



MEETING: City Council (Public Meeting)

DATE: February 10, 2020

Reference No. CCP 3/51

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

City Council (Public Meeting)

Chair: Mayor B. Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor S. Ch'ng
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Ms. K. Power, City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City Solicitor
Ms. L. Evans, General Manager – Corporate Services
& Long Term Care
Ms. K. Marshall, General Manager – Infrastructure &
Operations
Ms. K. Robertson, General Manager – Community
Services
Mr. M. Smith, General Manager – Development &
Emergency Services
Mr. G. Mason, Planner II
Mr. A. Ward, Project Engineer
Mr. G. Stover, Committee Coordinator

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - February 10, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Rebecca Johnson

With respect to the February 10, 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

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

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 740/760 Arthur Street West (2381062 Ontario Inc.)

Report No. R 16/2020 (Development & Emergency Services) containing an application requesting a site-specific Zoning By-law Amendment to permit the construction of a new hotel at a higher density than what is currently permitted. The subject property includes the existing Hampton Inn site, along with the vacant adjacent parcel to the east. The Application includes a reduction in the required parking spaces to 134 from 217, a reduction in the parking aisle width to 6.0m from 6.7m, an increase in maximum height to 21.7m from 12.0m, a reduction in the rear yard to 0.0m from 6.0m, and a reduction in the width of the landscaped strip along Arthur Street to 2.2m from 3.0m. The Applicant proposes to construct a second hotel on the site.

This proposal was scheduled for a Public Meeting on September 23rd, 2019, and the associated Report was included in the Meeting Agenda and made available to the public. However, at the end of day on September 23rd, 2019, Planning Services received notice from the MTO that they requested the deferral of the decision until land sales and transfers involved with this proposal could be finalized. This caused the last-minute withdrawal of the Application. The associated land sales and agreements have now been completed to a satisfactory position. The project, largely physically unchanged, is being presented for consideration.

This proposal represents a form of intensification and infill on a site with full urban services. The parking reduction is supported by a study completed by an Engineer and submitted with the Application, and is also proposed to be supplemented by the additional parking area at 790 Arthur Street as described in Z-13-2019.

The Applicant's request is consistent with the Provincial Policy Statement, 2014 and the Official Plan, and is considered appropriate for its location and is compatible with surrounding uses. Administration recommends the approval of the proposed Zoning By-law Amendment.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated February 5, 2020 relative to the above noted, referencing correspondence received relative to the application was distributed separately to Members of Council and EMT only on Thursday, February 6, 2020.

Memorandum from Mr. G. Mason, Planner II, dated February 4, 2020 containing a revised recommendation relative to the above noted, was distributed separately on Thursday, February 6, 2020.

Memorandum from Mr. G. Mason, Planner II, dated February 10, 2020 containing a revised recommendation relative to the above noted, was distributed separately on Monday, February 10, 2020.

Mr. G. Mason, Planner II provided a PowerPoint presentation and a brief overview of the report and responded to questions.

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

Mr. D. Bernard, Saplys Architects appeared relative to the above noted and responded to questions.

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

There was no response.

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

There was no response.

MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Shelby Ch'ng

THAT a Public Meeting having been held with respect to the application by Mario Figliomeni relative to Registered Plan M79, Part Block B, Part 4, Parcel 25315, Reference Plan 55R-9374 Part 1, and Registered Plan M79, Part Block B, FWR 172 Part 5, Reference Plan 55R-13868, municipally known as 740/760 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

THAT the required number of PARKING SPACES be established at 0.57 PARKING SPACES for every hotel room suite plus the number determined by the ASSEMBLY RATE for the dining or banquet facilities, lounges, RESTAURANTS and meeting rooms,

THAT the minimum PARKING AISLE width of PARKING SPACE for an angle over 80° up to and including 90° be reduced to 6.0m from 6.7m,

THAT the minimum REQUIRED REAR YARD be reduced to 0.0m from 6.0m,

THAT the maximum HEIGHT be increased to 21.7m from 12.0m,

THAT the REQUIRED number of LOADING SPACES associated with the new HOTEL be reduced to 0 from 1.

