



AGENDA MATERIAL

CITY COUNCIL (PUBLIC MEETING)

MEETING DATE: MONDAY, DECEMBER 14, 2020

LOCATION: S. H. BLAKE MEMORIAL AUDITORIUM
(Council Chambers)

TIME: 6:30 P.M.



MEETING: City Council (Public Meeting)

DATE: Monday, December 14, 2020

Reference No. CCP - 1/52

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

City Council (Public Meeting)

Chair: Mayor B. Mauro

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - December 14, 2020 - City Council (Public Meeting) **(Page 5)**

With respect to the December 14, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

PUBLIC MEETING PROCEDURES

REPORTS OF MUNICIPAL OFFICERS

Zoning By-law Amendment – 285 Memorial Avenue (D.L. Clara Group Inc.)

Report R 143/2020 (Development & Emergency Services - Planning Services) presenting an application requesting a site-specific Zoning By-law amendment to rezone their lands to the “C4” – Arterial Commercial Zone from the “IN2” – Medium Industrial Zone. The Applicant has also requested additional permitted uses to recognize permissions granted by a previous amendment and continue to permit existing tenants. **(Pages 6 – 13)**

The proposal is considered appropriate as it will permit compatible land uses within the Service Commercial designation. The Applicant’s request is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed amendment.

WITH RESPECT to R 143/2020 (Development & Emergency Services – Planning) we recommend that the Zoning By-law be amended relative to LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY, municipally known as 285 Memorial Avenue;

1. That paragraph “306” of Zoning By-law 177-1983 be deleted from Table 2.1.1
2. That the subject property be rezoned from “IN2” – Medium Industrial Zone to the “C4” – Arterial Commercial Zone.
3. That the following terms be defined as follows:
 1. A “retail warehouse” is a place which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles, and the like but which includes an accessory retail store not exceeding 10 percent of the gross floor area or 185.0 square metres whichever is the lesser.
 2. A “shopping centre” is a PLACE, other than a MIXED USE BUILDING, where 3 or more USES permitted in a COMMERCIAL ZONE, are located together for their mutual benefit.
 3. A “tradesperson’s workshop” is a place used for the storing of equipment and materials of a tradesperson, including an associated shop and area for assembly work.
4. That “office” and “retail warehouse” be added as permitted uses on the subject property.
5. That “retail store” and “tradesperson’s workshop” be added as permitted uses within the existing building.
6. That the maximum gross floor area (GFA) for an individual “retail store” unit be limited to 637 square metres.

Subject to the following condition:

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

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

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

Updated Strategic Core Areas Community Improvement Plan

Report R 145/2020 (Development & Emergency Services - Planning Services) recommending approval of the proposed changes to the Strategic Core Areas Community Improvement Plan. **(Pages 14 – 47)**

WITH RESPECT TO Report R 145/2020 (Development & Emergency Services – Planning) whereas a Public Meeting having been held with respect to the proposed changes to the Community Improvement Plan for the City of Thunder Bay’s Strategic Core Areas contained as Attachment “A” to Report no. R145/2020 (Planning Services) we recommend:

THAT the Strategic Core Areas Community Improvement Plan, as amended be adopted;

AND THAT the boundary of the Westfort Community Improvement Project Area be expanded as shown in Figure 3 of the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the Community Economic Development Commission Operating Fund continue to be the source of funding for the Grant Programs up to \$200,000 dollars through to December 31st, 2021;

AND THAT the Planning Services Division and the Finance Division allocate administrative resources to administer the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the grant programs to be funded be limited to the existing Planning and Building Fee Grant Program, and the three (3) new incentive programs being:

1. Commercial Conversion – Main Floor Grant Program
2. Residential/Office Conversion – 2nd Floor Grant Program
3. Commercial Façade Improvement Grant Program

AND THAT properties be eligible for application to each of the grant programs to a maximum combined grant of \$25,000 per property.

AND THAT the necessary by-laws be presented for ratification;

ALL as contained in Report No. R145/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

BY-LAWS

BL 125/2020 - Site Plan Designation – 285 Memorial Avenue

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue) **(Pages 48 – 50)**

BL 126/2020 - Zoning By-law Amendment – 285 Memorial Avenue

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue) **(Pages 51 – 54)**

By-law Resolution

By-law Resolution - December 14, 2020 - City Council (Public Meeting) **(Page 55)**

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

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

By-law Number: BL 125/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue)

By-law Number: BL 126/2020

ADJOURNMENT



MEETING DATE 12/14/2020 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - December 14, 2020 - City Council (Public Meeting)

RECOMMENDATION

With respect to the December 14, 2020 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 143/2020
DATE PREPARED	11/20/2020	FILE NO.	Z-13-2020
MEETING DATE	City Council (Public Meeting) - 12/14/2020 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment – 285 Memorial Avenue (D.L. Clara Group Inc.)		

RECOMMENDATION

WITH RESPECT to R 143/2020 (Development & Emergency Services – Planning) we recommend that the Zoning By-law be amended relative to LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY, municipally known as 285 Memorial Avenue;

1. That paragraph “306” of Zoning By-law 177-1983 be deleted from Table 2.1.1
2. That the subject property be rezoned from “IN2” – Medium Industrial Zone to the “C4” – Arterial Commercial Zone.
3. That the following terms be defined as follows:
 - a. A “retail warehouse” is a place which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles, and the like but which includes an accessory retail store not exceeding 10 percent of the gross floor area or 185.0 square metres whichever is the lesser.
 - b. A “shopping centre” is a PLACE, other than a MIXED USE BUILDING, where 3 or more USES permitted in a COMMERCIAL ZONE, are located together for their mutual benefit.
 - c. A “tradesperson’s workshop” is a place used for the storing of equipment and materials of a tradesperson, including an associated shop and area for assembly work.
4. That “office” and “retail warehouse” be added as permitted uses on the subject property.
5. That “retail store” and “tradesperson’s workshop” be added as permitted uses within the existing building.

6. That the maximum gross floor area (GFA) for an individual “retail store” unit be limited to 637 square metres.

Subject to the following condition:

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

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

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

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to rezone their lands to the “C4” – Arterial Commercial Zone from the “IN2” – Medium Industrial Zone. The Applicant has also requested additional permitted uses to recognize permissions granted by a previous amendment and continue to permit existing tenants.

The proposal is considered appropriate as it will permit compatible land uses within the Service Commercial designation. The Applicant’s request is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, and conforms to the Official Plan. For these reasons, Administration supports the approval of the proposed amendment.

DISCUSSION

Description of Proposal

The purpose of this amendment is to rezone the subject lands as “C4” – Arterial Commercial Zone, define a “retail warehouse” and a “tradesperson’s workshop”, permit a retail warehouse and an office at this location, permit retail store and tradesperson’s workshop in the existing building, and restrict the size of an individual retail store unit to a maximum gross floor area (GFA) of 637 square metres.

The effect of this by-law is to permit the full range of uses allowed in the “C4” Zone as well as other uses which are currently permitted by way of a previous site-specific zoning amendment or which currently exist within the building. The Applicant is seeking to increase flexibility when looking for suitable commercial tenants.

Description of Subject Property and Surrounding Area

Currently existing on the property is a single storey commercial building containing a retail store (Shoppers Home Health Care), a tradesperson's workshop (Reliance Canada), a vacant unit, and associated surface parking.

There is a lumber yard adjacent to the property's eastern lot line. There is a retail store and retail warehouse south across Queen Street. There are various commercial uses north and west of the property along Memorial Avenue and Algoma Street including restaurants, personal services, retail stores, and offices. There are also some residential uses northeast of the property along Algoma Street and Machar Avenue.

The property is currently zoned as "IN2" – Medium Industrial Zone and designated as Service Commercial in the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to surrounding property owners on October 2, 2020 outlining the nature of the proposed Zoning By-law amendment. No letters were received from members of the public.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Ministry of Transportation
- Thunder Bay District Health Unit
- Thunder Bay Fire Rescue
- Synergy North
- Lakehead Region Conservation Authority
- Thunder Bay Telephone
- Engineering & Operations Division

Planning Services Division Comments

- Provincial Policy Statement, 2020

The proposal is consistent with the Provincial Policy Statement (PPS), 2020, as it is consistent with the policies described in Sections 1.1.1, 1.3.1, and 1.7.1 and does not conflict with any other policies.

In Section 1.1.1 of the PPS, it is stated that healthy, liveable and safe communities are sustained by promoting efficient development, accommodating an appropriate range and mix of uses, including industrial and commercial, to meet long-term needs, and by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposed commercial zoning will allow for the flexible and efficient use of an existing shopping

centre. This promotes cost-effective development as it involves repurposing an existing building within a developed area where a range of services are already in place. Furthermore the proposed use adds to the mixture of uses in the existing commercial corridor and is compatible with existing commercial uses.

Section 1.3.1 of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base. The proposal would allow a range of uses that are compatible with the existing tenants. Therefore, Planning Services considers the proposal a suitable addition to the existing shopping centre, further adding to the range of economic activities and ancillary uses permitted within this existing employment area.

Finally, Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness. Expanding the range of commercial uses will provide greater flexibility for meeting evolving market demands and promote economic prosperity.

