



MEETING: Committee of the Whole

DATE: Monday, June 17, 2019

Reference No. COW - 34/50

OPEN SESSION in S.H. Blake Memorial Auditorium at 6:30 p.m.

Committee of the Whole - Planning Session

Chair: Councillor T. Giertuga

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - June 17, 2019 - Committee of the Whole

With respect to the date, June 17, 2019 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

REPORTS OF COMMITTEES

Heritage Advisory Committee Minutes

Minutes of Meeting No. 3-2019 of the Heritage Advisory Committee held on April 3, 2019, for information.

Committee of Adjustment Minutes

Committee of Adjustment Minutes for Meeting No. 3-19, held on April 24, 2019, for information.

Lakehead Regional Conservation Authority Minutes

Lakehead Regional Conservation Authority Minutes for Meeting No. 4, held on May 1, 2019, for information.

REPORTS OF MUNICIPAL OFFICERS

Condominium Exemption - 200 Oasis Lane - Beverly Balmoral Development Inc.

Report No. R 81/2019 (Planning Services) to consider an application to register a 24 unit residential

plan of condominium being stage 2 of a Phased Condominium.

New Response Completed for Speak to City Council received on June 4, 2019 from Ms. R. Agarwal, representative for Beverly Balmoral Development Inc (developers for Terravista Condominiums)

Letter dated June 9, 2019 from Ms. R. Agarwal, representative of Terravista Condominiums, relative to the above noted.

With respect to Report No. R 81/2019 (Planning Services), we recommend that the application by Beverly Balmoral Development Inc. for an exemption under Section 51 of the Planning Act, pursuant to Section 9(6) of the Condominium Act to amend the description of Thunder Bay Standard Condominium No. 55 to add a 24-unit residential condominium building described as Plan 220, Part of Lots 38-46, Part of Lots 57-65, and part of Lane, described as Parts 13 and 14 on RP 55R-13460, part 11 of 55R-13460 less Part 2 of 55R-13898, Part 12 of 55R-13460 less Part 3 of 55R-13898, Portion of Part 10 of 55R-13460 described as Part 4 on 55R-13898, and Portion of Part 5 of 55R-13460 described as Part 5 on 55R-13898, municipally described as 200 Oasis Lane (58CDM-19501) (the “**Lands**”), as shown on Attachment “B” - Plan of Condominium to this Report, be approved;

AND THAT any necessary by-laws be presented to City Council for ratification;

AND THAT the by-law to authorize the Mayor and Clerk to sign the final plans be presented to Council for ratification, in accordance with the City of Thunder Bay Subdivision/Condominium Approval Procedures;

AND THAT signing of the final plans by the Mayor and Clerk be subject to the conditions outlined in Attachment “C” - Conditions.

Residential Lot Inventory and Housing Development Report - December 2018

Report No. R 80/2019 (Development & Emergency Services - Planning Services) providing the current status of the City's lot/unit inventory based on plans of subdivision and condominium and provides an overview of where residential construction activity has occurred as of January 1, 2018.

Amend Draft Approval of a Plan of Subdivision - 1140735 Ontario Ltd. 15th Side Road

Report R 82/2019 (Planning Services) recommending that the request by 1140735 Ontario Ltd. to extend draft plan approval (58T-15503) to June 20, 2022, be approved.

THAT with respect to Report No. R 82/2019 (Planning Services), we recommend that the request by 1140735 Ontario Ltd. to extend draft plan approval (58T-15503) to June 20, 2022, subject to the conditions outlined in Attachment "B" as it applies to Part of Lot 16, Concession 2, S.K.R., 2085 15th Side Road, be approved;

AND THAT any necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R 82/2019 (Planning Services), as submitted by the Development & Emergency Services Department.

Amend Draft Approval of a Plan of Subdivision - DiGregorio Developments Inc. (Parkdale 6)

Report No. R 84/2019 (Planning Services) recommending that the request by DiGregorio Developments Inc. to extend draft plan approval (58T-14501) to December 20, 2019, be approved.

THAT with respect to Report No. R84/2019 (Planning Services), we recommend draft plan approval (58T-14501) be extended to December 20, 2019, subject to the conditions outlined in Attachment "B" as it applies to a Portion of Block 1, Registered Plan 55M-571, Stage 6 of the Parkdale Subdivision, corner of Parkdale and Weiler Boulevards;

AND THAT any necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R84/2019 (Planning Services), as submitted by the Development & Emergency Services Department.

Single Source Approval for Boulevard Lake Dam Design Services

Report No. R 104/2019 (Infrastructure & Operations) recommending that Boulevard Lake Dam design services be single sourced to JML Engineering Ltd.

With respect to Report No. R 104/2019 (Infrastructure & Operations – Engineering) we recommend that consulting engineering services be single sourced to the firm of JML Engineering Ltd. and that an agreement in the amount of \$325,677.30 [inclusive of HST] be approved for design and construction administration services associated with this project;

AND THAT the General Manager of Infrastructure and Operations report any circumstances to City Council should significant variations in the contract quantities occur;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary by-laws be presented to City Council for ratification.

Ammendement to By-Law 45-1972

Report R 106/2019 (Infrastructure & Operations – Parks & Open Spaces) recommending that By-law 45-1972 be repealed and replaced.

With respect to report R 106/2019 (Infrastructure & Operations – Parks & Open Spaces) we recommend that By-law 45-1972 be repealed and replaced as outlined in this report;

AND THAT a new Parks Use By-law as outlined in this report be presented to City Council for ratification;

AND THAT the Mayor and Clerk be authorized to execute all necessary documentation.

PETITIONS AND COMMUNICATIONS

Wake the Giant In-Kind Contribution

Memorandum dated May 28, 2019 from Ms. L. Prentice, Manager - Community & Cultural Development, Recreation & Culture Division, relative to the above noted. Distributed separately on Friday, May 31, 2019

THAT the City of Thunder Bay endorse and participate in the Wake the Giant initiative as a cultural awareness initiative that identifies safe spaces throughout the city while committing businesses and organizations to share education and resources with employees, staff and the community at large, with a goal to be more welcoming to Indigenous youth;

AND THAT Administration explore opportunities to further incorporate the logo on uniforms or other materials generated for programs and services where youth are a primary audience;

AND THAT Administration continue to work with the Wake the Giant organizers to support planning and implementation of their 2019 activities;

AND THAT financial support of up to \$15,000 total be provided from approved 2019 Corporate Strategic Services and Youth Inclusion Project budgets towards Wake the Giant activities that specifically align with the City's responsibilities under Inquest Recommendation #116 and the Youth Inclusion Program;

Multi-Sport Indoor Turf Facility - Non Business Meeting

Memorandum dated June 7, 2019 from Mayor B. Mauro relative to the above noted.

Infrastructure Funding Priority List

Memorandum dated June 3, 2019 from Councillor B. McKinnon, Chair – Inter-Governmental Affairs Committee providing the current Infrastructure Funding Priority List for information.

ADJOURNMENT



MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - June 17, 2019 - Committee of the Whole

RECOMMENDATION

With respect to the date, June 17, 2019 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.



MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Heritage Advisory Committee Minutes

SUMMARY

Minutes of Meeting No. 3-2019 of the Heritage Advisory Committee held on April 3, 2019, for information.

ATTACHMENTS

1 HAC minutes Apr 3 2019

DATE: WEDNESDAY, APRIL 3, 2019 **MEETING NO. 03-2019**

TIME: 5:00 P.M.

PLACE: MCNAUGHTON ROOM, 3RD FLOOR, CITY HALL
500 DONALD STREET EAST

CHAIR: MR. A. COTTER

PRESENT:

Mr. A. Cotter, Chair
Mr. L. Hebert
Ms. D. Pallen
Ms. J. Waite
Ms. S. Walker

OFFICIALS:

Mr. M. Szybalski, Corporate Records Manager & City Archivist
Ms. L. Lavoie, Committee Coordinator

RESOURCE PERSONS:

Ms. L. Abthorpe, Heritage Researcher
Ms. P. Caland, Ministry of Tourism, Culture & Sport
Mr. G. Mason, Planner II
Ms. P. Mader, Arts & Cultural Development Coordinator

GUESTS:

Mr. M. Morrison, Community Hub Manager, Facilities – TBPL
Mr. J. DeGiacomo, Executive Director – AETS
Mr. A. Yozipovic, Project Manager – Mansfield Construction
Ms. B. McKay, Property Owner – 230 Brodie Street N.
Mr. W. Schwar, Supervisor – Parks & Open Space Planning
Mr. D. Yahn

1.0 DISCLOSURES OF INTEREST

None.

2.0 AGENDA APPROVAL

MOVED BY: Ms. D. Pallen
SECONDED BY: Ms. S. Walker

With respect to the April 3, 2019 Heritage Advisory Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

3.0 CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the Heritage Advisory Committee Meeting No. 02-2019 held on February 28, 2019 to be confirmed.

MOVED BY: Ms. D. Pallen

SECONDED BY: Mr. L. Hebert

THAT the Minutes of Meeting No. 02-2019 held on February 28, 2019 be confirmed.

CARRIED

4.0 PRESENTATIONS**4.1 Waverley Resource Library – 285 Red River Road**

Drawings and photos relative to the above-noted were distributed with the agenda.

Mr. M. Morrison, Community Hub Manager, Facilities – Thunder Bay Public Library provided a presentation and responded to questions relative to a washroom renovation project in the lower level of Waverley Resource Library, a property located in the Waverley Park Heritage Conservation District.

The purpose of the renovation is to provide more washroom facilities for the public and staff. Further additions to the washroom facilities are to be included in future plans. Part of the current renovation plan includes closing in an existing service door in the addition section of the library and relocating it to the heritage section of the building. The location of the new door will be in a previously impacted section of the façade where a window used to be.

MOVED BY: Mr. L. Hebert

SECONDED BY: Ms. D. Pallen

THAT the Heritage Advisory Committee approves the washroom renovation project in the lower level and the relocation of an exterior service door at Waverley Resource Library, 285 Red River Road, as shown in plans by LGA Architects, as presented by Mr. M. Morrison and Mr. J. DeGiacomo at the April 3, 2019 Committee meeting;

AND THAT the Heritage Advisory Committee confirms that the plans as presented do not conflict with the significant heritage features of the building;

AND THAT a copy of this resolution be forwarded to The City of Thunder Bay's Building Division, if required.

CARRIED

Mr. J. DeGiacomo, Executive Director – Anishinabek Employment and Training Services provided the Committee with an update relative to proposed future renovations at Brodie Resource Library. Thunder Bay Public Library is working on creating a community hub at Brodie, a premise similar to Waverley. Representatives will return to a future HAC meeting when drawings and more details are available.

4.2 Arlington Apartments – 230 Brodie Street N.

Ms. B. McKay, Property Owner, provided an update relative to the addition of exterior stairs at Arlington Apartments, 230 Brodie Street North, a designated heritage property.

Information about the property and drawings were distributed separately at the meeting.

The proposed exit stairway will be at the left side of the balcony and does not alter the footprint of the building or require any windows to be sealed. The plans have been accepted by the fire department.

MOVED BY: Mr. L. Hebert

SECONDED BY: Ms. J. Waite

THAT the Heritage Advisory Committee approves the addition of exterior stairs at the front of the building at 230 Brodie Street North as shown in plans by H. Bradford Green Architect Inc., presented by Ms. B. McKay at the April 3, 2019 committee meeting;

AND THAT the exterior stairs will provide a second exit for the front six apartments as per the Thunder Bay Fire Service Inspection Order dated May 29, 2018;

AND THAT a copy of this resolution be forwarded to The City of Thunder Bay's Building Division, if required.

CARRIED

5.0 VICKERS PARK PLAYGROUND

Mr. W. Schwar, Supervisor – Parks & Open Space Planning provided a PowerPoint presentation entitled Vickers Park Playground Restoration RFP and responded to questions.

The playground equipment at Vickers Park has reached its end of life and will be replaced. Mr. W. Schwar informed the Committee that Administration intends to create a truly accessible playground at Vickers Park. Other parks have some components that are accessible, but Vickers will be an accessible hub. Vickers will continue to be a neighbourhood park with more challenging components, as well.

Discussion about the Vickers Park playground plans included the following:

- Victorian layout of the park will remain, including the circular perimeter walkway, circular flowerbeds and symmetry of the design
- Entrance arch at Arthur Street will remain
- Metal turtle will remain
- Other architecture styles of the neighbourhood could also be incorporated: Edwardian, craftsman, tudor
- A gathering place will be incorporated in the design
- Circular seating, similar to Marina Park, is an option
- Interpretive plaques featuring the history of the park could be included

Mr. W. Schwar noted that there will be consultation with the neighbourhood, community groups that use the park and Indigenous groups. He expects design development to begin in fall.

The Committee asked to be kept informed throughout the process.

Playground equipment at two other major City parks, Boulevard Lake and Centennial Park, has also reached its end of life. All three parks will be included on one RFP.

While Vickers Park's playground will be designed as an accessible hub on the south side of the City, the playground at Boulevard Lake will become an accessible hub on the north side.

6.0 DEASE POOL

A draft copy of the Dease Pool Cultural Heritage Evaluation Report was distributed, for information.

Ms. L. Abthorpe, Heritage Researcher provided an update relative to cultural heritage property evaluation process. The subcommittee will meet again and will make a site visit before the next HAC meeting.

During discussion of the above-noted item, quorum was lost at 6:35 p.m.

7.0 ADJOURNMENT

The meeting was adjourned at 6:35 p.m.



MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Committee of Adjustment Minutes

SUMMARY

Committee of Adjustment Minutes for Meeting No. 3-19, held on April 24, 2019, for information.

ATTACHMENTS

1. Committee of Adjustment Minutes – April 24, 2019

April 24, 2019



COMMITTEE OF ADJUSTMENT

DATE April 24, 2019

MEETING NO. 03-19

TIME 4:00 p.m.

PLACE S.H. Blake Memorial Auditorium

CHAIRMAN: Mr. N. Roy

Mr. J. Talarico
Mr. K. DesRosiers
Dr. R. Togman

Ms. L. Veal, Secretary-Treasurer
Ms. J. Thompson, Assistant Secretary-Treasurer
Mr. G. Mason, Planner II

ABSENT: Mr. A. Petersen

Vice Chairman Mr. N. Roy outlined the procedure which the Committee would follow in dealing with an application.

DISCLOSURE OF INTEREST

There were no conflicts of interest declared.
Mr. J. Talarico commented he had the same last name as the Applicant in Application B-19-2019 but is not related.

APPLICATIONS

The Secretary-Treasurer read out the Notices of Hearing and submitted the list of relevant documents to the Committee for its consideration. She also filed, with the Committee, her affidavit pertaining to Notices of Hearing and the list of relevant persons to whom such notices were sent.

The Chairman outlined the procedure which the Committee would follow in dealing with an application.

1. Application A-13-2019 Owner: Tyler and Jennifer Bulloch, Agent: Stefan Huzan 151 Bruce Street, Lot 119 120 & 122 Plan M18

Stefan Huzan and Mark Hyytiainen appeared before the Committee to answer questions regarding this application. The Chairman asked if he received the conditions and if they understood them. Mr. Huzan and Mr. Hyytiainen both agreed they received and understood the conditions.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Union Gas, and Engineering & Operations Division.

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Mr. Grant Mason, Planner II, Planning Services Division supported the application with condition.

The Chairman asked the members for a vote as to the approval of application A-13-2019

“TAKE NOTICE THAT an application from Tyler and Jennifer Bulloch for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 151 Bruce Street, Lot 119 120 & 122 Plan M18 to facilitate the consent sever one new lot for the construction of a single detached dwelling as set forth in the application.

Table 9.2.1	Reduce Minimum required Lot Depth from 30 metres to 22 metres for the severed lot
	Reduce Minimum required Front yard from 6 metres to 3 metres for the severed lot
	Reduce the Minimum required interior side yard for the existing deck from 1.5 metres to 0.2 metres for the retained lot
	Reduce the Minimum required Lot Depth from 30 metres to 25.5 metres for the retained lot

Be Approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

2. Application B-14-2019 Owner: Tyler and Jennifer Bulloch, Agent: Stefan Huzan 151 Bruce Street, Lot 119 120 & 122 Plan M18

Stefan Huzan and Mark Hyytiainen appeared before the Committee to answer questions regarding this application.

The Chairman asked if they received the correspondence and reviewed the requested conditions. It was confirmed that the correspondence was received and the conditions were understood.

Correspondence was received and read indicating no objections Realty Services, Synergy North, with condition, Union Gas, with condition Parks and Open Spaces, with conditions and Engineering with conditions.

Mr. Grant Mason, Planner II, Planning Services Division supported the application with conditions.

The Chairman asked the members for a vote as to the approval of application B-14-2019.

“TAKE NOTICE THAT An application has been made under Section 53 of the Planning Act, R.S.O., 1990, as amended, by Tyler Bulloch , to the Committee of Adjustment for consent to the severance and conveyance of (1) One Parcel with a frontage of 14.11 metres, a depth of 22 metres and a total lot area of 307 square metres. The retained parcel will have a frontage of 18.5 metres, a depth of 25.5 metres and a total lot area of 461 square metres as set forth in the application.

The property is municipally known as 151 Bruce Street and is described as Lots 119 120 & 122 Registered Plan M18.

Be Approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

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As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

3. Application A-15-2019, Owner: Alexander Alousis 435 Picadilly Avenue Part Lot 110, Registered Plan 643

Alexander Alousis appeared before the Committee to answer questions regarding this application.

The Secretary Treasurer asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

The Chairman asked if they received the correspondence and reviewed the requested conditions. It was confirmed that the correspondence was received and the conditions were understood.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Realty Services, and Engineering & Operations Division and Parks and Open space with a comment.

Mr. Grant Mason Planner II, Planning Services Division supported the application, The proposed minor variance meets the four tests for a minor variance.

The Chairman asked the members for a vote as to the approval of application A-15-2019.

“TAKE NOTICE THAT an application from Alexander Alousis for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 435 Picadilly Avenue Part Lot 110, Registered Plan 643 to allow for the construction of a second unit within the existing single detached dwelling as set forth in the application.

Table 10.2.1	Reduce the minimum lot frontage from 9.0 metres per dwelling unit to 7.5 metres per dwelling unit.
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Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

4. Application A-16-2019, Owner: Deanna Osborne, Agent: Stefan Huzan 2270 Arthur St. W Lots 1 and 3, Registered Plan W218

Stefan Huzan appeared before the Committee to answer questions regarding this application. The Chairman asked if he had received the conditions and if he understood them. Mr. Huzan said he received them but did not agree with them all.

The Secretary Treasurer asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Realty Services, Parks and Open Spaces, and Engineering & Operations Division.

Mr. Grant Mason, Planner II, Planning Services Division does not object to the variance. Defining the lot frontage to Arthur Street will not compromise or negatively impact the subject property or any other lot.

The Chairman asked the members for a vote as to the approval of this application.

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“TAKE NOTICE THAT an application from Deanna Osborne has been made for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 2270 W. Arthur Street and is described as Lots 1 and 3 Registered Plan W218 and PARTS 3 to 6 on Plan 55R 14150 and Parts 3 and 4, Plan 55R14397, to facilitate a severance fronting on Fairview Avenue and West Arthur Street, define the “FRONT LOT LINE” as West Arthur Street, as set forth in the application.

Section 4 Definition of FRONT LOT LINE”	Amend the definition of “FRONT LOT LINE” from being the shortest LOT LINE abutting a STREET ALLOWANCE to define Arthur Street as the “FRONT LOT LINE”
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Be refused;”

The Committee Refused this Application because the Parcels of land being created did not represent good Planning, and did not represent proper and orderly development. The creation of any further lots should be achieved by way of a Plan of Subdivision. The applicant has already created (7) seven parcels by way of consent, this would have been parcel (8) eight fronting along West Arthur Street and Fairview Avenue.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

5. Application B-12-2019, Owner: Deanna Osborne, Agent: Stefan Huzan 2270 Arthur Steet W Lots 1 and 3, Registered Plan W218

Stefan Huzan appeared before the Committee to answer questions regarding this application. The Chairman asked if he had received the conditions and if he understood them. Mr. Huzan said he received them but did not agree with them all.

