



MEETING: City Council (Public Meeting)

DATE: Monday, September 20, 2021 *Reference No. 10/52*

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:45 p.m.

City Council (Public Meeting)
Chair: Mayor Bill Mauro

PRESENT:

Councillor Albert Aiello
Councillor Brian Hamilton
Councillor Aldo Ruberto

ELECTRONIC PARTICIPATION:

Mayor Bill Mauro
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Andrew Foulds
Councillor Cody Fraser
Councillor Trevor Giertuga
Councillor Rebecca Johnson
Councillor Brian McKinnon
Councillor Kristen Oliver
Councillor Peng You

OFFICIALS:

Krista Power, City Clerk
Katie Piché, Council & Committee Clerk

OFFICIALS - ELECTRONIC PARTICIPATION:

Norm Gale, City Manager
Patty Robinet, City Solicitor
Linda Evans, General Manager – Corporate Services
& Long Term Care & City Treasurer
Kerri Marshall, General Manager – Infrastructure &
Operations
Kelly Robertson, General Manager – Community
Services
Karen Lewis, General Manager – Development &
Emergency Services
Tracie Smith, Director – Strategic Initiatives &
Engagement
Decio Lopes, Senior Planner

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - September 20, 2021 - City Council (Public Meeting)

City Council (Public Meeting) – September 20, 2021

MOVED BY: Councillor Rebecca Johnson
SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the September 20, 2021 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 - 502026 Ontario Ltd. - Dease Street

Report R 118/2021 (Development & Emergency Services - Planning Services) recommending that the application be approved as it is consistent with the Provincial Policy Statement and conforms to the housing and residential policies of the Official Plan. The applicant, 502026 Ontario Ltd, has applied to amend the Zoning By-law to permit the construction of apartment dwellings at vacant lands located on the west end of Dease Street. The proposed amendment to the Zoning By-law would rezone the lands from the "MI" – Major Institutional Zone to the "MU2" – Mixed Use Zone 2 to allow for the development of multiple dwelling units. Changes to the regulations are proposed that include parking, landscaping, lot area, driveways, and retention of uses and permitting additional uses.

Senior Planner Decio Lopes provided a brief overview of the report.

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

Applicant Frank Iazzalino appeared via MS Teams (audio participation).

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

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

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Rebecca Johnson

WITH RESPECT to Report No. R118/2021 (Planning Services), as submitted by the Development & Emergency Services Department and that a Public Meeting having been held with respect to the application by 502026 Ontario Ltd. relative to Lots 684-686, Part of Lots 678-683 and 687, part of Lane, part of Selkirk St, registered Plan WM31 described as Parts 2 and 3 on Plan 55R-14665,

shown as PROPERTY LOCATION on Attachment "A" to R118/2021 (Planning Services), Dease Street, the Zoning By-law be amended as follows:

1. That the portion of the lands shown as "PROPERTY LOCATION," be rezoned from the "MI" – Major Institutional Zone to the "MU2" – Mixed Use Zone 2.
2. Reduce parking to 1 space per dwelling unit for an Apartment Dwelling;
3. Add personal services establishment, community centre, mixed use building, cultural facility, medical office, recreation facility, research and development centre, and residential care facility 3 to the list of permitted uses of the MU2 Zone for the lands;
4. Establish the required landscaping as 20% of lot area and a 3.0m wide strip along all street lines for all uses;
5. Permit a maximum of 3 driveways on the lands with no street line containing more than 2; and
6. Reduce the required lot area for an apartment dwelling to 660.0m² for up to 4 dwelling units and 75.0m² for each additional dwelling unit.

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

CARRIED

BY-LAWS

BL 66/2021 - Zoning By-law Amendment - Dease Street

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (vacant land - Dease Street)

By-law Resolution

By-law Resolution - September 20, 2021 - City Council (Public Meeting)

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Peng You

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

City Council (Public Meeting) – September 20, 2021

1. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (vacant land - Dease Street)

By-law Number: BL 66/2021

CARRIED

ADJOURNMENT

The meeting adjourned at 6:56 p.m.

Mayor

City Clerk