



MEETING: City Council (Public Meeting)

DATE: October 21, 2019

Reference No. 11/50

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:40 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 A. Ruberto
Councillor Peng You

OFFICIALS:

Ms. K. Power, City Clerk
Ms. D. Earle, Deputy City Clerk
Mr. N. Gale, City Manager
Ms. P. Robinet, City 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. J. Kirychuk, Planner II – Development &
Emergency Services
Ms. J. Fazio, Planner II – Development &
Emergency Services
Mr. J. DePeuter, Manager – Realty Services
Ms. L. Chevrette, Coordinator – Crime Prevention
Council
Ms. F. Track, Committee Coordinator

DISCLOSURES OF INTEREST

Disclosures of Interest

Councillor A. Aiello disclosed an interest relative to Report No. R 133/2019 Zoning By-law Amendment - Part of 105 Junot Avenue South (OAHSSC), as he is the Executive Director of the adjacent Boys & Girls Club of Thunder Bay.

CONFIRMATION OF AGENDA

Confirmation of Agenda - October 21, 2019 - City Council (Public Meeting)

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Councillor Kristen Oliver

With respect to the October 21, 2019 City Council 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 - 1080 Memorial Ave (Kenny Alwyn Whent Inc.)

Report No. 147/2019 (Planning Services - Development & Emergency Services) presenting an application requesting a site-specific Zoning By-law amendment to add Commercial School as a permitted use in the existing building located at 1080 Memorial Avenue. Young Drivers was previously operating at this property under a Temporary Use By-law. Now that the Temporary Use By-law has expired, the proposal is to bring the school into conformity with the Zoning-Bylaw on a permanent basis.

The Applicant's request conforms to the Provincial Policy Statement and the Official Plan. For these reasons, Administration supports the approval of the proposed Zoning By-law amendment.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 11, 2019, relative to the above noted, referencing correspondence received relative to the application was distributed separately on Thursday, October 17, 2019 to members of Council and City Manager only.

Mr. J. Kirychuk, Planner II – Planning Services provided a PowerPoint presentation and responded to questions.

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

Ms. D. Stajkowski appeared before Council on behalf of the applicant.

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.

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 Andrew Foulds

THAT a Public Meeting having been held with respect to the application by Kenny Alwyn Whent Inc., relative to Plan M52 Lots 12 to 16 PT Lot 17 Rem Pcl 1731 2076 1648 1252 1617, municipally known as 1080 Memorial Avenue, we recommend that the Zoning By-law be amended as follows:

1. That COMMERCIAL SCHOOL be added as a permitted USE within the existing BUILDING.

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 147/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

CARRIED

Zoning By-law Amendment - Part of 105 Junot Avenue South (OAHSSC)

Councillor A. Aiello disclosed an interest relative to Report No. R 133/2019 Zoning By-law Amendment - Part of 105 Junot Avenue South (OAHSSC), as he is the Executive Director of the adjacent Boys & Girls Club of Thunder Bay.

Report No. 133/2019 (Planning Services - Development & Emergency Services) presenting an application requesting a site-specific Zoning By-law amendment to define and permit a "Residence and Community Resource Centre" on the subject property. The "Residence and Community Resource Centre" would house up to 58 individuals transitioning from homelessness and provide support services to both the residents of the facility and the general public.

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.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 11, 2019, relative to the above noted, referencing correspondence received relative to the application was distributed separately to members of Council and City Manager only on Thursday, October 17, 2019.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 15, 2019, relative to the above noted, referencing correspondence received relative to the application was distributed separately to members of Council and City Manager only on Thursday, October 17, 2019.

Memorandum from Ms. L. McEachern, Director, Planning Services Division - Development & Emergency Services, dated October 18, 2019, relative to the above noted, referencing correspondence received relative to the application was distributed separately to members of Council and City Manager only on Friday, October 18, 2019.

Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 21, 2019 relative to the above noted, referencing correspondence received relative to the application was distributed separately On Monday, October 21, 2019 to Members of Council and EMT only.

Additional Memorandum from Ms. L. McEachern, Director – Planning Services Division, dated October 21, 2019 relative to the above noted, referencing correspondence received relative to the application was distributed separately On Monday, October 21, 2019 to Members of Council and EMT only.

Ms. J. Fazio, Planner II – Planning Services provided a PowerPoint presentation.

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

Mr. J. Marchand, Executive Director - Ontario Aboriginal Housing Services, Ms. D. Smith, consultant on behalf of the Thunder Bay Indigenous Friendship Centre and Ms. C. Baglien, Executive Director - Thunder Bay Indigenous Friendship Centre appeared 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.