The Secretary Treasurer asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Realty Services, Parks & Open Spaces with conditions, Synergy North with conditions, and Engineering & Operations with conditions

Mr. Grant Mason, Planner II, Planning Services Division noted that the proposed severance meets the requirements for a severance in the designation and zone, subject to conditions. However, Planning Services recognizes that this constitutes low-density development and is not a sustainable form of development. Planning Services does not believe this Application represents good Planning in the Public interest.

Chairman asked if the Agent would like to defer to the application to consult with the Applicant. Mr Huzan stated he did not want to defer the application, and wished to proceed with the Application.

Mr. Huzan stated that the Hydrogeological study and water service condition have already been met. Planning explained that Engineering will clear the condition provided the conditions have been met.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTE THAT An application has been made under Section 53 of the Planning Act, R.S.O., 1990, as amended, by Deanna Osborne, to the Committee of Adjustment for consent to the severance and conveyance of one (1) new lot with a frontage of 30 metres, a lot depth of 70.1

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metres and a total lot area of 2,103 square metres. The retained lot will have a frontage of 62.18 metres on Arthur Street as defined by application A-16-2019 and an irregular depth of 202.0 metres and an area of 2.05 hectares as set forth in the application.

The property is municipally known as 2270 W. Arthur Street and is described as Lots 1 and 3 Registered Plan W218 and PARTS 3 to 6 on Plan 55R 14150 and Parts 3 and 4, Plan 55R14397.

Be refused;”

The Committee REFUSED this application because the parcel of land being created did not represent good Planning, and did not represent proper and orderly development. The creation of any further lots should be achieved by way of a Plan of Subdivision. The applicant has already created (7) seven parcels by way of consent, this would have been parcel (8) eight fronting along West Arthur Street and Fairview Avenue.

The majority of the members have refused this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

6. Application A-17-2019, Owner: Habitat for Humanity Thunder Bay, Agent: Dion Horton 210 Leith Street situated on Lots 6 & 7, Registered Plan 62, Block E

Robyn Saxberg appeared before the Committee to answer questions regarding this application.

The Secretary Treasurer asked if she had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, Synergy North, Realty Services, Parks and Open Spaces, Engineering & Operations Division and Realty.

Mr. Grant Mason, Planner II, Planning Services Division supported the application, and stated that the proposal is considered to be desirable and appropriate, and was consistent with the Official Plan and Zoning By-law.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application has been made for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 210 Leith Street situated on Lots 6 & 7, Registered Plan 62, Block E to allow for the construction of a semi-detached dwelling, as set forth in the application.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

7. Application A-20-2019, Owner: Michelle Larizza, Agent: Naz Larizza, 807/809 Woodcrest Road described as Part of 22 Registered Plan 624, Parts 9 & 10 Plan 55R140027

Mr. Naz Larizza & Michelle Larizza appeared before the Committee to answer questions regarding this application. The Chairman asked if the correspondence along with the requested conditions were received prior to the hearing. The applicant confirmed that the comments were received and that they were understood.

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The Secretary & Treasurer asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections, from Lakehead Region Conservation Authority, Synergy North, Realty Services, Parks and Open Spaces, Engineering & Operations Division.

Mr. Grant Mason, Planner II, Planning Services Division supported the application, as it passed the four tests of minor variance.

The Chairman asked the applicant why the lot coverage was exceeded and noted that this seems common. It was noted that the lot coverage was calculated on the property as a whole at the time of the issuance of the building permits.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from Michelle Larizza for relief from the requirements of By-law 100-2010, as amended, as it applies to the property known as 807/809 Woodcrest Road situated on Lot 22, Registered Plan 624 to allow for an increase in maximum lot coverage from 35% to 39.3% to allow for the existing cold storage room that forms part of the single detached dwelling, as set forth in the application.

8.2.1	Increase the maximum lot coverage from 35% to 37.5%
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Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

8. Application B-18-2019, Owner: Michelle Larizza, Agent: Nazzareno Larizza 807/809 Woodcrest described as Part of 22 Registered Plan 624, Parts 9 & 10 Plan 55R140027.

Mr. Naz Larizza & Michelle Larizza appeared before the Committee to answer questions regarding this application. The Chairman asked if the correspondence along with the requested conditions were received prior to the hearing. The applicant confirmed that the comments were received and that they were understood.

The Secretary & Treasurer asked if he had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections, from Lakehead Region Conservation Authority, Synergy North, with conditions, Realty Services, Engineering & Operations Division. Parks and Open Space with comments.

Mr. Grant Mason, Planner II, Planning Services Division supported the application, with conditions.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application from Michelle Larizza for consent to the severance and conveyance of a single unit component of a semi-detached dwelling. The severed Parcel will have a frontage of 9.24 metres, a depth of 36.58 metres and an area of 338 square metres. The retained parcel will have a frontage of 9.26 metres, a depth of 36.57 metres and an area of 336 square metres, as set forth in the application.

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The property is municipally known as 807 and 809 Woodcrest Road and is described as Part Lot 22, Registered Plan 624, PARTS 9 & 10 Plan 55R14027.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

9. Application B-19-2019, Agents: Matthew Talarico and Maria Dzikowska, 440 Valley Street, described as Part Lot 31, Registered Plan 761, Part 2 on Plan 55R-1295.

Matthew Talarico and Maria Dzikowska appeared before the Committee to answer questions regarding this application. The Chairman asked if the correspondence along with the requested conditions were received prior to the hearing. The applicant confirmed that the comments were received and that they were understood.

The Secretary Treasurer asked if they had complied with the posting of the required sign. It was confirmed that the sign has been posted.

Correspondence was received and read, indicating no objections or concerns, from Lakehead Region Conservation Authority, and Realty Services. Parks and Open Spaces with conditions, Synergy North with conditions and Engineering & Operations with conditions.

Mr. Grant Mason, Planner II, Planning Services Division supported the application, with conditions.

The Chairman asked the members for a vote as to the approval of this application.

“TAKE NOTICE THAT an application has been made under Section 53 of the Planning Act, R.S.O., 1990, as amended, by Matthew Talarico and Maria Dzikowska, to the Committee of Adjustment for consent to the severance and conveyance of a single unit component of a semi-detached dwelling, with a frontage of 16.77 metres, a depth of 96.14 metres and an area of 1,519.38 square metres. The retained parcel will have a frontage of 28.94 metres, a depth of 85 metres, and an area of 2,176 square metres as set forth in the application. The property is municipally known as 440 Valley Street and is described as as Part Lot 31, Registered Plan 761, Part 2 on Plan 55R-1295.

As no public comment, written or oral, has been received, Committee’s Decision was not affected by comments received from the public.

Be approved;”

The majority of the members have supported the approval of this application, as set forth in its decision.

SUPPLEMENTARY AGENDA

1. Consent Applications – Conditions Fulfilled

Application B-15-2018

Moved by: Normand Roy
Seconded by: Joe Talarico

“THAT the minutes of Meeting No. 02-19 of the Thunder Bay Committee of Adjustment, held March 27, 2019 be confirmed as presented.”

April 24, 2019


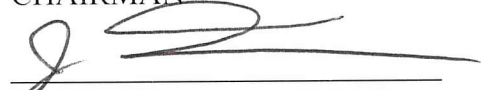
NEW BUSINESS

- OACA Conference June 2-5, 2019
It was determined that Andreas Petersen & Joe Talarico would attend the confernece

NEW BUSINESS

ADJOURNMENT

The meeting adjourned at 6:15

CARRIED 
CHAIRMAN

SECRETARY-TREASURER



MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Lakehead Regional Conservation Authority Minutes

SUMMARY

Lakehead Regional Conservation Authority Minutes for Meeting No. 4, held on May 1, 2019, for information.

ATTACHMENTS

1. LRCA Minutes May 1 2019



LAKEHEAD REGION

CONSERVATION AUTHORITY

Minutes of the Fourth Regular Meeting of the Lakehead Region Conservation Authority held on Wednesday, May 1, 2019, in the Authority Boardroom. The Chair called the Meeting to order at 4:30 p.m.

PRESENT: Donna Blunt, Chair
Grant Arnold, Vice-Chair
Rudy Buitenhuis
Ed Chambers
Andrew Foulds
Andrea Goold
Umed Panu
Jim Vezina
Allan Vis

REGRETS: Erwin Butikofer
Trevor Giertuga

ALSO PRESENT: Tammy Cook, Chief Administrative Officer
Mark Ambrose, Finance Manager
Gail Willis, Watershed Manager
Ryne Gilliam, Lands Manager
Ryan Mackett, Communications Manager
Melanie O'Riley, Receptionist/Admin Clerk, recorder of Minutes
Rosy Brizi, Auditor, Grant Thornton LLP, part of Meeting
Wally Peterson, Thunder Country Diving, part of Meeting
Richard Harvey, Save Ontario Shipwrecks (SOS), part of Meeting
Larry Bilyk, diver, part of Meeting
Allan Chow, CDS Consulting, part of Meeting

1. ADOPTION OF AGENDA

Resolution #48/19

Moved by Grant Arnold, Seconded by Ed Chambers

***"THAT: the Agenda is adopted as published."* CARRIED.**

2. DISCLOSURE OF INTEREST

None.

3. MINUTES OF PREVIOUS MEETING

Resolution #49/19

Moved by Jim Vezina, Seconded by Allan Vis

“THAT: the Minutes of the Lakehead Region Conservation Authority Third Regular Meeting held on Wednesday, March 27, 2019, together with the In-Camera portion are adopted as published.” CARRIED.

4. 2018 AUDIT REPORT FINANCIAL STATEMENTS

Members reviewed and discussed the 2018 Audit Report and Financial Statements from LRCA's Audit firm of Grant Thornton LLP Thunder Bay. Rosy Brizi, Auditor, presented the Statements and answered any questions.

Resolution #50/19

Moved by Allan Vis, Seconded by Grant Arnold

“THAT: the 2018 Audit Report and Financial Statements are adopted as presented AND FURTHER THAT each Member Municipality will be forwarded a copy of the final version.” CARRIED.

It was noted that final copies will be forwarded to all Member Municipalities.

5. IN-CAMERA AGENDA

Resolution #51/19

Moved by Grant Arnold, Seconded by Ed Chambers

“THAT: we now go into Committee of the Whole (In-Camera) at 4:46 p.m.” CARRIED.

Resolution #52/19

Moved by Ed Chambers, Seconded by Jim Vezina

“THAT: we go into Open Meeting at 4:52 p.m.” CARRIED.

The purpose of the In-Camera Meeting pertained to property and legal matters.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

(a) Presentation regarding a Proposed Dive Park at Silver Harbour Conservation Area

Mr. Wally Peterson of Thunder Country Diving, Richard Harvey, Save Ontario Shipwrecks (SOS) and Larry Bilyk, diver, presented information related to their proposal regarding a dive park and diving being a permitted activity at Silver Harbour Conservation. It was noted that staff will provide a Staff Report at a future meeting outlining the proposal for consideration.

(b) Granite Point Registered Mining Claim

Members were advised that staff had met with the Ministry of Energy, Northern Development and Mines and provided comments to the applicant regarding his intent to apply for an exploration permit at Granite Point. Staff were advised that Mr. Kalik has the right to explore that area; however would need LRCA permission if he were to proceed to the production stage. Mr. Kalik has agreed to not conduct any exploration work on LRCA owned land, not disturb any wetlands, provide access to LRCA staff if a gate is installed to provide access to LRCA land, not use explosives on LRCA land and follow all standard safety procedures including signage and pre-blast warnings.

(c) Board Training

The third Board Training Session was held immediately after the Board Meeting. The session focused on the Development Regulations and Plan Input and Review.

7. CORRESPONDENCE

(a) File: LRCA Confederation College Bursary

Members were advised that the LRCA Confederation College Bursary of \$110.00 was presented to Justin Wice, Civil Engineering Technology, in 2019.

(b) File: Lakehead Conservation Foundation

Minutes of the Lakehead Conservation Foundation Meeting dated March 4, 2019, which were adopted at their April 8, 2019, Meeting were noted.

(c) File: Printed Material

Printed material was circulated.

8. STAFF REPORTS

Members reviewed and discussed Staff Report FPMAP-03-2019 regarding the approval of the McVicar Creek Floodplain Mapping Update project. Mr. Allan Chow was present to answer any questions.

Resolution #53/19

Moved by Allan Vis, Seconded by Grant Arnold

“THAT: the McVicar Creek Floodplain Mapping Update Study General Report, Hydraulics Report, Hydrology Report and McVicar Creek Flood and Fill Line Mapping Update 2019 map sheets completed by KGS Group Consulting Engineers are adopted AND FURTHER THAT the updated 2019 McVicar Creek flood and fill lines will replace the 1995 flood and fill lines effective immediately AND FURTHER THAT the approximate regulated area will be amended accordingly.” CARRIED.

Members reviewed and discussed Staff Report FPMAP-02-2019 regarding the engineering consultant award recommendation for the Mosquito Creek Floodplain Mapping Update project.

Resolution #54/19

Moved by Grant Arnold, Seconded by Jim Vezina

“THAT: the proposal submitted by KGS Group Consulting Engineers dated March 13, 2019 to update the Mosquito Creek Floodplain Mapping be accepted for a cost of \$106,506.00, not including HST.” CARRIED.

Members reviewed and discussed Staff Report NMFC-02-2019 related to the 2019 Neebing-McIntyre Floodway Sediment Trap Dredging Project.

Resolution #55/19

Moved by Allan Vis, Seconded by Ed Chambers

“THAT: the proposal submitted by Hatch Ltd. for Tendering, Contract Administration and Inspection services for the 2019 Neebing-McIntyre Floodway Sediment Trap Dredging Project dated April 1, 2019 is approved.” CARRIED.

9. CHIEF ADMINISTRATIVE OFFICER'S REPORT

Members were provided with the monthly Treasurer's Report for expenses and revenues for March plus totals to date for Administration, Capital and Vehicle and Equipment Program.

Members reviewed and discussed the draft General Policy GEN-13: Media Relations. This policy was updated to clarify how the LRCA addresses media requests for comment and/or interview.

Resolution #56/19

Moved by Grant Arnold, Seconded by Jim Vezina

“THAT: General Policy GEN-13: Media Relations be adopted.” CARRIED.

Members reviewed and discussed the draft Health and Safety Policy HS-09: Sharps Procedure. This policy is aimed to provide direction to staff, in the event of a puncture from a sharp (i.e. needle).

Resolution #57/19

Moved by Rudy Buitenhuis, Seconded by Andrea Goold

“THAT: Health and Safety Policy HS-09: Sharps Procedure be adopted.” CARRIED.

Members reviewed and discussed Staff Report DEVREG-02-2019 that proposed to appoint Ms. Catherine Gail Willis, Watershed Manager, as a Provincial Offences Officer of the Lakehead Region Conservation Authority, to enforce Section 28 of the *Conservation Authorities Act*.

Resolution #58/19

Moved by Andrea Goold, Seconded by Rudy Buitenhuis

“THAT: Staff Report DEVREG-02-2019 be received AND FURTHER THAT Catherine Gail Willis, Watershed Manager, be appointed as a Provincial Offences Officer of the Lakehead Region Conservation Authority to enforce regulations under Section 28 of the Conservation Authorities Act within its Area of Jurisdiction.” CARRIED.

Members reviewed and discussed Staff Report CORP-01-2019 related to two Environmental Registry of Ontario postings regarding proposed changes to the *Conservation Authorities Act*.

Resolution #59/19

Moved by Rudy Buitenhuis, Seconded by Andrea Goold

“THAT: Staff Report CORP-01-2019 be received.” CARRIED.

Members reviewed and discussed Staff Report CORP-02-2019 that outlined an initiative by all Conservation Authorities to pursue streamlining and client services measures to contribute to achieving provincial priorities. It was noted that as of the meeting date 19 of 36 Conservation Authorities had passed the proposed resolution.

Resolution #60/19

Moved by Andrea Goold, Seconded by Rudy Buitenhuis

“WHEREAS the provincial government intends to increase the supply of housing and streamline the land use planning and development approval process to achieve this goal; and

WHEREAS the Conservation Authorities play an important role in the planning and development review process with respect to watershed protection and hazard lands; and

WHEREAS Conservation Authorities support and can help deliver the Government’s objective not to jeopardize public health and safety or the environment;

THEREFORE BE IT RESOLVED THAT the Board of Directors endorse the three key solutions developed by the Conservation Ontario working group: to improve client service and accountability; increase speed of approvals; and, reduce “red tape” and regulatory burden; and

THAT staff be directed to work with Conservation Ontario and our clients to identify additional improvements;

AND FURTHER THAT staff be directed to implement these solutions as soon as possible.”
CARRIED.

Members reviewed and discussed Staff Report CORP-03-2019 related to the reduction in 2019/2020 Section 39 Transfer Payment from the MNRF and resulting proposed 2019 Budget amendments.

Resolution #61/19

Moved by Andrea Goold, Seconded by Rudy Buitenhuis

“WHEREAS: due to the Province reducing the Section 39 Transfer Payment to Conservation Authorities by 48% which results in a reduction in funding to the Lakehead Region Conservation Authority of \$141,440;

THAT staff are authorized to amend the 2019 Approved Budget Version 2.0 as outlined in Staff Report CORP-03-2019 to reduce planned spending and re-allocate municipal levy funds as required in order to continue to provide and administer the provincially delegated core mandated programs.” **CARRIED.**

10. PASSING OF ACCOUNTS

Resolution #62/19

Moved by Rudy Buitenhuis, Seconded by Andrea Goold

“THAT: having examined the accounts for the period March 1, 2019 to March 31, 2019 cheque #1585 to #1609 for \$95,731.62 and preauthorized payments of \$56,845.33 for a total of \$152,576.95 we approve their payment.” **CARRIED.**

11. REGULATORY ROLE

The Plan Input and Review for the period from March 28, 2018 to May 1, 2019, was circulated.

The Permits issued under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses for the period from March 28, 2019 to May 1, 2018, were circulated.

12. PROJECTS UPDATE

Members reviewed and discussed the 2018 LRCA Annual Report.

Resolution #63/19

Moved by Rudy Buitenhuis, Seconded by Andrea Goold

“THAT: the 2018 LRCA Annual Report is received and adopted AND FURTHER THAT Lowerys will print the report at a cost of \$9,675.00 +HST ***AND FURTHER THAT*** the Chronicle Journal will distribute the report on May 18, 2019 at a cost of \$1,404.00 +HST.” ***CARRIED.***

It was noted that the 2019 Private Landowners Tree Seedling Assistance program was currently underway and all orders must be in on May 8th with pick-up at Hill’s Greenhouse on May 15th.

It was noted that tickets were on sale for the 2019 Wine Tasting & Dinner at Whitewater Golf Club which will be held on Thursday, May 9th.

It was noted that the LRCA has once again secured funding from the TD Friends of the Environment Fund for the Living Classroom programs (formerly Engaging Seniors in the Outdoors). Funding received from TD was slightly less than what was expected; as such, the difference will be funded from the Education deferred fund, which is non-levy funding.

It was noted that EcoSuperior would be utilizing the LRCA greenhouse until the end of May in order to store, grow and re-pot plants for their upcoming native plant sale. Additionally, the RFDA will once again be utilizing the community garden as well as potentially the greenhouse during the 2019 growing season. The Thunder Bay Master Gardeners will once again utilize the LRCA administrative office grounds for their June plant sale/education event.

It was noted that staff have signed up to participate in Dennis Franklin Cromarty High School’s Wake the Giant initiative which aims to contribute to co-creating an inclusive community by helping to identify and increase safe spaces in the City of Thunder Bay for Indigenous youth. Local businesses and organizations have been invited to place a logo decal in the front window of their establishment so people can recognize that the location is somewhere that Indigenous youth will feel safe and welcomed and free from discrimination. The program identifies the following ways an organization can help make a difference: be a safe space, use respectful language, increase awareness, acknowledge in a positive way, speak up, and be welcoming. These initiatives are already in place with LRCA staff, who have gone through Indigenous cultural awareness training and Indigenous engagement training workshops.

