



MEETING: City Council (Public Meeting)

DATE: Monday, June 17, 2019

Reference No. CCP 7/50

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 T. Giertuga
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor Peng You

OFFICIALS:

Ms. K. Power, Deputy City Clerk
Mr. N. Gale, City Manager
Ms. D. Walker, Law Clerk
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. A. Ward, Project Engineer, Infrastructure &
Operations
Ms. J. Fazio, Planner II – Development &
Emergency Services
Ms. F. Track, Committee Coordinator

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - June 17, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Andrew Foulds

With respect to the June 17, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

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PUBLIC MEETING PROCEDURES

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

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 1530 Golf Links Road (MGN Thunder Bay Inc.)

The Applicant has requested a site-specific Zoning By-law amendment to rezone the subject property from the “C2” – Urban Centre Zone to the “NC3” – Neighbourhood Centre Zone and establish other related development parameters. The proposal is to construct three standalone apartment buildings and one commercial building.

The Applicant’s request is consistent with the Provincial Policy Statement and the Growth Plan for Northern Ontario and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment. Administration also recommends that the subject property be designated as an area of Site Plan Control.

Memorandum dated June 7, 2019 from Ms. L. McEachern, Director - Planning Services Division, relative to Report No. R 99/2019 (Development & Emergency Services - Planning Services) 1530 Golf Links Road, referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Friday, June 14, 2019.

Memorandum dated June 17, 2019 from Ms. L. McEachern, Director - Planning Services Division, relative to Report No. R 99/2019 (Development & Emergency Services - Planning Services) 1530 Golf Links Road, referencing correspondence received relative to the application, was distributed separately to Members of Council and City Manager only on Monday, June 17, 2019.

Ms. J. Fazio, Planner II - Development & Emergency Services, provided a PowerPoint presentation relative to the above noted report.

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

Mr. M. Micheli - Applicant and Mr. S. Huzon, Planning Consultant, appeared before Council 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.

Ms. A. Yawney, resident, 413 Riviera Dr., appeared before Committee and responded to questions.

Mr. L. Tardiff, resident, corner of Riviera Dr. and Junot Ave. appeared before Committee and responded to questions.

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

was no response.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Brian Hamilton

THAT a Public Meeting having been held with respect to the application by MGN Thunder Bay Inc., relative to FIRSTLY: PT S W 1/4 SEC 40 MCINTYRE PT 2 55R13672; CITY OF THUNDER BAY and SECONDLY: PT SW 1/4 SEC 40 MCINTYRE PT 1 55R13672; THUNDER BAY EXCEPT FORFEITED MINING RIGHTS, IF ANY, municipally known as 1530 Golf Links Road, we recommend that the Zoning By-law be amended as follows:

1. That the property be rezoned to the “NC3” – Neighbourhood Centre Zone
2. That the following terms be defined as follows:
 1. A “shopping centre” is a place, other than a mixed use building, where 3 or more uses permitted in the applicable zone, are located together for their mutual benefit.
 2. A “drugstore” is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.
3. That the permitted uses be expanded to include uses permitted in Section 18.1(d) of the Zoning By-law, as well as “drugstore”
4. That the minimum landscaped open space is 20% of lot area and a 3.0m wide strip along all lot lines, and a 6.0m wide strip along all lot lines abutting the street line
5. That the maximum height is 12 metres for a building located within 40 metres of the front lot line
6. That the maximum height is 15 metres for a building located beyond 40 metres of the front lot line
7. That, Section 18.2.2, which prevents more than one main use on a lot, does not apply
8. That in the case of an apartment dwelling the following applies:
 1. The maximum number of buildings is 3
 2. The maximum number of total dwelling units is 120
9. That a privacy screen with a height of 1.6 metres is required on the north interior lot line only

AND THAT the subject property, as shown on Attachment "B", be designated as an area of Site Plan Control.

AND THAT the necessary By-laws are presented to City Council for ratification.
ALL as contained in Report No. R 99/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 42/2019 - Zoning By-law Amendment - 1142/1146/1150/1154 John Street Road

A By-law to amend By-law Number 100-2010, as amended (The Zoning By-law), of The

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Corporation of the City of Thunder Bay (1142/1146/1150/1154 John Street Road).

BL 65/2019 - Site Plan Designation - 1530 Golf Links Road

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (110 Redwood Avenue West)

BL 66/2019 - Zoning By-law Amendment - 1530 Golf Links Road

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1530 Golf Links Road)

By-law Resolution - June 17, 2019

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Albert Aiello

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

1. A By-law to amend By-law Number 100-2010, as amended (The Zoning By-law), of The Corporation of the City of Thunder Bay (1142/1146/1150/1154 John Street Road).

By-law Number: BL 42/2019

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. (110 Redwood Avenue West)

By-law Number: BL 65/2019

3. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1530 Golf Links Road)

By-law Number: BL 66/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 7:22 p.m.