



MEETING: City Council (Public Meeting)

DATE: Monday, March 18, 2019

Reference No. CCP 4/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:33 p.m.

City Council (Public Meeting)

Chair: Mayor Bill Mauro

PRESENT:

Mayor B. Mauro
Councillor A. Aiello
Councillor M. Bentz
Councillor A. Foulds
Councillor C. Fraser
Councillor B. Hamilton
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Mr. J. Hannam, City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City Solicitor & Corporate Council
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
Ms. L. Mc Eachern, Director – Planning Services -
Development & Emergency Services
Mr. G. Mason, Planner II – Planning Services -
Development & Emergency Services
Ms. J. Fazio, Planner II – Planning Services -
Development & Emergency Services
Ms. F. Track, Committee Coordinator

DISCLOSURES OF INTEREST

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CONFIRMATION OF AGENDA

Confirmation of Agenda - March 18, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Peng You
SECONDED BY: Councillor Cody Fraser

With respect to the March 18, 2019 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.

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 464 Cumberland Street North (Dale Cizmar)

Report No. 36/2019 (Development & Emergency Services - Planning Services), presenting an application for a zoning by-law amendment relative to the above noted.

The Applicant has requested to amend the Zoning By-law to add an apartment dwelling as a permitted use at the subject property in the "C4" – Arterial Commercial Zone. The Amendment also includes a parking reduction to 1.0 space per unit for a 3-unit apartment dwelling on the subject lands. This will permit the conversion of a vacant commercial unit into a dwelling unit. There are also currently two dwelling units in the existing building.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is consistent with the Provincial Policy Statement, 2014, is in keeping with the objectives of the 2018 Official Plan as adopted and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services.

Memorandum from Ms. Leslie McEachern, Director, Planning Services Division – Development & Emergency Services Department, dated March 8, 2019 relative to Report No. R 36/2019 (Development & Emergency Services - Planning Services), Application for Zoning By-law Amendment – 464 Cumberland Street N., providing additional comments received in response to the pre-consultation and to the notice of the Public Meeting for the above noted application was distributed separately on Monday, March 11, 2019 to City Council and EMT only.

Mr. G.Mason, Planner II - Planning Services provided a PowerPoint presentation and responded to questions relative to the above noted.

The Chair asked whether the applicant was in attendance and wished to be heard. Mr. D. Cizmar,

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applicant, appeared before Council and responded to questions.

The Chair asked whether 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.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application by D. Cizmar relative to Registered Plan 739, Block 51, Lot 6, municipally known as 464 Cumberland Street North, we recommend that the Zoning By-law 100-2010 be amended as follows:

1. THAT an APARTMENT DWELLING containing a maximum of 3 DWELLING UNITS be added as a permitted use in the existing BUILDING,
2. THAT in the case of an APARTMENT DWELLING with 3 DWELLING UNITS, the parking rate be 1.0 space per DWELLING UNIT,
3. AND THAT the BUILDING existing on the 18th of March, 2019, be permitted to remain in its present location.

Subject to the following conditions:

1. THAT the Applicant enters into a License of Access with the Realty Services Division for their use and maintenance of the portion of the laneway between the subject property and McCulloch Street,
2. AND THAT the Applicant sign a Letter of Undertaking to provide landscaping in the front yard of the site.

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-law is presented to City Council for ratification.

ALL as contained in Report No. R 36/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 1249 Rosslyn Rd (DKR Corporation)

Report No. 37/2019 (Development & Emergency Services - Planning Services), presenting an application for a zoning by-law amendment relative to the above noted.

The Applicant has requested a site-specific Zoning By-law amendment to rezone the subject lands from the “R1-N” – Residential Zone One to the “IN1-N” – Light Industrial Zone. The proposal is to demolish the existing single detached dwelling and construct a new building for use by various businesses associated with construction trades, including a roofing company.

The Applicant’s request conforms to the Provincial Policy Statement and both the current 2002 and the adopted 2018 Official Plans. Administration supports the approval of the proposed Zoning By-law amendment.

Memorandum from Ms. Leslie McEachern, Director, Planning Services Division – Development & Emergency Services Department, dated March 8, 2019 relative to Report No. R 37/2019 (Development & Emergency Services - Planning Services), Application for Zoning By-law Amendment – 1249 Rosslyn Road, providing additional comments received in response to the pre-consultation and to the notice of the Public Meeting for the above noted application was distributed separately on Monday, March 11, 2019 to City Council and EMT only.

Ms. J. Fazio, Planner II - Planning Services provided a PowerPoint presentation and responded to questions relative to the above noted.

The Chair asked whether the applicant was in attendance and wished to be heard. Mr. S. Menic, Consultant, and the applicant, Mr. K. Lange - DKR Corporation, appeared before Council and responded to questions.

The Chair asked whether 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. G. Haigh and Ms. D. Otto appeared before Council and responded to questions.

The Chair asked if there were any further objectors to the application who wished to be heard. There was no response.

The Chair asked Members of Council if they wished to ask any further questions of the applicant.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Brian McKinnon

THAT a Public Meeting having been held with respect to the application by the DKR Corporation, relative to PCL 3955 SEC DFWF; PT LT 12 CON 2 NKR NEEBING PT 1, 55R4448; THUNDER BAY, municipally known as 1249 Rosslyn Road, we recommend that the Zoning By-law be amended as follows:

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1. That the subject property be rezoned to “IN1-N” – Light Industrial Zone, subject to noise provisions;
2. That the 15% LANDSCAPED OPEN SPACE requirement be in the form of:
 1. A 10.0 m wide strip along the southern portion of the eastern INTERIOR SIDE LOT LINE, from the FRONT LOT LINE to a point 55 metres north of the FRONT LOT LINE; and
 2. A 1.8 m wide strip along the northern portion of the eastern INTERIOR SIDE LOT LINE, from a point 55 metres north of the FRONT LOT LINE to the REAR LOT LINE.
 3. A 3.0 m wide strip along all LOT LINES abutting a STREET LINE

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 (SPC)

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-law is presented to City Council for ratification.

ALL as contained in Report No. R 37/2019 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

BY-LAWS

BL 21/2019 - Zoning By-law Amendment - 300 Brock St E

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (300 Brock Street East)

BL 24/2019 - Site Plan Designation - 1249 Rosslyn Rd

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1249 Rosslyn Road)

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BL 25/2019 - Zoning By-law Amendment - 1249 Rosslyn Rd

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1249 Rosslyn Road)

By-law Resolution - March 18, 2019 - City Council Public Meeting

MOVED BY: Councillor Rebecca Johnson

SECONDED BY: Councillor Andrew Foulds

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

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (300 Brock Street East)

BL 21/2019 - Zoning By-law Amendment - 300 Brock St E

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1249 Rosslyn Road)

BL 24/2019 - Site Plan Designation - 1249 Rosslyn Rd

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1249 Rosslyn Road)

BL 25/2019 - Zoning By-law Amendment - 1249 Rosslyn Rd

CARRIED

ADJOURNMENT

The meeting adjourned at 7:20 p.m.