It was noted that the Communications Manager attended a meeting of the Imagetrekking Photography Club at the 55+ Centre on April 9th. The Communications Manager was invited to speak about the Conservation Authority, Conservation Areas, birding and bird photography.

It was noted that on April 13 staff attended the 55+ Centre's Annual Health fair. Staff had an informational booth set up and conducted a presentation about the Authority, Conservation Areas and the importance of recreating in nature/healthy lifestyles.

It was noted that the 30th Annual Spring Melt Meeting was held on April 2, 2019. The 2019 Flood Warning Contact Booklet was distributed to the attendees and will be mailed to those who could not attend.

It was noted that on April 16, 2019, the LRCA conducted its annual inspection at the nine rain gauge stations it operates.

It was noted that the LRCA will be hosting a Public Open House on May 7, 2019 at 7:00 pm regarding the recently completed Neebing River Watershed Wetland Study. A presentation from Northern Bioscience will occur at 7 pm. The study report and maps will be available for viewing at the Open House, and LRCA staff and Northern Bioscience will be available to answer any questions related to the Study.

It was noted that the LRCA will be hosting a Public Open House on May 8, 2019 at 7:00 pm regarding the recently completed Mosquito Creek Watershed Wetland Study. A presentation from Northern Bioscience will occur at 7 pm. The study report and maps will be available for viewing at the Open House, and LRCA staff and Northern Bioscience will be available to answer any questions related to the Study.

13. NEW BUSINESS

Board Member, Grant Arnold, requested that the Authority consider increasing the LRCA Confederation College Bursary award. It was noted that the College sets the amount of the award based on the interest from the initial donation.

14. NEXT MEETING

Wednesday, May 29, 2019, at 4:30 p.m., followed by Board Member Training Session #4 regarding Land Management.

15. AJOURNMENT

Resolution #64/19

Moved by Andrea Goold, Seconded by Rudy Buitenhuis

"THAT: the time being 6:13 p.m. AND FURTHER THAT there being no further business THAT we adjourn." CARRIED.


Chair


Chief Administrative Officer

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 81/2019
DATE PREPARED	30/04/2019	FILE NO.	58CDM-19501
MEETING DATE	17/06/2019 (mm/dd/yyyy)		
SUBJECT	Condominium Exemption - 200 Oasis Lane - Beverly Balmoral Development Inc.		

RECOMMENDATION

With respect to Report No. R 81/2019 (Planning Services), we recommend that the application by Beverly Balmoral Development Inc. for an exemption under Section 51 of the Planning Act, pursuant to Section 9(6) of the Condominium Act to amend the description of Thunder Bay Standard Condominium No. 55 to add a 24-unit residential condominium building described as Plan 220, Part of Lots 38-46, Part of Lots 57-65, and part of Lane, described as Parts 13 and 14 on RP 55R-13460, part 11 of 55R-13460 less Part 2 of 55R-13898, Part 12 of 55R-13460 less Part 3 of 55R-13898, Portion of Part 10 of 55R-13460 described as Part 4 on 55R-13898, and Portion of Part 5 of 55R-13460 described as Part 5 on 55R-13898, municipally described as 200 Oasis Lane (58CDM-19501) (the “**Lands**”), as shown on Attachment “B” - Plan of Condominium to this Report, be approved;

AND THAT any necessary by-laws be presented to City Council for ratification;

AND THAT the by-law to authorize the Mayor and Clerk to sign the final plans be presented to Council for ratification, in accordance with the City of Thunder Bay Subdivision/Condominium Approval Procedures;

AND THAT signing of the final plans by the Mayor and Clerk be subject to the conditions outlined in Attachment “C” - Conditions.

EXECUTIVE SUMMARY

This is an application to consider an exemption of condominium plan approval to amend the description of Thunder Bay Standard Condominium No. 55 to add 24 residential units. This phased condominium is a portion of the development property located on the north side of Beverly Street, east of Balmoral Avenue (the “**Development**”) (See Attachment “A” - Location Map). The exemption would permit the future registration of an amendment to the description of Thunder Bay Standard Condominium No. 55 to add 24 residential units, following which the individual dwelling units can be transferred to the purchasers.

No significant concerns have been expressed by the various commenting agencies, the Lands have been developed in accordance with City standards through the Site Plan Control process and it is therefore the opinion of Administration that an exemption under Section 9(6) of the *Condominium Act* should be granted, subject to the conditions outlined in Attachment “C” - Conditions.

DISCUSSION

Description of Proposal

The applicant, Beverly Balmoral Development Inc., has requested its application to amend the description of Thunder Bay Standard Condominium No. 55 to add the recently constructed 24 residential units be exempted from the requirements of the *Planning Act* as provided for in the *Condominium Act*.

Subject Lands

The Lands are a portion of the Development (see Attachment “A” - Property Location). Several applications (zoning amendment, minor variances and consents) relating to the Development have been considered but of particular note, the Lands are subject to the requirements of an Amended and Restated Site Plan and Development Agreement that outlines the construction and maintenance of works and facilities related to the private road, drainage, servicing, landscaping and other site works.

The Development consists of an 18-unit townhouse condominium (Thunder Bay Vacant Land Condominium No. 54), Phase 1 of Thunder Bay Standard Condominium No. 55 consisting of a 30-unit condominium building and Phase 2 consisting of a 24-unit condominium building, the subject of this application (see Attachment “B” - Plan of Condominium), and vacant lands being retained by the applicant for potential future development.

Residential land uses, including a park, are located adjacent to the Development. Lakehead University and medium and high-density residential uses are located in close proximity to the Development.

Agency/Department Comments

The process for an exemption mirrors the approval of plans of condominium in that the proposal is circulated to internal departments and outside agencies. This is to ensure that all concerns relating to the development of lands are addressed.

The Engineering & Operations Division has reviewed the application and requires a request for an extension of the Amended and Restated Site Plan and Development Agreement as the deadline of the completion of the works has expired.

No objections or concerns were raised by internal departments or outside agencies, as all matters have been addressed through the Site Plan Control process.

Planning Services Division Comments

The exemption procedure is appropriate in those instances where:

1. There is a new building under construction or recently completed;
2. The proposal conforms to the Official Plan and Zoning By-law;
3. The site has, within the last three (3) years, been the subject of a successful application of a plan of subdivision, or zoning amendment; and
4. Council is satisfied that any existing or anticipated issues have been resolved.

This proposal meets the criteria outlined in the City's procedures, as the proposal pertains to recent construction, conforms to the Official Plan and Zoning By-law, has been the subject of recent Planning Act approvals, and all development matters have been addressed through Site Plan Control process.

Section 9(10) of the Condominium Act requires that Council pass by-laws to exempt condominium descriptions from the approval requirements of Sections 51 and 51.1 of the Planning Act. Therefore, Council must pass such a by-law prior to the signing of the final plans.

Provincial Policy Statement

Council must have regard for the Provincial Policy Statement when considering the approval of plans of condominium. It is suggested that this application is consistent with the Provincial Policy Statement, as the proposal fits into the City's servicing plan and no upgrades to existing infrastructure would be required to service the Development.

FINANCIAL IMPLICATION

The development of the Lands has and will be at the sole expense of the applicant. It is expected that an increase in property assessment will result.

CONCLUSION

It is concluded that this application for an exemption to condominium approval by Beverly Balmoral Development Inc., relative to the amendment of the description of Thunder Bay Standard Condominium No. 55 to add 24 residential units, be approved subject to the conditions outlined in Attachment "C" - Conditions.

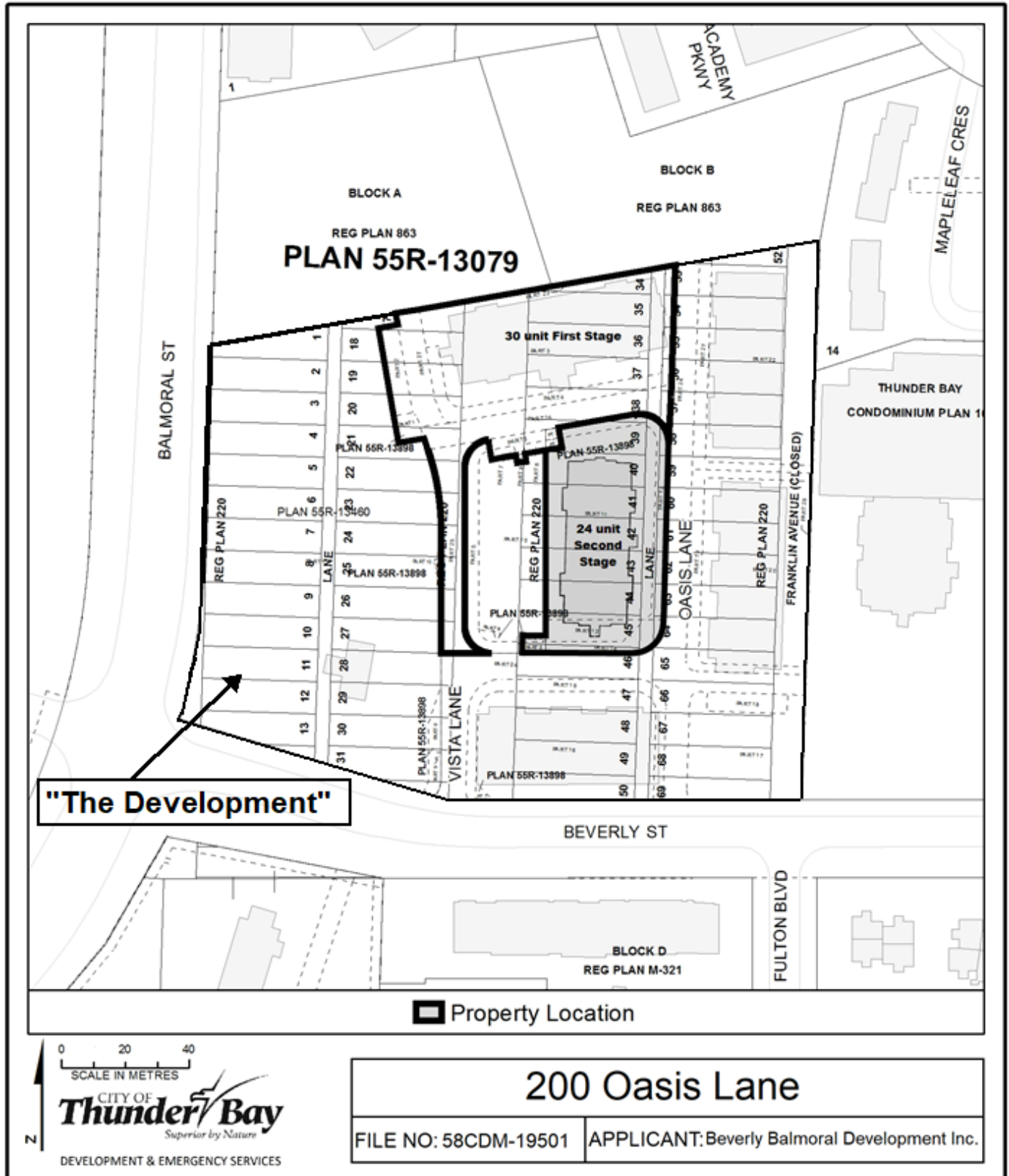
REFERENCE MATERIAL ATTACHED

Attachment "A" – Location Map
Attachment "B" – Plan of Condominium
Attachment "C" – Conditions

PREPARED BY: Decio Lopes, RPP, MCIP, Senior Planner

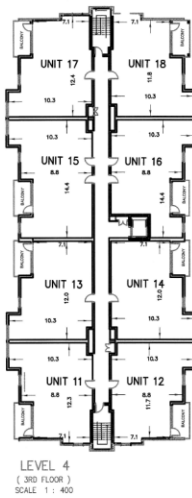
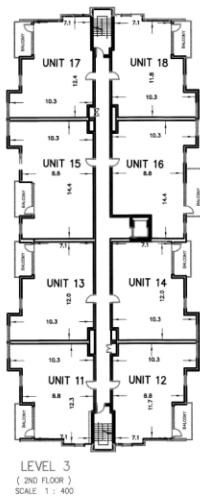
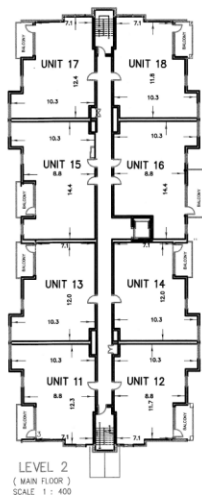
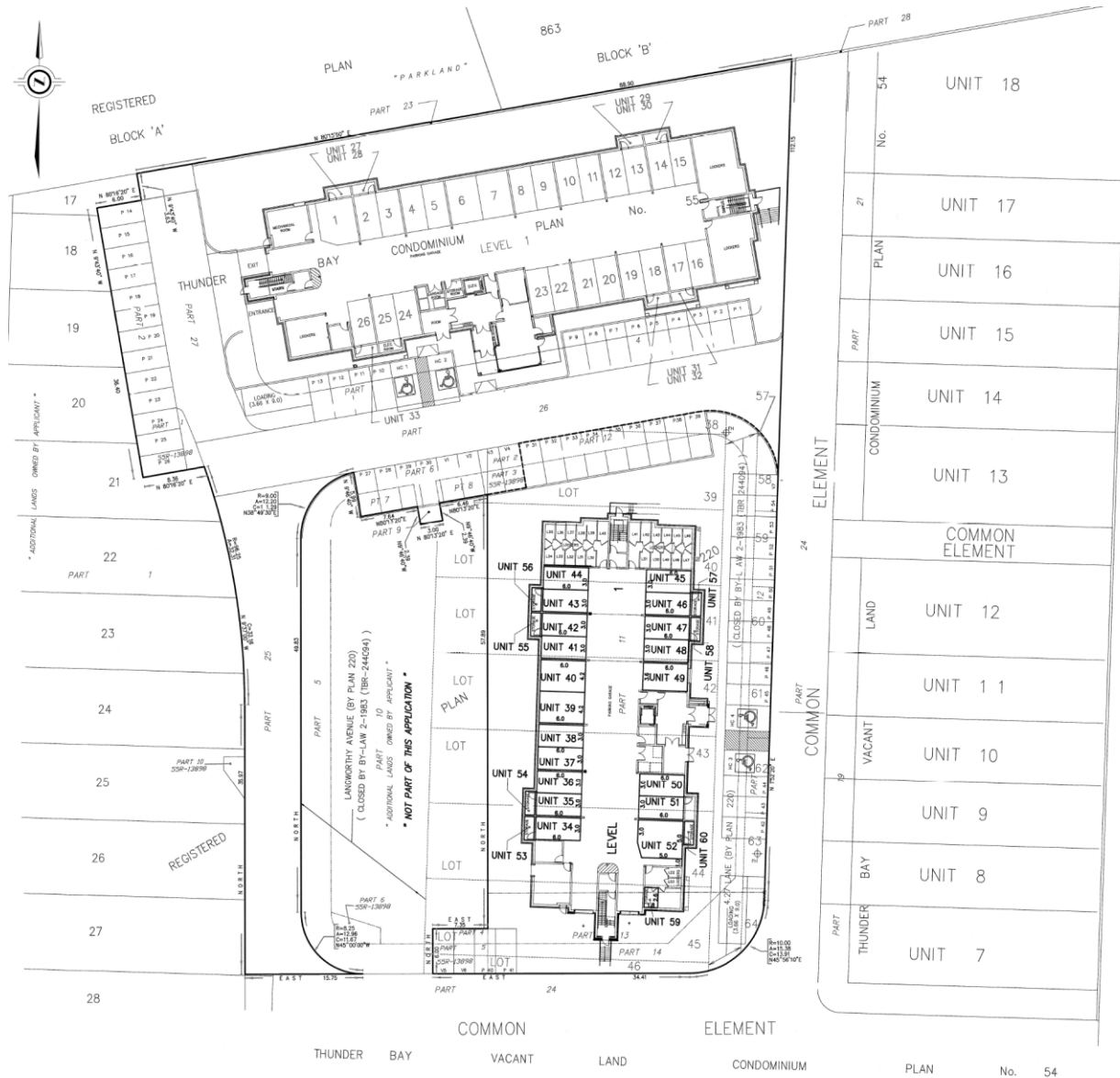
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J. Smith MA.MCIP.RPP. GM – Development & Emergency Services	DATE:
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ATTACHMENT A - Property Location



TITLE: 200 Oasis Lane	SCALE As Noted	FILE NO. 58CDM-19501	Date: June 2019
PREPARED BY DL			

ATTACHMENT B – Plan of Condominium



TITLE: 200 Oasis Lane	SCALE As Noted	FILE NO. 58CDM-19501	Date: June 2019
PREPARED BY DL			

ATTACHMENT C

Conditions for File 58CDM-19501

That this approval applies for a period of 3 years, ending on June 17, 2022, to the draft plan prepared by TBT Surveyors Inc., dated March 14, 2019, shown on Attachment "B" – Plan of Condominium to Report No. R81/2019 (Planning Services), which shows a 4 level (3 storey), 24-unit residential building that is the second phase of a phased condominium (Thunder Bay Standard Condominium No. 55), the first phase of which is a 30-unit residential building.

1. The Applicant provides updated plans prepared by an Ontario Land Surveyor.
2. The Applicant shall, per Section 51.1 of the Planning Act and Section 22.12 of the City of Thunder Bay Official Plan, satisfy the Parks & Open Spaces Division with respect to the payment of a cash in lieu of parkland fee prior to the final approval and registration of the amendment to the description of Thunder Bay Standard Condominium No. 55.
3. Confirmation from the City Solicitor that the Applicant and all other relevant parties are in good standing under all agreements relating to the development shown on Attachment "A" - to Report No. R81/2019 (Planning Services) as the "Development".

Hello,

Please note the following response to Speak to City Council has been submitted at Tuesday June 4th 2019 11:57 AM with reference number 2019-06-04-010.

- **Please state what agenda item you would like to speak about:**
Condominium development registration for Terravista Condominiums located at the corner of Beverly and Balmoral. Would like to answer questions in relation to the registration of the phase 2 of the development.
- **What are you requesting from Council?**
other:
- **If other:**
REgistration approval for the condominium. The building is already built and now requires council approval for registration.
- **Have you already been in contact with City Administration in regards to the subject matter of your deputation request?**
Yes
- **If yes, what was the outcome?**
City has the full application as of March 20, 2019. Application has been circulated and ready for approval for council to review. Next step is the deputation and in order to answer any questions i can be available to council
- **Please select the date of the meeting:**
Committee of the Whole - Monday, June 17th
- **First name:**
Rajni
- **Last name:**
Agarwal
- **Email:**
ragarwal@avistarealty.ca
- **Phone:**
(807) 626-3842
- **Organization you represent: (optional)**
Beverly Balmoral Development Inc (developers for Terravista Condominiums)
- **Please note the names of the presenters that will be attending with you:**
Just coming alone

[This is an automated email notification -- please do not respond]

Avista Realty Group Ltd.

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www.avistarealty.ca



June 9, 2019

Mr. John Hannam, City Clerk
Office of the City Clerk
City Hall, 500 Donald St. East 3rd floor
Thunder Bay ON P7E 5V3

Via email: jhannam@thunderbay.ca

Dear Mr Hannam:

Re: Condominium Application for registration of 200 Oasis Lane
Terravista Condominium Project located on the Corner of Beverly and Balmoral Sts
City Council Meeting June 17, 2019

We are the developers for the Terravista Condominiums located on the corner of Beverly and Balmoral Sts. We would like to be present for the council meeting to have the ability to respond to any questions the council may have in relation to the registration of Phased Condominium Development. We are requesting the city council to grant the exemption for registration of this condominium. Our development is unique in that it consists of various real estate ownership concepts including but not limited to: Shared Facilities agreements; Vacant Land Condominium; Phased Standard Condominium Development. This is the first phased condominium in the district of Thunder Bay. With phasing the first condominium (Thunder Bay Standard Condominium 55) is registered with the understanding that a new building will be built and the facilities will be joined financially in the future and add the new development as the original condominium corporation.

