



**MEETING:** City Council (Public Meeting)

**DATE:** Monday, July 27, 2020

*Reference No. CCP – 8/51*

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**OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:31 P.M.**

City Council (Public Meeting)

Chair: Mayor B. Mauro

**PRESENT:**

Mayor B. Mauro  
Councillor M. Bentz  
Councillor S. Ch’ng  
Councillor A. Foulds  
Councillor B. Hamilton  
Councillor K. Oliver  
Councillor A. Ruberto  
Councillor Peng You

**ELECTRONIC  
PARTICIPATION:**

Councillor A. Aiello  
Councillor C. Fraser  
Councillor T. Giertuga  
Councillor R. Johnson  
Councillor B. McKinnon

**OFFICIALS:**

Ms. D. Earle, Deputy City Clerk  
Mr. M. Smith, General Manager – Development &  
Emergency Services  
Ms. L. Lavoie, Committee Coordinator  
Ms. F. Track, Committee Coordinator

**OFFICIALS - ELECTRONIC PARTICIPATION:**

Ms. L. Evans, General Manager – Corporate Services  
& Long Term Care  
Ms. P. Robinet, City Solicitor  
Ms. K. Marshall, General Manager – Infrastructure &  
Operations  
Ms. K. Robertson, General Manager – Community  
Services  
Mr. J. Kirychuk, Planner II

***DISCLOSURES OF INTEREST***

None.

## ***CONFIRMATION OF AGENDA***

Confirmation of Agenda - July 27, 2020 - City Council (Public Meeting)

MOVED BY: Councillor Andrew Foulds  
SECONDED BY: Councillor Shelby Ch'ng

With respect to the July 27, 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 were read to Members of Council and those in attendance.

## ***CITY COUNCIL (PUBLIC MEETING)***

### **Zoning By-law Amendment - 941 Simpson Street**

Report No. R 86/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add home improvement store, retail store, and commercial school as permitted uses within the existing building at 941 Simpson Street.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 941 Simpson Street Report No. R 86/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

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

Mr. S. Huzan, Consultant, appeared before Council on behalf of the applicant and responded to questions.

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

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

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

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

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by Gregory Chvets, relative to Registered Plan W57, Block 9, Lots 1 to 5; NEEBING ADDITIONAL ; THUNDER BAY ; municipally known as 941 Simpson Street, we recommend that the Zoning By-law be amended as follows:

That HOME IMPROVEMENT STORE, RETAIL STORE, and COMMERCIAL SCHOOL be permitted within the existing building.

That the minimum number of PARKING SPACES for HOME IMPROVEMENT STORE, RETAIL STORE, and/or COMMERCIAL SCHOOL within the existing building be nine (9).

That the minimum required number of LOADING SPACES be eliminated for any USE within the existing building.

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "A", is designated as an area of Site Plan Control (SPC).

The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for parking and landscaping along the frontages abutting Simpson Street and Southern Avenue, to the satisfaction of the Parks & Open Spaces Section.

The Applicant has entered into a License Agreement with Realty Services for the use and maintenance of the private sidewalk located within the City owned right-of-way off of Southern Avenue.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of twelve (12) 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 86/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

## **Zoning By-law Amendment - 639 McLaughlin Street**

Report No. R 87/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to rezone the lands to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two, and to reduce the minimum required number of parking spaces to 1.0 per dwelling unit.

Memorandum from Mr. J. Kirychuk, Planner II dated July 22, 2020 containing an amended resolution relative to the above noted, distributed separately on Thursday, July 23, 2020.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 639 McLaughlin Street Report No. R 87/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

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

Mr. S. Menic, Consultant, appeared before Council on behalf of the applicant and responded to questions.

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

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

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

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

MOVED BY: Councillor Aldo Ruberto

SECONDED BY: Councillor Albert Aiello

THAT a Public Meeting having been held with respect to the application by Matawa Non-Profit Housing Corporation relative to Registered Plan 54, Block 46, Lots 37 to 40, municipally known as 639 McLaughlin Street, we recommend that the Zoning By-law be amended as follows:

THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;

THAT the maximum number of DWELLING UNITS for an APARTMENT DWELLING be six (6)”

AND THAT the minimum required number of PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT from 1.5 for an APARTMENT DWELLING.

THAT prior to the passing of the amending By-law:

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-law is presented to City Council for ratification.

ALL as contained in Report No. R 87/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

**Official Plan and Zoning By-law Amendment - 307/319 Euclid Avenue & 540 Arthur Street West**

Report No. R 88/2020 (Development & Emergency Services – Planning Services) recommending that the Official Plan and Zoning By-law be amended to add retail store as permitted use within the existing buildings operating as a shopping centre on the subject lands.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Official Plan & Zoning By-law Amendment – 307/319 Euclid Avenue & 540 Arthur Street West Report No. R 88/2020 (Development & Emergency Services – Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

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

Mr. T. Jones, Tom Jones & Sons Ltd. appeared before Council on behalf of the applicant and responded to questions.

