 – 8)**

REPORTS OF COMMITTEES

Committee of Adjustment Minutes

Minutes of Meetings 03-2020, 04-2020, 08-2020 and 09-2020 of the Committee of Adjustment held on May 27, 2020, June 24, 2020, October 28, 2020 and November 25, 2020, for information. **(Pages 9 – 56)**

Heritage Advisory Committee Minutes

Minutes of Meetings 09-2020 and 10-2020 of the Heritage Advisory Committee held on November 26, 2020 and December 17, 2020, for information. **(Pages 57 – 65)**

PETITIONS AND COMMUNICATIONS

Parkades

Memorandum from Councillor A. Ruberto, dated January 27, 2021 containing a motion relative to the potential of selling both the Waterfront and Victoriaville Parkades. **(Pages 66 – 67)**

WITH RESPECT to the City of Thunder Bay's Parkades in the north and south core, we recommend that Administration prepare a report on the feasibility of divesting ownership and proceeding with sale of both the Waterfront and Victoriaville Parkades;

AND THAT this report include the financial cost of selling and any potential benefits to the City of Thunder Bay in divesting these assets;

AND THAT the report be received on or before June 14, 2021.

OPEN SESSION in the S.H. Blake Memorial Auditorium

Committee of the Whole - Administrative Services Session
Chair: Councillor M. Bentz

REPORTS OF COMMITTEES

50th Anniversary Celebration Steering Committee Minutes

Minutes of Meeting 06-2020 of the 50th Anniversary Celebration Steering Committee held on December 18, 2020, for information. **(Pages 68 – 73)**

Community, Youth and Cultural Funding Program Appeal Committee Minutes

Minutes of Meetings 01-2019 and 02-2019 of the Community, Youth and Cultural Funding Program Appeal Committee held on January 28, 2019 and November 26, 2019, for information. **(Pages 74 – 84)**

PETITIONS AND COMMUNICATIONS

Support for Kraft Hockeyville Submission

Memorandum from Councillor C. Fraser, dated February 1, 2021 containing a motion relative to support for Oliver-Paipoonge's Kraft Hockeyville submission. **(Pages 85 – 86)**

WITH RESPECT to the Memorandum from Councillor Cody Fraser dated February 1, 2021, we recommend that support for the submission the title of for Kraft Hockeyville Canada 2021 in Oliver- Paipoonge be approved in principle;

AND THAT Administration be directed to work with the organizing committee relative to a potential partnership in hosting the NHL game associated with the event at the Fort William Gardens;

AND THAT Administration report back to City Council with information relative to any financial impacts and economic impact on hosting the NHL game for final approval;

AND THAT a copy of this resolution be sent to the township of Oliver Paipoonge for their information;

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

NEW BUSINESS

ADJOURNMENT

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - February 8, 2021 - Committee of the Whole

RECOMMENDATION

WITH RESPECT to the February 8, 2021 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Thunder Bay Community Economic Development Commission (CEDC)
Mining Readiness Strategy Report

SUMMARY

Memorandum from Mr. E. Zakrewski, CEO - CEDC and Mr. J. Mason, Project Manager – Mining Services, dated January 26, 2021 requesting to provide a presentation relative to the above noted.

ATTACHMENTS

1 CEDC memo dated January 26 2021

Memo

To: Dana Earle, Deputy City Clerk

From: Eric Zakrewski, CEO & John Mason, Project Manager – Mining Services

Date: January 26, 2021

Re: The Thunder Bay Community Economic Development Commission (CEDC) presentation to City Council on the Mining Readiness Strategy Report

Please accept this memo requesting an opportunity to provide a presentation relative to the Mining Readiness Strategy report by the Thunder Bay Economic Development Commission (CEDC) at the February 8, 2021 Committee of the Whole meeting.



MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Debenture Debt Service Costs

SUMMARY

Correspondence from Mr. H. Wojak, dated January 21, 2021 requesting to provide a deputation relative to the above noted.

ATTACHMENTS

1 H Wojak correspondence dated January 21 2021

On Thu, 21 Jan 2021 05:17:21 -0500, valhenry@tbaytel.net wrote:

City Clerk

I am asking for a deputation request at the COW for Feb.01,2021.

I will be asking that council approve putting a question on the ballot for the October 24,2022 municipal election. The question would be to let residents to decide whether or not the debt service costs of \$3.9 M from the Homes for the Aged debenture to be retired on Aug 11,2023 be removed from the tax levy. Yes or No.

As this is a time sensitive issue this will give council time for the question to be formulated.

Thank you

Henry Wojak
1480 Norkooli Rd
Thunder Bay, Ontario
P7J 1M7



MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Committee of Adjustment Minutes

SUMMARY

Minutes of Meetings 03-2020, 04-2020, 08-2020 and 09-2020 of the Committee of Adjustment held on May 27, 2020, June 24, 2020, October 28, 2020 and November 25, 2020, for information.

ATTACHMENTS

- 1 COA minutes May 27 2020
- 2 COA minutes June 24 2020
- 3 COA minutes October 28 2020
- 4 COA minutes November 25 2020

May 27, 2020



COMMITTEE OF ADJUSTMENT

DATE May 27, 2020

MEETING NO. 03-20

TIME 2:00 p.m.

PLACE Development Services Board Room, Electronic Participation by Conference Call

CHAIRMAN: Mr. A. Petersen, present

Chairman Petersen did a roll call for Committee members and administration. The attendance was recorded.

Mr. K. DesRosiers , present

L. Veal, Secretary-Treasurer, present

Mr. J. Talarico, electronic participation

J. Kirychuk, Planner II, electronic participation

Dr. R. Togman, electronic participation

A. Ward, Project Engineer, electronic participation

Mr. N. Roy, electronic participation

M. Pepe, Planning Technician, present

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST

Mr. A. Petersen declared a conflict for application B-13-2020.

APPLICATIONS

The Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

1. Application B-05-2020 Anthony Yozipovic and Diane Spicer-Yozipovic 30 N. High Street.

This application was deferred from the March 25, 2020 hearing.

May 27, 2020

Mr. Yozipovic participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Yozipovic provided a brief overview of the proposal and noted that he acknowledged the comments provided from Planning, Engineering and Parks. He stated he read the correspondence and understands the comments. Mr. Yozipovic noted that he was not in agreement with Parks and Open Spaces in regards to the existing pine tree. The pine tree is old and is concerned that it is dangerous. He also noted that the tree will cause grading issues. Mr. Yozipovic hired J.D. Barnes and they have staked the four corners of the property. He indicated that he believes that the tree is wholly within his property.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Bell, Building Services, Realty Services, with condition, Parks and Open Space, with conditions and Engineering & Operations Division, with conditions.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

That the consent to the severance and conveyance of one (1) parcel of land having a Lot Frontage of 15 metres, a Lot Depth of 35.17 metres and Lot Area of 527.55 square metres. The retained parcel will have a Lot Frontage of 30.24 metres, a Lot Depth of 35.17 metres and a Lot Area of 1,061 square metres, as set forth in the application.

The property is municipally known as 30 N. High Street and is described as W. Parts Lots 65 & 66, Registered Plan 157, PART 1, Plan 55R-8764.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to

May 27, 2020

the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

2. Application B-07-2020 Dennis Trevisanutto and Louise Trevisanutto, Agent: Richard Buset, Buset LLP, 693 Woodcrest Road

This application was deferred from the March 25, 2020 hearing.

Mr. Buset participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Buset informed the Committee members that the consent will be a transfer within the family. The Nursery requires access to the river for water on occasion, and that is the reason for the lot addition. The owners have the appropriate approvals from the Ministry for water taking.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, with comments, Synergy North, Bell, Building Services, Realty Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with conditions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the application for consent to the severance and conveyance of a parcel of land for the purpose of a Lot Addition to the property known as Creekside Nursery & Garden Centre Inc., PIN 62251-0032, Part of Lot 19, Registered Plan 371, McIntyre, PARTS 3 & 4 on Plan 55R-8927. The severed parcel will have a Lot Frontage of 98.70 metres, a Lot Depth of 90.08 metres, and an area of .986 hectares. The retained parcel will have a Lot Frontage of 39.81 metres, a Lot Depth of 105.68 metres, and an area of .968 hectares, as set forth in the application.

The property is municipally known as 693 Woodcrest Road and is described as PIN 62251-0031; Part of Lot 19, Registered Plan 371, PARTS 1 & 2 Plan 55R-8927.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to

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the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

3. Application B-09-2020 Mario Figliomeni, 2381062 Ontario Inc. Agent: David Barnard 740/760 W. Arthur Street

Mr. Barnard participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Barnard provided a brief overview of the application.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Bell, Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, with condition.

Mr. Kirychuk, Planner II, Planning Services Division supported the application, with conditions.

Mr. Kirychuk noted that the land is subject to a Zoning By-law amendment that was approved on May 4, 2020, with the appeal period ending May 27, 2020 at midnight. The severance will allow for separate ownership of each parcel, together with a blanket easement, however the lots will function as one lot.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the application for consent to the severance and conveyance of one new lot and one retained lot for the purpose of financing, with a blanket easement. The Blanket Easement is for access, egress, parking and aisles, storm water management, services and maintenance, for the severed parcel and retained parcel. Severed Parcel #1 will have a frontage of 51.98 metres, an irregular lot depth of 62.69 to 70.38 metres and an area of 3651.1 square metres. The retained parcel will have a frontage of 97.36 metres, an irregular depth of 65.31 metres and an area of 6118.9 square metres, as set forth in the application.

The property is municipally known 740/760 W. Arthur Street and is described as Part of Block B Registered Plan WM-79, described as; Part 5, Plan W-172; Part 4, Plan W-172, excepting Part 8, 55R-9374, Parts 1 & 3, 55R-12832; and Part of Curry Street Registered Plan WM-49, described as Part 1, 55R-14633.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to

May 27, 2020

the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The majority of the members have supported the approval of this application, as set forth in its decision.

4. Application B-11-2020 Owner: Leif Grann, Applicant: Glenn Grann, Agent: Seppo Paivalainen, 665 Mountain Road

Mr. Paivalainen participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Paivalainen provided a brief overview of the application.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Bell, Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, with conditions.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application, for consent to the severance and conveyance of two (2) parcels. Parcel #1 will have a Lot Frontage of 60 metres, a Lot Depth of 176 metres and an area of 1.05 hectares. Parcel #2 will have a Lot Frontage of 60 metres, a Lot Depth of 176 metres and a Lot Area of 1.05 hectares. The Retained parcel will have a Lot Frontage of 93.7 metres, a Lot Depth of 176 metres and a Lot Area of 1.65 hectares, as set forth in the application.

The property is municipally known as 665 Mountain Road and is described as Part of Lot 11, Concession 1, SKR, PART 1 on Plan 55R-12174.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

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The majority of the members have supported the approval of this application, as set forth in its decision.

5. Application B-13-2020 Julie Tsekouras, Agent: Gerald Buckrell, Hatch Ltd., 1207 John Street Road

Chairman Petersen declared a conflict of interest due to business dealings. Mr. Petersen left the room. Vice-Chair DesRosiers took the chair.

Mr. Buckrell participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Buckrell provided a brief overview of the application, and described the need for the blanket easement.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Bell, Synergy North, with condition, Building Services, Parks and Open Space, Realty Services and Engineering & Operations Division.

Neighbour, Noel Heath expressed concern in regards to snow dumping in the winter and the spring melt. She noted that her property was flooded and damaged. It was noted that her property is low lying and she recently installed a new sump pump and direct line to the catch basin.

Gerald Buckrell from Hatch Engineering and Aaron Ward, City of Thunder Bay Engineer completed a site visit, and found areas of concern that will be addressed.

Correspondence from Myron Karpiuk voiced concern with the construction of an apartment and the additional traffic that it will generate, and safety concerns.

Discussion took place regarding the traffic. It was noted that regular traffic counts are done and they indicate that the road is still functioning as it should.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application, for consent to the severance and conveyance of a Blanket Easement for, Access, Egress, Parking, Servicing, Maintenance, and provide for storm sewer servicing, in favour of the

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abutting property known as, 1227 John Street Road, Part Lots 49 & 50, Registered Plan 547, set forth in the application.

The property is municipally known as 1207 John St. Road and is described as Part Lot 51, Registered Plan 547.

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The majority of the members have supported the approval of this application, as set forth in its decision.

6. Application B-15-2020 Thomas Beck and Michelle Beck, 205 Demchuk Road

Mr. Tom Beck participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Beck provided a brief overview of the proposed lot addition. Mr. Beck stated that 115 Demchuk Road is currently a buildable lot, however the lot addition will provide for a better building envelope. Mr. Beck spoke to the concerns of Bradley and Lauren Della-Mattia.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, with comments, Realty Services, Synergy North, Building Services, Parks and Open Space, and Engineering & Operations Division.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application, for consent to the severance and conveyance of one (1) parcel of land **for the purpose** of a Lot addition to 115 Demchuck Road, North Part of Mining Location 29, MR 3014, PART 3 on Plan 55R 4638. The severed portion will have a Lot Frontage of 42.37 metres, a Lot Depth of 95.72 metres and Lot Area of 4,055.66 square metres. The retained parcel will have a Lot Frontage of

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870.05 metres, a Lot Depth of 90.76 metres and Lot Area of 15.76 hectares, as set forth in the application.

The property is municipally known as 205 Demchuk Road and is described as North Part of Mining Location 29 PART 1 on Plan 55R4638 Less PART 1 on Plan 55R9557.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

7. Application B-18-2020 Applicant: Rose Mask, 522 Wardrope Avenue

Ms. Mask participated by way of conference call for the meeting and was available to answer questions regarding this application. The Chairman asked if she had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, with conditions.

Discussion took place regarding the condition to deed to the municipality the road for future road widening purposes. Engineering explained that currently 522 Wardrope Avenue has a portion of land that runs in front of 512 Wardrope Avenue. The transfer will provide frontage on an open and maintained road for 512 Wardrope Avenue.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

May 27, 2020

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application, for consent to the severance and conveyance of One (1) parcel. Parcel #1 will have a frontage of 61 metres, an irregular lot depth of 183 metres and an area of 1.38 hectares. The retained parcel will have a frontage of 61 metres, an irregular depth of approximately 225 metres and an area of 2.58 hectares, as set forth in the application

The property is municipally known as 522 Wardrope Avenue and is described as E ½ of the W ½ Mining Location 17 PT Includes Road Allowance, Less, HEPC.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

SUPPLEMENTARY AGENDA

Signing of February 26, 2020 meeting minutes

Moved by: Joe Talarico
Seconded by: Dr. Richard Togman

THAT the minutes of Meeting No. 02-2020 of the Thunder Bay Committee of Adjustment, held February 26, 2020 be confirmed as presented.”

Carried

NEW BUSINESS

1. Appointments for Chair, Vice-Chair, Secretary-Treasurer, Assistant Secretary-Treasurer for 2020:

MOVED BY: Kevin DesRosiers
SECONDED BY: Normand Roy

“THAT Andreas Petersen be appointed Chairman for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Joe Talarico

May 27, 2020

SECONDED BY: Normand Roy

“THAT Kevin DesRosiers be appointed Vice-Chairman for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Andreas Petersen

SECONDED BY: Joe Talarico

“THAT Normand Roy be appointed Vice-Chairman for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Andreas Petersen

SECONDED BY: Kevin DesRosiers

“THAT Lorna Veal be appointed Secretary-Treasurer for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Normand Roy

SECONDED BY: Dr. Richard Togman

“THAT Leslie McEachern be appointed Assistant Secretary-Treasurer for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Dr. Richard Togman

SECONDED BY: Norman Roy

“THAT Decio Lopes be appointed Assistant Secretary-Treasurer for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Dr. Richard Togman

SECONDED BY: Kevin DesRosiers

“THAT Jill Thompson be appointed Assistant Secretary-Treasurer for the Thunder Bay Committee of Adjustment for the year 2020.

MOVED BY: Kevin DesRosiers

SECONDED BY: Dr. Richard Togman

“THAT Maria Pepe be appointed Assistant Secretary-Treasurer for the Thunder Bay Committee of Adjustment for the year 2020.

2. Amendment to the Procedure Manual to allow for Electronic Participation.

May 27, 2020
Moved by: Andreas Petersen
Seconded by: Kevin DesRosiers

During the Declaration of Emergency by the Province of Ontario. Electronic participation is allowed until the Temporary Measures Act is repealed.

“THAT on March 11, 2020, the World Health Organization (WHO) assessed the novel coronavirus, COVID-19, as a worldwide pandemic.

AND THAT on March 17, 2020, a Declaration of Emergency was made by the Province of Ontario pursuant to section 7.01 of the Emergency Management and Civil Protection Act, which declaration applies to the whole of the Province of Ontario.

AND THAT on March 25, 2020 the Province enacted the *Hearings in Tribunal Proceedings (Temporary Measures) Act*. That Act allows any “tribunal” to which the *Statutory Powers Procedure Act* applies, or would apply, to meet electronically until such time as the *Temporary Measures Act* is repealed.

AND THEREFORE the Committee of Adjustment has the power to conduct hearings electronically while the *Temporary Measures Act* applies.

AND THEREFORE the Committee of Adjustment shall adopt the amended Committee of Adjustment Procedural Manual, May 2020 to govern electronic participation at meetings during the declared emergency.”

Carried

3. June 24, 2020 Public meeting

June 24, 2020 Electronic Participation Hearing. Members will be provided with MS Teams video conference Link. We will have a training session prior to the hearing date.

4. ADJOURNMENT

The meeting adjourned at 3:30 p.m.

CARRIED

CHAIRMAN

SECRETARY-TREASURER

June 24, 2020



COMMITTEE OF ADJUSTMENT

DATE June 24, 2020

MEETING NO. 04-20

TIME 2:00 p.m.

PLACE

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present

Chairman Petersen did a roll call of Committee members and administration. The attendance was recorded.

Mr. K. DesRosiers , present

L. Veal, Secretary-Treasurer, present

Mr. J. Talarico, electronic participation

J. Kirychuk, Planner II, electronic participation

Dr. R. Togman, electronic participation

A. Ward, Project Engineer, electronic participation

Mr. N. Roy, electronic participation

M. Pepe, Planning Technician, present

J. Thompson, Planning Technician, present

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

Chairman Petersen, noted that application A-10-2020, was deferred at the applicant's request.

DISCLOSURE OF INTEREST: there was no disclosure of interest

APPLICATIONS

The Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Committee members received and considered all written comments received prior to the hearing.

June 24, 2020

1. Application A-03-2020 B-04-2020 Applicant: 1974591 Ontario Ltd., Matthew DeGiacomo, 221 W. Miles Street

Both applications were deferred from the March 25, 2020 hearing.

Application A-03-2020 and B-04-2020 were companion applications and the notices were read concurrently.

Mr. Matthew DeGiacomo registered to participate electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. DeGiacomo provided a brief overview of the proposal and stated that all building codes will be met.

Correspondence for the minor variance and the consent applications was received and read, indicating no objections or concerns, from Synergy North, with condition for the consent, Ministry of Transportation, Realty Services, with condition for the consent, Building Services, with condition for the consent, Parks and Open Spaces, with conditions for the consent and Engineering & Operations Division, with conditions for the consent.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with a condition for the minor variance and conditions for the consent.

Correspondence was received from Jeff and Livia Belanger, 229 W. Miles Street. The Secretary-Treasurer provided an overview of the correspondence, however Mr. Belanger was available to address the Committee, participating electronically using MS Teams after all of the correspondence was read.

The Secretary-Treasurer provided a brief over view of the concerns voiced by Mr. Belanger:

- The Variances are not minor in nature, and will create a drastic difference in property sizes that do not fit in with the neighbourhood;
- The request is not appropriate for the neighbourhood and will not conform to the remainder of the properties on the street;
- The variance does not maintain the general intent of the Zoning By-law as the size of the proposed severed lot will be significantly smaller than the smallest lot in the area;
- The request does not maintain the general intent of the Official Plan as it would completely affect the character and form of the neighbourhood

June 24, 2020

Correspondence was received and read from Karen and Gerald Mercier, 245 W. Miles Street, who opposed the applications that would result in a new lot. Stating that the proposed lot would not be in character of the neighbourhood.

Correspondence was received and read from Eric and Donna Williamson, 241 W. Miles Street, they opposed the applications due to the proposed lot size. They questioned the size of the attached garage, and wondered if it was included only to reduce the minimum required side yards. They noted that it will barely accommodate a medium size car. It was noted that it does not seem practical and would have a negative impact on the look of the neighbourhood. Concern was also voiced about the drainage issues that exist in the area. They were also concerned that the creation of a new small lot would reduce the value of the existing homes in the area.

Correspondence was received and read from Donna and Bill Bates, 232 Briar Bay. Mr. and Mrs. Bates opposed the applications because they did not feel that the minor variance met the four tests of a minor variance. The variance is not minor, appropriate or desirable for the area. The proposal does not maintain the general intent of the Zoning By-law or Official Plan.

Correspondence was received in the form of an email from BJ Halt, 221 W. Miles Street. Mr. Halt opposed the applications and indicated that he supported the petition circulated by Jeff Belanger and stated that the proposal is not a fit for the neighbourhood.

Correspondence was received from Rene Larson, Larson Lawyers. Mr. Larson representing Anne Repay, Lot 50, on Plan 777. Mr. Larson was available to address the Committee participating electronically using MS Teams.

The Secretary-Treasurer provided a brief over view of the correspondence received from Mr. Larson on behalf of Anne Repay:

- The Variance is not minor in nature
- The Variance is not desirable for the appropriate development or use of land, building or structure
- The Variance does not maintain the general intent and purpose of the Zoning By-law
- The Variance does not maintain the general intent and purpose of the Official Plan

Supporting documentation was included:

- Schedule 1 – Table 8.2.1 of Zoning By-law 100-2020 depicting minimum Required Lot Frontage, Lot Depth and Lot Area
- Schedule 2 – City of Thunder Bay Property Map, showing lot fabric
- Schedule 3 – Copy of Subdivision Plan 777, dated December 1959

The Chairman completed a roll call of participates registered on MS teams.

David and Jacqueline Pylychuk, 215 W. Miles Street stated that they are long standing neighbours and expressed concern with the size of the lot, and noted it is not in character of the neighbourhood. They indicated that this is not a rental area.

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Jeff Belanger stated that the minor variance, to support the consent is not minor, and does not meet the four tests. The request is for a reduction of 18% for Lot Frontage, and will be a huge visual impact. It was noted that the variance was not appropriate or desirable, it will change the character of the neighbourhood. Mr. Belanger stated it does not meet the intent of the City of Thunder Bay Zoning By-law.

Reference was made to the average lot size in the area. The average, based on the City website tools is 775 square metres, the proposed lot size is 401 square metres that represents 51% of the average lot size.

The proposal does not meet the intent of the Official Plan, the proposed lot does not fit in with the character of the neighbourhood.

In closing Mr. Belanger stated that as a neighbourhood, it is agreed that the proposed lot size does not conform. Reference was made to the petition that was submitted along with the correspondence.

Mr. Larson, from Larson Lawyers, was present to represent Annie Repay, owner of Lot 50 on Registered Plan 777 on Glendale Crescent. Mrs. Repay backs on to the subject land. Mr. Larson made a presentation in opposition to the proposed application for minor variance and consent. Reference was made to the correspondence that he submitted to the Committee of Adjustment. Mr. Larson stated that everyone who has signed the petition submitted by Mr. Bellanger has a direct view of the subject lands. Mr. Larson referred to the City of Thunder Bay Official Plan, "Residential Intensification", it states that intensification will be encouraged where the addition of residential uses can be added to other uses in a complementary manner. Complimentary means that it is sensitive to the height, scale and mass, and must be complimentary. Mr. Larson added that this is not a complimentary addition to the neighbourhood.

Members were given the opportunity for questions.

Mr. Talarico asked Mr. DeGiacomo, applicant how his plans would fit in the neighbourhood. Mr. DeGiacomo stated that he will build to suit the neighbourhood and will meet the building code.

Dr. Togman directed his question to Jillian Fazio, Planning. Dr. Togman asked if she thought that the application meets the four tests. Ms. Fazio stated that it is the goal of the Official Plan to increase intensity. It was her opinion that the minor variance meets the four tests. Ms. Fazio stated that compatible does not mean the same. It was noted that 2nd units will be permitted, based on the direction of the Province.

Mr. Roy directed his question to Jillian Fazio, Planning. Mr. Roy questioned whether the application is similar to previous applications. Ms. Fazio noted that this street does have an excess of lot frontage, depending on where the house is built it may require a variance for a consent.

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Mr. DesRosiers asked if the proposed house meets the lot coverage. It was noted that a variance was not requested.

Chairman Petersen directed his questions to Mr. Larson. He noted that if the existing lot was vacant they could create two 12 metre lots. Mr. Larson noted that if the lot was vacant, it would likely be developed as a semi-detached dwelling. Mr. Larson noted that this is not the case, there is an existing dwelling on the lot and the request to sever is shoe horned a very small lot in with 36% less than average in size.

Chairman Petersen asked Mr. Belanger where his house was in relation to the subject lot. Mr. Belanger stated that his property will abut the proposed lot. Mr. Belanger also indicated that the lot to be created is not a lot with 12 metres of frontage, but a lot with 9.75 metres of lot frontage. He also stated that it doesn't conform to the scale of the lots in the neighbourhood.

Jacqueline and David Pylychuk, stated that the house and existing garage are centered on the lot, it was noted that this was not a corner lot.

Chairman Petersen asked how the lot is currently maintained. He was advised that the grass is cut, however edging is not done, and bushes aren't maintained.

The Chairman asked the members for a vote as to the approval of the minor variance application. A recorded vote was taken. Chairman Petersen, Kevin DesRosiers, Joe Talarico, Dr. Togman were in favour, Normand Roy voted for a refusal.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

To gain relief from the Zoning By-law as described in the table below:

Table 8.2.1	Reduce the minimum Required Lot Area from 420 square metres to 401 square metres
Table 8.2.1	Reduce the minimum Required Lot Frontage from 12 metres to 9.75 metres

The property is municipally known as 221 W. Miles Street and is described as Lot 6, Registered Plan 777.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee's decision making process. The Committee approved this application because the parcels of land being created would conform to

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the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The Chairman asked the members for a vote as to the approval of the consent application. A recorded vote was taken. Chairman Petersen, Kevin DesRosiers, Joe Talarico, Dr. Togman were in favour, Normand Roy voted for a refusal.

“TAKE NOTICE THAT the consent to the severance and conveyance of one (1) Parcel of land having a Lot Frontage of 9.75 metres, a Lot Depth of 41.15 metres and a Lot Area of 401 square metres. The retained parcel will have a Lot Frontage of 15.47 metres, a Lot Depth of 41.15 metres and a Lot Area of 636.59 square metres as set forth in the application.

The property is municipally known as 221 W. Miles Street and is described as Lot 6, Registered Plan 777.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

4. Application A-14-2020 Owner: Giuseppina Larizza, Applicant: Lucio Coppola

Mr. Coppola participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Coppola provided a brief overview of the application and the proposal.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Transportation, Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, with condition.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, on condition that the site is designated as Site Plan Control.

Correspondence was received from Antonella Longo that included a petition with signatures from 5 households. Ms. Longo is registered to participate in the meeting using MS teams.

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Correspondence was received from Herman and Maria Melo in opposition of the proposed minor variance. Concern was voiced regarding the traffic that exists and the increase that will result from additional units. There is a school in the area and the children walk to school, she informed the members that there are no sidewalks in the area. Snow removal is also concern. They do not want a six unit apartment in their neighbourhood. It is predominately single detached homes.

Mike and Vassilia Amos, 404 Regina Avenue, submitted correspondence that strongly objected to the granting of the minor variance. He stated that the property is in disrepair and is also known to the police. Mr. Amos has registered to participate in the meeting using MS teams.

The Chairman invited participates to the meeting and completed a roll call of those registered on MS teams for the application.

Mr. Migliazza advised the Committee members that he was speaking on behalf of some of the neighbours. He indicated that he is all for beautification. He has been a resident for 22 years, and noted that there has been lots of problems in the building over the years. A big concern is the management and the lack of it. Over the years he has assisted many people from the building.

Mr. Migliazza questioned how the building was going to be managed, how was the parking going to be laid out, the location of the garbage shed and the arrangements for pick up, snow removal and if the building is going to be a security building. If it was a security building it would eliminate people coming and going freely.

The existing buildings has been used as a drug house. Mr. Migliazza asked how the building would be demolished, and are the same tenants returning?

Mike Amos echoed his concern about the activity in the building with cars coming and going every 15 minutes. Mr. Amos asked how many bedrooms would be constructed within each unit, and how the parking was going to be accommodated. He stated he was supportive of 4 units, but not 6 units.

Antonella Longo voiced concern with the close proximity to the school. She noted that there are no sidewalks, and already an excess of on street parking. It was also noted that there was a shooting at the house and it has caused great concern.

Mr. Coppala provided an overview of the proposed build and answered the questions previously asked. Mr. Coppala was approached by the owners to assist with the build. He indicated that they will be investing over one million dollars for the construction of the apartment. Each unit will have two bedrooms and two bathrooms. The rent will range from \$1,800.00 to \$2,000.00 monthly. Mr. Coppala has been involved in previous builds and noted that there is a market for the units. It was noted that the site will be subject to Site Plan Control and they conform to the regulations such as parking, garbage, etc. Mr. Coppala said that he will be managing the building and will ensure that it functions well. The owners have not completed conceptual drawing of the building yet, but upon approval of the application they will move forward with the drawings.

The Chairman polled the members for questions.

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The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

Section 13.1	Increase the maximum number of Dwelling Units in an apartment from 4 units to 6 units
Table 13.2.1	Reduce the minimum required Lot Frontage from 33 metres, (5.5 metres per Dwelling Unit) to 30 metres (5.0 metres per Dwelling Unit)

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The majority of the members have supported the approval of this application, as set forth in its decision.

5. Application A-16-2020 and B-17-2020 Owner: 2201947 Ontario Inc. Planning Consultants: Menic Planning Services

Mr. Menic participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Menic provided a brief overview of the applications for minor variance and consent. He advised the Committee members that Draft Plan approval has been received for the severed lot. The applicant simply wants to sever the house and sell it to the existing tenant. Access to the Plan of Subdivision will be off Lacewood.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Building Services, Ministry of Transportation, Parks and Open Space, with condition Realty Services and Engineering & Operations Division with conditions.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with conditions.

The Chairman polled the members for questions.

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Dr. Togman asked Planning if the proposal aligns with the City of Thunder Bay goals. Planning provided an overview of the Rural Settlement Area objectives from the Official Plan, and stated that it aligns with the City of Thunder Bay goals.

Chairman Petersen asked if there were any issues with septic and water. It was noted that a Hydro Geological study has been completed for the area as part of the Subdivision process.

The Chairman asked the members for a vote as to the approval of the minor variance application. A recorded vote was taken.

“TAKE NOTICE THAT the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

Table 8.2.1	Reduce the Minimum required Lot Area (lots with municipal water and no municipal sewage) from 10,000 square metres to 5,000 square metres for the retained lot
Table 8.2.1	Reduce the Minimum required Lot Frontage (lots with municipal water and no municipal sewage) from 60 metres to 0 metres for the severed lot

Be approved;”

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

The majority of the members have supported the approval of this application, as set forth in its decision.

The Chairman asked the members for a vote as to the approval of the consent application. A recorded vote was taken.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The consent to the severance and conveyance of (1) one new lot, that has a Lot Frontage of 0 metres, a Lot Depth of 139 metres and a Lot Area of 3.14 hectares. The retained parcel will have a Lot Frontage of 68 metres, a Lot Depth of 56 metres and a Lot Area of .54 hectares, as set forth in the application.

The property is municipally known as 2160 and 2170 W. Arthur Street and is described as Part Lot 21, Concession 3 NKR and PART 2 Plan 55R13174 and North Part Lot 21, Concession 3 NKR MR 406.

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Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

7. Application A-20-202 Applicant: Brian Hamilton, 194 S. Algoma Street

Mr. Hamilton participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Building Services, Realty Services, Parks and Open Space, with condition and Engineering & Operations Division, with conditions.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, without conditions.

The Chairman polled the members for questions.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken.

“TAKE NOTICE THAT the application is to gain relief from the Zoning By-law, described in the table below:

The effect of this application would be to allow for the conversion of the existing residential unit located on the second floor, to a Personal Service shop with an accessory office application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

Section 5.15.9	Recognize the existing 2 parking spaces
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Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

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All comments received were considered as part of the Committee's decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

SUPPLEMENTARY AGENDA

Signing of May 27, 2020 meeting minutes

Moved by:
Seconded by:

THAT the minutes of Meeting No. 03-2020 of the Thunder Bay Committee of Adjustment, held May 27, 2020 be confirmed as presented.”

Carried

CONSENTS

B-26-2019 1154 John Street Road - easement
B-27-2019 1146 John Street Road - easement
B-28-2019 1146 John Street Road - easement

1. ADJOURNMENT

The meeting adjourned at 4:35 p.m.

CARRIED

CHAIRMAN

SECRETARY-TREASURER

October 28, 2020



COMMITTEE OF ADJUSTMENT

DATE October 28, 2020

MEETING NO. 08-20

TIME 2:00 p.m.

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present

Chairman Petersen did a roll call of Committee members and administration. The attendance was recorded.

Mr. J. Talarico, present
Dr. R. Togman, electronic vote
Mr. N. Roy, electronic vote
Mr. K. DesRosiers, present
Mr. M. Pascuzzo, (Observer)

M. Pepe, Acting Secretary-Treasurer, present
J. Thompson, Planning Technician, present
J. Kirychuk, Planner II, present
J. Fazio, Planner II, electronic participation
A. Ward, Project Engineer, electronic participation
D. Smith, Eng & Operations, electronic participation

ABSENT:

N/A

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST: Mr. Normand Roy declared a conflict for application A-40-2020 due to business dealings and Mr. Joe Talarico declared a conflict for application A-43-2020 due to business dealings.

Chairman Petersen, noted that application A-35-2020 and B-36-2020, was deferred.

APPLICATIONS

The Acting Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her

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affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Committee members received and considered all written comments received prior to the hearing.

1. Application B-39-2020 Owner: Marilyn Kajorinne, 1975 John St. Road

Ms. Marilyn Kajorinne participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if she had complied with the posting of the required signs. It was confirmed that the signs were posted.

Ms. Kajorinne provided a brief overview of the proposal and expressed concern with some of the conditions, in particular the MDS (Minimum Distance Separation) setback from the existing barn on adjacent property.

Correspondence was received and read, indicating no objections or concerns, from Building Services, TBayTel, Bell Canada, Ministry of Transportation, Ministry of Energy, Northern Development and Mines, and Lakehead Region Conservation Authority with comments.

Correspondence was received and read, indicating no objections or concerns with conditions, from Synergy North, Realty Services, Engineering & Operations Division, and Parks and Open Spaces.

Jamie Kirychuk, Planner II, Planning Services Division supported the application and offers no objection with conditions.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. A discussion took place with Engineering and Operations Division regarding clarification to the road widening condition with respect to the dedication of a 2m strip of land to the municipality. Ms. Kajorinne requested clarification to the 3.0m easement requested from Synergy North and it was explained the lands will still be owned by the applicant but will need to provide access to the utility.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. Chairman Petersen, Mr. Talarico, Mr. DesRosiers, Dr. Richard Togman, and Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

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The severance and conveyance of one (1) parcel of land which contains the existing dwelling, having a Lot Frontage of 62.29 metres and a Lot Depth of 175 metres and a Lot Area of 11,230 square metres. The vacant retained parcel will have a Lot Frontage of 60 metres, an irregular Lot Depth of 1158.24 metres and an approximate area of 130,390 square metres, as set forth in the application.

The property is municipally known as 1975 John St. Road, and is described as ML1 PT LESS RD ALLOW.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

2. Application A-40-2020 Owner: Brock Bodnar, 1700 John St. Road

Mr. Normand Roy has muted his line.

Mr. Brock Bodnar participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign was posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North with comments, Ministry of Energy, Northern Development and Mines, Realty Services, Building Services, Ministry of Transportation, TBayTel, Parks and Open Spaces and Engineering & Operations Division.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, and offers no objection. There are no conditions to this application.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken. Chairman Petersen, Mr. Talarico, Mr. DesRosiers and Dr. Richard Togman was in favour.

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“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application.

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

Section 5.3.2 b ii)	To increase the maximum total Gross Floor Area of Accessory Buildings and Structures to 235 square metres from 180 square metres in the RU2 Zone.
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The effect of the application would be to allow the applicant to construct a new garage.

The property is municipally known as 1700 John St, Road and is described as Plan 267 PT LT 2 N John W Belrose.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and the Official Plan.

Mr. Normand Roy re-joined the hearing.

3. Application B-42-2020 Owner: Donato Sacino, 156 Reindeer Avenue

Mr. Donato Sacino participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel with comments, Bell Canada, Realty Services, Building Services, Parks and Open Spaces with comments, and Engineering & Operations Division.

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Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, with condition.

The Chairman polled the members for questions. Discussion took place regarding reason for the lot addition. Mr. Sacino explained the existing house was constructed too close to the property thereby encroaching in the required side yard.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. Chairman Petersen, Mr. Talarico, Mr. DesRosiers, Dr. Richard Togman and Mr. Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The severance and conveyance of one (1) parcel of land for the purpose of a Lot Addition to the property known as 156 Reindeer Avenue, as set forth in the application.

The effect of this application would be the severance and conveyance of one (1) parcel of land having a Lot Frontage of 1.06 metres, an irregular Lot Depth of 36.52 metres and a Lot Area of 38.5 square metres. The vacant retained parcel will have a Lot Frontage of 12.71 metres, an irregular Lot Depth of no less than 33.44 metres and a Lot Area of 565.7 square metres, as set forth in the application.

The property is municipally known as 156 Reindeer Avenue and is described as PLAN 55M592 LOT 27 & 28 PCL 28-1.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

4. Application A-43-2020 Applicant: Mary Kolic & Santino Nucci, 1288 Hutton Park Drive

Mr. Talarico has left the room.

Mary Kolic participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if she had complied with the posting of the required signs. It was confirmed that the signs were posted.

October 28, 2020

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North with conditions, Ministry of Energy, Northern Development and Mines, Ministry of Transportation, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, and offers no objections or conditions.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. A discussion took place regarding clarification as to what is on the west side of the property. Ms Fazio explained to the west of the property is

city owned land designated as a future street allowance, thereby making the west side of subject property be identified as an exterior side yard in lieu of an interior side yard. Discussion took place regarding reasoning for a sight triangle at the front of the property and reason for maintaining the 3 metre setback at the rear of the property.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. Chairman Petersen, Mr. DesRosiers, Dr. Richard Togman and Mr. Normand Roy were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The purpose of the application is to gain relief from the Zoning By-law, as set forth in the application and described in the table below:

Table 8.2.1	To reduce the minimum Required Exterior Side Yard from 3.0 metres to 1.5 metres at a point 8.0 metres from the Front Lot Line to a point 27.4 metres from the Front Lot Line.
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The effect of this application would be to allow the applicant to construct a new Single Detached Dwelling having a width of 12.10 metres and a length, including the deck, of no greater than 19.4 metres on the west side abutting an unopened road allowance.

The property is municipally known as 1288 Hutton Park Drive and is described as PL 547 LT 153.

Be approved;”

October 28, 2020

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee's decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

Mr. Talarico has re-entered the room.

SUPPLEMENTARY AGENDA

Signing of August 26, 2020 meeting minutes

Moved by: Kevin DesRosiers

Seconded by: Joe Talarico

THAT the minutes of Meeting No. 06-2020 of the Thunder Bay Committee of Adjustment, held **August 26, 2020** be confirmed as presented."

Carried

Signing of September 30, 2020 meeting minutes

Moved by: Normand Roy

Seconded by: Richard Togman

THAT the minutes of Meeting No. 07-2020 of the Thunder Bay Committee of Adjustment, held **September 30, 2020** be confirmed as presented."

Carried

CONSENTS:

None

NEW BUSINESS:

1. Introduction of new Committee Member, Mr. Matthew Pascuzzo.
2. Discussion took place regarding the reason for COA hearings being held at 2:00pm.

October 28, 2020

1. CONFLICT OF INTEREST

Normand Roy, A-40-2020 due to business dealings
Joe Talarico, A-43-2020 due to business dealings

2. ADJOURNMENT

The meeting adjourned at 3:10 p.m.

CARRIED

CHAIRMAN

SECRETARY-TREASURER

November 25, 2020



COMMITTEE OF ADJUSTMENT

DATE November 25, 2020

MEETING NO. 09-20

TIME 2:00 p.m.

PLACE S.H. Blake Memorial Auditorium Electronic Participation using MS teams

CHAIRMAN: Mr. A. Petersen, present

Chairman Petersen did a roll call of Committee members and administration. The attendance was recorded.

Mr. J. Talarico, present
Dr. R. Togman, electronic vote
Mr. N. Roy, electronic vote
Mr. M. Pascuzzo, present
Mr. K. DesRosiers, present

M. Pepe, Acting Secretary-Treasurer, present
J. Thompson, Planning Technician, present
J. Kirychuk, Planner II, present
J. Fazio, Planner II, electronic participation
A. Ward, Project Engineer, electronic participation
D. Smith, Eng & Operations, electronic participation

ABSENT:
N/A

Chairman Petersen outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST: None

APPLICATIONS

The Acting Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

November 25, 2020

The Committee members received and considered all written comments received prior to the hearing.

1. Application A-35-2020 & B-36-2020 Applicant/Owner: Donald DeMichele and Diane DeMichele, Agent: Rene Larson, Larson Lawyers, 419 Frankwood Avenue

Both Applications were deferred from the August 26, 2020 hearing.

Application A-35-2020 and B-36-2020 were companion applications and the notices were read concurrently.

Mr. Rene Larson participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Larson noted the application was deferred from the August hearing to review the application and ensure they had addressed all the requirements of the zoning bylaw. He noted during this time they had held a Neighbourhood Drop-In event at the site on October 7, 2020 from 5:00 – 7:00pm. He noted the persons in attendance were himself, Mr. DeMichele and 2 staff members of the Planning Division, Mr. Jamie Kirychuk, Planner II, and Ms. Devon McCloskey, Supervisor of Planning. Mr. Larson noted that one member of the community came to express her concerns. Mr. Larson then proceeded to do a presentation which was shared on the monitor. The presentation showed the property as a whole, when severed equally, would meet all the requirements of the Zoning By-law should each lot be developed with a Single Detached Dwelling. Because of the retained lot containing an existing dwelling, they needed to sever the property in a way to accommodate this dwelling. He pointed out the majority of the minor variances requested are for the retained lot. Mr. Larson proceeded to further explain the reasoning for the minor variances requested. In summary he noted it is a good use for infill development in our city. The presentation consisted of five (5) pages. Page one showing the property as a whole and severed equalling in half, each containing a dwelling unit complying with all requirements of the zoning bylaw. Page 2 depicting a 3D image of the applicants proposed new dwelling unit for the proposed newly severed lot. Page 3 and 4 showing the overview of the neighbourhood and page 5 was an excerpt from the City of Thunder Bay's Official Plan regarding residential intensification.

The Chairman asked Mr. Larson the size (area and dimensions) of the proposed new dwelling.

Mr. Larson also noted this property is within a R2 zone where a semi-detached dwelling unit is a permitted use and therefore this property could potentially be developed with 2 dwelling units in one building without the requirement for a minor variance, which the applicant will consider should this application for a single detached dwelling not be approved.

Correspondence for the minor variance and consent applications was received and read, indicating no objections or concerns from Lakehead Region Conservation Authority (LRCA), Fire Services,

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TBayTel, and Realty Services. There were no objections or concerns from Building Services with comments, Synergy North with conditions, Engineering and Operations with conditions, and Parks and Open Spaces with comments and conditions.

Jamie Kirychuk, Planner II, Planning Services Division supported the application, with a condition for the minor variance and conditions for the consent.

Correspondence was received from Mr. Rajat Bansal, 429 Frankwood Avenue. The Acting Secretary-Treasurer read Mr. Bansal correspondence. Mr. Bansal's concerns are as follows:

- The new building would block the natural sunlight and privacy to the area of his home where he currently had established his work space.
- The increase in traffic on a street that is already congested with vehicles could potentially be dangerous due to limited vision of oncoming traffic.

Mr. Bansal had registered to attend the hearing using MS Teams however requested not to speak.

Correspondence was received from Lady Javier-Avellana, 429 Frankwood Avenue. The Acting Secretary-Treasurer read Ms Javier-Avellana correspondence. Ms Javier-Avellana's concerns are as follows:

- The proposed lot will have unsuitable frontage and total area which will result is a proposed dwelling that will be taller than the adjacent residence and will affect the neighbours natural light and privacy.
- The proposed new house is located further into the property which will affect the neighbours privacy in their back yard.
- Not fitting in with the rest of the neighbourhood and the lot will be the narrowest one on the block.
- The proposal will add to the lack of on street parking that already exists. Also, the existing house does not have enough room for a parking spot on its site.

Ms. Javie-Avellana correspondence contained 8 photographs showing the current parking situation on Frankwood Avenue, as well as views of her back yard adjacent to the proposed new lot, and a

petition from the neighbours containing 10 names. Ms. Javier-Avellana had registered to attend the hearing using MS Teams however requested not to speak.

Correspondence was received from Freda Brown, 422 Frankwood Avenue. Ms. Brown had registered to participate in the hearing via teleconference and at this time had requested the Acting Secretary-Treasurer to read her correspondence. Ms Brown's concerns are summarized as follows:

- The lot is not a full lot to build a new additional structure
- The severed lot does not meet the city's zoning bylaws.
- The retained lot does not meet the city's zoning bylaws.

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Correspondence was received from Mr. Steven Lipson, 429 Frankwood Avenue. The Acting Secretary-Treasurer read the correspondence in its entirety and noted that Mr. Lipson was available to address the Committee, participating electronically using MS Teams after all the correspondence was read. Mr. Lipson's concerns are summarized as follows:

- The application is not minor in nature as the applicant is requesting six (6) minor variances to achieve his intent. Too many variances requested is deemed not minor in nature;
- The proposed new residence will impact the natural light and back yard privacy of the adjacent property, being 429 Frankwood Avenue, as it will be built well into the depth of the property;
- The retained lot is requesting a reduction in parking which will likely cause additional on-street parking which is already a problem on Frankwood Avenue;
- The request is not appropriate for the neighbourhood and will not confirm to the remainder of the property on the street;
- The variance does not maintain the general intent of the Zoning Bylaw as the size of proposed severed lot will be significantly smaller than the smallest lot in the area;
- The request does not maintain the general intent of the Official Plan as it would completely affect the character and form of the neighbourhood.

The correspondence contained six (6) photographs and one (1) neighbourhood petition with approximately 35 names.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. The Chairman completed a roll call of participants registered on MS Teams. The registered participants were Mr. Steven Lipson, Ms Freda Brown, Ms Rachel Kushnier, and Ms Marlene Lipson (who wished not to speak). There were 3 additional persons present with Mr. Lipson who are opposed to the application and have asked Mr. Lipson speak on their behalf. The three persons were identified as Ms. Lady Avellana, Mr. Rajat Bansal and Akhilan Thangarajah who was not present at that time to identify himself.

The Chairman called upon Mr. Lipson for his presentation. Mr. Lipson defended his position that this application is not minor. He proceeded to show, via video, the relationship of his home to the proposed new dwelling and stated this tall building will be constructed on a small lot going much deeper into the property than the rest of the neighbouring homes. Mr. Lipson addressed an excerpt from the Official Plan (page 75) stating "intensification projects should be sensitive to the height, scale, massing and architectural character of buildings in surrounding neighbourhoods". He proceeded to explain why this project does not comply with this statement. Also, all surrounding homes are bungalows, single storeys and this proposal is for a 2 storey home. He feels this lot is too small for the proposed construction and he believes the Provincial Policy supports his position on this. He addressed the Neighbourhood Drop-In event. He noted there was very short notice of the event and several of the neighbours were unable to attend due to concerns around the current Covid situation. He felt that the public meeting did not properly reflect the true issues and concerns of the neighbours. The petition of 30 + in opposition of the proposal represents the neighbour's position.

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The Chairman presented a scenario to Mr. Lipson to determine his main concerns for opposition. The Chairman stated, that a development could potentially occur on the property that could be totally complying to the zoning bylaw with respect to building height and side yards. Mr. Lipson stated a development like that is not what the applicant is currently requesting and he stood by his previously mentioned concerns.

The Chairman called upon Ms. Feda Brown for any comment. Ms. Brown commented she was not in favour of a semi-detached dwelling being constructed on the property as it would bring down the value of her home.

The Chairman called upon Rachel Kushnier for any comment. Ms. Kushnier is concerned about the parking of the retained lot. She felt the proposed space is too short and it would be likely there will be 2 spaces required where the other vehicle would be parking on the street. Although the proposed home is within the required height, the proposed layout of the house has the entire main floor as a garage and the entire living space located on the second floor which will impede on the privacy of the neighbouring properties. The proposal does not fit in with the character of the neighbourhood.

The Chairman polled the members for questions. Mr. Talarico directed a question to administration about requesting a Site Plan Control agreement. Mr. Kirychuk stated Site Plan Control agreements are only triggered with development proposals of 4 unit dwellings or more. Mr. Talarico asked Mr. Larson if parking in the back via the laneway was explored as an option. Mr. Larson stated the laneway does not appear to be useable as it appears overgrown with vegetation.

Mr. Pascuzzo directed his question to planning to explain why the variances were assessed individually and collectively. Mr. Kirychuk stated the variances were assessed in this manner to understand the impact of each individual minor variance as requested and to understand also that there is a proposal for a new building lot that will ask for a new dwelling hence reviewing them collectively. Through the assessment of each individual minor variance, they were each deemed to be minor and consistent with the existing neighbourhood context. When assessing them as a whole, it was also determined, with the intent of the Official Plan, to be consistent as well.

Mr. Roy directed his question to Mr. Larson and wanted to confirm the number people in attendance at the Neighbourhood Drop-In event held in October. Mr. Larson noted there was one individual in attendance.

At this point, there was an interruption from a member of the public who had identified himself as Mr. Brown. Mr. Brown had not previously registered to speak and was speaking out of line. Mr. Brown was muted for not adhering to the Chairman's request for order.

Mr. Roy continued his questions to Mr. Larson, requesting the outcome of the drop-in event. Mr. Larson stated the attendant was not in favour of the application. Mr. Roy directed a question to Mr. Lipson asking about the dynamics of the neighbourhood. Mr. Lipson responded there is a mix of elderly residences, a large number of students, and families which creates parking challenges. Mr. Roy wanted to identify the status of the individuals that have signed the petition.

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Mr. Lipson confirmed 80% of the individuals who have signed the petition were the owners of the homes in the neighbourhood. Mr Roy directed a question to Mr. Larson asking for any provisions for the removal of snow on a small lot. Mr. Larson stated the retained lot had adequate space and the severed lot had some space on the sides and on the north side.

Dr. Togman directed a question to planning regarding the value of intensification of this area compared to other areas of the city and the typical ways of achieving intensification. Mr Kirychuk agreed this area is a desirable area for intensification as it is within close proximity to the university and hospital and other amenities as well as access to public transit. These are the qualities that make for an ideal location for intensification and the proposal presented by the applicant is a typical way to achieve this.

Mr. Petersen directed a question to Mr. Larson regarding the reason for a 1.66 metre side yard on the retained lot. Mr. Larson explained the applicant wanted to move the driveway to the south to clear and save the existing tree. A discussion took place about the existing tree.

Mr. Petersen addressed the side yards provided on the severed lot and Mr. Larson noted they wanted to maintain as much room as possible which was 1.32 metres. Mr. Petersen directed a question to planning asking how will it be ensured that the applicant maintain this side yard at 1.32m at time of construction. Mr. Kirychuk noted this would be noted as a condition to the consent to sever. A discussion took place about the authority of the Committee to impose a

condition that would take away the right of the applicant to having a side yard be equal to 10% of the lot frontage, being .875 metres. It was suggested the applicant enter into a Letter of Undertaking with the city of the Thunder Bay to maintain the interior side yard for the severed lot to 1.32 metres. Mr. Larson was in agreement to this proposal.

A short recess was requested by Mr. Kirychuk to consult with Director of Planning. The recess was granted and Mr. Kirychuk stepped away from the hearing.

Mr. Lipson asked the Chairman if this would also apply to the height of the structure. The Chairman responded the applicant would still be allowed to construct a building to the height permitted by the zoning bylaw. A discussion took place regarding Mr. Lipson's concern about ensuring complimentary massing in the neighbourhood. The conversation took place between Mr. Lipson and the Chairman.

Mr. Kirychuk came back to the hearing. The recess break took approximately 5 minutes. Mr. Kirychuk confirmed that Planning Services is comfortable with having a Letter of Undertaking as a condition to maintaining the interior side yards at 1.32 metres for the severed lot. Mr. Larson was in agreement with this as well.

The Chairman requested the Acting Secretary-Treasurer read out the conditions to the application.

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The Chairman asked the members for a vote as to the approval of the minor variance application. A recorded vote was taken. Chairman Petersen, Mr. Talarico, Dr. Richard Togman, and Normand Roy were in favour. Mr. DeRosiers and Mr. Pascuzzo voted for a refusal.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

To gain relief from the Zoning By-law as described in the table below:

Severed Lot	
Table 9.2.1	Reduce the Minimum required Lot Frontage from 10 metres to 8.75 metres
Table 9.2.1	Reduce the Minimum required Lot Area from 300 square metres to 270 square metres
Retained Lot	
Table 9.2.1	Reduce the Minimum required Front Yard from 6 metres to 3.5 metres
Table 9.2.1	Reduce the Minimum required Interior Side Yard without a garage or carport from 3 metres and 1.5 metres to 1.17 metres for the north Interior Side Yard and 1.66 metres for the south Interior Side Yard as per applicants Site Sketch
Section 5.15.4 (a)	Parking Space Dimensions - Reduce the minimum required length for a parking space from 6.0 metres to 5.7 metres
Table 5.15.9	Reduce parking space requirements from 1.5 Parking Space per Dwelling Unit to 1 Parking Space per Dwelling Unit

The property is municipally known as 419 Frankwood Avenue and is described as Lot 37 and 38, registered Plan 238.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances

requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

The Chairman asked the members for a vote as to the approval of the consent application. A recorded vote was taken. Chairman Petersen, Mr. Talarico, Dr. Richard Togman, and Normand Roy were in favour. Mr. DeRosiers and Mr. Pascuzzo voted for a refusal.

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“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The consent to the severance and conveyance of one (1) new parcel of land having a Lot Frontage of 8.75 metres, a Lot Depth of 30.90 metres and a Lot Area of 270 square metres. The retained parcel, which will contain the existing dwelling, will have a Lot Frontage of 11.36 metres, a Lot Depth of 30.90 metres and a Lot Area of 351 square metres, as set forth in the application.

The property is municipally known as 419 Frankwood Avenue and is legally described as Lot 37 and 38 Registered Plan 238.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning By-law and the Official Plan and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

2. Application B-44-2020 Applicant: 2381062 Ontario Inc., Agent: David Barnard, API Development Consultants Inc., 740/760 Arthur Street West

Mr. David Barnard participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required sign. It was confirmed that the sign was posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Fire Services, Bell Canada, Realty Services, Building Services, TBayTel, Parks and Open Spaces and Engineering & Operations Division.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, and offers no objection. There are no conditions to this application.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. Mr. Talarico directed his question to administration asking would a discharge normally happen with the severance. Mr. Kirychuk stated it really depends on the subject lands and the ownership model and requested Mr. Barnard to comment in further detail. Mr Barnard explained it was at one time one piece of property

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where other properties were purchased and added to the main piece. When severance was granted to split the property, the discharge of these lands were overlooked at that time.

Chairman Petersen had a question for Mr. Barnard about the mortgaging of the two properties with different financial companies. Mr. Barnard clarified the distribution of the lands and the proposed use for the development of the severed lands. Mr. Petersen questioned the servicing of the sites. Mr. Ward from Engineering and Operations explained where the services for each of the properties were located.

The Chairman asked the members for a vote as to the approval of this application. A recorded vote was taken. All members of the Committee voted in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application.

The purpose of the application is to permit a Consent for a partial discharge of a mortgage over the lands legally described as PARTS 2, 6, AND 7 of PLAN 55R-14697 as it relates to 740 West Arthur Street.

A mortgage exists on the applicants’ entire land holding to facilitate the creation of the new lot under the previous Consent to Sever application, B-09-2020. The applicant needs to remove the mortgage on that part of the land. For this case, legislation requires Consent from the Committee of Adjustment to partial discharge that mortgage to allow the lot creation and the charging of a new mortgage on the new lot.

The land is municipally known as 740 Arthur Street West and is legally described as PARTS 2, 6, AND 7 of PLAN 55R-14697 as it relates to 740 Arthur Street West.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the partial discharge of the mortgage on the lands will allow for the creation of a parcel of land that will conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

3. Application B-45-2020 Owner: 988429 Ontario Ltd. Agent: Carolynn Almos, 760 & 762 Selkirk Street, South

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Mr. Steve Boquist participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Fire Services, Synergy North with comments, Bell Canada, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. All members of the Committee were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The severance and conveyance of a parcel of land to the abutting whole would allow a single unit component of a Semi-Detached Dwelling on its own parcel of land. The severed portion will have a Lot Frontage of 2.59 metres, a Lot Depth of 37.93 metres and a Lot Area of 98.23 square metres which results in a parcel with a Lot Frontage of 10.21 metres, a Lot Depth of 37.93 metres and a Lot Area of 387.26 square metres. The retained parcel will have a Lot Frontage of 10.21 metres, a Lot Depth of 37.93 metres and a Lot Area of 387.26 square metres, as set forth in the application. Each parcel will contain one Dwelling Unit

The property is municipally known as 762 Selkirk St., South and is described as PLAN M24 LOT 20 TO 21.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning Bylaw and the Official, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

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4. Application B-46-2020 Applicant: John Marrello and Laurie-Ann Marrello, 1315 Masters Street

Mr. John Marrello participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Marrello provided a brief overview of the application and proposal.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, TBayTel, Bell Canada, Fire Services, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Ms. Jillian Fazio, Planner II, Planning Services Division supported the application, with condition.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. All members of the Committee voted in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

The consent to the severance and conveyance of one (1) parcel of land **for the purpose of a Lot Addition to 1319 Masters Street**, PLAN 547, Part Lot 180, RP 55R8828 PART 1. The severed portion will have a Lot Width of 17.5 metres, a Lot Depth of 51.354 metres and Lot Area of 898.69 square metres. The retained parcel, being 1315 Masters Street, will have a Lot Frontage of 17.5 metres, a Lot Depth of 92.354 metres and a Lot Area of 1616.19 square metres, as set forth in the application.

The property is municipally known as 1315 Masters Street and is legally described as PL 547 PT LT 180 RP 55R8828 PT

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

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All comments received were considered as part of the Committee's decision making process. The Committee approved this application because the parcels of land being created would conform to the requirements of the Zoning Bylaw and the Official, as amended by Official Plan Amendment No. 3, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

5. Application A-47-2020 Owner: Paul Wittock, Agent: Roy Wittock, Enniskillen Avenue, PLAN 782 LOT 25 RP 55R12587 PART 1

Mr. Roy Wittock participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Wittock provided a brief overview of the application and proposal.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, TBayTel, Bell Canada, Fire Services, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division with comment.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, and offers no objections or conditions.

Correspondence was received from Mr. Kurt Marcinko, 84 Enniskillen Avenue. The Acting Secretary-Treasurer read Mr. Marcinko's correspondence. Mr. Marcinko's concerns are as follows:

- The reduction to the side yard seemed excessive and only requested to accommodate the semi-detached building. He requested clarification to the reason for a required 3.0 metre side yard.
- There have been issues in the past regarding drainage and he is concerned the problem will worsen with the development of these buildings.
- Concerned the buildings are construction too close to the property line which could impact a potential risk of fire to his property.

Mr. Marcinko did not register or attend the hearing. His concerns were responded to via email by the Acting Secretary-Treasurer on behalf of Mr. Jamie Kirychuk, Planner II from the Planning Division, Ms. Penny Kok, Chief Building Official from Building Services Division and Mr. Aaron Ward, Project Engineer from Engineering and Operations Division.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

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The Chairman polled the members for questions. Mr. Talarico questioned why the property does not have a municipal address and is referred to by its PIN number. Mr. Kirychuk noted that because there is no development on the lands, a municipal address has yet to be assigned.

Chairman Petersen directed a question to Mr. Wittock regarding no services to the lands. Mr. Ward noted the provision of services would be a condition imposed at the time of acquiring a building permit.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. All members of the Committee were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

To gain relief from the Zoning By-law for a Semi-Detached Dwelling, as described in the table below:

Table 9.2.1	To reduce the minimum required Lot Frontage for a Semi-Detached Dwelling to 7.06 metres per Dwelling Unit from 7.5 metres per Dwelling Unit
Table 9.2.1	To reduce the minimum required Interior Side Yard without an attached garage or carport for a Semi-Detached Dwelling to 1.2 metres from 3.0 metres for one Interior Side Yard and 1.5 metres for the subsequent Interior Side Yard

The property is municipally is legally described as PLAN 782 LOT 25 RP 55R12587 PART 1.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

6. Application A-48-2020 Owner: Paul Wittock, Agent: Roy Wittock, Enniskillen Avenue, PLAN 782 LOT 25 RP 55R12587 PART 2

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Mr. Roy Wittock participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Wittock noted the application and proposal is similar to the application A-47-2020.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, TBayTel, Fire Services, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division with comment.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, and offers no objections or conditions.

Correspondence was received from Mr. Kurt Marcinko, 84 Enniskillen Avenue. The Acting Secretary-Treasurer read Mr. Marcinko's correspondence which was the same as that for Application A-47-2020. Mr. Marcinko's concerns are as follows:

- The reduction to the side yard seemed excessive and only requested to accommodate the semi-detached building. He requested clarification to the reason for a required 3.0 metre side yard.
- There have been issues in the past regarding drainage and he is concerned the problem will worsen with the development of these buildings.
- Concerned the buildings are construction too close to the property line which could impact a potential risk of fire to his property.

Mr. Marcinko did not register or attend the hearing. His concerns were responded to via email by the Acting Secretary-Treasurer on behalf of Mr. Jamie Kirychuk, Planner II from the Planning Division, Ms. Penny Kok, Chief Building Official from Building Services Division and Mr. Aaron Ward, Project Engineer from Engineering and Operations Division. The Acting Secretary-Treasurer read the response provided to Mr. Marcinko.

The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. All members of the Committee were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

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To gain relief from the Zoning By-law for a Semi-Detached Dwelling, as described in the table below:

Table 9.2.1	To reduce the minimum required Lot Frontage for a Semi-Detached Dwelling to 7.06 metres per Dwelling Unit from 7.5 metres per Dwelling Unit
Table 9.2.1	To reduce the minimum required Interior Side Yard without an attached garage or carport for a Semi-Detached Dwelling to 1.2 metres from 3.0 metres for one Interior Side Yard and 1.5 metres for the subsequent Interior Side Yard

The property is legally described as PLAN 782 PT LOT 25 RP 55R12587 PART 2.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because it was their opinion that the variances requested were minor in nature, were desirable for the appropriate use and development of the subject lands, and were within the intent and purpose of the Zoning By-law and Official Plan.

7. Application B-49-2020 Owner: Thomas Beck and Michelle Beck, 205 Demchuk Road

Mr. Thomas Beck participated electronically for the meeting and was available to answer questions regarding this application. The Chairman asked if he had complied with the posting of the required signs. It was confirmed that the signs were posted.

Mr. Beck provided a brief overview of the application and proposal. He also suggested the Committee of Adjustment consider amending their application for consent to include whether a mortgage is attached the lands.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Fire Services, Bell Canada, TBayTel, Realty Services, Building Services, Parks and Open Spaces, and Engineering & Operations Division.

Mr. Jamie Kirychuk, Planner II, Planning Services Division supported the application, and offers no objections or conditions.

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The Chairman asked if there was anyone participating who wanted to speak for or against the proposal. There were no electronic participants registered.

The Chairman polled the members for questions. There were no questions from the members.

The Chairman asked the members for a vote as to the approval of the application. A recorded vote was taken. All members of the Committee were in favour.

“TAKE NOTICE THAT the Committee of Adjustment has made a decision on the following application:

To permit a Consent for a partial discharge of a mortgage at 205 Demchuk Road over a portion of land legally described as Part of Mining Location 29 (White’s Survey), Geographic Township of McIntyre, City of Thunder Bay, District of Thunder Bay, described as PART 1 of Plan 55R-14709, as set forth in the application. A mortgage exists on the applicants’ entire land holding and to facilitate the Lot Addition approved under the previous Consent to Sever application, B-15-2020, the applicant needs to remove the mortgage on that part of the land. For this case, legislation requires Consent from the Committee of Adjustment to partial discharge that mortgage to allow the land transfer to 115 Demchuk Road.

The property is municipally known as 205 Demchuk Rd and is legally described as ML 29 NPT RP 55R4638 PART 1 LESS RP 55R9557 PART 1.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

All comments received were considered as part of the Committee’s decision making process. The Committee approved this application because the partial discharge of the mortgage on the lands will allow for the creation of a parcel of land that will conform to the requirements of the Zoning By-law and the Official Plan, and because it was their opinion that proper and orderly development could be achieved without requiring a Plan of Subdivision.

SUPPLEMENTARY AGENDA

October 28, 2020 meeting minutes – To follow

CONSENTS:

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B-11-2020

B-17-2020

NEW BUSINESS:

No New Business

Mr. Roy requested clarification as to the result of the vote for applications A-35-202 and B-36-2020.

A discussion occurred regarding the effect of adding a new committee member. There is a chance of a tie occurring which would be considered a loss.

It was confirmed a quorum stays at 3.

An acknowledgment was made about the 2 partial discharge applications.

ABSENT:

N/A

CONFLICT OF INTEREST

None

ADJOURNMENT

The meeting adjourned at 4:46 p.m.

CARRIED

CHAIRMAN

SECRETARY-TREASURER

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meetings 09-2020 and 10-2020 of the Heritage Advisory Committee held on November 26, 2020 and December 17, 2020, for information.

ATTACHMENTS

- 1 HAC minutes November 26 2020
- 2 HAC minutes December 17 2020

DATE: THURSDAY, NOVEMBER 26, 2020 **MEETING NO. 09-2020****TIME:** 5:02 P.M.**PLACE:** VIA MS TEAMS**VICE CHAIR:** MR. A. COTTER**MEMBERS – ELECTRONIC PARTICIPATION:**

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

OFFICIALS – ELECTRONIC PARTICIPATION:

Ms. L. Abthorpe, Heritage Researcher
Ms. L. Lavoie, Committee Coordinator

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Mr. J-L. Charette, Ministry of Heritage, Sport, Tourism and Culture Industries
Ms. L. Costanzo, Supervisor – Cultural Development & Events
Mr. J. Kirychuk, Planner II

GUESTS – ELECTRONIC PARTICIPATION:

Mr. J. Fogarty, 130 Syndicate Avenue South
Mr. B. McKinnon, 314 Bay Street
Mr. M. Mills, Form Architecture Engineering

1.0 LAND ACKNOWLEDGEMENT

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.

2.0 DISCLOSURES OF INTEREST

Ms. J. Bonazzo disclosed a conflict relative to item 4.1 130 Syndicate Avenue South as this property is owned by her employer.

3.0 AGENDA APPROVAL

MOVED BY: Ms. D. Pallen
SECONDED BY: Mr. N. Duplessis

With respect to the November 26, 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

4.1 130 Syndicate Avenue South

Ms. J. Bonazzo, having disclosed a conflict of interest, refrained from discussion relative to 130 Syndicate Avenue South.

PowerPoint presentation entitled Federal Building 130 Syndicate Avenue was distributed with agenda.

Mr. J. Fogarty, Project Manager provided a PowerPoint presentation and responded to questions.

Mr. J. Fogarty pointed out that the Federal Building at 130 Syndicate Avenue, a property listed on the City of Thunder Bay Heritage Register, was constructed from 1934 – 1936 as part of an economic stimulus for the depression. The building is currently occupied by several federal government agencies.

Mr. J. Fogarty informed the committee that pending projects include roof replacement, window replacement and restoration of the building's façade. Planned repairs to the stonework includes Dutchman repairs, mortar restoration, general repointing and replacement, and resetting of stones, including lintel repairs over some windows. Lead flashing will be replaced with copper flashing. The entire stone façade will be cleaned. Work is scheduled to begin in Summer 2021.

Mr. J. Fogarty noted that he has been unable to identify the type of stone used on the building, as there are no written records relative to stone type. The committee provided feedback on potential sources.

4.2 Finnish Labour Temple – 314 Bay Street

Drawings dated November 2020 from Form Studio Architects were distributed with agenda.

Mr. B. McKinnon, property owner and Mr. M. Mills, Form Architecture Engineering provided a presentation relative to plans for the east side of the building at 314 Bay Street.

Mr. B. McKinnon pointed out that a significant amount of square footage was revealed in existing roof area on third floor and he would like to utilize the space to create two additional residential units. The only view that would be altered is the east side entrance with rooftop dormers and twelve new windows.

MOVED BY: Ms. J. Bonazzo
SECONDED BY: Mr. N. Duplessis

THAT the Heritage Advisory Committee supports in principle the design for rooftop dormers on the east side of the building at 314 Bay Street, as presented by Mr. B. McKinnon and Mr. M. Mills at the November 26, 2020 Committee meeting;

AND THAT Mr. B. McKinnon and Mr. M. Mills will return to a future committee meeting with plans for approval prior to beginning the work.

CARRIED

5.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meetings No. 06-2020, No. 07-2020 and No. 08-2020 held on October 22, 2020, November 3, 2020 and November 10, 2020 to be confirmed.

MOVED BY: Mr. D. Yahn
SECONDED BY: Ms. J. Bonazzo

THAT the Minutes of Meetings No. 06-2020, No. 07-2020 and No. 08-2020 held on October 22, 2020, November 3, 2020 and November 10, 2020 be confirmed.

CARRIED

6.0 HERTIAGE REGISTER INFORMATION FOR PROPERTY OWNERS

Brochure entitled Heritage Properties, A Guide for Property Owners Seeking to Make Changes, for review, distributed separately with agenda on Wednesday, November 25, 2020.

Ms. L. Abthorpe, Heritage Researcher provided information and responded to questions.

Ms. L. Abthorpe asked the committee to review the brochure and provide feedback prior to the next meeting. It was noted that the brochure should include a checklist for homeowners, indicating documents that should be submitted to HAC prior to attending a meeting.

When the brochure is finalized, the Committee Coordinator will send it to property owners who request an approval from HAC. Building Services will be given the brochure to distribute, as well. Property owners will be asked to complete and submit the 'Proposed Alteration Information Form' prior to attending a HAC meeting. The brochure would be strictly an electronic version for now. The form can be printed and filled out by homeowners. Mr. L. Abthorpe will try to make the form a fillable pdf. She will also work on creating a version that can be completed and submitted online.

7.0 DOORS OPEN UPDATE

Ms. L. Abthorpe, Heritage Researcher, provided an update relative to the above noted. She informed the committee that Doors Open 2020 end on November 30, 2020. The total Facebook reach over the three-month event period was 92,907.

Ms. L. Abthorpe is working on survey questions for participating sites and is starting to compile a report, which she will present at the January HAC meeting. It was the consensus of the committee that the report should also be presented to City Council.

8.0 HERITAGE RESEARCHER UPDATE

Ms. L. Abthorpe, Heritage Researcher provided an update, including the following:

- The December Walleye article will feature Ruttan Block. She pointed out that she discovered the building has been attributed to wrong architect. H. Russell Halton has long been considered the architect, however, it was actually a Winnipeg architect, Carl Wirth.
- Work has resumed on the potential designation of Vickers Park. Ms. K. Costa and Mr. A. Cotter volunteered to complete a cultural heritage evaluation of the park.

9.0 NEW BUSINESS

10.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, December 17, 2020 at 5:00 p.m. via MS Teams.

11.0 ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

DATE: THURSDAY, DECEMBER 17, 2020 **MEETING NO. 10-2020**

TIME: 5:08 P.M.

PLACE: VIA MS TEAMS

VICE CHAIR: MR. A. COTTER

MEMBERS – ELECTRONIC PARTICIPATION:

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

OFFICIALS – ELECTRONIC PARTICIPATION:

Ms. L. Abthorpe, Heritage Researcher
Ms. L. Lavoie, Committee Coordinator

RESOURCE PERSONS – ELECTRONIC PARTICIPATION:

Mr. J. Kirychuk, Planner II

1.0 LAND ACKNOWLEDGEMENT

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.

2.0 DISCLOSURES OF INTEREST

None.

3.0 AGENDA APPROVAL

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

WITH RESPECT to the December 17, 2020 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 09-2020 held on November 26, 2020 to be confirmed.

MOVED BY: Ms. H. Strobl

SECONDED BY: Mr. D. Yahn

THAT the Minutes of Meeting No. 09-2020 held on November 26, 2020 be confirmed.

CARRIED

5.0 CITIZEN APPOINTMENTS TO COMMITTEE

Ms. L. Lavoie, Committee Coordinator provided an update relative to the above-noted. The following Committee members were appointed by City Council at the December 14, 2020 Committee of the Whole meeting:

One Citizen Representative for the remainder of a four year term, expiring on November 30, 2022: Sarah Jane Walker

One Citizen Representative from the Young Professional/Post-Secondary Student Community for a four Year Term, expiring on November 30, 2024: Nick Duplessis

Three Citizen Representative for a four year term, expiring on November 30, 2024: Jennifer Bonazzo, Andrew Cotter, Heidi Strobl.

Ms. L. Lavoie noted that the following three positions are vacant:

- 1 Council appointee
- 1 appointee from the architectural or engineering community
- 1 appointee from the business community

6.0 ONTARIO HISTORICAL SOCIETY AWARDS FOR 2019

Media releases relative to the Ontario Historical Society Awards, distributed with agenda.

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

The 2019 Ontario Historical Society Awards were announced last week. The President's Award, which recognizes an outstanding contribution to the preservation and promotion of Ontario's history, was presented to Friends of Grain Elevators in Thunder Bay and Winnipeg. The Cruikshank Medal, which honours an individual who has performed with distinction on behalf of the Ontario Historical Society, was awarded to Dr. Thorold (Tory) Tronrud of Thunder Bay.

Mr. L. Abthorpe will create a Facebook post to congratulate the winners and write a congratulatory letter from HAC to each award recipient.

7.0 HERITAGE REGISTER INFORMATION FOR PROPERTY OWNERS

Ms. L. Abthorpe, Heritage Researcher, provided an update relative to the above-noted. A final copy of the brochure has been sent to Mr. M. Szybalski, Corporate Records Manager & City Archivist for review. A fillable pdf version of the 'Proposed Alteration Information Form' has been created. Ms. L. Abthorpe asked committee members to provide feedback for a checklist.

8.0 HERITAGE RESEARCHER UPDATE

Ms. L. Abthorpe, Heritage Researcher provided an update, including the following:

- Mr. N. Duplessis has submitted the January Walleye article featuring Northwestern Ontario Sports Hall of Fame.
- A Vickers Park cultural evaluation has been completed by Mr. A. Cotter and Ms. K. Costa. Ms. L. Abthorpe is working on the report. Research is complete and history of the park has been written. She is currently writing bios on people associated with the boulders. Mr. D. Yahn will review the report when it is complete.
- A Doors Open survey has been sent to participating sites. Ms. L. Abthorpe will start compiling the responses and prepare report to be presented at the January HAC meeting.

9.0 ELECTION OF CHAIR AND VICE CHAIR

Ms. L. Lavoie, Committee Coordinator – Office of the City Clerk, administered nominations for the position of Chair and Vice Chair.

MOVED BY: Ms. D. Pallen
SECONDED BY: Ms. H. Strobl

WITH RESPECT to the position of Chair on the Heritage Advisory Committee, we recommend that Mr. A. Cotter be appointed Chair of the Committee for the remainder of the 2021 calendar year, and until such time a replacement has been appointed, as required annually.

CARRIED

MOVED BY: Mr. N. Duplessis
SECONDED BY: Ms. J. Bonazzo

WITH RESPECT to the position of Vice-Chair on the Heritage Advisory Committee, we recommend that Mr. D. Yahn be appointed Vice-Chair of the Committee for the remainder of the 2021 calendar year, and until such time a replacement has been appointed, as required annually.

CARRIED

10.0 NEW BUSINESS

11.0 NEXT MEETING DATE

The next meeting is scheduled for Thursday, January 28, 2021 at 5:00 p.m. via MS Teams.

12.0 ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Parkades

SUMMARY

Memorandum from Councillor A. Ruberto, dated January 27, 2021 containing a motion relative to the potential of selling both the Waterfront and Victoriaville Parkades.

RECOMMENDATION

WITH RESPECT to the City of Thunder Bay's Parkades in the north and south core, we recommend that Administration prepare a report on the feasibility of divesting ownership and proceeding with sale of both the Waterfront and Victoriaville Parkades;

AND THAT this report include the financial cost of selling and any potential benefits to the City of Thunder Bay in divesting these assets;

AND THAT the report be received on or before June 14, 2021.

ATTACHMENTS

1 A Ruberto memo dated January 27 2021

Memorandum

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

TO: Krista Power, City Clerk
FROM: Councillor Aldo Ruberto
DATE: January 27, 2021
SUBJECT: Motion – Parkades
Committee of the Whole – February 8, 2021

As many people know, I am not in support of the City of Thunder Bay operating parkades, I see these structures as liabilities rather than assets. Costs are high to maintain and the use is for staff in both the north and south cores rather than for shoppers coming to the area for retail use. I believe that it is to the city's benefit to sell both structures and no longer be required to have continued investment into facilities that have no revenue benefit. In order to determine the path forward, it is my request to have administration study and advise on the potential of selling both the Waterfront and Victoriaville Parkades and report back with options as to how this could be achieved in late 2021.

As such, I provide the following motion for Council's consideration:

WITH RESPECT to the City of Thunder Bay's Parkades in the north and south core, we recommend that Administration prepare a report on the feasibility of divesting ownership and proceeding with sale of both the Waterfront and Victoriaville Parkades;

AND THAT this report include the financial cost of selling and any potential benefits to the City of Thunder Bay in divesting these assets;

AND THAT the report be received on or before June 14, 2021.



MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT 50th Anniversary Celebration Steering Committee Minutes

SUMMARY

Minutes of Meeting 06-2020 of the 50th Anniversary Celebration Steering Committee held on December 18, 2020, for information.

ATTACHMENTS

1 50th Anniversary minutes December 18 2020

MEETING:

DATE: FRIDAY, DECEMBER 18, 2020

MEETING NO. 06-2020

TIME: 12:04 P.M.

PLACE: VIA MS TEAMS

CHAIR: COUNCILLOR S. CH'NG

MEMBERS – ELECTRONIC

PARTICIPATION:

Councillor S. Ch'ng, Chair

Ms. K. Lewis, Director – Corporate Strategic Services

Ms. K. Power, City Clerk

Ms. L. Abthorpe, Heritage Researcher

Ms. B. Baker, Clean, Green & Beautiful Committee

Mr. S. Bradley, Director – Thunder Bay Museum

Mr. P. Burke, Sport & Community Development Supervisor

Mr. J. Hannam

Ms. L. Hayes, Community Representative, Confederation College Board of Governors

Ms. S. Levanen, Supervisor – Corporate Communications

Ms. R. Mandamin, Manager - Indigenous Relations & Inclusion

Ms. S. Reid, Digital And Travel Media Officer

Ms. C. Robinson, President – Thunder Bay Chamber of Commerce

Ms. O. Sawchuk, Official Recognition Committee

ADMINISTRATIVE SUPPORT – ELECTRONIC PARTICIPATION:

Ms. L. Lavoie, Committee Coordinator

GUESTS - ELECTRONIC PARTICIPATION:

Mr. W. Schwar, Supervisor – Parks & Open Space Planning

Mr. G. Walter, Landscape Architect

1.0 DISCLOSURES OF INTEREST

Ms. B. Baker declared a conflict relative to item 4.0 Grants Update and Deferral as she has received funds from the Community, Youth and Cultural Funding program.

2.0 AGENDA APPROVAL

MOVED BY: Ms. L. Abthorpe

SECONDED BY: Ms. O. Sawchuk

With respect to the December 18, 2020 50th Anniversary Celebration Steering Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the 50th Anniversary Celebration Steering Committee Meeting No. 05-2020 held on November 27, 2020 to be confirmed.

MOVED BY: Ms. L. Abthorpe

SECONDED BY: Ms. S. Reid

THAT the Minutes of Meeting No. 05-2020 on November 27, 2020 be confirmed.

CARRIED

4.0 GRANTS UPDATE AND DEFERRAL

Ms. B. Baker, having disclosed a conflict of interest, refrained from discussing or voting on the resolution relative to the above noted.

Mr. P. Burke, Sport & Community Development Supervisor provided an update relative to groups that received, or will receive Community, Youth and Cultural Funding for 50th Anniversary events.

The Superior Theatre festival moved to an online format, running from December 4-18, 2020. Content can be viewed on their YouTube channel, Instagram and Facebook.

Local Artist, Biljana Baker's 50 Years of Art exhibit and brochure has been deferred to 2021, due to Covid-19.

A joint event of Thunder Bay Symphony Orchestra (TBSO) and Thunder Bay Public Library, which includes a commissioned 50th anniversary piece, has been deferred to next year. The event will bring back some local musicians for a free concert.

All project dollars have been allocated, except for \$3500, which has been held back for TBSO's in-person concert. Mr. P. Burke will reach out to TBSO to determine plans for 2021. There was discussion relative to the flow of funds to an organization if they are hosting a 50th Anniversary event in 2021.

MOVED BY: Mr. J. Hannam

SECONDED BY: Ms. L. Hayes

WITH RESPECT to the Community, Youth and Cultural Funding Program for 50th Anniversary events, that the committee allow funding to be used into 2021 due to Covid-19.

CARRIED

5.0 LEGACY PROJECT

Mr. G. Walter, Landscape Architect provided an update relative to the Thunder Bay word sign.

At a recent site visit with stakeholders, the preferred sign location was determined to be at Marina Park, south of Market Square due to the view of Lake Superior and the Sleeping Giant, and the area is a hub of activity in the park. Saul Laskin Drive Lookout was a close second. During the site visit, objectives were also discussed, including:

- Promote tourism and civic pride
- Promote collective self-awareness and identity of who we are as a community
- Promote reconciliation and a recognition of privilege
- Promote a welcoming, inclusive and accepting community
- Create an opportunity to explore history, educate and reflect the importance of this place through time
- Create a safe space that everyone can be a part of
- Create an iconic recognizable image
- Create an invitation to explore the community

The intent is to use local materials such as wood and rock so the sign is authentic to the area and reflective of who we are. The material must be low maintenance, but durable and able to be easily and cost effectively repaired with local labour.

The size will be between two and four metres, as is common in other word signs, and it will incorporate the full name, Thunder Bay. The design will be suitable for climbing onto or into. Lighting will be different colours and changeable.

Mr. G. Walter presented photos of word signs in other cities around the world.

There was discussion relative to interpretive signage near the word sign to identify it as a 50th anniversary project. Another option is to engrave 50th anniversary icons into the sign.

It was noted that the sign should be in a safe location where it is visible all year round, at all times of day. It was also noted that public engagement is critical to the sign's success.

Mr. G. Walter will return to a future committee meeting with an update on public engagement and recommendations.

6.0 CULMINATING VIDEO

Ms. S. Levanen, Supervisor – Corporate Communications presented the 50th Anniversary culminating video and discussed the promotional plan. Large colour print ads will run in the Walleye. Ads will also be placed in the Chronicle Journal and TB Source. All of the City's social media channels will also be utilized, as well, for a heavy digital promotional presence.

All promotion will direct people to the 50th Anniversary website to view the video as well as other 50th anniversary material.

Committee discussion relative to the video included the following:

- The video should feature more diversity and be reflective of the people in Thunder Bay's population.
- The content was heavily weighted toward amalgamation and the early part of the past 50 years, and then it rushed through the other decades.
- There should be more reflection on celebrating the City's 50th anniversary.
- Consider creating a collage of images showing who we are today.
- Video should be launched in January, after the anniversary year is over.

There was further discussion relative to diversity and whether the City has a diversity communication standard. Ms. K. Lewis, Director – Corporate Strategic Services noted that the City does have a practice of reflecting diversity, but does not have a formal document, which is something to consider. The Chair recommended that a diversity communication standard be brought to the Communications Committee for discussion.

Ms. K. Lewis informed the committee that Corporate Communications would review the committee's suggestions, make changes to the video, and bring the video back to the January meeting. The video will be launched in January or February, instead of before the end of 2020.

7.0 OFFICIAL RECOGNITION CEREMONY

Ms. O. Sawchuk, Chair – Official Recognition Committee provided an update relative to the 50th Anniversary Volunteer Service Awards. Four recipients have been chosen and produced videos will be played at City Council meetings. Video production has been delayed due to Covid-19. Recipients have been informed and material is being collected to include in videos.

8.0 DOORS OPEN 2020

Ms. L. Abthorpe, Heritage Researcher provided an update relative to Doors Open Thunder Bay. She is waiting for responses to a participant survey and working on a report, which will be presented to the Heritage Advisory Committee and City Council.

9.0 MOBILE APP

Ms. S. Reid, Digital and Travel Media Officer provided an update relative to the City's mobile walking tour app. The issues with the developer have been resolved and an updated test version is expected in the new year. Committee members will be welcome to download

and test the app. Release of the app has been pushed to 2021. More content will be added prior to release and audio will be implemented before the official launch. The test version is expected to be available in January, a soft launch is projected for March, with an official launch during Tourism Week at the end of May.

10.0 TIME CAPSULE

Ms. K. Power, City Clerk provided an update relative to the new time capsule. Archives staff is compiling and vetting recommendations received from the public.

11.0 CITY HALL SIGN

Ms. K. Power, City Clerk provided an update relative to the stained glass City Hall sign from the former Fort William City Hall. The sign will be incorporated in lobby of City Hall. The project has been impacted by Covid-19. Ms. K. Power has contacted the individual who has the stained glass and plans to transfer funds before end of year. She hopes to unveil the sign when City Hall re-opens to public.

12.0 ART BUS

Ms. R. Mandamin, Manager - Indigenous Relations & Inclusion noted that two art buses are planned, the 50th Anniversary bus and a Mamawe themed bus. Ms. L. Costanzo, Supervisor – Cultural Development & Events will be presenting the design for the Mamawe bus to the Elders' Advisory Council in January.

13.0 OTHER ANNIVERSARIES, COMMUNITY EVENTS AND UPDATES

14.0 NEW BUSINESS

15.0 NEXT MEETING DATE

The next meeting date is Friday, January 22, 2021 at 12 p.m. via MS Teams.

16.0 ADJOURNMENT

The meeting adjourned at 1:28 p.m.

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Community, Youth and Cultural Funding Program Appeal Committee
Minutes

SUMMARY

Minutes of Meetings 01-2019 and 02-2019 of the Community, Youth and Cultural Funding Program Appeal Committee held on January 28, 2019 and November 26, 2019, for information.

ATTACHMENTS

- 1 Appeals Committee minutes January 28 2019
- 2 Appeals Committee minutes November 26 2019

DATE: JANUARY 28, 2019 **MEETING NO.:** 01-2019

TIME: 5:08 P.M.

PLACE: MARTIN ROOM
3RD FLOOR, CITY HALL

CHAIR: MR. J. HANNAM /
COUNCILLOR A. FOULDS

MEMBERS

Councillor M. Bentz
Councillor A. Foulds
Councillor T. Giertuga

OFFICIALS

Mr. J. Hannam, City Clerk
Mrs. N. Korcheski, Committee Coordinator

REGRETS

Councillor K. Oliver

RESOURCE PERSONS

Ms. L. Prentice, Manager – Community & Cultural
Development

GUESTS

Mr. D. Karasiewicz, Executive/Artistic
Director – Definitely Superior Art
Gallery
Ms. R. Terpstra, Development
Administrator – Definitely Superior
Art Gallery
Ms. L. Northway, Community/Youth
Outreach Administrator – Definitely
Superior Art Gallery

1.0 ELECTION OF CHAIR

The City Clerk administered the nomination of Chair.

It was the consensus of the Committee that with respect to the position of Chair of the Appeals Review Committee for the Community, Youth and Cultural Funding Program, we recommend that Councillor A. Foulds be appointed Chair of the Committee for the remainder of the 2019 calendar year and until such time as a replacement has been appointed, as required annually.

The City Clerk administered the nomination of Vice Chair.

It was the consensus of the Committee that with respect to the position of Vice Chair of the Appeals Review Committee for the Community, Youth and Cultural Funding

Program, we recommend that Councillor M. Bentz be appointed Vice Chair of the Committee for the remainder of the 2019 calendar year and until such time as a replacement has been appointed, as required annually.

Councillor A. Foulds assumed the Chair for the duration of the meeting.

2.0 DISCLOSURES OF INTEREST

3.0 APPROVAL OF AGENDA

It was the consensus of the Committee to add Community Clothing Assistance – Update under Business Arising from Previous Minutes.

MOVED BY: Councillor T. Giertuga
SECONDED BY: Councillor M. Bentz

With respect to the January 28, 2019 Community, Youth and Cultural Funding Program – Appeals Review Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 MINUTES OF PREVIOUS MEETINGS

The Minutes of Meeting No. 01-2018 of the Appeals Review Committee for the Community, Youth and Cultural Funding Program, held on September 13, 2018, to be confirmed.

MOVED BY: Councillor M. Bentz
SECONDED BY: Councillor T. Giertuga

THAT the Minutes of Meeting No. 01-2018 of the Appeals Review Committee for the Community and Cultural Funding Program, held on September 13, 2018, be confirmed.

CARRIED

5.0 BUSINESS ARISING FROM PREVIOUS MINUTES

Community Clothing Assistance

Ms. L. Prentice provided an update and responded to questions relative to the above noted organization. It was noted that correspondence has been sent from Administration to the Community Clothing Assistance representatives relative to the need for financial statements prior to the release of funds.

6.0 SUSTAINING GRANT - REQUEST

Correspondence from Mr. D. Karasiewicz, Executive/Artistic Director – Definitely Superior Art Gallery, dated January 22, 2019, was distributed electronically on January 23, 2019 to Committee and on desks on January 28, 2019.

Ms. L. Prentice provided an overview relative to the above noted correspondence.

Ms. L. Prentice and Mr. J. Hannam responded to questions of the Committee relative to the above noted.

Discussion was held relative to the following:

- Definitely Superior Art Gallery – annual operating revenue
- No increase in funding to the organization since 2015
- Building situation
- Increase requested through the program
- Past emergency funding requests from other organizations
- Potential funding opportunities
- Committee purpose and appeal process

At 5:35 p.m. the following representatives from Definitely Superior Art Gallery entered the meeting room.

Mr. D. Karasiewicz, Executive/Artistic Direction – Definitely Superior Art Gallery

Ms. R. Terpstra, Development Administrator – Definitely Superior Art Gallery

Ms. L. Northway, Community/Youth Outreach Administrator – Definitely Superior Art Gallery

The Chair provided introductions of the Committee.

Mr. D. Karasiewicz provided introductions of Definitely Superior Art Gallery representatives.

Mr. D. Karasiewicz provided an overview relative to the above noted correspondence including information relative to the following:

- Gallery staff
- Volunteers
- Gallery growth including programming
- Direct socio-economic impact
- Growth of downtown core
- Event turn out and participation
- Visitor statistics
- Recipient – Ontario Premier’s Award for Excellence in the Arts
- Artist succession
- Youth development
- Die Active Art Collective – city wide murals – membership – mentorship
- Neechee Studio – youth run program – indigenous/elders – researched by Carleton University
- Program participants become Board Members, volunteers, etc.
- Artist engagement, employment opportunities and networking
- New building – financials, space, location, accessibility, visual frontage

Definitely Superior Art Gallery representatives responded to questions of Committee including the following:

- Current revenues/funding partners
- New space – size required
- Potential revenue opportunities
- Impact of program funding

The Chair thanked representatives from Definitely Superior Art Gallery for providing their presentation and responding to questions.

Definitely Superior Art Gallery representatives left the meeting at 6:16 p.m.

Ms. L. Prentice responded to questions of Committee.

Mr. J. Hannam provided procedural clarification.

It was the consensus of the Committee that with respect to the Community, Youth & Cultural Funding Program budget for 2019, we recommend that Definitely Superior Art Gallery be allocated additional one-time funding of \$28,500 in 2019 to address their emergency request for assistance resulting from a significant annual increase in rent costs related to a change in location imposed on the organization; and that Definitely Superior’s grant reporting and funding request for 2020 and beyond demonstrate efforts to reduce reliance on City funds for this cost increase through securing alternate revenue

sources; and that the Community, Youth & Cultural Funding Program budget for 2019 as presented in Report R166/2019 (2019 Community, Youth & Cultural Funding Program – Community Services, Recreation & Culture) be adjusted accordingly.

Mr. J. Hannam advised that the above motion would be presented to Committee of the Whole at the January 30, 2019 budget meeting.

7.0 NEXT MEETING

The next meeting will be held at the call of the Chair.

8.0 ADJOURNMENT

The meeting adjourned at 6:34 p.m.

Committee Meeting: Community, Youth & Cultural Funding Program – Appeal Committee

Meeting No.: 02-2019

Date: Tuesday, November 26, 2019 *Time:* 6:30 p.m. – 8:30 p.m.

Place: Martin Room – 3rd Floor, City Hall *Chair:* Councillor A. Foulds

Members

Councillor M. Bentz
Councillor A. Foulds
Councillor T. Giertuga
Councillor K. Oliver

Officials

K. Power, City Clerk
S. Walker, Committee Coordinator

Resource Persons

K. Begin, Supervisor – Aquatics, Wellness, Children & Youth
L. Prentice, Director – Recreation, Culture & Municipal Child Care (Acting)
K. Sinclair, Accountant – Corporate Services & Long-Term Care

Minutes

1.0 WELCOME

Chair Councillor A. Foulds welcomed the Committee, Officials, and Resource Persons to Community, Youth & Cultural Funding Program – Appeal Committee meeting number 02-2019.

2.0 DISCLOSURES OF INTEREST

None.

3.0 APPROVAL OF AGENDA

The agenda was reviewed and discussed.

MOVED BY: Councillor K. Oliver
SECONDED BY: Councillor M. Bentz

With respect to the November 26, 2019 Community, Youth & Cultural Funding Program – Appeal Committee, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4.0 MINUTES OF PREVIOUS MEETINGS

The Minutes of Meeting No. 01-2019 of the Appeal Committee for the Community, Youth & Cultural Funding Program, held on January 28, 2019, were distributed electronically on November 19, 2019 to Committee and on desks November 26, 2019.

MOVED BY: Councillor M. Bentz
SECONDED BY: Councillor K. Oliver

THAT the Minutes of Meeting No. 01-2019 of the Appeal Committee for the Community, Youth & Cultural Funding Program, held on January 28, 2019, be confirmed.

CARRIED

5.0 FUNDING PROGRAM PROCESS

Attachment A – Overview of 2020 Funding Program & Appeals was distributed electronically on November 19, 2019 to Committee and on desks November 26, 2019.

L. Prentice provided an overview relative to the above noted document.

L. Prentice noted that funding cuts to the Thunder Bay District Social Services Administration Board's *Community Social Reinvestment Fund*, as well as funding cuts via other agencies including United Way and Ontario Arts Council, affected numerous applicants to this year's Community, Youth & Cultural Funding Program.

6.0 2020 FUNDING RECOMMENDATIONS

Attachment B – 2018-2020 Recommendation & Allocation Summary was distributed electronically on November 19, 2019 to Committee and on desks November 26, 2019.

L. Prentice provided an overview and responded to questions of the Committee relative to the above noted document.

Discussion was held relative to the following:

- Project Grant requirements; and
- An ineligible appeal submission from Evergreen: a United Neighbourhood.

7.0 REVIEW TEAM RECOMMENDATIONS & APPEALS

Attachment C – Review Team Recommendation Summary was distributed electronically on November 19, 2019 to Committee and on desks November 26, 2019.

L. Prentice provided an overview relative to the above noted document.

Discussion was held relative to the following 2020 Sustaining and Operating Grant appeals:

Sustaining

- Thunder Bay Art Gallery's request for a funding increase prior to construction.

Operating

- Community Clothing Assistance's appeal;
- Lakehead Social Planning Council's appeal;
- New Directions Speakers' School's appeal;
- Our Kids Count's appeal; and
- ThunderCon's appeal.

An overview was provided by L. Prentice and K. Sinclair relative to the Thunder Bay Art Gallery's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to maintain the Administrative Review Team's recommendation relative to the Thunder Bay Art Gallery.

An overview was provided by L. Prentice and K. Sinclair relative to Community Clothing Assistance's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to revise the Grant Review Team's recommendation relative to Community Clothing Assistance.

MOVED BY: Councillor M. Bentz
SECONDED BY: Councillor K. Oliver

With respect to Community Clothing Assistance's 2020 Community, Youth & Cultural Funding Program appeal, we recommend that funding be granted in the amount of \$15,000 conditional upon the receipt of necessary revised financial documentation and responses to financial inquiries, as requested and deemed satisfactory to the Grant Review Team.

CARRIED

An overview was provided by L. Prentice and K. Sinclair relative to Lakehead Social Planning Council's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to maintain the Grant Review Team's recommendation relative to Lakehead Social Planning Council.

An overview was provided by L. Prentice and K. Sinclair relative to New Directions Speakers' School's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to revise the Grant Review Team's recommendation relative to New Directions Speakers' School.

MOVED BY: Councillor M. Bentz

SECONDED BY: Councillor K. Oliver

With respect to New Directions Speakers' School's 2020 Community, Youth & Cultural Funding Program appeal, we recommend that funding be granted in the amount of \$15,000 conditional upon the receipt of necessary financial documentation, responses to financial inquiries and Ontario Trillium Foundation Pilot Project repayment, and submission of available external program evaluation(s) details as requested and deemed satisfactory to the Grant Review Team.

CARRIED

An overview was provided by K. Begin, L. Prentice, and K. Sinclair relative to Our Kids Count's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to revise the Grant Review Team's recommendation relative to Our Kids Count.

MOVED BY: Councillor K. Oliver
SECONDED BY: Councillor M. Bentz

With respect to Our Kids Count's 2020 Community, Youth & Cultural Funding Program appeal, we recommend that funding be granted in the amount of \$10,000 conditional upon the receipt of necessary financial documentation as requested and deemed satisfactory to the Grant Review Team and assurance that Our Kids Count will remain fully responsible for the granted funds and associated activities.

CARRIED

An overview was provided by L. Prentice and K. Sinclair relative to ThunderCon's 2020 Community, Youth & Cultural Funding Program appeal.

Discussion was held relative to the above noted appeal.

It was the consensus of the Committee to maintain the Grant Review Team's recommendation relative to ThunderCon.

8.0 SAMPLE EVALUATION TOOL

Discussion ensued regarding current process pertaining to the funding program application. It was decided that the Committee will meet to discuss the application process in spring 2020.

9.0 NEXT MEETING

The next meeting will be held spring 2020. Date to be determined.

10.0 ADJOURNMENT

The meeting adjourned at 8:28 p.m.

MOVED BY: Councillor K. Oliver

MEETING DATE 02/08/2021 (mm/dd/yyyy)

SUBJECT Support for Kraft Hockeyville Submission

SUMMARY

Memorandum from Councillor C. Fraser, dated February 1, 2021 containing a motion relative to support for Oliver-Paipoonge's Kraft Hockeyville submission.

RECOMMENDATION

WITH RESPECT to the Memorandum from Councillor Cody Fraser dated February 1, 2021, we recommend that support for the submission the title of for Kraft Hockeyville Canada 2021 in Oliver- Paipoonge be approved in principle;

AND THAT Administration be directed to work with the organizing committee relative to a potential partnership in hosting the NHL game associated with the event at the Fort William Gardens;

AND THAT Administration report back to City Council with information relative to any financial impacts and economic impact on hosting the NHL game for final approval;

AND THAT a copy of this resolution be sent to the township of Oliver Paipoonge for their information;

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

ATTACHMENTS

1 C Fraser memo dated February 1 2021

Memorandum

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

TO: Krista Power, City Clerk
FROM: Councillor Cody Fraser
DATE: February 1, 2021
SUBJECT: Motion – Support for Kraft Hockeyville Submission
Committee of the Whole – February 8, 2021

Organizers in Oliver-Paipoonge were excited to announce recently that the Norwest Arena, home of the Kam River Fighting Walleye Junior A hockey organization has been entered in the competition to win the title of *Kraft Hockeyville Canada 2021*. The winner receives up to \$250,000 of upgrades to their arena and hosts an NHL exhibition game. The arena that has been selected for the upgrades in the bid submission is the Norwest Arena but the City of Thunder Bay still has a role to play in the potential of succeeding with this bid. Part of the deal is hosting an NHL exhibition game and a potential partnership with organizers could see that game played in the historic Fort William Gardens.

It is my hope that we can work together with organizers and with the township of Oliver-Paipoonge to show the country how great it is to live, work and play in Northwestern Ontario.

As such, I provide the following motion for Council's consideration:

WITH RESPECT to the Memorandum from Councillor Cody Fraser dated February 1, 2021, we recommend that support for the submission the title of for *Kraft Hockeyville Canada 2021* in Oliver- Paipoonge be approved in principle;

AND THAT Administration be directed to work with the organizing committee relative to a potential partnership in hosting the NHL game associated with the event at the Fort William Gardens;

AND THAT Administration report back to City Council with information relative to any financial impacts and economic impact on hosting the NHL game for final approval;

AND THAT a copy of this resolution be sent to the township of Oliver Paipoonge for their information;

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