Presenter: Rajni Agarwal, representative for developers: Beverly Balmoral Developments (principals are Sneh Lata Agarwal and Sam Romeo) Authorization was given in the March 20 application by the principals that I can represent them on all matters.

Rajni Agarwal
640 Beverly St.
Thunder Bay ON P7B 0B5
(807) 626-3842 telephone
(807) 344-5400 fax
ragarwal@avistarealty.ca email



Condominiums and Townhomes
located on the corner of
Beverly and Balmoral

www.terravistacondos.ca

Date: Council Meeting / Committee of the Whole June 17, 2019

The original condominium known as 300 Vista Lane (TBSCC 55) was registered on May 10, 2016 under instrument number TY214985. In that declaration it was stated that a 2nd phase would be added to the condominium corporation. The second phase is 200 Oasis Lane which is located on Part of Ref Plan 55R13460 parts 11 – 14 except part 2 and 2 of Ref Plan 55R13898 and part 5 and 6 of Ref Plan 55R13898.

This application is a continued part of the development of a large scale residential project known as Terravista Condominiums and Townhomes. In 2015 the 18 residential townhomes on a vacant land condominium were registered. With the vacant land condominium application and also the application for the TBSCC #55, review and registration of the shared facilities, all easements, and right of ways were completed and registered for the entire development. As this is a phased condominium it will inherit all the existing bylaws and documents registered on title which includes but not limited to the following:

- 1) Shared facilities agreement (TY203445)
- 2) Assumption of Shared facilities agreement (TY215980)
- 3) Amended Site Plan Control (TY208588)
- 4) Assignment and Assumption of Site Plan (TY216288)
- 5) Declaration Phase 1: (TY214985)

Overall when registered the combined phase 1 and 2 condominiums hold 54 residential units and 110 parking spots. The project is in compliance with the zoning regulations (MU3). All the roads, water lines (monitored through MOE 26094380), street lights, and hydrants are shared facilities for the entire development to share in use and in cost. The development also fulfills the official plan for urban density infill

To date beyond the registration of the 2 condominium applications (TBVLC 54 and TBSCC 55), there have been many other approvals from the committee of adjustments and City council:

- 1) Bylaw 075-2005 TY124587 Site plan registration
- 2) 003-2010 designating site plan
- 3) Bylaw 004-2010 rezoning to RM2A
- 4) 063-2011 removal of holding symbol
- 5) B11062 severance
- 6) B11231 Consent
- 7) A11046 Height variance
- 8) Bylaw 088-2014 rezoning MU3
- 9) B11449 registration of easements and right of ways
- 10) A11465 variance for landscaping

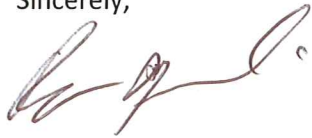
All of these applications were approved for the various levels of development of this infill project.

Overall we still have to complete the site plan control requirements which were extended in November of 2017 to a date of August 31, 2019. As per the site plan we will be finishing the curbing and road paving and any other requirements. We have waited to finish this in order to have limit the wear and tear to the development due to the heavy equipment use.

This project has been an excitement to the city of Thunder Bay. It has fulfilled a housing need. Many of our buyers are clients who have relocated to Thunder Bay in order to enjoy retirement or also to work. 10 years ago these lands did not create a single tax dollar. By the end of 2019 the development will be bringing in over three hundred thousand dollars (\$300,000) annually in property taxes. And we still have land available for more development of approximately 140 more suites which would when completed bring the city approximately a million dollars (\$1,000,000) of annual property tax revenue.

Please do not hesitate to give me a call or send me an email with any questions you may have about the development. We are excited to have completed so much within the past 10 years.

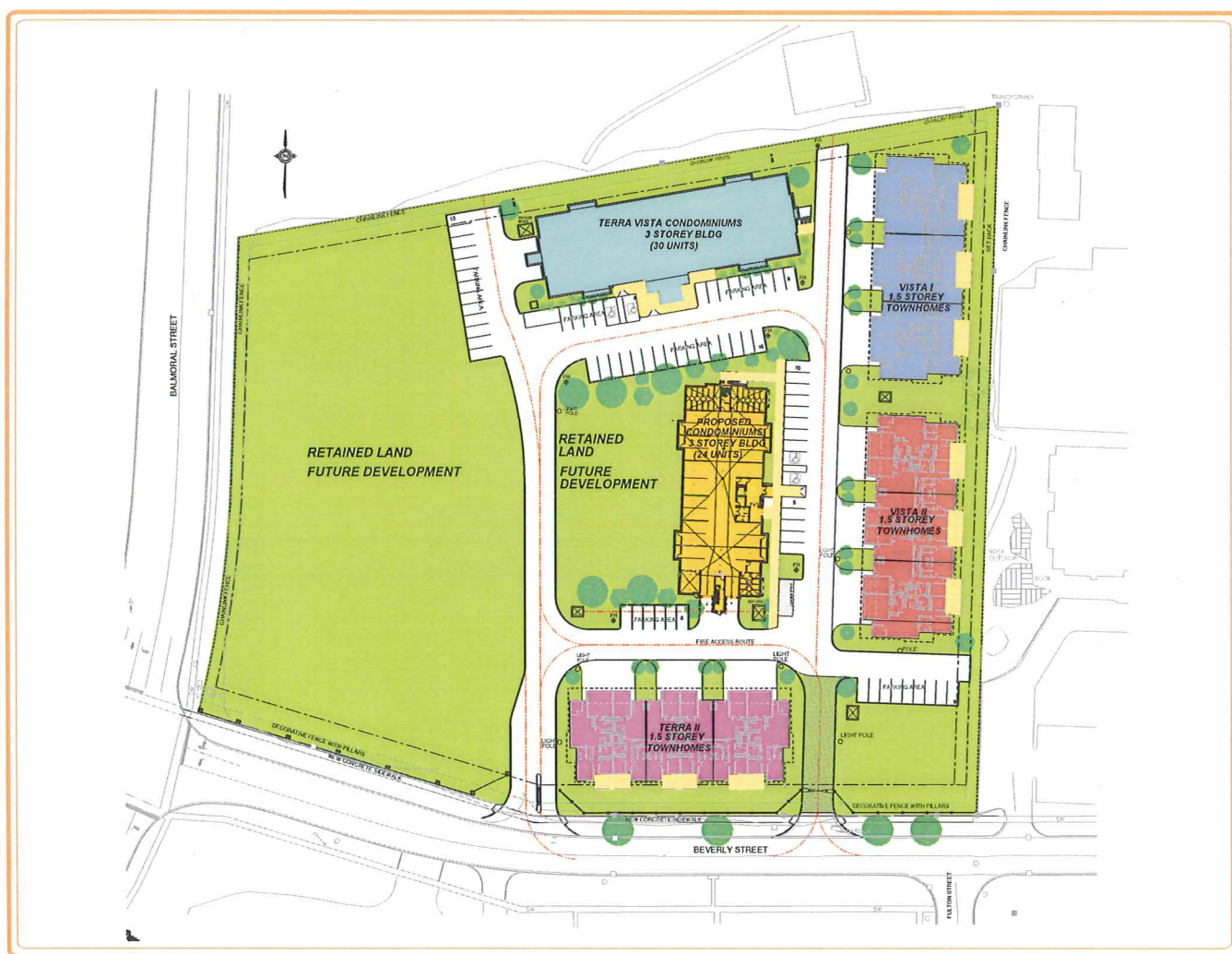
Sincerely,

A handwritten signature in dark ink, appearing to read 'Rajni Agarwal', with a stylized flourish at the end.

Rajni Agarwal

For the developers: Beverly Balmoral Development Inc.

SITE PLAN



[Type text]



Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 80/2019
DATE PREPARED	29/04/2019	FILE NO.	PROJ-01-19
MEETING DATE	17/06/2019 (mm/dd/yyyy)		
SUBJECT	Residential Lot Inventory and Housing Development Report - December 2018		

RECOMMENDATION

For information only.

EXECUTIVE SUMMARY

The 2018 Residential Lot Inventory and Housing Development Report provides the status of the City's lot/unit inventory based on plans of subdivision and condominium as of December 31, 2018 and provides an overview of where residential construction activity occurred over the course of 2018.

Based on historic take-up rates, we began the current construction season with approximately a 2 year supply of residential lots for single detached dwellings (urban and suburban combined) in Registered Plans of Subdivision with an additional supply to be added to the inventory in 2019. When plans of subdivision that have received Draft Approval are included in the supply, there is an overall 18 year supply based on the 5 year average build rate.

In 2019 it is expected that a number of new registered plans for single detached dwellings will move forward and it is anticipated that developers will also move ahead with several multiple unit development projects on infill lands.

It is the opinion of the Planning Services Division that, given the current take-up rate, there is a sufficient supply of residential lots to meet the supply objectives of the Official Plan, Provincial Policy Statement, and the City's Mining Readiness Strategy Report.

DISCUSSION

The purpose of this Report is to provide information on the supply of lots/units available through plans of subdivision and condominium and to provide information on infill and intensification development potential. Lots are also created through the land severance process; however they are not accounted for in the plan of subdivision inventory as many of these lots are created by independent land owners for their own development projects.

Plans of subdivision and condominium go through three stages of approval processing: Plans on Circulation (submitted for review), Draft Approved Plans (planning approvals completed and work is ongoing to develop land), and Registered Plans (lots can be constructed upon).

CONSTRUCTION ACTIVITY

All types and land use designations

The following table illustrates the types and locations of new dwelling unit construction in 2018.

A total of 110 units of varying dwelling types were constructed in the City in 2018. Dwellings in plans of subdivision account for 30% of the total unit construction. Infill lands and lots created through the Consent to Sever process played a strong role in the construction of new dwelling units in 2018.

	Urban	Suburban	Rural Residential	Rural
<u>Plans of Subdivision</u>				
Single detached dwellings	26	1	---	---
Two unit dwellings	6	---	---	---
Townhouse dwelling units	---	---	---	---
Accessory apartment dwelling units	---	---	---	---
<u>Infill and Severed lots</u>				
Single detached dwellings	13	14	7	11
Semi-detached dwelling units	2	---	---	---
Duplex dwelling units	---	---	---	---
Accessory apartment dwelling units	---	---	---	---
Townhouse dwelling units	9	---	---	---
Apartment dwelling units	21	---	---	---
Total units by designation:	77	15	7	11
Total units:	110			

Single detached dwellings

In 2018, 72 single detached dwellings were constructed, 26 of them in plans of subdivision. The balance of new house construction occurred on infill lots and on lots created through the consent process. Infill lots are vacant lots that exist within established neighbourhoods or lots within established neighbourhoods that are redeveloped.

Over the last 5 years, an average of 50% of building permits issued for single detached dwellings have been on lots within plans of subdivision, indicative of an increasing importance of infill residential opportunities.

The following table illustrates the proportion of permits for single detached dwellings issued in plans of subdivision versus total issued.

Year	Subdivision Permits issued	Total Permits issued	Proportion within subdivisions
2014	81	125	65.0%
2015	66	121	54.5%
2016	67	109	61.5%
2017	32	70	40.0%
2018	27	71	38.0%
Average	50	99	50.5%

Infill and Severed Lots

13 single detached dwellings, 2 new semi-detached units, and 9 townhouse units, were built in 2018 as infill within the urban area.

There were 4 building permits issued for the construction of multi-unit apartment dwellings ranging from 4-plexes to 9 unit buildings for a total of 21 in 2018, which are expected to add inventory to the rental market. Development opportunities on infill lands have accounted for much of the of apartment dwelling construction in the last 5 years.

SUPPLY

Registered Lots available for new construction:

Attachment "A" indicates that there are currently 142 lots in registered plans of subdivision available for building single detached dwellings; 95 lots when excluding the 47 lots located in Mount Forest that are not currently on the market as servicing and infrastructure are not yet in place to allow for their development.

Two plans in the Hutton Park Estates Subdivision and Gemstone Estates Subdivision were registered in 2018 adding 37 single detached dwelling lots, and lots that can support 20 townhouse units and 30 apartment units. In addition, a large plan in Dawson Heights comprising of 170 lots for single detached dwellings and 120 multi-units that received draft approval in 2015 is expected to have its first stage (25 lots for single detached dwellings) registered during the summer of 2019. Furthermore, work continues on the registration of draft approval plans which could potentially add 156 lots for single detached dwellings, 20 townhouse units, and 104 apartment units in 2019. (R.S. Piper Avenue, 15th Side Road, Mapleward Road, Mount Forest, and Parkdale)

Overall, at the end of 2018, there is a 2 year supply (urban and suburban combined) of lots for single detached dwellings based on 95 readily available lots in registered plans.

Draft Approved Plans of Subdivision

The 823 lots in draft approved plans for single detached dwellings represent an additional 16 year supply (Attachment "C") at the 5 year average build rate.

There are 64 lots available in draft approved plans of subdivision in Parkdale for semi-detached dwellings.

There is potential for 1222 apartment units in draft approved future stages of Parkdale (Attachment "D"). Other plans of subdivision, such as Sherwood Estates (Hutton Park Drive) and Silvertree Stage 3 (at Tuscany Drive and Hildale Road) contain lots identified for multiple dwelling developments. Although, these lots are no longer included in the inventory as the surrounding subdivision has been largely completed.

Lands designated for urban residential development

In addition to the development potential provided through draft and registered plans of subdivision, a significant amount of development potential exists on residentially designated lands within the urban area. The following areas have the potential for new residential development:

- Dawson Heights
- City owned lands north of Oliver Road and west of Golf Links Road
- Private lands east of Spencer Road (designated Urban Residential)
- Back land areas in the John St. Road, Hutton Park Drive, Mercier, Moore, and Woodcrest Road, Masters Street, Fassina Street, and Sherwood Drive areas

The development potential of these areas would allow for approximately:

- 1320 single detached dwellings;
- 495 low density multiple dwellings such as townhomes, and
- 1090 medium density dwellings in the form of apartment dwellings.

For single detached dwellings, these areas represent more than 20 years of additional potential supply based on the 5 year average build rate.

It must be noted that in order to develop these areas, there are challenges to be addressed before development could occur including fragmented property ownerships, adequacy of service connections, subsurface conditions, and development costs. Given these challenges, it is expected that development of these areas will be slow and there will be continued pressure to develop "greenfield sites" where many of these challenges do not exist.

Lands beyond the Urban Area:

In addition to the development potential provided through plans of subdivision and urban infill lots, there is also a significant amount of development potential that exists outside of the urban area where lots can be created through the severance process. The number of vacant lots and the number of lots that could be created through severance accounts for approximately 1052 additional lots. These potential lots on their own represent decades of additional supply based on the 5 year average build rate.

Other Development Underway

Over the last year, the Planning Services Division has processed or is processing a number of planning applications to permit multiple units on infill lots and the opportunities for infill multiple unit developments are as follows:

- Corner of Hildale Road and Tuscany Drive – up to 64 units permitted
- Pioneer Drive - Canterbury/Newcastle – up to 50 units permitted
- Balmoral & Beverly – 150 units – various stages under development
- Fort William Collegiate redevelopment – 46 units
- Oliver Road School redevelopment – number of units undetermined
- Thunder Bay Country Club – 109 units are under construction

Moving forward – what is next in 2019?

The final stage of the Hutton Park Estates may become available in the fall of 2019. The various developments in Dawson Heights may proceed to registration in the fall of 2019.

In addition, a 25 lot suburban residential lot plan of subdivision in the Mountain Road area adjacent to the Fort William Country Club (Whiskey Jack Estates) remains available for the 2019 construction season.

Two suburban plans of subdivision (15th Side Road at Highway 61 and R.S. Piper off Rosslyn Road) which received draft approval in 2016, could add 35 lots to the suburban supply in 2019. Furthermore, 49 lots in the next phase of Maplewood Estates are expected to be registered in late spring of 2019. Mount Forest Stage 5A, Stage 6 and Parkdale Stage 6 are also expected to be registered in 2019.

Provincial Policy Statement and City of Thunder Bay Official Plan

The Provincial Policy Statement requires municipalities to set targets to ensure that there is at least a three year supply of residential units available on lands suitably zoned to facilitate residential intensification and redevelopment (over a decade of supply currently exists), and lots in draft approved and registered plans (an 18 year supply currently exists).

In addition, the City's Official Plan requires that a minimum ten year supply of land is designated for residential use at all times (decades of supply currently exists), and that a three

year supply of readily available lots, within draft approved and/or registered plans of subdivision, is available (an 18 year supply currently exists).

Given the current supply available, both the objectives of the Provincial Policy Statement and the Official Plan are met. In terms of single detached dwellings, there is more than a 10 year lot supply, based on the current 5 year average build rate, throughout the City. The potential supply is measured in decades when opportunities for development outside of the Urban Limit and infill development within the Urban Residential Land Use Designation are considered.

Mining Readiness Strategy

One of the concerns in the real estate and development community is that there needs to be ample land supply for attracting and retaining a portion of the expected population growth resulting from mining development in the Ring of Fire. The Mining Readiness Strategy Report (2013) notes that while the supply of land is adequate for the anticipated growth, the control of that housing supply lies with the private sector.

The Planning Services Division has reviewed the statements in the Report and is of the opinion that the current lot inventory can accommodate the housing demand envisioned.

The Planning Services Division has confidence that, given the amount of land approved and designated, the Development Community will respond to the housing demand as it is realized.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this Report.

CONCLUSION

It is concluded that, given the average take-up rate for single detached, semi-detached and apartment dwelling construction, there is a sufficient supply of residential lots within plans of subdivision to meet the Official Plan's supply objectives.

BACKGROUND

The Planning Services Division maintains an inventory of available residential lots and units within plans of subdivision and condominium on an on-going basis. The lot inventory report is produced to provide City Council and the building industry with the status of the residential lot take-up rate and supply.

REFERENCE MATERIAL ATTACHED

Attachment A: Summary of Buildable Units - provides a summary of the existing and upcoming supply of residential lots/units in the City.

Attachment B: Legend - provides a legend for the various abbreviations used in the other attachments of this report.

Attachment C: Lot/Unit Inventory – Plans on Circulation and Draft Approved

Attachment D: Lot/Unit Inventory – Registered

PREPARED BY: Decio Lopes MCIP, RPP., Senior Planner

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
Mark J. Smith, GM Development & Emergency Services	June 7, 2019

ATTACHMENT A

Summary of Attachments "C" and "D" – Overall Potential Lots/Units

UNIT TYPES	Single Det.	Semi Det.	Town- house	Apt.	Total
<u>Plans under Circulation</u>					
Suburban Residential	485	-	-	-	485
Urban Residential	-	0	-	-	-
Sub-total	485	0	-	-	485
<u>Draft Approved Plans</u>					
Suburban Residential	203	-	-	-	203
Urban Residential	620	64	28	1354	2066
Sub-total:	823	64	28	1354	2269
<u>Registered Plans</u>					
Suburban Residential	73	-	-	-	73
Urban Residential	69	0	9	350	395
Sub-total:	142	0	9	350	501
TOTAL:	1450	64	37	1704	3255

ATTACHMENT B

Legend

NOTE:

The headings used in ATTACHMENTS C, and D are detailed below:

- **FILE NO.:** Plan reference file number used by the Planning Division.
- **TNUM:** Reference number assigned to subdivision and condominium files.
- **TYPE:** Municipal service levels –
 - Rural** stands for plans in the "Rural Residential" designation of the Official Plan. The Plans of Subdivision listed in this report were created under the previous Official Plan; the current Official Plan does not permit plans of subdivision within unserviced areas of the City,
 - Suburban** stands for partially serviced lots that are serviced by municipal piped water only with private individual septic system in areas designated "Suburban Residential" in the Official Plan, and
 - Urban** stands for fully serviced (municipal water & sewer) lots or units in areas designated "Urban Residential" in the Official Plan.
- **RDATE:** Date that the plan was registered.
- **PLAN NO:** Plan number under registration.
- **LOCATION:** General location reference of plan by municipal street.
- **APPLICANT:** Name of the applicant.
- **LOTS & UNIT TYPES:**
 - SINGLE** - lots for single detached units;
 - SEMI** - lots for semi-detached or duplex units;
 - TOWNHOUSE** - potential townhouse units;
 - APT OR CONDO** - apartment units, including condominium units;

TOTAL - total number of lots or units for a certain dwelling type in a plan;
VACANT - number of lots or units still available for construction.