Ms. A. Bellavance, Co-Chair - Thunder Bay Housing & Homelessness Coalition appeared before Council and responded to questions.

Mr. D. West, Vice President - Thunder Bay Indigenous Friendship Centre appeared before Council and responded to questions.

Ms. B. Cryderman appeared before Council.

Ms. B. Ponka appeared before Council.

Ms. B. Listmus appeared before Council.

Mr. P. Pugh appeared before Council.

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

Ms. B. Borrows appeared before Council and responded to questions.

Ms. C. Peters, Program & Training Manager - John Howard Society appeared before Council and responded to questions.

Mr. C. Santander-Maturana, President - Thunder Bay & District Labour Council appeared before Council.

Ms. E. Beagle, Executive Director - Roots to Harvest appeared before Council.

Ms. J. Upsenonick appeared before Council.

Dr. T. Hay, Lakehead University appeared before Council.

Mr. T. Boyer, Bay Media appeared before Council.

Ms. M. Harting appeared before Council.

Ms. M. Carpel appeared before Council.

Ms. K. Power, City Clerk, read the following names of supporters in attendance: Jessica Jurgutis, Mike Young, Kyle Norman, Gavin Horito-Karn, Gwen Buttermer and Matthew Cuddy.

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

Mr. P. Suddaby, President - Boys & Girls Club of Thunder Bay and Ms. E. Hendricks, Director - Boys & Girls Club of Thunder Bay appeared before Council and responded to questions.

Ms. S. McCrea appeared before Council and responded to questions.

At the request of the Chair, Councillor M. Bentz assumed the Chair during the discussion of this item.

Mr. H. Lightwood appeared before Council.

Mayor B. Mauro re-assumed the Chair during the discussion of this item.

Mr. I. Robson appeared before Council.

Mr. J. Williams appeared before Council.

Mr. D. Wolframe appeared before Council.

Ms. L. Skirving appeared before Council.

Mr. D. Joy appeared before Council.

Mr. L. Gallie appeared before Council.

Ms. K. Power, City Clerk, read the following names of objectors in attendance: Angelo Paternoster, Rose Paternoster, Sandi Martino, Joanne Campbell, Miriam M. Bangura, Josephine Hamilton, Kemoh J. Mansoray, Susan Walker, Gerard Walker and Lindsay DeAgazio.

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

The applicant's appeared before Council and responded to additional questions.

A recorded vote was requested on the following resolution, the results of which are as follows:

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

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

THAT a Public Meeting having been held with respect to the application by Ontario Aboriginal Housing Support Services Corporation, relative to Part of Lot 4, Concession A, Township of McIntyre, municipally known as part of 105 Junot Avenue South, we recommend that the Zoning By-law be amended as follows:

1. That a "RESIDENCE AND COMMUNITY RESOURCE CENTRE" be defined as a RESIDENTIAL CARE FACILITY that provides accommodation for up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.

2. That a “RESIDENCE AND COMMUNITY RESOURCE CENTRE” be added as a permitted use on the subject property.

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

ALL as contained in Report No. R 133/2019 (Planning Services - Development & Emergency Services) as submitted by the Development & Emergency Services Department.

CARRIED

11:00 P.M. Resolution

During discussion of the above noted item, the following resolution was passed:

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Trevor Giertuga

THAT the hour being 11:00 p.m., we continue with the business at hand.

CARRIED

BY-LAWS

BL 93/2019 - Site Plan Designation - Part of 105 Junot Avenue 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. (Part of 105 Junot Avenue South)

BL 94/2019 - Zoning By-law Amendment - Part of 105 Junot Avenue South

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave South)

BL 108/2019 - Site Plan Designation - 629 Regina Avenue

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

BL 112/2019 - Site Plan Control Designation - 1415/1419 Bowman Avenue & 1900 Frederica Street

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street)

BL 113/2019 - Site Plan Control Designation - 1080 Memorial Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1080 Memorial Avenue)

BL 114/2019 - Zoning By-law Amendment -1080 Memorial Ave

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Resolution – October 21, 2019

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Aldo Ruberto

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 designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Part of 105 Junot Avenue South)

By-law Number: BL 93/2019

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Part of 105 Junot Ave S)

By-law Number: BL 94/2019

3. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (629 Regina Avenue)

By-law Number: BL 108/2019

4. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (1415/1419 Bowman Avenue & 1900 Frederica Street)

By-law Number: BL 112/2019

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. (1080 Memorial Avenue)

By-law Number: BL 113/2019

6. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (110 Redwood Avenue West)

By-law Number: BL 114/2019

CARRIED

ADJOURNMENT

The meeting adjourned at 11:25 P.M

Mayor

City Clerk