THAT the proposed BUILDING be contained wholly on Registered Plan M79 Part Block B, Part 4, Parcel 25315, Reference Plan 55R-9374, municipally known as 740 Arthur Street,

AND THAT the minimum LANDSCAPED OPEN SPACE in the form of a 3.0m wide strip along the LOT line abutting Arthur Street West be reduced to 2.2m.

Subject to the following conditions:

1. The Applicant enter into a License Agreement for the development and maintenance of 20 parking spaces as demonstrated in **Attachment C** to the satisfaction of Realty Services, and Engineering and Operations.
2. The 323.7m² parcel known as Registered Plan WM-49, Part of Curry Street, being described as Part 1 on Reference Plan 55R-14633 to be acquired from the City of Thunder Bay and the 965m² parcel, described as Registered Plan M-79, Part of Block B, being described as Parts 2, 4 and 5 on Reference Plan 55R-12832, to be acquired from the Ministry of Transportation, be designated as areas of Site Plan Control.
3. That the requisite information, based on the Obstacle Limitation Surface heights in accordance with TP 312 4th Edition standards, as determined by the Airport Authority be submitted to the Airport Authority, and that the Airport Authority confirm with the Applicant and Administration that the location and envelope of the proposed building conforms to Airport Authority height requirements.

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

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

ALL as contained in Report No. R 16/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 790 Arthur Street West (2699988 Ontario Inc.)

Report No. R 17/2020 (Development & Emergency Services) containing an application requesting a site-specific Zoning By-law Amendment to add Parking Lot as a permitted use in order to use the subject property as a standalone parking lot. The Applicant has indicated their intent to use the parking lot to provide additional parking spaces to supplement the existing and proposed Hampton Inn Hotels at 740/760 Arthur Street West. Administration does not object to the proposed Amendment as the subject property is currently vacant. The site was previously a fuel bar, which suggests probable soil contamination. The use as a Parking Lot would not require a Record of Site Condition as it is not associated with a sensitive use.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated February 5, 2020 relative to the above noted, referencing correspondence received relative to the application was distributed separately to Members of Council and EMT only on Thursday, February 6, 2020.

Memorandum from Mr. G. Mason, Planner II, dated February 4, 2020 containing a revised resolution relative to the above noted, was distributed separately on Thursday, February 6, 2020.

Mr. G. Mason, Planner II provided a PowerPoint presentation and a brief overview of the report.

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

The applicant advised that he will respond to questions.

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

There was no response.

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

There was no response.

MOVED BY: Councillor Cody Fraser
SECONDED BY: Councillor Rebecca Johnson

THAT a Public Meeting having been held with respect to the application by 2699988 Ontario Inc. relative to Registered Plan M79, Block A, municipally known as 790 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

THAT a PARKING LOT be added as a permitted use.

Subject to the following condition:

1. THAT the subject property be designated as an area of Site Plan Control,
2. THAT the Applicant submit a Landscape Plan and sign an Undertaking to Comply to provide landscaping along the street frontages to the satisfaction of Planning Services, and
3. THAT the Applicant submit a Parking and Access Plan based on Zoning By-law 100-2010, as amended, to the satisfaction of Planning Services and Engineering and Operations.

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

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

ALL as contained in Report No. 17/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 16/2020 - Site Plan Designation By-law - 790 Arthur Street West

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (790 Arthur Street West) was distributed separately on Thursday, February 6, 2020.

BL 18/2020 - Site Plan Designation - Lands Transferred from MTO adjacent to 740/760 Arthur Street West

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended was distributed separately on Thursday, February 6, 2020.

By-law Resolution

By-law Resolution - February 10, 2020

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Shelby Ch'ng

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

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (790 Arthur Street West)

By-law Number: BL 16/2020

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

By-law Number: BL 18/2020

CARRIED

ADJOURNMENT

The meeting adjourned at 6:58 p.m.

Mayor

City Clerk