ATTACHMENT C

Lot/Unit Inventory – Plans on Circulation and Draft Approved

PLANS OF SUBDIVISION/CONDOMINIUM - ON CIRCULATION					PROPOSED LOTS & UNIT TYPES				
FILE NO.	TNUM	TYPE	LOCATION	OWNER/APPLICANT	SINGLE	SEMI	TOWN/H	APT/CON	TOTAL UNITS
-	94504	Suburban	Mount Forest Stage 6b	686927 Ontario Ltd.	73	-	-	-	73
-	94505	Suburban	Mount Forest Stage 7	686927 Ontario Ltd.	72	-	-	-	72
-	00501	Suburban	Mountain Road/Highway 61	Shore Bay Estates	75	-	-	-	75
-	18501	Suburban	Fairview Community Plan north end	Copper Crescent Holdings Inc.	9	-	-	-	9
-	19501	Suburban	Cavar Road Subdivision	DiGregorio Developments Inc.	256	=	=	=	256
TOTAL ON CIRCULATION					485	=	=	=	485
PLANS OF SUBDIVISION/CONDOMINIUM - DRAFT APPROVED					PROPOSED LOTS & UNIT TYPES				
FILE NO.	TNUM	TYPE	LOCATION	OWNER/APPLICANT	SINGLE	SEMI	TOWN/H	APT/CON	TOTAL UNITS
11-1990	91007	Suburban	Mount Forest Stage 5	686927 Ontario Ltd.	35	-	-	-	35
-	94510	Suburban	Mountain Rd., w/s Tuxedo	686927 Ontario Ltd.	61	-	-	-	61
-	04501	Suburban	Mount Forest Stage 6a	686927 Ontario Ltd.	23	-	-	-	23
-	15502	Suburban	R.S. Piper Avenue/Murphy Avenue	DiGregorio Developments Inc.	26	-	-	-	26
-	15503	Suburban	15th Side Road/Highway 61	1140735 Ontario Ltd.	9	-	-	-	9
-	16501	Suburban	Maplewood Estates Stage 2	2201947 Ontario Inc.	49	-	-	-	49
-	17501	Suburban	Fairview Community Plan south end	1949339 Ontario Ltd.	24	-	-	-	24
(Sub-Total)					203				203
01-1995	92014	Urban	Parkdale Future Stages	686927 Ontario Ltd.	321	64	0	1118	1503
-	14501	Urban	Parkdale Stage 6	DiGregorio Developments Inc.	42	0	20	104	166
-	08502	Urban	Hutton Park Estates	DiGregorio Developments Inc.	25	0	0	0	25
-	13505	Urban	Hilldale Rd - Dawson Heights Stage 4B	2201947 Ontario Inc.	62	0	8	12	82
-	15501	Urban	Dawson Road/Hilldale Road	Wenscott Developments Ltd.	170	-	-	120	290
(Sub-Total)					620	64	28	1354	2066
TOTAL DRAFT APPROVED					823	64	28	1354	2269

ATTACHMENT D

Lot/Unit Inventory – Registered

Registered - Urban - December 2018

PLANS OF SUBDIVISION/CONDOMINIUM - REGISTERED

SUBURBAN SERVICE LOTS (Municipal Piped Water & Private Septic Systems)

FILE NO	TNUM	RDATE	PLAN #	LOCATION	OWNER/APPLICANT	LOTS AND UNIT TYPE				TOTAL	
						SINGLE	SEMI	TOWNHOUSE	APT OR CONDO	DWELLINGS	
						Total	Vacant	Total	Vacant	Total	Vacant
02-1989	89002	13/06/1990	55M-526	Highway 6/1/20th Side Rd-Mount Forest	DiGregorio - Stage 2	124	47				
	CD-02502			Mountain Road - Foxborough Greens	418487 Ontario Ltd.	26	3				
	9502	06/06/2014	55M-630	Whiskey Jack Estates - Mountain Road	Taranis Developments Inc.	25	23				
SUBTOTAL						175	73				

URBAN SERVICE LOTS (Municipal Piped Water & Sanitary Sewer Systems)

01-1995	92014	27/07/2009	55M-618	Parkdale Stage 3b - Weiler & Reindeer	686927 Ontario Ltd.	54	0	0	0	18	9	356	350	428	359
*	11502	03/10/2013	55M-627	Tuscany Drive - Tuscany Estates	1796738 Ont Ltd	59	6	0	0	0	0	0	0	59	6
*	08502	29/03/2013	55M-628	Hutton Park Estates Stage 3	DiGregorio Developments Inc.	27	3	0	0	0	0	0	0	27	3
14-1991	92012	04/12/2014	55M-633	Hilldale Road - Gemstone Estates 3B	2298184 Ontario Inc.	22	2	0	0	0	0	0	0	22	2
*	09501	10/12/2014	55M-634	River Terrace South Stage 5	River Terrace Dev.	71	17	0	0	0	0	0	0	71	17
08502	28062016	55M-637	Hutton Park Estates Stage 4	DiGregorio Developments Inc.	28	8	0	0	0	0	0	0	0	28	8
08502	18052018	55M-640	Hutton Park Estates Stage 5A	DiGregorio Developments Inc.	21	18	0	0	0	0	0	0	0	21	18
13-503	20092018	55M-641	Gemstone Estates Stage 4A	2298184 Ontario Inc.	15	15	0	0	0	20	0	30	0	65	15
SUBTOTAL						515	69	0	0	38	9	386	350	721	395
TOTAL LOTS IN Urban and Suburban Registered Plans						760	142	0	0	38	9	386	350	1174	501

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 82/2019
DATE PREPARED	30/04/2019	FILE NO.	58T-15503
MEETING DATE	17/06/2019 (mm/dd/yyyy)		
SUBJECT	Amend Draft Approval of a Plan of Subdivision - 1140735 Ontario Ltd. 15th Side Road		

RECOMMENDATION

THAT with respect to Report No. R 82/2019 (Planning Services), we recommend that the request by 1140735 Ontario Ltd. to extend draft plan approval (58T-15503) to June 20, 2022, subject to the conditions outlined in Attachment "B" as it applies to Part of Lot 16, Concession 2, S.K.R., 2085 15th Side Road, be approved;

AND THAT any necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R 82/2019 (Planning Services), as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The subject lands received draft approval for a plan of subdivision on July 18, 2016 comprised of 9 lots for developing single detached dwellings, and one new street. That approval was valid for 3 years. The developer has not yet entered into a Subdivision Agreement. On July 18, 2019 the draft approval will lapse.

Administration is recommending that an extension be granted given that the Developer has made reasonable efforts to complete the requirements for registration.

DISCUSSION

The lands (shown on Attachment A) have draft approval for a residential plan of subdivision that is to be partially serviced with municipal piped water. The plan consists of 9 lots for developing single detached dwellings on one new road.

The subject lands received draft approval for a plan of subdivision on July 18, 2016 with a 3 year lapse date. The developer has stated that while he is actively moving forward with completing conditions, a number of issues have precluded the finalization of the outstanding conditions. For this reason, the Developer has requested an extension to June 20, 2022.

The request for an extension was circulated to the agencies that required conditions of draft approval. Of those agencies, the Engineering Division, Parks & Open Spaces Section, and the

Ministry of Transportation require modified conditions and have requested that these conditions be modified as part of the extension.

Through the design process, proposed Lot 9 will be undersized with respect to the Zoning By-law's minimum lot area of 2100m². This is due to the fact that a stormwater management facility and the land associated with it will be transferred to the City. In keeping with the direction of Condition #3, the Developer will have to submit a minor variance application for a reduced lot area with supporting documentation. Alternatively, the Developer may choose to dedicate that proposed lot as parkland together with the associated stormwater management facility.

No change is required for Condition #3, however, the Developer has the option of seeking a minor variance for the reduced lot size or instead dedicated the land for park purposes.

The existing draft approved conditions that require modification, shown in bold, are as follows:

Because there is now the option for the Developer to dedicate the undersized Lot 9 for Parkland, it is recommended that the condition be amended to include land instead of solely a cash in lieu payment as originally contemplated. Therefore, Condition #7 is recommended to be modified as follows:

Condition #6. That the owner satisfy the Parks Division with respect to the cash in lieu of land **or land dedication** for parks purposes.

Within the Rural Settlement Area, the Official Plan requires that lot sizes under 1.0 hectare in area must be justified with a supporting Hydrogeological Study. Given that the area of all of the lots are under 1.0 hectare and that proposed Lot 9 is proposed to be under the 2100m² lot area minimum of the Zoning By-law, it is recommended that this condition be amended to include the requirement for the Hydrogeological Study be updated to include justification for the proposed lot sizes and that the development will have no negative impacts as specified in the Provincial Policy Statement. In addition, it is recommended that confirmation be provided that the subsurface sewage systems can be accommodated with the need for advanced treatment systems. Therefore, Condition #20 is recommended to be modified as follows:

Condition #18. That prior to final approval, the owner shall update the Hydrogeological Study and the Geotechnical Study **that also confirms that the lot sizes are appropriate for development, and will have no negative impacts, and that subsurface sewage systems can be accommodated without the need for advanced treatment systems** to the satisfaction of the City Engineer and the Thunder Bay District Health Unit and that the City is to be advised in writing, by the Thunder Bay District Health Unit, how this condition has been met.

The Ministry of Transportation did not provide comments during the initial circulation; however, the preliminary drainage plan is indicating that drainage for this a portion of this subdivision will ultimately flow into Highway 61's drainage system. As such, it is recommended that conditions #22 and #23 be amended to include the Ministry as an

approval agency in addition to the City Engineer to clear those two conditions. Therefore, Conditions #22 and #23 are recommended to be modified as follows:

Condition # 20. That prior to entering into a Subdivision Agreement with the City, the owner shall provide a satisfactory final stormwater management report and erosion control plan prepared by a Professional Engineer confirming the stormwater management quantity and quality control requirements, to the satisfaction of the City Engineer **and the Ministry of Transportation**.

Condition #21. That prior to entering into a Subdivision Agreement with the City, the owner shall prepare a final lot grading and drainage plan to the satisfaction of the City Engineer **and the Ministry of Transportation**.

Given that the Developer is working towards registration, the Planning Services Division and the Engineering Division support the Developer's request to extend Drat Plan Approval to June 20, 2022 with the amended conditions in Attachment "B"; the amended portion of the conditions are bolded and italicized.

CONCLUSION

It is concluded that City Council should approve extending the time for completion of the conditions of the draft plan of subdivision as outlined in this Report.

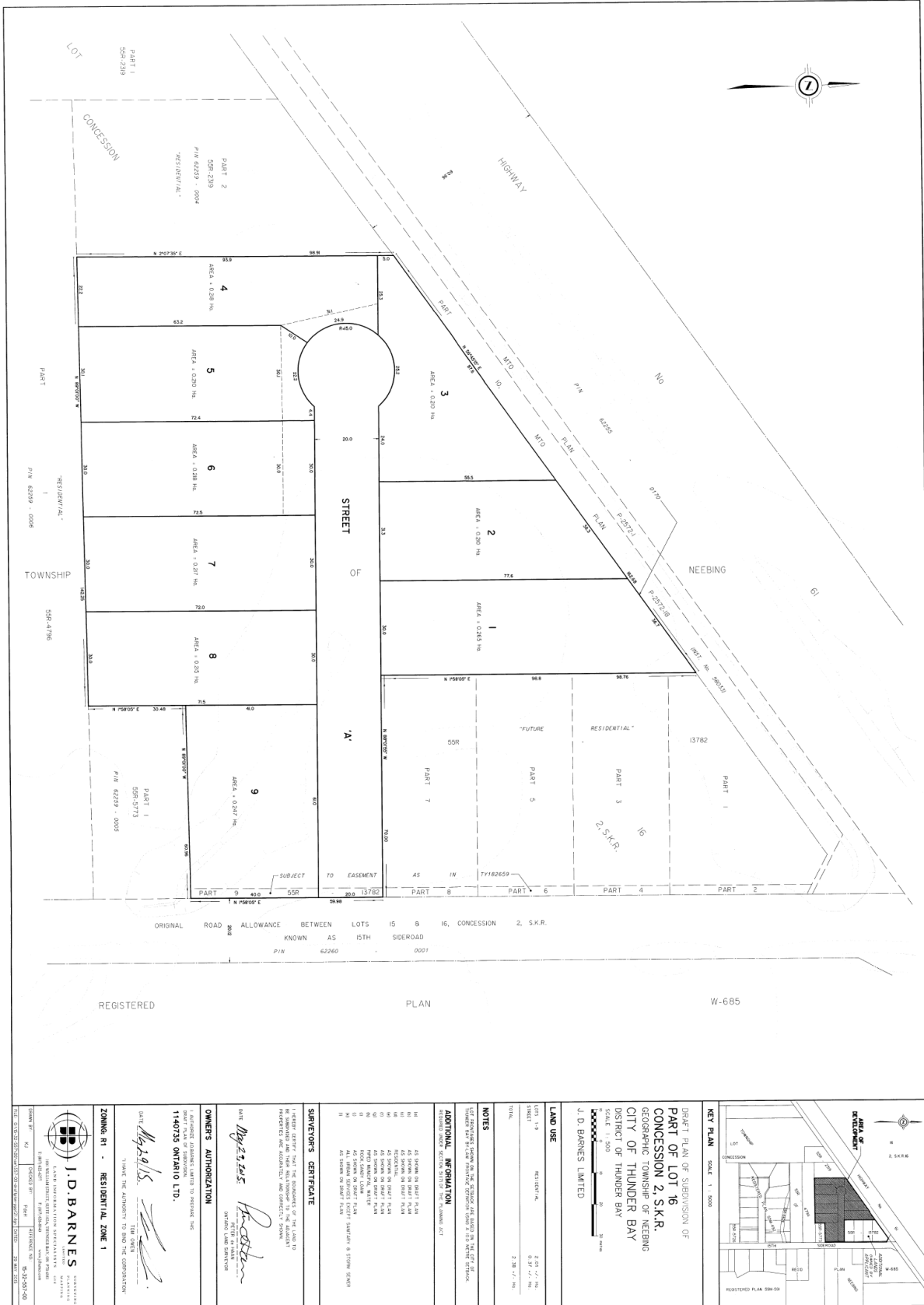
REFERENCE MATERIAL ATTACHED

1. Attachment A – Applicant's Subdivision Plan
2. Attachment B - Draft Approval Conditions for File 58T-15503

PREPARED BY: Decio Lopes, MCIP, RPP., Senior Planner

THIS REPORT SIGNED AND VERIFIED BY:	DATE:
MARK SMITH, GM DEVELOPMENT & EMERGENCY SERVICES	June 7, 2019

ATTACHMENT A- Applicant's Subdivision Plan



TITLE: Applicant's Subdivision Plan PREPARED BY: DL	SCALE: As Noted FILE NO: 58T-15503	Date: JUNE/2019
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ATTACHMENT B - Draft Approval Conditions for File 58T-15503

DRAFT APPROVAL CONDITIONS FOR 58T-15503:

That this approval applies for a period of 3 years, ending on June 20, 2022 to the draft plan prepared by J.D. Barnes Ltd., dated May 29, 2015, which shows a total of 9 lots for single detached dwellings (Lots 1 to 9) and one street.

1. That the street be shown and dedicated as a public highway on the final plan.
2. That the street be named to the satisfaction of the City of Thunder Bay.
3. That the owner satisfies itself that all lots conform to the requirements of By-law 100-2010, as amended.
4. That the owner enter into a Subdivision Agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial and otherwise, concerning the provision of roads, installation of services and drainage.
5. That prior to entering into a Subdivision Agreement with the City, the applicant shall provide a satisfactory final servicing study prepared by a Professional Engineer, to the satisfaction of the City Engineer.
6. That the owner satisfy the Parks Division with respect to the cash in lieu of land ***or land dedication*** for parks purposes.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the owner satisfy the City Engineer with respect to the dedication of land for stormwater management purposes.
9. That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to include in all offers of purchase and sale the following notices:
 - (a) For all lots, notice that the street allowance adjacent to Lot 1 has been identified as a potential location for a community mailbox.
10. That prior to final approval, the owner shall satisfy the City Engineer with respect to servicing the subdivision and providing all required easements and for releasing or modifying any existing easements.
11. That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to stop all work and notify the Ministry of Citizenship, Culture, and Recreation in the event that cultural heritage features are uncovered

ATTACHMENT B - Draft Approval Conditions for File 58T-15503

during construction.

12. That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to stop all work and notify the Police, Ministry of Citizenship, Culture and Recreation, and the Registrar of Cemeteries - Ministry of Government Services in the event human remains are uncovered during construction.
13. That prior to final approval, the owner shall enter into an agreement with Thunder Bay Hydro Electricity Distribution Inc. for the costs of supplying electricity service to the development and that the City is to be advised in writing, by Thunder Bay Hydro Electricity Distribution Inc. how this condition has been met.
14. That prior to final approval, the owner shall enter into an agreement with Thunder Bay Telephone for the provision of telephone service to the development and that the City is to be advised in writing, by Thunder Bay Telephone how this condition has been met.
15. That prior to final approval, the owner shall enter into an agreement with Union Gas Limited for the provision of natural gas service to the development and that the City is to be advised in writing, by Union Gas Limited how this condition has been met.
16. That prior to final approval, the owner shall satisfy the City Engineer that the applicable requirements of the *Environmental Assessment Act* have been met.
17. That prior to final approval, the Subdivision Agreement be registered against the title of the lands to which it applies.
18. *That prior to final approval, the owner shall update the Hydrogeological Study and the Geotechnical Study **that also confirms that the lot sizes are appropriate for development and will have no negative impacts and that subsurface sewage subsystems can be accommodated without the need for advanced treatment systems** to the satisfaction of the City Engineer and the Thunder Bay District Health Unit and that the City is to be advised in writing, by the Thunder Bay District Health Unit how this condition has been met.*
19. That any recommendations in the updated Hydrogeological Study be incorporated into the Subdivision Agreement.
20. That prior to entering into a Subdivision Agreement with the City, the owner shall provide a satisfactory final stormwater management report and erosion control plan prepared by a Professional Engineer confirming the stormwater management quantity and quality control requirements, to the satisfaction of the City Engineer **and the Ministry of Transportation.**

ATTACHMENT B - Draft Approval Conditions for File 58T-15503

21. That prior to entering into a Subdivision Agreement with the City, the owner shall prepare a final lot grading and drainage plan to the satisfaction of the City Engineer ***and the Ministry of Transportation.***

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 84/2019
DATE PREPARED	02/05/2019	FILE NO.	58T-14501
MEETING DATE	17/06/2019 (mm/dd/yyyy)		
SUBJECT	Amend Draft Approval of a Plan of Subdivision - DiGregorio Developments Inc. (Parkdale 6)		

RECOMMENDATION

THAT with respect to Report No. R84/2019 (Planning Services), we recommend draft plan approval (58T-14501) be extended to December 20, 2019, subject to the conditions outlined in Attachment "B" as it applies to a Portion of Block 1, Registered Plan 55M-571, Stage 6 of the Parkdale Subdivision, corner of Parkdale and Weiler Boulevards;

AND THAT any necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R84/2019 (Planning Services), as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The subject lands received draft approval for a plan of subdivision on June 20, 2016. The current owner has entered into a Subdivision Agreement with the City; however there have been challenges with completing conditions prior to the registration of the plan. As such, the draft approval will lapse without an extension.

Administration is recommending that the extension be granted given that the Developer has commenced the process to register the plan.

DISCUSSION

The lands (shown on Attachment A) have draft approval for a residential plan of subdivision that is to be fully serviced. The plan consists of:

- 6 blocks for multi-residential (shown as Blocks 43 to 48)
- 42 lots for single detached dwellings (shown as Lots 1 to 42)
- 1 block for a walkway (shown as Block 49)
- 1 new street (shown as Muskrat Drive)
- a 0.3 metre reserve block (shown as Block 105).

The subject lands received draft approval for a plan of subdivision on June 20, 2016. The draft plan approval was valid for 3 years ending June 20, 2019. The owner has entered into a Subdivision Agreement and the registration process has commenced; however there have been challenges with completing certain conditions prior to registration. The challenges include the coming to a resolution with adjacent townhome owners on Caribou Crescent to identify and execute an appropriate means of access to their rear yards given the new development. It is anticipated that this challenge may be resolved shortly. As such, the draft approval will lapse without an extension as it is unlikely that the registration will be completed prior to the lapse date; despite that the registration process is underway.

Administration is recommending that the extension be granted given that the Developer has made reasonable efforts to register the plan and that the registration is not expected to occur prior to lapsing.

CONCLUSION

It is concluded that extending the time for completion of draft plan approval conditions for Stage 6 of the Parkdale Subdivision should be approved.

REFERENCE MATERIAL ATTACHED

1. Attachment A – Plan Showing Proposed Draft Plan of Subdivision
2. Attachment B - Draft Approval Conditions for File 58T-14501

PREPARED BY: Decio Lopes, MCIP, RPP., Senior Planner

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:

REGISTERED PLAN 55M-571
CITY OF THUNDER BAY
ON

DRAFT PLAN OF SUBDIVISION OF PART OF BLOCK 1
REGISTERED PLAN 55M-571
CITY OF THUNDER BAY
ON

KEY PLAN Scale 1:10,000

J.D. BARNES LIMITED

LAND USE

NOTES

ADDITIONAL INFORMATION

SURVEYOR'S CERTIFICATE

OWNER'S AUTHORIZATION

ZONING

J.D. BARNES

TITLE: Parkdale Stage 6			Date: June 2019
PREPARED BY DL	SCALE As Noted	FILE NO. 58T-14501	

ATTACHMENT B - Draft Approval Conditions for File 58T-14501

DRAFT APPROVAL CONDITIONS FOR 58T-14501:

That this approval applies for a period ending on December 20, 2019, to the draft plan prepared by J.D. Barnes Ltd., dated April 8, 2016, as redlined, which shows 42 Lots and 6 Blocks for residential uses, 1 walkway block, and 1 new street.

1. That Block 49 be conveyed to the City of Thunder Bay.
2. That the streets shall be shown, opened, and dedicated as a public highway on the final plan.
3. That the streets be named to the satisfaction of the Planning Services Division.
4. That the owner satisfies itself that all lots conform to the requirements of the City's Zoning By-law, and the submission of a copy of the final plan and the required lot frontage and area calculations.
5. That the owner enters into a Subdivision Agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial and otherwise, concerning the provision of roads, sidewalks, walkways, fencing, stormwater management, installation of services and drainage.
6. That the owner satisfies the City Engineer with respect to the dedication of lands for stormwater management purposes.
7. That the owner satisfies the Parks and Open Spaces Section with respect to the installation of street trees.
8. That Easements and Agreements as may be required for utility or drainage purposes shall be granted to the appropriate Authority and that the City is to be advised in writing, by the appropriate Authority, as to how this condition has been satisfied.
9. That prior to entering into a Subdivision Agreement with the City, the owner shall provide a final stormwater management report and erosion control plan prepared by a Professional Engineer confirming the stormwater management quantity and quality control requirements, to the satisfaction of the City Engineer and to the satisfaction of the Ministry of Transportation.
10. That prior to entering into a subdivision agreement, the owner shall prepare a final lot grading and drainage plan to the satisfaction of the City Engineer and to the satisfaction of the Ministry of Transportation.
11. That prior to entering into a Subdivision Agreement with the City, the applicant shall provide a final servicing study prepared by a Professional Engineer, to the satisfaction of the City Engineer.

12. That prior to final approval, the applicant shall obtain the release of the 0.3 metre reserve along the east limit of Parkdale Boulevard abutting the Stage 6 lands (as shown as Block 105 on Plan 55M-595), to the satisfaction of the Realty Services Division.
13. That the Subdivision Agreement between the City and the owner contain provision for the construction of fences along all park blocks, walkway blocks, and stormwater management facilities to the satisfaction of the Parks & Open Spaces Section and the City Engineer.
14. That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to include in all offers of purchase and sale for any lot, detailed notices that relate to the following:
 - a. Notice that the postal service for the subdivision will be provided by a community mailbox.
 - b. Notice that the adjacent lands are identified for future development.
 - c. That freehold townhouse development will require an easement for rear yard access.
15. That prior to final approval, the owner shall satisfy the City Engineer with respect to servicing the subdivision and providing all required easements, and for releasing or modifying any existing easements.
16. That prior to entering into a Subdivision Agreement with the City, the owner shall provide a final traffic impact study prepared by a Professional Engineer showing the proposed street classifications within the development, the anticipated effects from the development on any existing streets that abut or serve the development, staging recommendations (if any), and access requirements, to the satisfaction of the City Engineer and to the satisfaction of the Ministry of Transportation. Any requirements for off-site improvements shall be included in the Subdivision Agreement to the satisfaction of the City Engineer and to the satisfaction of the Ministry of Transportation.
17. That prior to entering into a Subdivision Agreement with the City, the applicant shall complete a satisfactory soils engineering design brief prepared by a Professional Engineer for the design of the road system, including an appraisal on groundwater conditions in the area with recommendations for groundwater control measures, to the satisfaction of the City Engineer.
18. That prior to final approval, the owner shall provide the necessary Easements and enter into any necessary Agreement with Thunder Bay Hydro Electricity Distribution Inc. for the costs of supplying electricity service to the development and that the City is to be advised in writing, by Thunder Bay Hydro Electricity Distribution Inc. how this condition has been satisfied.
19. That prior to final approval, the owner shall provide the necessary Easements and enter into any necessary Agreement with Thunder Bay Telephone for the provision of telephone service to the development and that the City is to be advised in writing, by Thunder Bay Telephone how this condition has been satisfied.

20. That prior to final approval, the owner shall provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.
21. That prior to final approval, the owner shall satisfy the City Engineer that the applicable requirements of the *Environmental Assessment Act* have been met.
22. That prior to final approval, the Subdivision Agreement be registered against the title of the lands to which it applies.
23. For multi-unit buildings with a common indoor entrance, the developer/owner must supply, install and maintain mail delivery equipment with parcel lockers within these buildings to Canada Post's specifications.
24. That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to provide curb depressions for Community Mailboxes to the satisfaction of Canada Post. The location(s) of the Community Mailbox(es) will be determined through consultation between the developer/owner and Canada Post, the details of which will be contained in the Subdivision Agreement.
25. That the applicant obtain all the necessary clearances required by draft plan approval dated April 23, 1993, as amended.
26. That as part of registering the Subdivision Agreement, any lands designated for multi-family residential development (excluding townhouses or apartments of less than four-units) be designated as an area of Site Plan Control.
27. That prior to final approval, the applicant shall satisfy the access needs of the townhouse owners of 270-1 to 274-4 Caribou Crescent.
28. That the Subdivision Agreement between the City and the owner contain a provision, to the satisfaction of the City Engineer, for a cost-sharing agreement between the City and the owner for the City's future completion of a Municipal Class Environmental Assessment to evaluate the need, options, and preferred alternative to provide an alternative access into the Parkdale subdivision.
29. That the Subdivision Agreement between the City and the owner contain a provision for the owner to complete maintenance and improvements to the existing sewer maintenance corridor, to the satisfaction of the City Engineer.

Corporate Report

DEPARTMENT/ DIVISION	Infrastructure & Operations – Engineering & Operations	REPORT NO.	R 104/2019
DATE PREPARED	06/03/2019	FILE NO.	
MEETING DATE	06/17/2019 (mm/dd/yyyy)		
SUBJECT	Single Source Approval for Boulevard Lake Dam Design Services		

RECOMMENDATION

With respect to Report No. R 104/2019 (Infrastructure & Operations – Engineering) we recommend that consulting engineering services be single sourced to the firm of JML Engineering Ltd. and that an agreement in the amount of \$325,677.30 [inclusive of HST] be approved for design and construction administration services associated with this project;

AND THAT the General Manager of Infrastructure and Operations report any circumstances to City Council should significant variations in the contract quantities occur;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary by-laws be presented to City Council for ratification.

LINK TO STRATEGIC PLAN

This report directly supports Goal 18 of the Corporate Strategic Plan to become: “Sustainable through enhanced infrastructure renewal” and under strategy 18.2 to “Build on recent progress in infrastructure renewal for all City capital assets”.

This report also supports Strategic Action 8.1 under the Environment pillar: “Plan for climate resilient infrastructure and services”.

EXECUTIVE SUMMARY

The purpose of this report is to seek Council’s approval to award a single source contract for the design and construction administration services for the Boulevard Lake Dam to JML Engineering Ltd. City Council approval is required to award a single source contract in accordance with Section 4.09 of the Supply Management By-law No. 113-2011 using the negotiated method of procurement. JML Engineering Ltd. has previously been awarded work through competitive processes on this structure since 2000.

DISCUSSION

The City of Thunder Bay's Asset Management Plan for bridges and structures identifies the Boulevard Lake Dam as a priority project for rehabilitation.

A Schedule "C" Environmental Assessment is in the final stages of completion for the project.

The project is largely composed of structural repairs to the concrete of the dam, as well as installation of a redundant set of post tension tendons to meet the requirements of the Lakes and Rivers Improvement Act. In addition, operational and aesthetic improvements will be included that widen the walkway at the top of the dam, provide for mechanical gates resulting in easier operation to control water levels especially in emergency situations, and enhanced lighting of the structure.

It is beneficial for the City to continue to use the consulting engineering services of JML Engineering Ltd. on this project. Boulevard Lake Dam inspection and design work has been completed by JML Engineering Ltd. since 2000, including the most recent work leading up to the updated Environmental Assessment. Due to their knowledge of the structure, the Environmental Assessment, background data, and nearly 20 years of experience working on the Boulevard Lake Dam, it is recommended that modification of the existing construction plans, and preparation of the design and tender packages including relevant permits and approvals, and construction administration services should be completed by JML Engineering as a single source assignment.

In 2016, the City of Thunder Bay initiated a Schedule "C" Environmental Assessment for the Boulevard Lake Dam project. Prior to this reassessment, JML Engineering Ltd.'s services were procured multiple times through a competitive process for a number of different projects relating to the dam including:

1. Structural evaluation of the dam, 2000
2. Update of the structural evaluation of the dam, 2008
3. Detailed design of the structure rehabilitation, 2010

As a result, JML has completed the majority of the structural engineering investigation, field work and design work relating to the structure, including bringing the project to a tender ready state in 2015. When the Environmental Assessment had to be updated, JML also provided technical guidance on the engineering aspects of the alternatives reviewed during the process.

As a result, they are in possession of all required field data, drawings and background information relating to the structure, including the specific requirements, permits and approvals as outlined in the updated Environmental Assessment.

In accordance with Section 4.09 of the Supply Management By-law No. 113-2011, Administration recommends Council approve single sourcing the remaining work relating to the dam rehabilitation design, tender package preparation including relevant permissions and approvals and construction administration services to JML Engineering Ltd.

FINANCIAL IMPLICATION

JML Engineering Ltd. has provided a firm upset price to bring the project design to completion, prepare the project tender and has provided an estimate for construction administration services.

The total cost of this work is \$325,677.30 inclusive of HST.

Total Cost: \$325,677.30
HST Rebate: \$(32,394.81)
Total: \$293,282.49

The capital budget carry forward for Boulevard Lake Dam includes funds for this work.

CONCLUSION

It is concluded that JML Engineering Ltd. should be single sourced for the design, tendering and construction administration work related to the rehabilitation of the Boulevard Lake Dam.

BACKGROUND

None

REFERENCE MATERIAL ATTACHED:

None

PREPARED BY: Mike Vogrig, P. Eng., Project Engineer

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Kerri Marshall, General Manager – Infrastructure & Operations	June 7, 2019

Corporate Report

DEPARTMENT/ DIVISION	Infrastructure & Operations – Parks & Open Spaces	REPORT NO.	R 106/2019
DATE PREPARED	06/04/2019	FILE NO.	
MEETING DATE	06/17/2019 (mm/dd/yyyy)		
SUBJECT	Ammendement to By-Law 45-1972		

RECOMMENDATION

With respect to report R 106/2019 (Infrastructure & Operations – Parks & Open Spaces) we recommend that By-law 45-1972 be repealed and replaced as outlined in this report;

AND THAT a new Parks Use By-law as outlined in this report be presented to City Council for ratification;

AND THAT the Mayor and Clerk be authorized to execute all necessary documentation.

EXECUTIVE SUMMARY

Recently reported nuisance disturbances in Parks, including Jumbo Gardens, have been reviewed in coordination with Thunder Bay Police Service and Licensing and Enforcement and it has been determined that updating the current Parks Use By-law 45-1972 to include more specific restrictions will facilitate improved enforcement to control unwanted activity within Parks. These controls will provide for the protection and security of infrastructure, restrict hours of operation, and assist to control nuisance matters.

In addition, revisions to the hours of operation of Marina Park/Prince Arthur's Landing will be included to align with the hours of operation with businesses located within the Park.

DISCUSSION

Protection and Security of Infrastructure

In order to protect and secure Park infrastructure, the proposed Parks Use By-law includes various controls to deal with intentional damage, as well as damage resulting from unauthorized use of infrastructure. Closing Parks or portions of Parks will allow for scheduled maintenance of assets such as sports fields. Damage to Park property will also be better controlled through specific violations and eviction powers to remove individuals that are not complying with the By-law.

Controlling Nuisance Matters

Additional controls have been included to control afterhour's use of Parks, as well as unwanted nuisance activity within Parks. These controls will assist with managing unauthorized disposal of waste, vending activities, use of fireworks, use of open fires, domestic animals, use of vehicles, unauthorized gatherings as well as sound nuisances. Implementation of "Quiet Zones" by signage will also be effective in controlling sensitive areas where repeated complaints of noise have come forward.

Fines and Penalties

The final revised Parks Use By-law will clarify fines and penalties to be implemented along with the By-law changes.

FINANCIAL IMPLICATION

There are no financial implications associated with the recommendations in this report. It is expected, however, that the new By-law will assist in responding to disturbances occurring in the Parks.

CONCLUSION

It is concluded that By-law 45-1972 should be repealed and replaced and that Council direct Administration to present the proposed Parks Use By-law as described in this report to City Council for ratification.

BACKGROUND

On January 14, 2013 Committee of the Whole passed a resolution directing Administration to amend Chapter 760 of the Municipal Code and By-law 45-1972 being a By-law restricting the use of public parks, with respect to Prince Arthur's Landing at Marina Park in order to allow patrons of Bight Restaurant and Bar Ltd to be present in the Park during normal restaurant hours. The proposed changes to the Parks Use By-law address the direction from this resolution. On September 10, 2018 Committee of the Whole passed a resolution directing Administration to report back with suggestions to address noise and vehicle disturbances occurring in Jumbo Gardens (John Jumbo) Park. Work done in response to this resolution relates directly to the proposed changes to the Park Use By-law.

REFERENCE MATERIAL ATTACHED:

Attachment A: Parks and Open Spaces By-Law Draft

PREPARED BY: Cory Halvorsen, Manager-Parks and Open Spaces

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Kerri Marshall, General Manager – Infrastructure & Operations	June 6, 2019



Memorandum

Corporate By-law Number BL TBD/2019

TO:	Office of the City Clerk	FILE: TBD
FROM:	Cory Halvorsen Infrastructure & Operations – Parks and Open Spaces	
DATE:	TBD	
SUBJECT:	Parks and Open Spaces Uses By-Law (Draft)	
MEETING DATE:	TBD (mm/dd/yyyy)	

By-law Description: A By-law to regulate the use and activities within Municipal Parks and Open Spaces of the City of Thunder Bay and to repeal By-laws 45-1972 and a section of By-law 150-1974.

Authorization: Report No. R 106/2019 (Engineering) – Committee of the Whole-June 17, 2019.

By-law Explanation: The purpose of this By-law is to regulate the use and activities within Municipal Parks and Open Spaces in the City of Thunder Bay.

Schedules and Attachments:

Amended/Repealed By-law Number(s):
By-Law 45-1972 Section 150-1974



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL TBD/2019

A by-law to establish a Designated Truck Route through the
City of Thunder Bay

Recitals

1. Section 8 of the *Municipal Act, 2001*, as amended provides that the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues.
2. Section 9 of the *Municipal Act, 2001*, as amended, grants municipalities the capacity, rights, power and privileges of a natural person for the purpose of exercising its authority under the Act.
3. Under Section 10 of the *Municipal Act, 2001*, as amended, grants broad authority to a single tier municipality that may pass by-laws respecting, among other thing, matters concerning economic, social and environmental well being of the community.
4. Section 425, of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality has the power to pass by-laws providing that a person who contravenes a by-law is guilty of an offence.
5. Council deems it expedient to update and place additional regulatory controls of municipal Parks & Open Spaces to provide for the protection and security of infrastructure, restrict hours of operation and to control nuisance matters.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. **Definitions:** Wherever a term set out below appears in the text of this By-law with its initial letters capitalized, the term is intended to have the meaning set out for it in this Section 1.01. Wherever a term below appears in the text of this By-law in regular case, it is intended to have the meaning ordinarily attributed to it in the English language.
 - a) "By-law" means this By-law, including its recitals and schedules, which form integral parts of it. Where the term "by-law" is capitalized but followed by a number, the term refers to the by-law of the Corporation which corresponds with that number, and not to this By-law.

- b) “Aerial Remote Vehicle” means any unmanned, electric or combustion powered vehicle that flies, hovers or has remote controlled flight that may or may not be regulated specifically by federal legislation of Transport Canada.
- c) “Audio Device” means a radio, stereo, CD player, mp3 player, television, vehicle stereo or personal stereo, or other similar electronic device capable of emitting sounds, but does not include a two-way radio, weather radio or a device that can only be heard by using headphones or while such device is being used where sound is contained from being audible to others by the use of headphones or similar means.
- d) “Authorized Person” means any employee of the City appointed by the Manager to perform supervisory duties and tasks, or that has been specifically authorized to give direction under this By-law to persons that are impacting Park services and users.
- e) “Busk” means to perform a talent or skill, such as playing an instrument, performing tricks, stunts or acting, with the hope of monetary reward, usually in a public space where a receptacle for collecting money is usually displayed.
- f) “Camp” means an outdoor activity involving overnight stays away from home in a shelter, such as a tent. Typically participants leave developed areas to spend time outdoors in more natural ones in pursuit of activities providing them enjoyment.
- g) “City” means The Corporation of the City of Thunder Bay. Where the context allows, the term includes its officers and employees.
- h) “Closed Hours” means the hours when a Park is closed to entry or use.
- i) “Domestic Animal” means a horse, a dog, or any other animal that is kept under human control either by habit or training and lives in association with human beings.
- j) “Drone” means a remote controlled aircraft that is regulated by Transport Canada, whether or not it is required to be licensed, which often has cameras mounted on it and it is capable of taking aerial pictures as it flies over the ground.
- k) “Firearm” has the same meaning as found in the Fish and Wildlife Conservation Act 1997, S.O. 1997 c41, as amended.
- l) “Fireworks” means anything regulated by the Explosives Act, R.S.C. 185, cE-17, as amended and includes over the counter recreational fireworks sold to the

general public without special license or permits.

- m) “litter” means any waste material or non-waste material generated by a Park user that is permitted to be scattered or blown around, or scavenged by animals that ends up in the Park environment in a location other than a designated receptacle.
- n) “Manager” means the Manager of Parks and Open Spaces or designate and includes any future positions that may encompass the current roles and responsibilities as they relate to Parks and Open Spaces.
- o) “Marina Park” means the property owned by the City that encompasses the Marina Park, Price Arthur’s Landing and Pool 6 Lands, that is used for parks activities, excluding any open street right of ways located within.
- p) “Motor Vehicle” means a motor vehicle as defined in the Highway Traffic Act.
- q) “Natural Feature” means any object, rock, landform, landscape, slope, environment, habitat, or similar feature, that is not man made.
- r) “Nuisance” means a General Nuisance or Noise Nuisance, Nuisance Event, or Nuisance Vibration. **General Nuisance** shall include, but not limited to, any public display, words or vocalizations including the use of discriminatory, harassing, abusive or insulting language or gestures or actions or activities that have the effect of displeasing or offending the average park user, resident, visitor, or by-stander at the specific moment after the nuisance has occurred, whether or not the nuisance actions were clearly visible or audible to persons on the adjacent private or public lands; this includes public urination, defecation or engaging in public display of sexual activity; **Noise Nuisance** any use of sounds that is excessive, alarming, unusual or annoying to any other users or visitors or to the community at large at the respective points of reception, based upon the cumulative considerations of all factors including the nature and frequency of complaints, its audibility at Point of Reception, environmental conditions and any extenuating or aggravated circumstances including any medical conditions; **Nuisance Vibration** shall mean vibration that is likely to disturb the inhabitants at the point of reception. **Nuisance Event** means a gathering in the Park which, by reason of the conduct of the persons in attendance, results in any one or more of the following activities occurring:
 - i. Public disorderly conduct;
 - ii. Public drunkenness or public intoxication;
 - iii. The unlawful sale, furnishing or distribution of alcoholic beverages or controlled or illegal substances;

- iv. The deposit of refuse on public or private property;
 - v. Damage to or destruction of public or private property;
 - vi. Pedestrian traffic, vehicular traffic or illegal parking that obstructs the free flow of traffic or could interfere with the ability to provide emergency services;
 - vii. Unreasonable noise, including loud music or shouting, that is of such a volume or nature that it is likely to disturb Park users or adjacent property owners or occupants;
 - viii. Unlawful open burning or fireworks discharge;
 - ix. Public disturbance, including a public brawl or violence; or
 - x. Outdoor public urination or defecation.
- s) “Officer” means a Municipal Law Enforcement Officer for the City.
- t) “Open Space” means City lands, including but not limited to green space, that are undeveloped (have no buildings or structures) and are accessible to the public, including areas of lands that are not defined with the name “Park”.
- u) “Owner” mean the owner or person in control of a Domestic Animal at the relevant time and includes any person(s) associated with the animal at that time.
- v) “Park” means a City-owned land that is administered by the Parks and open Space Section and includes open spaces on properties associated with Recreational Facilities including but not limited to Pool 6 lands and any other City lands that may be used from time to time for Park and Open Spaces related events.
- w) “Posted Hours” means hours that are displayed on any sign or notice which regulate the hours of that area described in the notice which may be different than standard hours set out in the By-law.
- x) “Quiet Zone” mean an area where the use of Audio Devices, that are clearly audible to any person, are prohibited, except that in the prescribed area, the use of such devices is permitted when headphones or similar technology is used that limits the audible sound to the user only or when vehicle openings are closed and no sound or vibration is audible outside the vehicle.
- y) “Themed Gathering” means any event or proposed event that is advertised by any means, as a gathering or party celebrating or themed to a person, place or thing; these could include, but not limited to, sports or personal celebrations, world

events, seasonal events or any other “theme” that would encourage attendees to dress or behave in celebration of that theme.

- z) “Unauthorized Special Event” means any gathering of more than 20 people that has not received approval from the Manager or Authorized Person, in advance to the gathering.
 - aa) “Waste” means any unwanted or discarded materials of any composition that are deposited in the Park, that were not created in the Park.
2. **Enforcement:** This By-law may be enforced by Municipal Law Enforcement Officers and police officers.
 3. **Direction from Manager or Authorized Person:** Every person who is given direction by an Officer or by the Manager or another Authorized Person, to comply with the provisions of this By-law, including the demand to identify yourself or leave when directed; shall immediately follow directions to cease the contravening activity and shall further, if requested, truthfully identify yourself and leave the Park or Open Space immediately.
 4. **Power of Manager to Exempt from Provisions/ Add Conditions:** The Manager may vary any provision(s) or exempt any person, group, organization or corporation from complying with the requirements of any section of the By-law. The manager may, in granting relief, also impose such additional provisions, conditions or requirements as the Manager deemed appropriate to the circumstances.
 5. **Power to Close Parks or Portions of Park:** The Manager, Authorized Person or an Officer, may close a Park or any portion thereof, for the following purposes; 1) controlling or managing fire, flood or public emergency, 2) protecting public safety, 3) preventing overcrowding of facilities, 4) facilitating maintenance of sport fields, facilities or other maintenance or construction works, and 5) preserving or protecting park assets, including the environment or in support of environmental rehabilitation projects.
 6. **Entry Prohibited Closed Areas:** No person shall enter or remain within a Closed Park, or portion of Park that has been closed, without express permission of the Manager, Authorized person or Officer and every person must comply immediately with a direction from same, to leave a Park, or portion of Park that is closed, or is about to be closed.
 7. **Power to Evict Person:** The Manager, Authorized Person or an Officer, where they find any person not complying with any provisions of this By-law, may evict that person from that Park location for the remainder of the day or may extend the eviction to all Parks for the remainder of the day; any person who is advised verbally that they are evicted shall

immediately leave the Park and shall not re-enter that Park, or any Park if advised, for the remainder of the day.

8. **Eviction Order:** Where the conduct of any individual is such that the Manager believes it is in the best interests of the Park activities that a person should be barred entry from any specific Park or all Parks, the Manager may, in written, issue an Eviction Order that will prohibit that person from entering the Park or Parks for whatever timeframe that Manager believes is appropriate. The Eviction Order can be sent Registered Mail and will be Deemed served after 5 days; no person who has been served an Eviction Order shall re-enter any Park(s) set out in the Order during the effective dates.
9. **Eviction Order-Appeal:** Where a person has received an Eviction Order and feels aggrieved by it, they may apply in written within 10 days of receiving the Order to Council, setting out the reasons for appeal; Council may make other provisions for hearing such appeals without prejudice to appellant; an appeal will be heard and the decision, which will be communicated in writing, will be mailed 5 days following the appeal, which will be a final decision.
10. **Hours of Operation-General:** All Municipal Parks, except as otherwise authorized, shall be closed to the use or occupancy of the public daily, between the hours of 11:00 p.m., in the evening of one day until 6:00 a.m., in the morning of the following day, and no person shall enter or remain in a Park or Open Space during Closed Hours unless otherwise posted or authorized by the Manager.
11. **Hours of Operation-Marina Park:** Notwithstanding the General Hours of Operation, the area contained between the most southerly point of the public boat launch parking lot south of the Pearl St entrance, to the northern limit of City-owned property of the Marina Park, shall be closed to the use or occupancy of the public daily, between the hours of 1:30 a.m., in the morning of one day until 6:00 a.m., in the morning of the same day, and no person shall enter or remain in the Park during Closed Hours unless otherwise posted or authorized by the Manager.
12. **Hours of Operation- Trowbridge Falls and Chippewa Park Campgrounds:** Notwithstanding the General Hours of Park Operations, hours of operation may be set differently at Trowbridge Campground and Chippewa Park Campground, as determined by the Manager.
13. **Protection Park Property:** Except with written authorization of the Manager, no person shall remove, damage or deface any property or natural feature within a City Park.
14. **Protection Park Environment:** Except with written authorization of the Manager, no person shall, in a Park: a) disturb, cut, kill, remove or harm any plant, tree or natural

feature; or b) disturb, kill, harass or harm any animal; or c) make any excavation or deposit any material or deleterious substances.

15. **Introduction Plants or Animal Prohibited:** No person, without the express written permission of the Manager, shall introduce or release or permit the escape of any plant, animal or other living thing, into a Park.
16. **Keeping Park Clean:** No person shall deposit, or cause to be deposited, any litter except in designated receptacles.
17. **Other Waste Prohibited:** No person shall deposit, or cause to be deposited in designated receptacles, any waste that was not generated while using the Park, including personal waste from residential or commercial activities outside the Park.
18. **Responsible Practices-Prevent Litter:** Any person that uses any shelter, facility, bench, table or other Park area, shall maintain it in a clean and sanitary condition in a manner that prevents littering and protects from access to wildlife.
19. **Wildlife Feeding Prohibited:** No person shall feed wildlife or leave attractants in any manner that is likely to attract wildlife, without the express consent of the Manager.
20. **Fires Regulated:** No person shall start or tend a fire in a Park, except in such areas and upon such term and conditions that may be posted in that area, except with the express consent of the manager or Authorized Person. If signs are not posted in that area, no person shall not start or tend a fire until permission obtained.
21. **Firearms Prohibited:** Firearms shall not be used, displayed or otherwise possessed within a Park, without the express written permission of the Manager.
22. **Fireworks/Explosives:** Fireworks or other Explosives shall not be ignited or possessed within a Park, without the express written permission of the Manager.
23. **Domestic Animal Control:** Every owner of a domestic animal shall exercise responsible pet ownership and shall at all times by doing the following: 1) tether the animal on a sturdy lead (leash) that is not longer than 3 meters and capable of restraining the animal without escape and shall, where the animal escapes recapture the animal that is at large for whatever reason; such leash requirements are suspended when in a designated off-leash area, 2) prevent the animal from emitting sounds that are excessive and disturbing to other Park users, at their point of reception when a complaint is communicated, 3) immediately recover the animals' excrement and dispose of in proper receptacle, 4) prevent the animal damaging the Park property or vegetation, 5) prevent the animal from chasing or harassing wildlife, and 6) prevent the animal from attacking or acting aggressively toward another animal or person.

- 24. Exemption-Disability:** Notwithstanding the requirement to be on tether (leash) at all times and to immediately recover excrement, any person, with a disability that would be prevented from complying because of that disability, may alternatively utilize a lead-harness or similar device to restrain the animal that is not a tether, and further if a person is unable to recover excrement do to the nature and extend of a disability, and are not in the company of persons who could willingly assist in recovering the waste, then that person shall be exempt from this requirement for their animal.
- 25. Animals-Hot Cars:** No person in a Park, shall leave their animal in a vehicle where the external weather conditions appear to be causing the animals respiration to increase significantly, causing the animal to pant or otherwise show discomfort or distress, to the average person.
- 26. Soliciting Activities-Prohibited:** No person in a Park, without the express permission of the Manager or Authorized Person, shall beg, solicit, busk, canvass or invite subscriptions or contributions, by erection of signs or otherwise.
- 27. Selling Activities-Prohibited:** No person in a Park, without the express permission of the Manager or Authorized Person, shall sell or barter, or attempt to sell or barter any article, things or service and further, no person shall erect any signs, stands, displays or vend or attempt to vend any product, good or service from a vehicle, trailer or any other location.
- 28. Unauthorized Events/Large Gatherings:** No person, without the express permission of the Manager, shall hold or attempt to hold an Unauthorized Special Event or Themed Gathering in a Park or invite, advertise or otherwise organize or attempt to invite, advertise or otherwise organize such events or similar events where there is reasonably known to be, or expected to be, more than twenty (20) persons in attendance at any such gathering.
- 29. Camping-Restrictions:** Except where currently permitted in Trowbridge and Chippewa Parks, no person in any other Park, without the express written permission of the Manager, shall camp or attempt to camp or utilize Park property, personal vehicles or other equipment for the purpose camping.
- 30. Vehicles –Utilize Roads and Parking Areas Only:** No person, without the express permission of the Manager or Authorized Person, shall operate a motor vehicle in a Park, except on a roadway or parking area that is open to and designed for public vehicular traffic.
- 31. E-Bikes/Other Battery Power-Operate like Bicycles:** No person in a Park, without the express permission of the Manager, shall operate any e-bike or similar device, in any

areas of a Park except where motor vehicles are otherwise permitted to operate. This restriction shall not apply when the e-bike is being operated using only muscular power.

- 32. Drones/Aerial Remote Vehicles:** No person in a Park, except with the express permission of the Manager, Authorized Person or as signs permit, shall operate a Drone or other Aerial Remote Vehicles.
- 33. Nuisance:** No person shall engage in any activity that causes, or is likely to cause, a negative effect on the peaceful enjoyment of other park users or adjacent residents to the park, except where the engaged activity is lawfully permitted at the time and location and the sounds and other effects are reasonable and expected by-product from the lawful activity being engaged.
- 34. Nuisance Sounds/Vibrations-Audio Devices:** Notwithstanding that operating a personal car stereo, personal audio player or other device is normally a lawful activity, no person in a Park, without the express written permission of the Manager, shall disturb the peaceful enjoyment of other park users or adjacent residents where, at the point of reception, those person(s) claiming nuisance sound can feel or hear basal vibrations or sounds or distinguish words, phrases, instruments or rhythms, from the audio device, and consider it an unwanted sound.
- 35. Nuisance Sounds-Vehicle Operation:** Notwithstanding that a motor vehicle does conform to vehicle manufacturers regulations for noise emissions, no person in a Park, without the express written permission of the Manager, shall operate a vehicle in a manner that creates a nuisance to the peaceful enjoyment of other Park users by 1) excessively revving vehicle engine while the vehicle is parked or in neutral, 2) operating other sound producing devices or allowing loose or attached items to bang, rattle or otherwise produce a constant or intermittent sounds that disturb the peaceful enjoyment of other Park users or adjacent residents, at the point of reception.
- 36. Nuisance Sounds-Yelling/Banging:** Except in the case of summoning help in an emergency or through the normal course of persons engage in a lawful sporting activity/event, for which cheering, shouting, yelling or other normally associated sounds are reasonably expected during the course of the game/event, no person shall engage in yelling, shouting, screaming or use of electronic amplification or by making or causing by any means, any loud or annoying sound, that is or is likely to disturb the peaceful enjoyment of other Park users or adjacent residents.
- 37. Quiet Zones-Designation by Signage:** In balancing the interests of all Park users and the effects of actions and activities that negatively effect the peaceful enjoyment of Parks, by both all Park users and the adjacent resident property owners, the Manager can, by erecting signage, designate any areas of any Park, as a “Quiet Zone”, where all electronic audio devices, including vehicle sound systems, are prohibited, from being used within in

within a specified distance from such signage; no person, without express written permission of the Manager or Authorized Person, shall operate or permit the operation of an audio device within a Quiet Zone of any Park.

- 38. Identification-Eviction:** Where a Manager, Authorized Person or an Officer evicts a person and demand that person identify themselves, that person who is notified of the eviction, shall truthfully provide their full name to the person demanding it.
- 39. Obstruction:** No person shall obstruct or attempt to obstruct any Officer or other person, who is exercising a power or performing a duty under this By-Law. Refusal to identify yourself or failure to truthfully identify yourself to the Manager, Authorized Person or an Officer constitutes obstruction for the purposes of this section.
- 40. Offences:** Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction shall be liable to a fine that shall not exceed that which is set out in the Municipal Act, 2001, S.O. 2001, Chapter c.25, as amended, and shall be subject to all provisions for fine and penalty as established in the Provincial Offences Act.
- 41. Additional Penalty:** Upon conviction, in addition to any other penalty imposed by this By-Law, the court in which the conviction has been entered and any court of competent jurisdiction may make an Order prohibiting the continuation or repetition of the offence by any person convicted.
- 42. Severability:** Should a court of competent jurisdiction declare a part or the whole of any provision of this By-law to be invalid or of no force or effect, the provision or part is deemed severable from this By-law, and it is the intention of Council that the remainder survive and be applied and enforced in accordance with its terms and to the extent possible under the law.
- 43. General:** Upon the coming into force of this By-Law, By-Law 45-1972 and section 21 of Appendix “A” made under Section 1 of By-law 150-1974, are repealed.

Enacted and passed this XX day of XXXX, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Mayor

City Clerk

MEETING DATE 06/03/2019 (mm/dd/yyyy)

SUBJECT Wake the Giant In-Kind Contribution

SUMMARY

Memorandum dated May 28, 2019 from Ms. L. Prentice, Manager - Community & Cultural Development, Recreation & Culture Division, relative to the above noted. Distributed separately on Friday, May 31, 2019

RECOMMENDATION

THAT the City of Thunder Bay endorse and participate in the Wake the Giant initiative as a cultural awareness initiative that identifies safe spaces throughout the city while committing businesses and organizations to share education and resources with employees, staff and the community at large, with a goal to be more welcoming to Indigenous youth;

AND THAT Administration explore opportunities to further incorporate the logo on uniforms or other materials generated for programs and services where youth are a primary audience;

AND THAT Administration continue to work with the Wake the Giant organizers to support planning and implementation of their 2019 activities;

AND THAT financial support of up to \$15,000 total be provided from approved 2019 Corporate Strategic Services and Youth Inclusion Project budgets towards Wake the Giant activities that specifically align with the City's responsibilities under Inquest Recommendation #116 and the Youth Inclusion Program;

ATTACHMENTS

1. Wake the Giant In Kind Contributions memo

Memorandum

TO: Members of Council

FROM: Leah Prentice, Manager - Community & Cultural Development, Recreation & Culture Division

DATE: May 28, 2019 (for June 3 COW)

SUBJECT: Wake the Giant In-Kind Contribution Request

This memo provides information on the corporation's existing and planned support of the Wake the Giant initiative, as well as feasibility and financial implications of providing additional financial and in-kind support to the initiative.

Summary

On May 6, 2019 representatives of Wake the Giant organizing committee made a deputation to Committee of the Whole to request in-kind support of their initiative. The matter was referred to Administration to meet with the Wake the Giant organizing committee and report back on the feasibility and financial implications of providing in-kind support.

Wake the Giant is referred to by organizers as a cultural awareness initiative with the goal making the community at large more welcoming to Indigenous youth. Administration agrees with the organizers that City involvement in the Wake the Giant movement aligns with Inquest Recommendations directed at the City, in particular, Inquest Recommendation #116.

Administration is very supportive of the Wake the Giant initiative. This is demonstrated by existing and planned financial and in-kind support. Administration has also identified opportunities for the City to provide further support to this initiative. The additional support recommended by Administration does not include in-kind provision of the requested event equipment due to concerns of precedent and related financial implications, but may help offset these costs through freeing up budget elsewhere in the initiative and/or identifying potential cost efficiencies.

Existing Support

Members of administration from various sections have been working with Wake the Giant organizers since September, 2018. Key areas involved in existing support include:

- Community & Cultural Development
- Corporate Strategic Services (Inquest Response)
- Youth Inclusion Program (YIP)

Support provided to date:

- Event Development Grant: \$10,000 awarded towards the costs of stages, lighting, audio, portable washrooms, barriers and/or security for the Wake the Giant music festival
- site & equipment bookings
- event permit process
- active staff participation in festival planning meetings

- advice on event planning and potential funding sources
- inclusion of Wake the Giant in CTB Youth Week/Youth Arts Week celebrations

The support outlined above is beyond what is typically provided to community events. Administration has taken a more active support role with this initiative due to the clear alignment with corporate strategic priorities and the fact that the overall initiative includes activities beyond the festival that align with corporate activities such as the Youth Inclusion Program.

Administration is working closely with Dennis Franklin Cromarty High School (DFC) in relation to the Youth Inclusion Program and has provided \$50,000 per year over 5 years in funding towards their related activities. Wake the Giant organizers have indicated that they are attempting to keep the initiative separate from DFC due to its community focus, and therefore that they do not plan to apply any portion of their YIP funding towards the Wake the Giant festival.

Requested Support & Financial Implications

Wake the Giant has requested in-kind provision of event equipment supplied by the City, including stages, sound, lighting, fencing, etc. Their letter to the City Clerk, dated April 10, 2019, suggests a value of \$30K per year over 3 years for these items. Subsequent discussion with the group to clarify items provided by the City versus other suppliers, as well as the associated Council-approved user fees, has reduced the estimated value of the request to approximately \$17,000 per year, subject to actual equipment requested.

The equipment requested as in-kind is included in the annual User Fee By-Law that is approved by Council. This equipment is used by a number of non-profit community events at locations throughout the City, all of whom are currently required to pay the stated fees. Waiving these fees for Wake the Giant would be anticipated to have the following implications for the City:

- Direct Cost
- Lost Revenue
- Precedent

Direct Cost

Direct cost incurred for provision of stage equipment to a single day event will range from a minimum of approximately \$600 for use of the small stage only, to over \$4,000 for large events using multiple stages and equipment. Costs are influenced by factors such as location, set-up and timing of the event. Costs that are not specific to individual events, i.e. annual maintenance/replacement, permits, inspections, towing and storage of equipment, are in addition to these amounts.

Direct costs associated with providing the requested equipment in-kind to Wake the Giant are estimated to exceed \$4,000.

Lost Revenue

The approved 2019 operating budget includes a revenue target of \$33,900 for stage and event equipment. This revenue offsets costs of acquisition, operation, regular maintenance and replacement of the equipment as well as annualized costs such as permits, inspections, transportation and storage. In-kind or discounted provision of this equipment limits Administration's ability to achieve approved budget amounts and to continue to provide this equipment to community events.

Anticipated revenue from Wake the Giant use of stage and event equipment is approximately \$17,000.

Precedent

Provision of the requested equipment on an in-kind basis can reasonably be anticipated to set precedent for existing and future users of this equipment to request similar support.

Wake the Giant Music Festival is planned to be a single-day, ticketed event, for an audience of up to 4,000. It may include alcohol, and organizers indicate that they hope to generate profit that would be used towards the following year's event. Organizers have indicated that they aim to replicate the BluesFest model for a younger demographic.

The City's financial support of non-profit community events is generally limited to the funding mechanisms approved by Council – the Event Development Grant and Community and Youth & Cultural Funding Program. The City does not currently provide funding or in-kind equipment support for BluesFest. Financial support to community events has typically been limited to the first year of an event under the Event Development Grant eligibility. Wake the Giant is receiving a \$10,000 Event Development Grant. They also applied for a \$10,000 Community, Youth & Cultural Funding Program Project Grant, however the Grant Review Team was unable to recommend funding as the application did not meet the program's eligibility criteria. Both grant review teams indicated that they felt that the project was worthy of support from the City.

Many users of the requested stage and event equipment are free (non-ticketed) community events. All are non-profit events/organizations. Current and past examples include:

- | | |
|------------------------------------|-----------------------|
| - National Indigenous People's Day | - Rockin Recovery |
| - Festa Italiana | - Festival of Colours |
| - Thunder Pride | - BrewHa! |
| - Festival of India | - BluesFest |
| - Ribfest | |

Community events are not required to use the City's stages or any other equipment offered through Event Services. There are staging and production options available in local and other markets and market rates have been taken into consideration when establishing user fees. Provision of these assets at no cost may also be viewed as taking business from vendors that provide this equipment in the market.

Planned and Potential Additional Support

Administration is very supportive of the Wake the Giant initiative and intends to continue to be involved as the initiative moves forward. In addition to the existing support outlined above, administration intends to work with Wake the Giant organizers to:

- Provide up to \$15,000 in financial support towards Wake the Giant activities that specifically align with the City's responsibilities under Inquest Recommendation #116 and the Youth Inclusion Program
- Participate in planning of the festival with key objectives of assisting with identifying opportunities for scaling and efficiencies, cost mitigation and revenue generation, as well as future sustainability planning
- Seek Council's endorsement of the City's participation in the Wake the Giant movement, and subsequently:
 - Display Wake the Giant decals/flags at municipal facilities
 - Explore opportunities to incorporate the Wake the Giant logo on uniforms or other materials generated for programs and services where youth are a primary audience
 - Identify and implement opportunities for enhanced Wake the Giant training for City as well as external participants in the initiative.

- Preliminary suggestions include creation of a training video and a “train the trainer” program

Based on the above, the following recommendations are offered for Council’s consideration to formalize the City’s support of, and involvement in, Wake the Giant:

THAT the City of Thunder Bay endorse and participate in the Wake the Giant initiative as a cultural awareness initiative that identifies safe spaces throughout the city while committing businesses and organizations to share education and resources with employees, staff and the community at large, with a goal to be more welcoming to Indigenous youth;

AND THAT Administration explore opportunities to further incorporate the logo on uniforms or other materials generated for programs and services where youth are a primary audience;

AND THAT Administration continue to work with the Wake the Giant organizers to support planning and implementation of their 2019 activities;

AND THAT financial support of up to \$15,000 total be provided from approved 2019 Corporate Strategic Services and Youth Inclusion Project budgets towards Wake the Giant activities that specifically align with the City’s responsibilities under Inquest Recommendation #116 and the Youth Inclusion Program;

Sincerely,



Leah Prentice

cc Norm Gale – City Manager
 John Hannam – City Clerk
 Kelly Robertson - General Manager, Community Services
 Donna Sippala – Director, Recreation & Culture Division



MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Multi-Sport Indoor Turf Facility - Non Business Meeting

SUMMARY

Memorandum dated June 7, 2019 from Mayor b. Mauro relative to the above noted.

ATTACHMENTS

1. Memo Mayor Mauro June 7 2019

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Members of City Council

FROM: Mayor B. Mauro

CC: N. Gale, City Manager, K. Robertson, General Manager Community Services

DATE: June 7, 2019

SUBJECT: Multi-sport Indoor Turf Facility: Non-business meeting

In advance of the report from Administration on the Indoor Turf Facility I thought it would be helpful for members of Council to have a Non-business Meeting to receive more detail on the project from Administration, and allow Council members the opportunity to ask such questions as they might have. All to better inform our debate of the matter on June 24th.

To that end I have asked Mr. Gale to schedule the meeting and I'm advised it will be on Thursday June 20th from 4:00 – 6:00 pm. The meeting will be step up to engage with members as they are able to attend during that time frame, rather than a fixed start at 4:00 which I know will be difficult for some members to attend by.

I hope you are able to attend and that on the 24th we can have a fully informed debate towards setting a positive direction on this matter.

MEETING DATE 06/17/2019 (mm/dd/yyyy)

SUBJECT Infrastructure Funding Priority List

SUMMARY

Memorandum dated June 3, 2019 from Councillor B. McKinnon, Chair – Inter-Governmental Affairs Committee providing the current Infrastructure Funding Priority List for information.

ATTACHMENTS

1. Memo dated June 3, 2019 from Councillor B. McKinnon, Chair - Inter-Governmental Affairs Committee
2. Infrastructure Funding Priority List 2019

Memorandum

Office of the City Clerk
Fax: 623-5468
Telephone: 625-2230

TO: Members of Council
FROM: Councillor B. McKinnon, Chair – Inter-Governmental Affairs Committee
DATE: Monday, June 3, 2019
SUBJECT: Infrastructure Priority List – Committee of the Whole – June 17, 2019

At the May 13, 2019 Inter-Governmental Affairs Committee meeting, the Committee discussed the Infrastructure Priority List for the City of Thunder Bay. This list is used when approaching decisions relative to funding applications with the Provincial and Federal governments in order to provide for infrastructure growth and renewal in our community.

As such, it is important that City Council and the public be aware of the priorities identified by the Inter-Governmental Affairs Committee and the work being done in advancing this file.

The attached priority list is provided for information only.

Attachment: Infrastructure Priority Funding List 2019– updated May

Project List for Infrastructure Funding



Last update: May 13, 2019

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Applications submitted in current intake
A	Disaster Mitigation and Adaptation Project	Multifaceted project including rehabilitation of Boulevard Lake Dam to provide flood protection, storm main capacity increase to reduce overland and basement flooding, storm sewer separation to increase WPCP and community resilience during storm events	\$ 33,123	\$ 7,800	\$ 1,800	Multi- year project 2019 - 2028	Disaster Mitigation and Adaptation Fund application submitted (Federal)
B	Golf Links/Junot Widening Phase 3	Road widening from 2 to 4 lanes to reduce congestion, new sidewalk construction and controlled pedestrian crossing to increase pedestrian safety, green infrastructure and OGS to manage quality and quantity of stormwater	\$ 3,700	\$ 3,700	\$ -		Funding contingent on Federal DMAF approval
C	Transit Master Plan - Smart Card - Electronic Fare Technology & Fare-box Replacement	Procurement, installation and implementation of new electronic fare management system on conv. & spec. fleet	\$ 2,500	\$ -	\$ -	Project could be phased in over 2 years; no proposed 2020 budget; contingent on ICIP- PT funding	ICIP- Public Transit
D	Transit Infrastructure - Transit Stops	Includes addition of electronic information screens, replacement of bus shelters, upgrades to bus stops and addition of features that will provide greater system-wide accessibility in community, particularly seniors and persons with disabilities. (Multi-year, high priority initiative 2019 - 2028 that includes bus shelter replacement, accessible stop improvements, Transit Master Plan Stop realignment.)	\$ 3,270	\$ 255	\$ -	No proposed 2020 budget; contingent on ICIP PT funding	ICIP- Public Transit
E	On Demand Transit Scheduling Software	Expand existing software with new modules that allow online reservations for specialized and integration/expansion to alternate fixed route on demand.	\$ 300	\$ -	\$ -		ICIP- Public Transit
F	Transit - Major Transfer Hub Improvements	Design and construction of new transit hubs (multi-year initiative). Priority 1 (Westfort - \$700K in 2020); Priority 2 (Lakehead University - \$1 million); Priority 3 (College - \$1 million). Assumes design/construction of new Intercity transfer hub (\$3 million) contingent on approved plans with Engineering and private land owner.	\$ 5,700	\$ -	\$ 700		ICIP- Public Transit
G	Specialized – sedans/SUV	Introduction of new right sized specialized fleet (Multi-year initiative)	\$ 500	\$ -	\$ -	No proposed budget; contingent on ICIP PT funding	ICIP- Public Transit
H	Specialized vehicle - fleet expansion	Expansion of the specialized fleet to meet existing service demand (multi-year initiative)	\$ 520	\$ -	\$ -	Expansion will result in additional operating costs. No proposed 2020 budget; contingent on ICIP PT funding	ICIP- Public Transit
I	Integrated Bus Technology/ Safety feature Improvements	Integrated technology modem upgrades, upgraded wheelchair securement features, Operator compartment safety sheilds, onboard information screens & wi-fi	\$ 1,900	\$ -	\$ -		ICIP- Public Transit
TOTAL			\$ 51,513	\$ 11,755	\$ 2,500		

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Applications will be included in future intakes
A	New Sidewalk to Address Gaps	The city has identified 36 km of sidewalk gaps along key pedestrian corridors that provide access to transit as well as services including hospitals, schools and shopping and employment opportunities.	\$ 14,200	\$ 250	\$ 250	Will be included in future ICIP- Public Transit intakes	ICIP- Public Transit
B	Electrification of Fleet	Purchase of new conventional electric busses including supporting charging infrastructure	\$ 11,000	\$ -		Will be included in future ICIP- Public Transit intakes	ICIP- Public Transit
TOTAL			\$ 25,200	\$ 250	\$ 250		

Project List for Infrastructure Funding



Last update: May 13, 2019

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Potential Funding Applications (criteria yet to be determined for ICIP Green & Community, Culture & Recreation funding)
A	Sports Tourism Activity Centre	Design, construction of permanent year round full-sized FIFA multi-use synthetic turf facility, plus 2 lane rubberized track with agility lanes, spectator seating for 1,500, and ancillary facilities	\$ 30,000	\$ -	\$ -	Invitation to submit Stage II Funding Application to NOHFC to advance \$2.6 million project to complete development studies/detailed design for proposed permanent, year round Sport Tourism Activity Centre (STAC). In response to Stage 1 application, NOHFC has advised that they will only fund up to \$1 million if project approved. City Council has allocated \$4 million to reserve for indoor turf facility and 2019 portion of MAT Funding.	-Provincial(NOHFC Stage II pending) - Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
B	Conservatory	The City's centennial botanical conservatory requires energy upgrades to replace inefficient boilers and glass, structural upgrades to re-open two display areas currently closed due to risk of structural failure, and retrofits to improve accessibility and overall facility functionality for the public. The conservatory greenhouses also require renewal to address structural and worker health & safety concerns.	\$ 5,100	\$ -	\$ -	Greenhouse 2020 (0.6M), Conservatory 2021-2022 (4.5M) Rough estimate	Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund & Community, Culture and Recreation Fund
C	Energy Retrofit Projects	Multi-year initiative to convert existing energy consuming building components to achieve energy conservation/reduce greenhouse gas emissions. Key facilities targeted: West Thunder Community Centre; Canada Games Complex (Combined Heat and Power Plant; energy retrofit/recommissioning); Pool Six; Egan Yard (office/garage); City Hall; Current River Arena; Whalen Building; Parks North; Thunder Bay Community Auditorium (Lighting upgrade); Balmoral Police Station; PA and FW Stadium Lighting	\$ 8,454	\$ -	\$ 1,324	Province cancelled Municipal Greenhouse Gas Reduction Program in Fall 2018.	Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund
Roads/Bridges							
D	Waterfront Trail	A Waterfront Trail Plan has been designed along Lake Superior to connect Fisherman's Park at the north end of the City at the mouth of the Current River, to Mission Marsh at the south end of the City. This trail would be used by both residents and visitors, expanding tourism opportunities for the City. This trail is largely undeveloped due to lack of funding with river and rail crossings requiring expensive bridges.	\$ 10,000	\$ -	\$ -	2019-2023 See Waterfront Trail Report	Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
E	AT Network Priority Bridges	In reviewing the City's Active Transportation Plan, several key barriers, such as river and railway crossings, have been identified that limit effective travel for commuters and recreational users of our AT network. Funding for 5 priority multi-use trail bridges is required to address these. Two are on the Waterfront Trail at Richardson's Terminals and at the McVicar Creek trail intersection, the other three are river crossings on the multi-use trail corridors off Phillips St, at Vickers/Carrick, and Victoria Ave to Thornloe Dr trail.	\$ 10,000	\$ -	\$ -	2M per bridge, one bridge annually	Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund

Project List for Infrastructure Funding



Last update: May 13, 2019

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Potential Funding Applications (criteria yet to be determined for ICIP Green & Community, Culture & Recreation funding)
F	Signal Communications Upgrade	Upgrade existing legacy traffic signal system to improve detection, allow remote signal timing adjustments and syncing of intersection signals, which will all help to manage speeds, traffic flow, and reduce idling/energy consumption/pollution.	\$ 4,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund
G	Core Bridge & Road Infrastructure	Fund core bridge and road infrastructure renewal projects inaccordance with asset management plans. Currently underfunded by \$6M annually.	\$ 60,000	\$ 8,000	\$ 8,000	Seek to have Thunder Bay eligible to apply for the Rural and Northern Community Fund	No funding sources available
H	Balmoral St Reconstruction	Installation of storm sewers, bioswales and low impact developments to replace ditch drainage, intersection improvements to reduce congestion and accommodate pedestrian/cyclist traffic, construction of multi-use trails to improve pedestrian safety. Three phases remaining to do. Forecast in 2020 - 2022. This project is shovel ready for when funding is available.	\$ 9,900	\$ -	\$ 4,900	Seek to have Thunder Bay eligible to apply for the Rural and Northern Community Fund	No funding sources available
I	Accelerate implementation of the Image Route Guidelines	Accelerate implementation of Council approved Image Route guidelines and Urban Design Guidelines. Projects could include pedestrian facilities and pedestrian scale lighting, cycle tracks, planting of boulevard trees, addition of low impact development stormwater facilities, benches, transit stop shelters and public art. This project would improve the public realm for these major corridors across the City.	\$ 30,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund
	Environmental						
J	Stormwater Program	Moving forward with recommendations from the City's Stormwater Management Plan. Projects include watershed studies, implementation of LIDs, addressing areas of recurring flooding.	\$ 10,000	\$ 2,955	\$ 2,530	7 identified watersheds, each require studies and inventory. One every 1-3 years depending on size. All complete within 18 years. Estimated annual spend \$500k. Estimated annual cost of LIDs \$500k. Assumes cost of LIDs and watershed studies for 5 years and one large storm project.	Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund
K	Water Quality Improvements	Accelerate water system renewal and Lead Service replacement in Water Distribution System.	\$ 20,000	\$ 7,250	\$ 7,250	Rate. Most replacements are currently done as part of annual water capital program. \$250k is targeted to support connections where residents are doing their side of the connection.	Investing in Canada Infrastructure Program (ICIP) - Green Infrastructure Fund
L	Invasive Species	Fund invasive species management including treatment, removal and replacement of City ash trees that will die due to Emerald Ash Borer infestation. This program will help protect the natural environment and manage the City's risk and maintain forest canopy which is important for stormwater management, climate adaptation and citizen health.	\$ 10,000	\$ 700	\$ 700	2019-2028	No current funding available

Project List for Infrastructure Funding



Last update: May 13, 2019

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Potential Funding Applications (criteria yet to be determined for ICIP Green & Community, Culture & Recreation funding)
M	Automated Collection	Move to automated collection of waste using a phased in approach. Ability to realize saving in labour, fleet and WSIB claims due to injury. Requires purchase of carts, delivery, collection truck enhancements, management system to address cart maintenance and inventory, infrastructure to house supply of carts, staff training and public education campaign. This is a recommendation of the City's long-term Solid Waste Management Strategy.	\$ 3,500			Estimated cost based on 2014 SWMS and Fleet estimates at the time	No current funding available
N	Curbside Organics Collection	As per current provincial policy statement, the City must have a curbside organics (food waste) collection program in place by 2025. Requires purchase of carts, kitchen catchers, collection and processing capabilities and infrastructure, and public education. Typically this is the most expensive garbage stream to manage. Currently there is no provincial funding allocated to municipalities for this program. Consideration has to be given to possible impacts to the methane generating station at the landfill site.	\$ 6,500			These are estimates based on figures from 2014 SWMS, including the 2.5 M processing facility infrastructure capital costs.	No current funding available
Recreation & Culture/Tourism/Economic Development							
O	Interim Indoor Tennis	Interim building solution over 4 existing courts at Thunder Bay Tennis Club/Chapples location	\$ 1,800	\$ -	\$ -	Thunder Bay Tennis Club requested \$170K from Council in 2019; they feel that they could resource an additional \$100K with their current savings. Thunder Bay Tennis may also be able to fundraise a portion.	Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
P	Outdoor Pool Re-development	Relocate above ground pool filtration system and build new, improved pool changerooms, washrooms (Heath Pool). Introduce new program component of appeal to youth and tourists.	\$ 3,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
Q	Canada Games Complex Recreation Hub	Twin Port Arthur Arena and add Recreation Centre	\$ 28,250	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
R	Legion Track	Resurface mondo track	\$ 1,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
S	55 Plus Centre Expansion	Add additional auditorium/multi-purpose space at existing centre location (approximately a 40,000 sq ft addition)	\$ 15,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
T	Delaney Arena Recreation Area	Twin Delaney Arena and Additional Site Works Chapples Park	\$ 27,000	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
U	New Community Centre-North End	Replacement and enlarement of existing community centre	\$ 2,700	\$ -	\$ -	New centre would approximate size of West Arthur Community Centre	Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
V	Outdoor Sport Field Renewal	The City's outdoor fields require reconstruction to provide a safe surface for users and to provide drainage to increase the playing season for soccer, baseball, softball, football and other turf sports.	\$ 20,000	\$ -	\$ -	\$2M per field between 2019 and 2025	Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
W	Park Infrastructure Construction & Renewal	Renewal of playgrounds incorporating adult fitness equipment, trails and other new features such as splash pads	\$ 5,000	\$ 500	\$ 500		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund

Project List for Infrastructure Funding



Last update: May 13, 2019

#	Project Name	Project Description, including relevant timelines (i.e. is the project a multi year initiative?)	Total Project Cost (\$000)	2019 Approved Budget	2020 Proposed Budget	Additional Comments	Potential Funding Applications (criteria yet to be determined for ICIP Green & Community, Culture & Recreation funding)
	Other Facilities Renewal/Expansion						
X	Police Headquarters Expansion/Renovations	RFP issued to study if facility should be upgraded or replaced	\$ 16,100	\$ -	\$ -	Facilities	no funding source
Y	Police Head Quarters - New Build		\$ 45,000	\$ -	\$ -	Facilities	no funding source
Z	Lights & Camera - River Audit/Indigenous Relations		\$ 3,000	\$ -	\$ -	will result in annual operating costs \$400/year	no funding source
AA	Thunder Bay Public Library	Waverley Library renovation	\$ 3,800	\$ -	\$ -		Investing in Canada Infrastructure Program (ICIP) - Community, Culture and Recreation Fund
TOTAL			\$ 389,104	\$ 19,405	\$ 25,204		