



MEETING: City Council (Public Meeting)

DATE: Monday, December 9, 2019 *Reference No. CCP – 1/51*

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:39 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 T. Giertuga
Councillor B. Hamilton
Councillor R. Johnson
Councillor B. McKinnon
Councillor K. Oliver
Councillor A. Ruberto
Councillor Peng You

OFFICIALS:

Ms. D. Earle, Deputy City Clerk
Mr. N. Gale, City Manager
Mr. M. Grimaldi, 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. D. Lopes, Senior Planner
Mr. J. Kirychuk, Planner II
Ms. L. Lavoie, Committee Coordinator

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - December 9, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Shelby Ch’ng
SECONDED BY: Councillor Brian Hamilton

With respect to the December 9, 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 - 1125 Golf Links Road (1902130 Ontario Ltd.)

Report No. R 173/2019 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to permit a recreation facility and other related development parameters at 1125 Golf Links Road.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated November 29, 2019, relative to Report No. R 173/2019 (Development & Emergency Services – Planning Services) Zoning By-law Amendment - 1125 Golf Links Road referencing correspondence received relative to the application, distributed separately on Monday, December 2, 2019 to Members of Council and City Manager only.

Mr. D. Lopes, Senior Planner 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.

Mr. R. Zanette 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. There was no response.

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

THAT a Public Meeting having been held with respect to the application from 1902130 Ontario Ltd. (R. Zanette), to amend the Zoning By-law as it applies to Registered Plan 760, north part of Lot 19, we recommend the Zoning By-law be amended as follows:

1. Add "recreation facility" as a permitted use in the "IN6" – Prestige Industrial Zone on "Property Location 1" prior to the establishment of a permitted use on "Property Location 2";
2. Amend the maximum height to 20.0 metres for a "recreation facility" intended to be used for indoor field based sports on "Property Location 1";

3. Amend the maximum height to 20.0 metres for a "hotel" on "Property Location 2";
4. Amend the regulations to locate a "hotel" only within the rear 84 metres of the property, shown as "Property Location 2";
5. Amend the minimum required landscaped open space to be 15% of the lot area which includes landscaped open space in the form of a 3.0 m wide strip along all lot lines except the south property line on "Property Location 1";
6. Amend the required number of parking spaces for a "recreation facility" intended to be used for indoor field based sports on "Property Location 1" to 42;
7. Amend the required number of parking spaces for a hotel on "Property Location 2" to one parking space for every guest room;
8. Eliminate the loading space requirement for a "recreation facility" intended to be used for indoor field based sports on "Property Location 1"; and
9. Amend the maximum rear yard to 17.6 metres for a "hotel" on "Property Location 2";

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

AND THAT, in accordance with Corporate Policy 11-03-01 – Access to Existing Expressway or New Arterial Roads, Council hereby provides the property known as 1125 Golf Links Road with permission to construct one (1) commercial access to Golf Links Road, with the final location and configuration subject to the final approval of the City Engineer.

ALL as contained in Report No. R 173/2019 (Development & Emergency Services - Planning Services), as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - 97 Court Street South

Report No. R 185/2019 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the property to the “C5” - Central Business District Zone from the “R2” - Residential Zone Two at 97 Court Street South.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated November 29, 2019, relative to Report No. R 185/2019 (Development & Emergency Services – Planning Services) Zoning By-law Amendment - 97 Court Street South referencing correspondence received relative to the application, distributed separately on Monday, December 2, 2019 to Members of Council and City Manager only.

Memorandum from Mr. J. Kirychuk, Planner II, dated December 5, 2019 containing a corrected resolution relative to the above noted report, distributed separately on Thursday, December 5, 2019.

Mr. J. Kirychuk, 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.

Mr. A. Nieweglowski appeared before Council.

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 Andrew Foulds

SECONDED BY: Councillor Mark Bentz

THAT a Public Meeting having been held with respect to the application by Andy Nieweglowski relative to Registered Plan 1720 Lot 2, municipally known as 97 Court Street South, we recommend that the Zoning By-law be amended as follows:

1. That the subject lands be rezoned to the “C5” – Central Business District from the “R2” – Residential Two Zone.

The following amendments apply to the regulations of the “C5” – Central Business District as it applies to the Subject Lands

2. That the maximum number of DWELLING UNITS permitted on the site is 4,
3. That the minimum required side yard setback for an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is 1.0 m.
4. That in the case of an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS, no parking is required.
5. That in the case of an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS, a landscaped strip and a privacy screen is not required along the west side lot line which abuts a residential zone.

Subject to the following conditions:

1. THAT the subject property be 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.

ALL as contained in Report No. R 127/2019 (Planning Services) as submitted by the Development & Emergency Services Department

CARRIED

BY-LAWS

BL 120/2019 - Zoning By-law Amendment - 1125 Golf Links Road

A By-law to amend By-law 93/2018 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1125 Golf Links Road).

BL 128/2019 - Community Improvement Plan for the Thunder Bay International Airport

A By-law to adopt a Community Improvement Plan for the Thunder Bay International Airport Community Improvement Project Area pursuant to Section 28(4) of the Planning Act, R.S.O 1990, as amended.

BL 129/2019 - Delegated Authority - Airport Community Improvement Plan

A By-law to delegate Council's authority to make decisions on Community Improvement Plan grant applications.

BL 130/2019 - Zoning By-law Amendment - 97 Court Street South

A By-law to amend By-law 100-2010 (The Zoning By-law) of the Corporation of the City of Thunder Bay (97 Court Street South).

BL 132/2019 - Site Plan Designation - 97 Court Street South

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (97 Court Street South).

By-law Resolution

By-law Resolution - December 9, 2019

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Andrew Foulds

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

1. A By-law to amend By-law 93/2018 which amends By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1125 Golf Links Road)

By-law Number: BL 120/2019

2. A By-law to adopt a Community Improvement Plan for the Thunder Bay International Airport Community Improvement Project Area pursuant to Section 28(4) of the Planning Act, R.S.O 1990, as amended

By-law Number: BL 128/2019

3. A By-law to delegate Council's authority to make decisions on Community Improvement Plan grant applications

By-law Number: BL 129/2019

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of the Corporation of the City of Thunder Bay (97 Court Street South)

By-law Number: BL 130/2019

5. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (97 Court Street South)

By-law Number: BL 132/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 7:05 p.m.

Mayor

Deputy City Clerk