- Growth Plan for Northern Ontario, 2011

The proposal is consistent with the Growth Plan for Northern Ontario, as it makes efficient use of existing infrastructure and contributes to a diverse mix of land uses as well as a range and mix of employment types. It does not conflict with any policy in the plan.

- Official Plan

The proposal contributes to two general goals of the Official Plan (OP). It makes efficient use of an existing vacant commercial building and therefore directs development in an efficient and cost-effective manner. The proposal also promotes the growth of a new business at an appropriate location, on the corner of a Major Arterial.

The subject property is designated as Service Commercial in the Official Plan. Properties located on Arterial roads within the Service Commercial designation are typically zoned “C4” – Arterial Commercial Zone. This zone permits a range of service-based commercial use which are consistent with the intent of the Service Commercial designation such as restaurant, personal service establishment, and specific types of offices and retail stores. As such the proposed zoning change from the “IN2” – Medium Industrial Zone to the “C4” – Arterial Commercial Zone supports the objectives of the Service Commercial designation.

The proposed zoning amendment would also expand the list of permitted uses to recognize and allow for the existing commercial development. A tradesperson’s workshop would be permitted in the existing building only and is intended to recognize the existing tenant (Reliance Canada). Planning Services is of the opinion that a tradesperson’s workshop is a compatible service-based use and allows for the reasonable continuation of an existing tenancy. A retail warehouse would also be added to the list of permitted uses. The purpose of permitting this use is to better recognize the Service Commercial designation’s objective of providing for service-based uses that include a storefront and warehouse or manufacturing component.

The remaining proposed uses are offices and retail stores. The Official Plan states that retail stores and office uses will continue to be permitted where they currently exist within the Service Commercial land use designation along Memorial Avenue. Applications to permit retail stores or offices elsewhere within the Service Commercial designation will not be supported. Shoppers Home Health Care is an existing retail store within the Service Commercial land use designation along Memorial Avenue and thus may continue to be permitted. The proposed by-law would permit retail store in the manner it currently exists by limiting it to its existing gross floor area (GFA) within existing building. Office use is already permitted on the subject lands by way of Surviving paragraph '306'. The subject property has previously undergone a public process to amend the Zoning By-law to allow for office use. Planning Services is satisfied that continuing to allow office use at this location meets the intent of the Service Commercial office use policy as the permission is existing.

The proposal also supports the creation of a positive climate for business to develop a diversified, growing economy which is a general objective of the Employment Area section in the OP.

- Zoning By-law

The subject property is currently zoned "IN2" - Medium Industrial Zone. This zone permits a range of industrial uses which are not consistent with the intent of the Service Commercial Designation. The proposed zoning amendment would eliminate these types of industrial uses and bring the subject property into conformity with the Official Plan.

The existing parking lot has non-complying characteristics such as parking space sizes and parking aisle widths. The typical parking space on the subject property is wider and shorter than the minimum size required by the Zoning By-law (3.0 by 5.4 metres vs. 2.8 by 6.0 metres). Some of the parking aisles do not meet the minimum width of 6.7 metres for perpendicular spaces. The narrowest parking aisle is 6.2 metres. Planning Services recognizes these non-complying characteristics as long existing and are of the opinion that no parking layout changes are required to facilitate the proposed zoning change. The proposed definition of a shopping centre would modify the shopping centre definition from the Zoning By-law to include 3 or more uses instead of 4 or more uses. Thus the existing three unit commercial building will be considered a shopping centre. This means a single parking rate will apply to the existing building so minimum parking requirements will not be impacted by changing tenants. Using the shopping centre parking rate, the existing building requires 61 spaces. The existing parking lot provides 62 spaces. There is room along the northern or eastern side of the building for the required loading space.

Site Plan Control

Through the circulation of the proposal, Engineering and Operations support Planning Services' request that the subject property is designated as an area of Site Plan Control (SPC). This is particularly important as this property is along the May/Memorial/Algoma Image Route.

However, as no exterior construction is necessary, a SPC agreement will not be required to support the proposed change in use.

FINANCIAL IMPLICATION

There is not an expected increase in tax revenue as the shopping centre is already established.

CONCLUSION

In conclusion, the requested Zoning By-law amendment would permit uses that are compatible with the surrounding area, are consistent with the Provincial Policy Statement and Growth Plan for Northern Ontario, conform to the Official Plan, and represent good planning. As such, Administration supports the proposed amendment and recommends that it be approved.

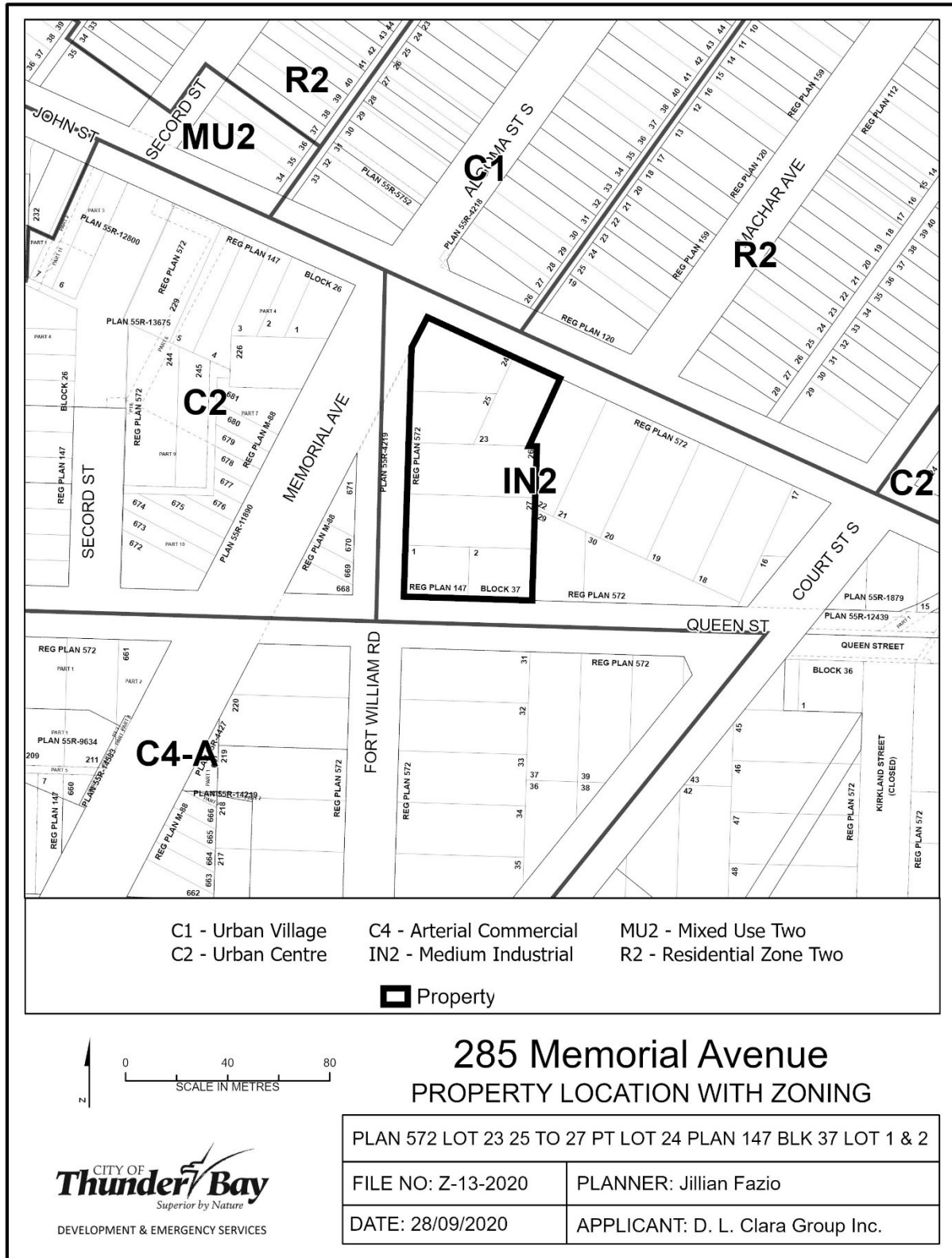
REFERENCE MATERIAL ATTACHED:

Attachment A - Property Location
Attachment B - Applicant's Sketch

PREPARED BY: *Jillian Fazio, Planner II*

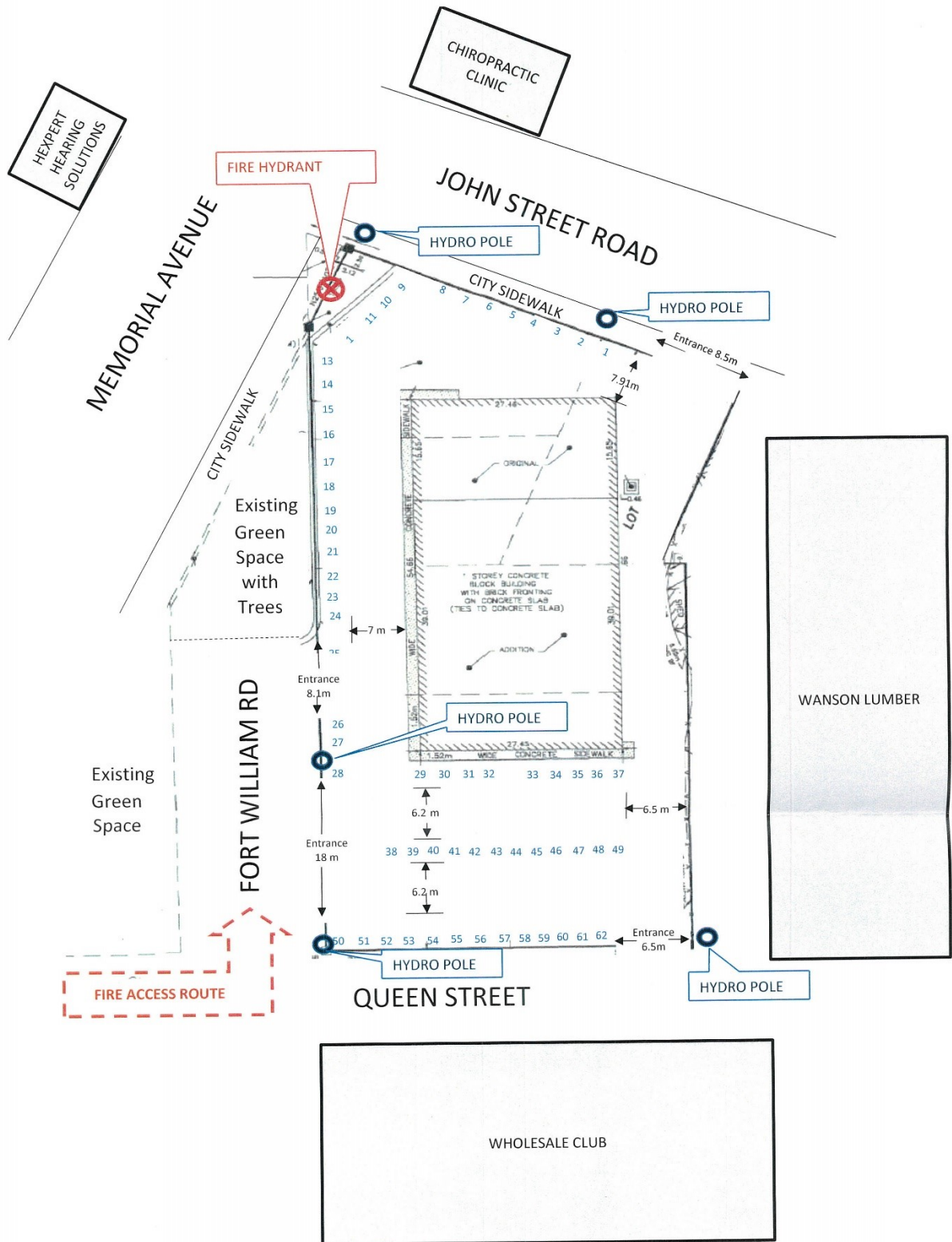
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark J. Smith, GM Development & Emergency Services	December 4, 2020

ATTACHMENT A - Property Location



TITLE: Property Location			Date: December 2020
PREPARED BY JF	SCALE As Noted	FILE NO. Z-13-2020	

ATTACHMENT B - Applicant's Sketch



TITLE: Applicant's Sketch	SCALE: As Noted	FILE NO. Z-13-2020	Date: December 2020
PREPARED BY JF			

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 145/2020
DATE PREPARED	30/11/2020	FILE NO.	
MEETING DATE	14/12/2020 (mm/dd/yyyy)		
SUBJECT	Updated Strategic Core Areas Community Improvement Plan		

RECOMMENDATION

WITH RESPECT TO Report R 145/2020 (Development & Emergency Services – Planning) whereas a Public Meeting having been held with respect to the proposed changes to the Community Improvement Plan for the City of Thunder Bay’s Strategic Core Areas contained as Attachment “A” to Report no. R145/2020 (Planning Services) we recommend:

THAT the Strategic Core Areas Community Improvement Plan, as amended be adopted;

AND THAT the boundary of the Westfort Community Improvement Project Area be expanded as shown in Figure 3 of the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the Community Economic Development Commission Operating Fund continue to be the source of funding for the Grant Programs up to \$200,000 dollars through to December 31st, 2021;

AND THAT the Planning Services Division and the Finance Division allocate administrative resources to administer the Strategic Core Areas Community Improvement Plan, as amended;

AND THAT the grant programs to be funded be limited to the existing Planning and Building Fee Grant Program, and the three (3) new incentive programs being:

1. Commercial Conversion – Main Floor Grant Program
2. Residential/Office Conversion – 2nd Floor Grant Program
3. Commercial Façade Improvement Grant Program

AND THAT properties be eligible for application to each of the grant programs to a maximum combined grant of \$25,000 per property.

AND THAT the necessary by-laws be presented for ratification;

ALL as contained in Report No. R145/2020 (Planning Services), as submitted by the Development and Emergency Services Department.

LINK TO STRATEGIC PLAN

As identified in the Strategy to Renew, the proposed changes to the Community Improvement Plan (CIP) are intended to coincide with the objective to Revitalize the downtown cores in partnership with stakeholders; for which the CIP is supported by the Community Economic Development Commission (CEDC), and would be implemented by the City of Thunder Bay together with property and business owners. The CIP is a strategic investment tool that enables the City and stakeholders together, to further community safety and well being.

The proposed changes build on the framework for revitalization efforts that were introduced in 2016 when the CIP was first adopted, establishing the legislative authority to provide financial incentives to property owners developing in the downtowns and business areas.

EXECUTIVE SUMMARY

In an effort to provide financial support for property and business owners within the strategic cores areas, whom are experiencing challenges as a result of the COVID-19 pandemic, City Council directed Planning Services to research opportunities to support property and business owners using the CIP framework. Planning Services worked in collaboration with the CEDC to examine the existing programs and develop additional funding opportunities.

A Community Improvement Plan is a specific planning tool developed to focus municipal initiatives in target areas that are in transition, or in need of repair, rehabilitation and redevelopment. Once a plan is in place, grants or loans can be offered to pay for the whole, or any part of the cost of rehabilitation.

With the support of Council, and recommendation of the CEDC to broaden the scope of the CIP, Planning Services is proposing amendments to the plan to introduce three (3) new incentive programs, modify eligibility requirements, and propose minor updates to the CIP document background, objectives and mapping.

Per the CIP that was adopted in 2016, the City's north and south downtown cores, which include both the Waterfront District BIA and the Fort William Business District BIA, as well as the Bay/Algoma Business Area, the former Simpson Street BIA, and the Westfort Business Area; were all identified as important strategic core areas for business, commerce, entertainment, and social services. Despite the inherent opportunity of these historical locations, many properties in these areas continue to struggle and are in need of improvement.

DISCUSSION

It's been nearly five (5) years since the CIP was last updated, and with the request of Council to research opportunities to assist small businesses and property owners in the strategic core areas, Planning Services in collaboration with the Community Economic Development Commission

(CEDC), has developed three new financial incentive programs and is recommending amendments to update the CIP.

The new programs were developed at the request of Council, to provide financial support for the business community located within the strategic cores as a result of a multitude of challenges experienced through the COVID-19 pandemic.

The existing construction Grant Program, provides financial assistance to property owners and tenants who undertake improvements to properties within a project area. Grant allocation is calculated at a rate of 5% of the total construction costs, for which eligibility is prefaced on the receipt of a building permit, and that the improvements represent a minimum investment of \$10,000 dollars. The maximum grant value is \$25,000 dollars.

The proposed new grants are targeted to provide funding for smaller scale improvements to property, achieving specific forms of property investment, which would support 'tenanting up' vacant buildings for commercial use on main floors and residential/office use on 2nd floors and higher. Eligibility is not conditional on receipt of a building permit, therefore, the eligibility requirements are more flexible and the ratio of private to public dollars is 50/50. The maximum grant allocation would remain to be \$25,000 dollars.

The changes to the CIP include general updates to the document that reflect recent updates to other corporate plans, such as the Strategic Plan and Official Plan. Changes to the overall strategy are proposed and include the addition of three new grant programs and eligibility criteria focussing on supports for small business. A minor expansion to the Westfort Project Area is also proposed. These changes are further discussed in the Grant Program and Project Area sections of this Report below.

As an alternative to the existing Construction Grant assistance program, both of the proposed conversion grants are intended to provide an incentive for property and business owners who may be contemplating undertaking small to medium sized projects. It is anticipated that the overall property investment will be on a lower scale, and that the City's contribution will be at a higher rate, but that the overall benefits will be noticeable and impactful to the project area and community as a whole.

Project Areas

The project area of the CIP will continue to comprise of the two downtown core areas of the City, lands along Simpson Street and land along Frederica Street in the Westfort Business Area; which generally correspond with the boundaries of lands designated "Strategic Core", "Community Commercial" and "Service Commercial" on Schedule 'E' Commercial Areas, of the City of Thunder Bay Official Plan.

In 2019 the updated Official Plan included an expansion to the Westfort "Community Commercial" Designation, where established commercial land uses located east along Frederica Street were recognized and incorporated within the designation. As such, it is proposed that the Westfort CIP Project Area be expanded to coincide with these same designation boundaries. The

expansion to the Project Area requires that a by-law be passed prior to the adoption of the amended Community Improvement Plan. Refer to Attachment B which displays the areas of expansion.

The project areas are shown in Figures 1, 2 and 3 of Attachment A – Strategic Core Areas Community Improvement Plan.

Grant Programs

In addition to the grant programs provided for in the existing Strategic Core Areas CIP, the Plan has been revised to introduce three additional grant programs as follows.

Commercial Conversion – Main floor

The purpose of the commercial conversion grant is to encourage the redevelopment of existing main floor space to a commercial use. Although other uses such as residential may be permitted on the main floor of a subject location, the objective of this grant is to stimulate the revitalization of properties located within commercial cores for uses that contribute to the economic vitality of these areas.

The grant provides 50% of the cost of renovating and converting main floor residential for commercial use up to a maximum of \$10,000. Eligibility for renovation costs is intended to provide for the improvement of a space to enable occupancy for a commercial use, where the condition of a commercial space may have deteriorated to the extent that it is vacant or not favorable for commercial occupancy. The grant may be used for rental or ownership units. Eligible costs include improvements related to accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).

Residential/Office Conversion – 2nd floor

The residential/office conversion grant is intended to encourage property owners to repair, renovate, and create new second storey or higher, residential dwelling units within the commercial core areas through new development. Eligibility is contingent on the use of the main floor being commercial.

The grant will cover 50% of the cost of renovating and converting second floor or higher units for residential or office use up to a maximum of \$10,000. Eligibility for renovation costs is intended to provide for the improvement of a space to enable occupancy for residential use, where the condition of an existing residential space may have deteriorated to the extent that it is vacant or not favorable for occupancy. The grant may be used for rental or ownership units. Eligible costs include improvements related to accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).

Commercial Façade Improvement Grant

The commercial façade improvement grant is intended to provide a grant to owners or tenants who rehabilitate and improve façades of buildings within the Project Areas. The purpose of the grant is to achieve aesthetic improvement to the streetscape.

The grant will provide 50% of the cost of improvements to the façade of commercial storefront buildings up to a maximum of \$10,000.

Properties would have the opportunity to apply to each of the grant programs and receive a maximum combined grant of \$25,000 per property.

CONSULTATION

Over the summer of 2020, the Thunder Bay Community Economic Development Commission (CEDC) consulted with stakeholders, businesses and other communities with CIPs. In September 2020, Council was presented with the results of the consultations and received recommendations to build upon the existing programs by adding three new incentive programs. Administration was directed to proceed with amendments to the CIP to provide for the new programs.

The *Planning Act* requires that Amendments to a CIP provide for a public meeting, adoption by Council, and an opportunity for appeal.

On November 21, 2020, a Public Meeting Notice was published in the Chronicle Journal Newspaper, a total of two enquiries have been received as of the date of this report. One from a business owner in the Westfort Project Area who was interested to hear of the new programs, and another from a property owner enquiring as to whether their property was inside the North project boundary.

A copy of the amended plan was provided to the Ministry of Municipal Affairs and Housing and it is anticipated that comments will be received prior to the Public Meeting and adoption of the By-law. Consultation with the Ministry of Municipal Affairs and Housing is required but approval authority rests with the City.

FINANCIAL IMPLICATION

In June of this year the CEDC pledged to provide up to \$200,000 in funding for CIP programs for the remainder of the 2020 calendar year. Since June 15, 2020, Planning Services has received a total of eleven (11) enquiries about the CIP programs, and one application has received approval for funding. Planning Services anticipates that three (3) or four (4) additional applications may be submitted before the end of this year.

At its November 25th, Board of Directors meeting, Planning Services presented the CEDC with an overview of the existing CIP grant programs, status of the 2020 grant uptake, and a

description of the proposed changes to the CIP, including the addition of three (3) new grant programs. The Board was supportive of the proposed revisions to the CIP and approved a motion to allocate the unused monies from 2020 to fund the new programs in 2021.

It is not intended that the former construction Grant Program and the new Conversion and Façade Programs, be activated in the same year. As such, it is recommended that in 2021 the allocated funding be applied to the three new Programs and the Planning and Building Fee Rebate Program only.

With the funds set aside to activate these programs up to seven (7) separate projects could receive the maximum grant of \$25,000.

CONCLUSION

With the support of the CEDC for the introduction of the new programs, Planning Services is confident that the new programs will provide meaningful funding to property and business owners who are seeking out opportunities to renovate and reinvest in one of the City's Strategic Core Areas.

Large and exciting renewal projects are in progress for the Victoriaville area in the near future, and together with the benefits of the updated CIP, private investment can continue to be stimulated. Planning Services staff will continue to explore opportunities for the further incorporation of incentive programs and to streamline the application process where possible. Marketing and promotion of the activated programs will occur approaching the building season. Monitoring of the program, as well as regular updates to Council on take-up will be provided.

BACKGROUND

CIPs are provided for through Section 28 of the Planning Act and are a tool that provide the planning and economic development framework for municipalities to respond to local needs, priorities and circumstances for CIP areas. The City's Official Plan policies provide guidance and support to make the most of the opportunities available through a CIP.

CIPs can provide benefits for a community by stimulating private sector investment in targeted areas through grants and loans from the City, examples include:

1. Enhancing streetscapes and building façades;
2. Promoting revitalization and place-making to attract tourism;
3. Supporting business investment and economic development opportunities through rehabilitation of private property;
4. Increasing occupancy in previously vacant buildings;
5. Encouraging the re-establishment of downtown residential communities;
6. Furthering the vision as set forth in the Strategic Plan and Official Plan

The City of Thunder Bay introduced its first Downtown CIP in 1997. The plan was updated in 2004, and remained until December 31, 2014. In 2016, a new Strategic Core Areas CIP was introduced. The financial incentive programs established by the Plans have assisted property owners with rehabilitating and renovating their properties and buildings. Over the years, approximately \$1 million dollars in relief has been provided to Core Area businesses and property owners through the Plan's various programs.

Through the Planning Act and implementation of the policies in the Official Plan that provide for the development of a CIP, the City is able to set forth objectives that the CIP is comprehensive, strategic, and flexible, to focus public attention on local priorities and municipal initiatives.

In 2016, the CIP established the boundaries of the strategic cores areas, where development and revitalization efforts should be targeted. These areas were mapped within Figures 1, 2, and 3 of the Plan.

Between 2017 and 2018, several large redevelopment projects were given financial assistance by the City through the uptake of the One Time Construction Grant, and the reimbursement of Building Permit and Planning Fees. The Courthouse Hotel and the Chanterelle in the North Core, Take a Hike in the South Core. Each of these projects represent an investment of over \$500,000 dollars in construction costs, to which the City provided \$25,000 dollars of assistance, through grant programs. The programs were generally targeted at attracting large scale reinvestment. As such, grant eligibility was contingent on work that necessitated a Building Permit, and a minimum spend of \$10,000.

REFERENCE MATERIAL ATTACHED:

ATTACHMENT A - Community Improvement Plan as amended

ATTACHMENT B - Westfort Project Area Expansions

PREPARED BY: Devon McCloskey, Planning Services Supervisor

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER)	DATE:
Mark J. Smith, GM Development & Emergency Services	December 4, 2020

SCHEDULE 'A'

COMMUNITY IMPROVEMENT PLAN

CITY OF THUNDER BAY – STRATEGIC CORE AREAS

**Adopted by By-law 104-2016
August 29, 2016**

**Amended by By-law XX-2020
January XX, 2020**

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1.0 PLAN BACKGROUND

1.1 Introduction

In December 2020, the Council of the City of Thunder Bay, revised this plan in an effort to provide financial support for property owners who experienced operational challenges as a result of the COVID-19 pandemic. Specifically, new grants offering financial incentives were added to support continued investment, adaptive re-use, and improvement of existing buildings located within core areas.

Since 1997 the City of Thunder Bay has promoted downtown revitalization through Community Improvement Plans. Financial incentive programs established by the Plans have assisted property owners with the costs associated with rehabilitating and renovating their properties and buildings.

Section 28 of the Planning Act allows municipalities with provisions in their official plans relating to community improvement to designate by by-law a Community Improvement Project Area, and to prepare a Community Improvement Plan. The Planning Act also allows for the establishment of programs which empower the City to offer incentives for development in these areas, and provides the legislative basis and context for the implementation of these programs.

The City of Thunder Bay introduced its first Downtown Community Improvement Plan in 1997, followed by an updated Plan in 2004, which remained in place until December 31st, 2014. With the expiry of that Plan came the opportunity to reflect on the successes of the programs it enabled, and to consider modifications that will promote continued revitalization efforts in the future.

This new Community Improvement Plan for Thunder Bay's Strategic Core Areas will focus on growth and intensification and will form part of the City's Revitalization Strategy. In keeping with the Growth Plan for Northern Ontario (2011), it recognizes Thunder Bay's downtowns as strategic core areas where revitalization and intensification efforts will be focused to promote vibrant, walkable, mixed-use districts.

The health of a downtown is a reflection of the overall well-being of a city. It is for this reason the Downtown Cores must be revitalized and restored to their full potential and serve as community nodes for work, shopping and living as they were in past years.

To succeed, the Downtowns must transition into mixed-use neighbourhoods where living, working, and leisure activities and uses are all intertwined in the urban fabric of the area. Uses and activities that are beyond the "9 to 5" must be encouraged to bring and keep people in the downtowns during the day and evenings.

The hallmark of any successful downtown is a healthy, stable residential population that has a variety of household sizes and income levels. To this end, new, higher density residential must be encouraged to create vibrant downtown areas. A healthy residential population animates the streets and sidewalks with activity and creates a critical market for the existing and new downtown businesses and services.

Residential development is essential for the long-term success of the Downtowns. However, it is also important for the business community to stay relevant and sustainable in order to serve the demands of the downtown neighbourhoods and the community as a whole. The success of the business community will serve many larger objectives. First, the commercial businesses will be a key source of goods and services for the downtown populations, the City and the region. Second, expanded or new commercial establishments will generate economic activity that will sustain and create jobs in the Downtowns and increase commercial assessment values for the City. Third, thriving commercial downtowns will foster the ability to support neighbourhoods where one can live and work within close proximity, reducing the need to utilize an automobile for employment purposes.

To spur both residential and commercial development, it is vital to cultivate a “sense of place” where the Downtowns create a unique feeling for those experiencing the area. Elements that encourage the use of the public realm must be supported to ensure that the Downtowns become vibrant and safe environments and places that allow people of all ages and abilities to gather and socialize.

This Community Improvement Plan is meant to stimulate revitalization within the downtowns and encourage renewal.

The financial incentive programs contemplated by this Plan are streamlined to improve administrative processes and to reduce the out of pocket costs of development in the Downtowns. It is intended that the programs will stimulate private sector community improvement activities relating to lands and buildings within the designated community improvement project areas. These improvements are intended to strengthen the economic and social viability of the Downtowns by encouraging continued investment.

The adoption of this Community Improvement Plan by Council represents a strong indication by Council to the community-at-large, that the future health and vitality of the Downtowns is important to the City as a whole, and that these areas deserve special attention.

This Community Improvement Plan will be administered by the City's Development & Emergency Services Department, with assistance provided by various other Departments and Divisions. This Plan will be in effect until December 31, 2027.

1.2 Policy Framework

Planning Act

Section 28 of the Planning Act allows municipalities with provisions in their official plans relating to community improvement to designate by by-law a Community Improvement Project Area. Once this is done, a municipality may prepare a Community Improvement Plan for the Community Improvement Project Area. Through this Community Improvement Plan, the City may engage in the following activities:

- (a) Acquire, hold, clear, grade or otherwise prepare land for community improvement (subsection 28(3));
- (b) Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the Community Improvement Plan (subsection 28(6));
- (c) Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the Community Improvement Plan (subsection 28(6)); and
- (d) Make grants or loans to the registered owners, assessed owners and tenants of lands and buildings within the Community Improvement Project Area (subsection 28(7)).

This Community Improvement Plan has been developed in accordance with Section 28 of the Planning Act, R.S.O. 1990, as amended. The core areas were designated as Community Improvement Project Areas, by By-law 142-1997, on June 23, 1997. The Simpson Street Business Improvement Area was designated a Community Improvement Project Area, by By-law 233-2003, on September 23, 2003. And the Westfort Business Area was designated as a Community Improvement Project Area by By-law 70-2016 on June 20, 2016. A public meeting of Council to consider this Community Improvement Plan was held on June 20, 2016, notice of which was published in The Chronicle-Journal on May 28, 2016.

Growth Plan for Northern Ontario

The 2011 Growth Plan for Northern Ontario, prepared under the Places to Grow Act, 2005, is a comprehensive plan to co-ordinate economic development, infrastructure investment, labour, and land use in a way that recognizes the interconnectedness of the North's people, communities, and environment. The Plan provides a strategic framework for decision-making and investment planning to promote economic prosperity, environmental stewardship and sustainable communities.

The Plan recognizes Thunder Bay as an economic hub in the North and identifies its strategic core areas as a priority for long-term revitalization, intensification and investment.

The programs introduced in this Community Improvement Plan support the Growth Plan's vision for Thunder Bay's strategic core areas by providing financial support to those making investments in Thunder Bay's downtowns and business areas.

City of Thunder Bay Strategic Plan

The 2019-2022 Strategic Plan guides the decisions and actions of City Council and Administration. The Plan is structured around five priorities – Growth and Prosperity; Community safety and well-being; Cost effective and quality services to citizens; financial sustainability to provide and maintain service and infrastructure levels, Environmental stewardship.

As described within the strategy toward meeting those priorities, growth and renewal are presented as key elements, to enhance social infrastructure, strengthen our economy, and revitalize cores.

The plan sets out to revitalize the downtown cores in partnership with stakeholders, with a special focus on strategic investments. Investing in programs through a Community Improvement Plan is a key strategy.

This Community Improvement Plan supports the City of Thunder Bay's strategic goals and will focus both private and public investment on revitalization efforts.

Official Plan and Zoning By-law

The City of Thunder Bay Official Plan contains Community Improvement policies (see Appendix A), which encourage activities, both public and private, to maintain, rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities of the community. This Community Improvement Plan has been developed in conformity with these policies.

The majority of the land area subject to this Community Improvement Plan is comprised of lands designated "Strategic Core", "Community Commercial", and "Service Commercial" as shown on Schedule "E", Commercial areas, of the Official Plan. Lands designated as "Strategic Core" in the Official Plan encompass the City's two traditional downtown cores and adjacent areas considered appropriate for the possible expansion of core area functions. It is intended that these two areas will continue to provide a full range of commercial, institutional, recreational, and residential uses. Generally, these areas shall function as places of symbolic and physical interest for all residents and visitors to the City, and as focal points for entertainment, social and cultural pursuits. The traditional downtown core areas are viewed as significant assets, important to the City as a whole.

The vision for land uses for the Strategic Cores are described within Part 10, Commercial Areas of the City of Thunder Bay Official Plan. It is intended that these areas provide a full range of amenities accessible to residents and visitors, including vibrant streetscapes, shopping, business, entertainment, housing, transportation connections, and educational, health, social, and cultural services. These areas are viewed as significant assets, important to the City as a whole, and shall function as identifiable, walkable, mixed-use districts of symbolic and physical interest.

In recognition of the evolving role of the north core downtown, the area is to be targeted for appropriate public and private initiatives which reinforce the general office uses, service-related uses and tourism functions that enhance this area's orientation to the Lake Superior waterfront or otherwise enhance the area's commercial activities.

In recognition of the evolving role of the south core downtown, the area is to be targeted for appropriate public and private initiatives which reinforce the government and general office uses, service-related uses and tourism functions that enhance this area's orientation to the Kaministiquia River or otherwise enhance the area's commercial activities.

These same evolving roles are very much reflected in the Simpson Street area where there is a strong connection to the south core downtown. And in the Westfort business area where a variety of pedestrian friendly businesses service the adjacent residential neighbourhood. In 2019, the designation of the Westfort Business Area was expanded slightly to include properties to the east, as part of those within the Community Designation. Updates to the CIP in 2020, have included the expansion as presented in the Official Plan.

Lands within these areas are currently zoned as follows:

Commercial: "C5" - Central Business District Zone, "C1" – Urban Village Zone, "MU1" – Mixed Use Zone One, "MU2" – Mixed Use Zone 2, "NC3" - Neighbourhood Centre Three Zone

Residential: "R2" - Residential Zone Two

Other: "OS" - Open Space Zone, "IN2" – Medium Industrial Zone

The "C5" - Central Business District Zone, which applies to the majority of the Project Area is the most permissive zoning category in the City. A wide range of land uses are permitted and the applicable regulations allow for the maximum development of the lands, by maximizing lot coverage and providing relief with respect to parking and landscaped requirements.

Urban Design and Landscape Guidelines

Thunder Bay's Urban Design and Landscape Guidelines identify the north and south cores as important areas that help to define the City as a whole. The Guidelines' performance standards guide development in both the public and private realm, and in terms of specific land uses. They promote high quality redevelopment and provide direction with respect to site, building, heritage and transit-supportive design.

This Community Improvement Plan will support the continued development of a sustainable urban framework that includes the core areas as a natural foundation.

Image Route Guidelines

Image Routes, identified as corridors prioritized for improvements in both their appearance and functional role, are located within the north and south core areas. The City's Image Route Guidelines recommend a series of key design improvements to enhance the overall experience of users, promote consistency and explore the unique theme of each Image Route. Prioritizing public infrastructure investment in these routes, and specifically in the core areas, demonstrates the City's commitment to improving the quality and function of these corridors. This Community Improvement Plan will support the enhancement of these routes by promoting continued development and improvement of adjacent lands and green spaces.

Community Safety and Crime Prevention Strategy

In 2010 the Thunder Bay Crime Prevention Council was established, and a Community Safety and Crime Prevention Strategy developed to respond to Thunder Bay's unique circumstances, and to promote a collaborative, community-based approach to reduce and prevent crime in the City. Community ownership and interaction is identified as a key strategic direction. Over the last five years, the Crime Prevention Council has been engaged in numerous activities focused on community based solutions.

In September 2014, a Crime Prevention Through Environmental Design (CPTED) assessment was conducted within the South Core neighbourhood. The resulting report identified existing positive safety features in the neighbourhood, specific safety and security deficiencies and concerns, results of a Citizen Survey on safety perceptions, and recommendations to improve public safety. Thunder Bay City Council approved the Report as a guiding document for neighbourhood improvements in the South Core, and also approved the creation of a South Core Public Safety Task Force. The purpose of the Task Force is to prioritize and implement the report recommendations.

This Community Improvement Plan will support the actions of the Task Force by providing financial assistance to property owners engaged in efforts to improve the safety of their properties and businesses through design and rehabilitation.

1.3 Project Areas

The project areas are located within land use designations considered appropriate in the selection of Community Improvement Project Areas as per the policies of Part 11 of the Official Plan (see Appendix A).

The project areas of this Community Improvement Plan comprise the two downtown core areas of the City, the lands along Simpson Street within the Simpson Street Business Improvement Area and lands along Frederica Street in the Westfort Business Area. The boundaries of this Community Improvement Plan are shown on Figures 1, 2, and 3 and generally correspond with the boundaries of lands designated "Downtown Core" and "Community Commercial" on Schedule 'E', Commercial Areas, of the City of Thunder Bay Official Plan.

The project areas satisfy one or more of the following selection criteria in accordance with Part 11 of the Official Plan:

- (a) the condition and adequacy of municipal infrastructure or services;
- (b) the condition and adequacy of municipal recreational services and facilities such as parks, arenas or community centres;
- (c) the condition and appearance of buildings or structures which require upgrading, rehabilitation or redevelopment;

- (d) the presence of and potential for major open space areas with facilities that serve the entire community;
- (e) the presence of residential, commercial, industrial or institutional areas which require streetscape and/or facade improvement;
- (f) the existence of, or potential for the establishment of, Business Improvement Areas;
- (g) the presence of vacant lots and/or commercial buildings;
- (h) the condition and adequacy of off-street parking facilities;
- (i) the need for transportation improvements or traffic realignment;
- (j) the presence of designated Heritage Conservation Districts and/or designated Heritage Buildings;
- (k) the presence of incompatible land uses; or,
- (l) the presence of soil contamination.

The project areas comprise a broad range of land uses including retail, office, residential, institutional, open space, and industrial. A main objective of the Official Plan is to strengthen the role of these downtown areas through the integration of the existing retail and service commercial uses with other uses such as housing, social services, recreational opportunities, cultural activities and events, and government uses.

Recently some changes in land use activity have occurred in the project areas, the most noticeable occurring in the north core project area where continued redevelopment of properties has occurred since the development of Prince Arthur's Landing. Within the south core project area, the development of a new Consolidated Courthouse and a new District Social Services Administration building has increased the level of activity in the area.

The Downtowns continue to accommodate a wide variety of services and functions. These areas remain the centres for municipal administration, offices, institutions, and religious and fraternal groups and organizations. And are also important places for new community services and the focus of efforts to increase opportunities for residential development.

1.4 Public Consultation

In the fall of 2013 and spring of 2014, prior to the expiration of the previous Downtown Core Areas Community Improvement Plan, the City of Thunder Bay undertook a survey and interviewed program participants to gather feedback from the business community, and to research possibilities for future incentive programs. The programs developed as

part of this Strategic Core Areas Community Improvement Plan are, in part, in response to the feedback and suggestions provided through the surveys and interviews.

Also in 2013, the City participated in a research project led by the Canadian Urban Institute that studied the value of investing in northern downtowns. Case studies of Thunder Bay, North Bay, Sault Ste. Marie, Timmins and Sudbury were conducted and included a survey that measured what citizens of these five communities value about their downtowns. Thunder Bay's participation rate in the survey was ten times that of other communities, which speaks to the importance Thunder Bay's citizens place on their downtowns, and to the promotion activities of the BIAs and other downtown groups. An important legacy from the project is a dedicated website designed to facilitate continued collaboration. The platform allows the five cities to share updates on progress as well as access evolving data about other Canadian downtowns.

Between January and April 2016 stakeholder consultations were held with representatives of the Simpson St BIA, Fort William Business District BIA, Waterfront District BIA, Bay-Algonia Business Association, and Westfort Business Association including presentations at the Annual General Meetings of both the Waterfront District and Fort William Business District BIAs.

A draft of the Community Improvement Plan was circulated to the Ministry of Municipal Affairs and Housing in early January for their review and comment. In its response, the Ministry congratulates the City of Thunder Bay for its long Core Area CIP history and its continued commitment to revitalization and financial assistance.

A public meeting of Council to consider this Community Improvement Plan was held on June 20, 2016, notice of which was published in The Chronicle-Journal on May 28, 2016.

In 2020, revisions to the Plan were contemplated through stakeholder consultations, which occurred during the summer, by the Thunder Bay Community Economic Development Corporation (CEDC). In September 2020, a report was presented to Council that provided recommendations to build upon the existing programs by adding three new incentive programs.

A draft of the revised Community Improvement Plan was circulated to the Ministry of Municipal Affairs and Housing in early November for their review and comment.

A public meeting of Council to consider the revised Community Improvement Plan was held on December 14, 2020, notice of which was published in The Chronicle-Journal on November 21, 2020.

2.0 COMMUNITY IMPROVEMENT PLAN STRATEGY

2.1 Goals and Objectives

One of the issues facing the Downtowns is commercial vacancies. Many buildings within the Downtown core areas are being underutilized and are in need of redevelopment or re-use. This Community Improvement Plan aims to encourage new development and

provide incentives for property owners to restore the condition of these once vibrant buildings. The restoration of buildings within the core areas will create a catalyst for new development and will help address the issue of declining assessment values in the Downtowns.

The goals of this Community Improvement Plan echo the City of Thunder Bay's Strategic Plan, which identifies revitalized downtowns and business areas as important to a prosperous and more diversified economy. In addition to furthering community safety and well-being. Similarly, it shares common goals with the Official Plan, which recognizes that initiatives in community improvement contribute significantly towards strengthening the local tax base, economic development, job creation, and the economic viability of the business community.

A specific goal of this Plan is to allow the Downtowns to remain commercially viable for new businesses and to serve as competitive commercial areas, in light of big box development elsewhere in the community. The Downtown areas have the opportunity to thrive commercially by providing a market place shopping "experience". They are places where urban design balances between natural and built heritage. Both core areas have the ability to accommodate new development and each possess a unique retail ambience that appeals as a destination for both residents and visitors to the city.

Another aim is to foster a greater mix of higher density residential development. The purpose of residential units within the core areas is to stabilize the neighbourhood population and encourage more pedestrian traffic. Additionally, residents within the Downtowns will serve as a primary customer base for businesses within the areas. A more dense population within the downtowns will boost the economy and increase the rate of investment within these areas.

The objectives of this Plan are to:

- Focus redevelopment, infill and mixed-use opportunities in the core area,
- Establish a vibrant and safe atmosphere by encouraging new investment in residential development, business retention and business start-ups,
- Maintain and improve public space, streetscapes and pedestrian linkages,
- Increase affordable housing opportunities,
- Support the maintenance and protection of historic buildings,
- Encourage the redevelopment of land and buildings to achieve densities that support, safety, transit use and active transportation, and
- Encourage investment in the core areas by providing financial support to those developing, upgrading, redeveloping and rehabilitating buildings.

2.2. Planning and Building Fee Grant Program

The intent of this program is to stimulate investment by both business and residential property owners or tenants in the Project Areas through the provision of a grant to those who wish to invest. The grant would apply to most municipal fees for planning applications (Official Plan and Zoning By-law Amendments, Minor Variances, Consents

to Sever, Site Plan Control and Development Agreements, Plans of Subdivision/ Condominium) and to building permit applications.

Assistance will be in the form of a grant that has the effect of waiving 100% of the fee for a planning application and rebating the 100% of the fee for a building permit. This program will commence upon Council's support for the necessary funding in the 2017 budget and will continue for a period ending December 31, 2027 subject to ongoing support for funding in subsequent budgets. Fees will be reimbursed upon the conclusion of a planning application and/or the final inspection of the work related to a building permit.

This program will not apply to any performance or maintenance guarantees (ie. letters of credit) posted by the proponent, required professional studies, service connections, or to expenses including deposits incurred by the applicant because of the City's participation at the Ontario Municipal Board or Court proceedings. The cost of any required newspaper notices will also not be included.

Eligibility

To qualify, property owners must satisfy the following conditions:

- The property must be located within the boundaries of one of the Project Areas of this Plan;
- This program may be used in combination with any other Community Improvement Program provided that the total amount of assistance provided does not exceed the value of work done, or \$25,000 dollars whichever is lower.
- All fees shall be paid in full at the application stage. Once the work is completed to the satisfaction of the City and building permit is finalized or a planning decision is rendered, the fees shall be refunded to the applicant.
- Applications to the Planning and Building Fee Grant Program, Conversion Grant Programs and Façade Improvement Grant, can be combined and applied for on multiple occasions during the lifetime of the program, provided that total value of all approved grants does not exceed the individual grant cap or overall combined maximum of \$25,000.
- Grant eligibility shall be based on the allocation of funds to the CIP by Thunder Bay City Council. Applications will be dealt with on a "first come, first served" basis.
- The application deadline will be established dependent on the allocation of budget funding.
- If conditionally approved for a grant, the applicant shall have one month from the conditional approval date to obtain a building permit (if required). If a building permit is not obtained within one month, the conditional approval is rescinded.

2.3 Tax Grant Rebate Program

The Tax Grant Rebate Program will provide financial relief to property owners who undertake revitalization projects. This program is intended to foster private rehabilitation efforts in the Downtowns, with minimum cost to the City.

This municipal assistance program will provide grants to property owners who rehabilitate their properties to an extent that results in a property value increase as determined by MPAC. The amount of the grant would be determined based upon the incremental municipal taxes resulting from the valuation change. The total amount of the grant would not exceed the value of the work done. For this reason, the total value of the work done, plus the amount of the municipal taxes paid prior to, and after the rehabilitation, are required. "Municipal taxes" under this program refers to only the municipal general portion of municipal taxes and would not include education taxes, or urban/special service area taxes or any other taxes or amounts levied. Business taxes are not intended to be included in the calculation of this program.

The grant amount for this program would equal 100% of the increased municipal taxes attributed strictly to the valuation change in each year of the program. It is recommended that any development that results in new residential uses be eligible for a rebate for a term of up to 10 years. All other uses would be eligible to receive a rebate for a term of up to 5 years. Following the 5 or 10 year rebate period, the property owner will be required to pay the full amount of the taxes with no rebate.

This program is very similar to the program that was in effect under the previous Core Areas Community Improvement Plan. The advantage to this Program from a financing perspective is that the taxes are rebated once they have been paid by the owner. The disadvantage however, is that the program is cumbersome to administer. Not only do the incremental taxes need to be calculated each year, for up to 10 years, the annual budget needs to be adjusted to account for the assessment growth that is not actually being realized. While past participants of this program appreciated the annual rebates, it was noted that an upfront grant to help offset the costs of construction, or a waiving of the taxes owed would have been preferred.

The Tax Grant Rebate Program will commence upon Council's support for funding in the 2017 budget and incremental increases in municipal taxes may be rebated to owners for a period of five years. Property owners who create new residential units within the Project Area may be rebated for a period of 10 years. Owners of properties participating in this grant program who apply in any year of the program, will be eligible for 5 or 10 years of rebates from the date of reassessment. The grant amount for this program would equal 100% of the increased municipal taxes in each year of the program. After five or 10 years of rebates, the property owner will be required to pay the full amount of the taxes with no rebate.

At the time of a building permit application, a property owner may register their intent to participate in the Tax Grant Rebate Program by filing an application and providing information with respect to the current tax assessment and the anticipated cost of the

works to be undertaken. Since the value of construction, rehabilitation, or redevelopment to be undertaken is established and used to determine the cost of a building permit, it is an appropriate "trigger" for establishing participation in the program and the value of work. As indicated above, the total value of the rebate will not exceed the value of the work done.

If the works undertaken result in a reassessment of the property, it is the responsibility of the applicant to provide a copy of the supplementary tax bill to the Planning Services Division within 6 months of its receipt. The difference between the general portion of the municipal taxes prior to the works being undertaken, and the general portion of municipal taxes after the completion of the works, will be the amount eligible for a rebate under this program. The incremental increase will be calculated as percentage calculation at the sole discretion of the City. The incremental increase will be a percentage calculation calculated at the sole discretion of the City. The percentage established will be used to establish the eligible amount of rebate in subsequent years of the program. Only the general portion of the municipal taxes attributed to the incremental increase will be rebated. Changes in tax classifications will not be considered in establishing the eligible amount of rebate. The program will not exempt property owners from an increase in municipal taxes due to a general tax rate increase or a change in assessment for any other reason after the property has been improved, except by reason of an assessment appeal.

Eligibility

To qualify, property owners must satisfy the following conditions:

- Any property owner seeking consideration for a grant under this Program shall submit a Program Application form including a copy of a current tax bill to the City's Development & Emergency Services Department at the time of making an application for a Building Permit. Applications received by June 30th will be considered for rebate in the following year. Applications received after June 30th will be considered for rebate 2 years hence;
- If the property is under an assessment appeal, the application will not be accepted until the appeal is resolved;
- The subject property shall not be in a position of tax arrears at the time of the application unless an alternate payment plan arrangement or agreement is in place;
- Approved grants are applicable to the registered owner.
- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The property shall be rehabilitated such that the amount of the work undertaken is sufficient to result in a re-assessment of the property;
- The total value of the grant provided under this program shall not exceed the value of the work done;

- The construction, rehabilitation or redevelopment shall be undertaken pursuant to a building permit and constructed in accordance with the Ontario Building Code and applicable zoning requirements, and shall conform to any applicable design guidelines or site plan control applying to the property;
- In the case of new buildings on vacant or cleared sites within the downtown cores, to determine the pre-development assessment base for these projects, the assessment shall be based upon the property as it existed on June 20th, 2016, the date of the public meeting at which this Community Improvement Plan was considered by Council;
- If a property to be rehabilitated is designated under the Ontario Heritage Act, the improvements shall not compromise the reasons for designation. In such cases, the building permit application will be circulated to the City's Heritage Advisory Committee (H.A.C.) for review and comment;
- If the property is demolished before the grant period elapses, the grants shall be forfeited and repaid to the City. If a participating property is sold before the grant period elapses, all future grants shall cease. If the building is destroyed by fire or other act of God before the grant period elapses, all future grants shall cease;
- This program may be used in combination with any other Community Improvement Program provided that the total amount of assistance provided does not exceed the value of work done.

2.4 Construction Assistance Grant Program

As an alternative to the Tax Grant Rebate Program described above, this Grant Program will provide financial relief to property owners who undertake revitalization projects in a one-time grant equal to 4% of the value of construction for residential uses and 10% of the value of construction for all other uses. Rather than rebating taxes over a 5 or 10 year period, this Program would offer up-front relief to the developer and would require minimal administrative effort to deliver the program. To finance the program dedicated funds will have to be included in the annual budget. It is suggested that the Program apply to projects that represent a minimum investment of \$10,000 up to a maximum of \$1,000,000 with a maximum grant being \$100,000.

To establish the proposed grant value, the amount of reassessment within the project areas over the last 5 years was reviewed and compared to the value of construction. The amount of rebate eligible under the 10 year Tax Grant Rebate Program was also used as a comparator. The proposed formula of 4% of the value of construction for residential properties equates to approximately the same value as 10 years of incremental tax rebates. Similarly, the proposed formula of 10% of the value of construction for commercial properties equates to approximately the same value as 5 years of incremental tax rebates. The benefit of this Program is that it would be relatively simple to administer and it would provide property owners with up-front funds to help offset the costs of construction.

The Construction Assistance Grant Program will commence following Council approval of a budget to fund the Program. Grants may be paid once construction is complete and an occupancy permit has been issued. Property owners who create new residential units within the Project Area may be eligible for 4% of the value of construction and 10% of the value of construction for all other uses.

It is not intended that the Construction Assistance Grant Program would be activated in the same year as the Conversion Grant Programs described below.

Eligibility

To qualify, property owners or tenants must satisfy the following conditions:

- At the time of a building permit application, a property owner or tenant may register their intent to participate in the Grant Program by filing an application and providing information with respect to the anticipated cost of the works to be undertaken. Since the value of construction, rehabilitation, or redevelopment to be undertaken is established and used to determine the cost of a building permit, it is an appropriate "trigger" for establishing participation in the program and the value of work. Applications received by June 30th will be considered for a Grant in the following year. Applications received after June 30th will be considered for a Grant two years hence.
- The amount of the investment must be a minimum of \$10,000. Grants will be considered for up to a maximum of \$ 1 million worth of investment.
- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided;
- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The project must conform to any applicable requirements of the Ontario Building Code, Zoning By-law, Urban Design Guidelines, and Site Plan Control;
- The construction, rehabilitation or redevelopment shall be undertaken pursuant to a building permit and constructed in accordance with the Ontario Building Code and applicable zoning requirements, and shall conform to any applicable design guidelines or site plan control applying to the property.
- Any property owner seeking consideration for a grant under this Program shall submit a Program Application form including a copy of a current tax bill to the City's Planning Services Division;
- The subject property shall not be in a position of tax arrears at the time of the application unless an alternate payment plan arrangement or agreement is in place.

2.5 Commercial Conversion Grant – Main Floor

The purpose of the commercial conversion grant is to encourage the redevelopment of existing main floor space to a commercial use. Although other uses such as residential may be permitted on the main floor of a subject location, the objective of this grant is to stimulate the revitalization of properties located within commercial cores for uses that contribute to the economic vitality of these areas. This grant could also be used to provide financial support to rehabilitate vacant commercial properties into viable commercial uses for prospective tenants.

The grant provides 50% of the cost of renovating and converting main floor residential to a commercial use up to a maximum of \$10,000. The grant may be used for rental or ownership units. Eligible costs include improvements related to accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).

Eligibility

To qualify, property owners or tenants must satisfy the following conditions:

- An application form must be submitted together with a copy of a current tax bill to the City's Development & Emergency Services Department;
- The applicant must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP;
- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided;
- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The project must conform to any applicable requirements of the Ontario Building Code, Zoning By-law, Urban Design Guidelines, and Site Plan Control;
- Approval of applications must be received prior to the commencement of any work related to the requested grant;
- Applicants must demonstrate how their project proposal promotes the re-use of buildings to provide for a competitive location for commercial activity. The focus of this grant is to transform interior spaces to attract long term commercial tenants;
- If a property to be rehabilitated is designated under the Ontario Heritage Act, the improvements shall not compromise the reasons for designation. In such cases, the CIP Grant Application will be circulated to the City's Heritage Advisory Committee (H.A.C.) for review and comment;

- Applications must be accompanied by a minimum of two estimates from arms-length contractors capable of completing the proposed work that corresponds to the application. Funding shall be based on the lowest quote;
- Eligible costs shall include materials, equipment and contracted labour to complete the proposed improvements. Labour provided by the owner/tenant is not an eligible cost;
- The subject property shall not be in a position of tax arrears at the time of the application unless an alternate payment plan arrangement or agreement is in place;
- Upon project completion, and once all invoices have been paid, an applicant must provide a detailed summary of costs, together with proof of payment in order to receive reimbursement equal to or less than the grant that was approved at the outset of the work. Any costs above initial estimate subject to approval;
- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided;
- The project must conform to any applicable requirements of the Ontario Building Code, Zoning By-law, Urban Design Guidelines, and Site Plan Control;
- Applications to the Planning and Building Fee Grant Program, Conversion Grant Programs and Façade Improvement Grant, can be combined and applied for on multiple occasions during the lifetime of the program, provided that total value of all approved grants does not exceed the individual grant cap or overall combined maximum of \$25,000;
- Grant eligibility shall be based on the allocation of funds to the CIP by Thunder Bay City Council. Applications will be dealt with on a “first come, first served” basis;
- The application deadline will be established dependent on the allocation of budget funding;
- If conditionally approved for a grant, the applicant shall have one month from the conditional approval date to obtain a building permit (if required). If a building permit is not obtained within one month, the conditional approval is rescinded.

2.6 Residential/Office Conversion – 2nd floor

The residential/office conversion grant is intended to encourage property owners to create new second storey or higher, residential dwelling units within the commercial core areas through new development. Eligibility is contingent on the use of the main floor being commercial. This grant could also be used to provide financial support to rehabilitate vacant units into viable residential/office uses for prospective tenants.

The grant will cover 50% of the cost of renovating and converting second floor or higher units to residential or office use up to a maximum of \$10,000.

- An application form must be submitted together with a copy of a current tax bill to the City's Development & Emergency Services Department;
- The applicant must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP;
- Approval of applications must be received prior to the commencement of any work related to the requested grant;
- Applicants must demonstrate how their project proposal promotes the re-use of buildings to provide for a competitive location for residential/ office activity. The focus of this grant is to transform interior spaces to attract long term residential/ office tenants;
- If a property to be rehabilitated is designated under the Ontario Heritage Act, the improvements shall not compromise the reasons for designation. In such cases, the CIP Grant Application will be circulated to the City's Heritage Advisory Committee (H.A.C.) for review and comment;
- Applications must be accompanied by a minimum of two estimates from arms-length contractors capable of completing the proposed work that corresponds to the application. Funding shall be based on the lowest quote;
- Eligible costs shall include materials, equipment and contracted labour to complete the proposed improvements. Labour provided by the owner/tenant is not an eligible cost;
- The subject property shall not be in a position of tax arrears at the time of the application unless an alternate payment plan arrangement or agreement is in place;
- Upon project completion, and once all invoices have been paid, an applicant must provide a detailed summary of costs, together with proof of payment in order to receive reimbursement equal to or less than the grant that was approved at the outset of the work. Any costs above initial estimate subject to approval;
- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided;
- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The project must conform to any applicable requirements of the Ontario Building Code, Zoning By-law, Urban Design Guidelines, and Site Plan Control;

- Applications to the Planning and Building Fee Grant Program, Conversion Grant Programs and Façade Improvement Grant, can be combined and applied for on multiple occasions during the lifetime of the program, provided that total value of all approved grants does not exceed the individual grant cap or overall combined maximum of \$25,000;
- Grant eligibility shall be based on the allocation of funds to the CIP by Thunder Bay City Council. Applications will be dealt with on a “first come, first served” basis;
- The application deadline will be established dependent on the allocation of budget funding;
- If conditionally approved for a grant, the applicant shall have one month from the conditional approval date to obtain a building permit (if required). If a building permit is not obtained within one month, the conditional approval is rescinded.

2.7 Commercial Façade Improvement Grant

The commercial façade improvement grant is intended to provide a grant to owners or tenants who rehabilitate and improve façades of buildings within the project area, works may include lighting, awnings, and other features that represent an improvement to the building. The purpose of the grant is to achieve aesthetic improvement to the streetscape while respecting the character of the street and historical features of the building. Examples of eligible façade improvements include but are not limited to: masonry cleaning, restoration, installation of storefront awnings/signs, redesign of storefronts including installation of siding or stucco, replacement or repair of cornices, parapets and other architectural features.

The grant will provide 50% of the cost of improvements to the façade of commercial storefront buildings up to a maximum of \$10,000.

Eligibility

To qualify, property owners must satisfy the following conditions:

- An application form must be submitted together with a copy of a current tax bill to the City's Development & Emergency Services Department;
- The applicant must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP;
- Approval of applications must be received prior to the commencement of any work related to the requested grant;
- Applicants are required to provide a conceptual drawing from a design professional demonstrating all proposed improvements including materials, colours, lighting, etc.

- If a property to be rehabilitated is designated under the Ontario Heritage Act, the improvements shall not compromise the reasons for designation. In such cases, the CIP Grant Application will be circulated to the City's Heritage Advisory Committee (H.A.C.) for review and comment;
- Applications must be accompanied by a minimum of two estimates from arms-length contractors capable of completing the proposed work that corresponds to the application. Funding shall be based on the lowest quote;
- Eligible costs shall include materials, equipment and contracted labour to complete the proposed improvements. Labour provided by the owner/tenant is not an eligible cost;
- The subject property shall not be in a position of tax arrears at the time of the application unless an alternate payment plan arrangement or agreement is in place;
- Upon project completion, and once all invoices have been paid, an applicant must provide a detailed summary of costs, together with proof of payment in order to receive reimbursement equal to or less than the grant that was approved at the outset of the work. Any costs above initial estimate subject to approval;
- For the purpose of monitoring the success of the CIP program and promotion, before and after photos of interior and/or exterior improvements shall be provided;
- The property must be located within the boundaries of one of the Project Areas of this Plan;
- The project must conform to any applicable requirements of the Ontario Building Code, zoning, design guidelines, and site plan control;
- Program is not intended for residential properties, with the exception of mixed use buildings;
- General maintenance including window and door replacement is not an eligible cost unless part of a larger façade project;
- Intended for exterior front finishing. If a building also has side or rear exposure and abuts two or more public roads or travelled laneways, further evaluation and eligibility for funding of a second façade may be considered;
- Applications will be required to demonstrate how the proposal achieves aesthetic improvement, by providing sufficient information to understand the proposed improvements and anticipated visual outcome. Photos that clearly depict the existing condition must be provided;
- Applications to the Planning and Building Fee Grant Program, Conversion Grant Programs and Façade Improvement Grant, can be combined and applied for on multiple occasions during the lifetime of the program, provided that total value of all

approved grants does not exceed the individual grant cap or overall combined maximum of \$25,000 dollars;

- Grant eligibility shall be based on the allocation of funds to the CIP by Thunder Bay City Council. Applications will be dealt with on a “first come, first served” basis;
- The application deadline will be established dependent on the allocation of budget funding;
- If conditionally approved for a grant, the applicant shall have one month from the conditional approval date to obtain a building permit (if required). If a building permit is not obtained within one month, the conditional approval is rescinded.

3.0 Implementation

Grants made to applicants under the programs described in this Community Improvement Plan, shall not exceed the costs incurred by the owners associated with their projects.

The details of the programs, together with the eligibility criteria, though outlined generally in this Plan, will be set out specifically in the applications and procedures to be administered by the City.

Funding to support the Programs described in this Community Improvement Plan shall be subject to an annual budget approved by City Council.

From time to time, the City may review and amend any of the terms of the programs described in this Community Improvement Plan without amendment to the plan.

New funding programs, criteria changes, or Project Area boundary adjustments will require a formal amendment to this Plan in accordance with subsection 28(5) of the Planning Act, requiring notice of a public meeting of Council and adoption by Council.

4.0 Marketing

The Programs introduced in this Community Improvement Plan will be promoted by the Planning and Building Services Divisions, on the City’s website and through the Business Improvement Areas in the north and south cores. The Community Economic Development Corporation will also be used to promote the programs. Opportunities to share information about the Programs through the Real Estate Board and other organizations will also be explored.

5.0 Monitoring

In order to monitor the success of the Community Improvement Plan, the following data will be collected and reviewed annually to determine if the Programs are achieving the desired results and to evaluate whether Program adjustments are required.

- