



MEETING: City Council (Public Meeting)

DATE: Monday, December 14, 2020 *Reference No.* CCP – 1/52

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:42 p.m.

City Council (Public Meeting)
Chair: Mayor B. Mauro

PRESENT:

Councillor A. Ruberto

OFFICIALS:

Ms. K. Power, City Clerk
Ms. G. Stover, Committee Coordinator

ELECTRONIC PARTICIPATION:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor S. Ch'ng
Councillor A. Foulds
Councillor C. Fraser
Councillor T. Giertuga
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor Peng You

OFFICIALS - ELECTRONIC PARTICIPATION:

Mr. N. Gale, City Manager
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Ms. D. Latta, Acting City Solicitor
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Mr. M. Smith, General Manager – Development &
Emergency Services
Ms. K. Robertson, General Manager – Community
Services
Ms. K. Lewis, Director – Corporate Strategic Services

DISCLOSURES OF INTEREST

Councillor A. Ruberto declared a conflict relative to Report R 145/2020 (Development & Emergency Services - Planning Services) Updated Strategic Core Areas Community Improvement Plan as he is a property owner of a potential eligible property for the associated Grant Program.

CONFIRMATION OF AGENDA

Confirmation of Agenda - December 14, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Peng You

With respect to the December 14, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

PUBLIC MEETING PROCEDURES

Public Meeting procedures were read to Members of Council and those in attendance.

REPORTS OF MUNICIPAL OFFICERS

Zoning By-law Amendment – 285 Memorial Avenue (D.L. Clara Group Inc.)

Report R 143/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to rezone their lands to the “C4” – Arterial Commercial Zone from the “IN2” – Medium Industrial Zone. The Applicant has also requested additional permitted uses to recognize permissions granted by a previous amendment and continue to permit existing tenants.

The proposal is considered appropriate as it will permit compatible land uses within the Service Commercial designation. The Applicant’s request is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed amendment.

Memorandum from Ms. J. Fazio, Planner II, dated December 9, 2020 referencing correspondence received relative to the above noted Report was distributed separately on Thursday, December 11, 2020 to Members of Council and City Manager only.

Ms. J. Fazio, Planner II - Planning Services provided a brief overview of the report and responded to questions from Members of Council.

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

Mr. D. Clara appeared before Council via MS Teams (audio participation).

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

The City Clerk advised that no supporters had registered to participate electronically.

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

The City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Peng You

WITH RESPECT to R 143/2020 (Development & Emergency Services – Planning) we recommend that the Zoning By-law be amended relative to LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY, municipally known as 285 Memorial Avenue;

1. That paragraph “306” of Zoning By-law 177-1983 be deleted from Table 2.1.1
2. That the subject property be rezoned from “IN2” – Medium Industrial Zone to the “C4” – Arterial Commercial Zone.
3. That the following terms be defined as follows:
 1. A “retail warehouse” is a place which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles, and the like but which includes an accessory retail store not exceeding 10 percent of the gross floor area or 185.0 square metres whichever is the lesser.
 2. A “shopping centre” is a PLACE, other than a MIXED USE BUILDING, where 3 or more USES permitted in a COMMERCIAL ZONE, are located together for their mutual benefit.
 3. A “tradesperson’s workshop” is a place used for the storing of equipment and materials of a tradesperson, including an associated shop and area for assembly work.
4. That “office” and “retail warehouse” be added as permitted uses on the subject property.
5. That “retail store” and “tradesperson’s workshop” be added as permitted uses within the existing building.
6. That the maximum gross floor area (GFA) for an individual “retail store” unit be limited to 637 square metres.

Subject to the following condition:

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

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-laws are presented to City Council for ratification.

CARRIED

Updated Strategic Core Areas Community Improvement Plan

Report R 145/2020 (Development & Emergency Services - Planning Services) recommending approval of the proposed changes to the Strategic Core Areas Community Improvement Plan.

Councillor A. Ruberto declared a conflict and refrained from discussing or voting on the above noted, as he is a property owner of a potential eligible property for the associated Grant Program.

Ms. D. McCloskey, Supervisor - Planning Services provided a brief overview of the report and responded to questions from Members of Council.

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

Mr. D. Simpson appeared before Council via MS Teams.

The City Clerk advised that no supporters had registered to participate electronically.

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

The City Clerk advised that no objectors had registered to participate electronically.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Albert Aiello

WITH RESPECT TO Report R 145/2020 (Development & Emergency Services – Planning) whereas a Public Meeting having been held with respect to the proposed changes to the Community Improvement Plan for the City of Thunder Bay’s Strategic Core Areas contained as Attachment “A” to Report no. R145/2020 (Planning Services) we recommend:

THAT the Strategic Core Areas Community Improvement Plan, as amended be adopted;

AND THAT the boundary of the Westfort Community Improvement Project Area be expanded as shown in Figure 3 of the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the Community Economic Development Commission Operating Fund continue to be the source of funding for the Grant Programs up to \$200,000 dollars through to December 31st, 2021;

AND THAT the Planning Services Division and the Finance Division allocate administrative resources to administer the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the grant programs to be funded be limited to the existing Planning and Building Fee Grant Program, and the three (3) new incentive programs being:

1. Commercial Conversion – Main Floor Grant Program
2. Residential/Office Conversion – 2nd Floor Grant Program
3. Commercial Façade Improvement Grant Program

AND THAT properties be eligible for application to each of the grant programs to a maximum combined grant of \$25,000 per property.

AND THAT the necessary by-laws be presented for ratification;

ALL as contained in Report No. R145/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

CARRIED

BY-LAWS

BL 125/2020 - Site Plan Designation – 285 Memorial Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

BL 126/2020 - Zoning By-law Amendment – 285 Memorial Avenue

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue)

By-law Resolution

By-law Resolution - December 14, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Trevor Giertuga

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

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

By-law Number: BL 125/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue)

By-law Number: BL 126/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 7:03 p.m.

Mayor

City Clerk