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

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

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

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

MOVED BY: Councillor Rebecca Johnson  
SECONDED BY: Councillor Kristen Oliver

#### Official Plan Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend:

The proposed Official Plan Amendment to add a site specific policy to the Service Commercial land use designation to permit a Retail Store as a permitted use on the subject lands be approved,

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in the Report No. R 88/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

#### Zoning By-law Amendment

THAT a Public Meeting having been held with respect to the application by Tom Jones & Sons Limited, relative to LOTS 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193), municipally known as 307/319 Euclid Avenue & 540 Arthur Street West, we recommend that the Zoning By-law be amended as follows:

That "RETAIL STORE" be added as a permitted use within the "C4" – Arterial Commercial Zone within the existing buildings located on the subject property.

Subject to the following condition:

That prior to the passing of the amending by-law:

Official Plan Amendment No. 2 is approved by City Council.

The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control (SPC)

The Applicant has entered into a Personal Undertaking with the City of Thunder Bay that includes the provision of a Performance Guarantee and a plan for landscaping along the front lot line abutting the Arthur Street Image Route, to the satisfaction of the Parks & Open Spaces Section.

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 88/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

CARRIED

### **Zoning By-law Amendment - 184 Brent Street**

Report No. R 89/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 184 Brent Street Report No. R 89/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

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

Mr. J. McRae, the applicant, appeared before Council and responded to questions.

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

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

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

The Deputy City Clerk advised that Mr. I. Daski had registered to participate electronically.

Mr. I. Daski appeared before Council and responded to questions.

MOVED BY: Councillor Aldo Ruberto  
SECONDED BY: Councillor Andrew Foulds

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 141 & 143, Parcels 1957 & 2311 of Registered Plan M18, municipally known as 184 Brent Street, we recommend that the Zoning By-law be amended as follows:

That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following is applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;

The minimum required LOT AREA be reduced to 643 sq. m;

The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.5 m; and

The minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "B", is 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-law is presented to City Council for ratification.

ALL as contained in Report No. R 89/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

**Referral Resolution - R 89/2020 Zoning By-law Amendment - 184 Brent Street**

MOVED BY: Councillor Trevor Giertuga

SECONDED BY: Councillor Shelby Ch'ng

With respect to Report No. R 89/2020 (Development & Emergency Services – Planning) we recommend that the report be referred to Administration to report back with alternative options relative to 184 Brent Street.

CARRIED



## **Zoning By-law Amendment - 543 Andrew Street**

Report No. R 90/2020 (Development & Emergency Services - Planning Services) recommending that the Zoning By-law be amended to add a four-unit apartment dwelling as a permitted use on an interior lot in the “R2” – Residential Zone Two.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated July 22, 2020 relative to Application for Zoning By-law Amendment – 543 Andrew Street Report No. R 90/2020 (Development & Emergency Services - Planning Services), referencing correspondence received relative to the application, distributed separately to Members of Council and City Manager only on Thursday, July 23, 2020.

Memorandum from Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning, relative to the above noted, containing amended attachments, for information. Distributed separately on Monday, July 27, 2020.

Mr. J. Kirychuk, Planner II - Development & Emergency Services - Planning provided a brief overview of the report.

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

Mr. J. McRae, Consultant, on behalf of the owner, appeared before Council and responded to questions.

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

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

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

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

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Aldo Ruberto

THAT a Public Meeting having been held with respect to the application by John McRae, relative to Lots 45 & 46 of Registered Plan 195, municipally known as 543 Andrew Street, we recommend that the Zoning By-law be amended as follows:

That an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is added as a permitted USE on an interior lot at this location; and

That in the case of an APARTMENT DWELLING the following is applied at this location:

The minimum required LOT FRONTAGE be reduced to 20.0 m;

The minimum width of a DRIVEWAY for two-way traffic leading to a PARKING AREA be reduced to 4.8 m; and

That the minimum number of required PARKING SPACES be reduced to 1.0 PARKING SPACE per DWELLING UNIT

Subject to the following conditions:

That prior to the passing of the amending by-law:

The subject property, as shown on Attachment "B", is 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-law is presented to City Council for ratification.

ALL as contained in Report No. R 90/2020 (Planning Services) as submitted by the Development & Emergency Services Department.

### **Referral Resolution - R 90/2020 - Zoning By-law Amendment**

MOVED BY: Councillor Brian Hamilton  
SECONDED BY: Councillor Peng You

With respect to Report No. R 90/2020 (Development & Emergency Services – Planning) we recommend that the report be referred to Administration to report back with alternative options relative to 543 Andrew Street.

CARRIED

### ***BY-LAWS***

#### **BL 84/2020 - Zoning Bylaw Amendment - 639 McLaughlin Street**

By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street), distributed separately on Thursday, July 23, 2020.

#### **BL 87/2020 - Site Plan Designation - 639 McLaughlin Street**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, distributed separately on Thursday, July 23, 2020.

**BL 88/2020 - Site Plan Designation - 307/319 Euclid Avenue & 540 Arthur St. W**

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, distributed separately on Thursday, July 23, 2020.

**By-law Resolution – July 27, 2020**

MOVED BY: Councillor Kristen Oliver  
SECONDED BY: Councillor Peng You

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 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (639 McLaughlin Street).

By-law Number: BL 84/2020

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 87/2020

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.

By-law Number: BL 88/2020

CARRIED

***ADJOURNMENT***

The meeting adjourned at 8:21 P.M.

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Mayor

\_\_\_\_\_  
Deputy City Clerk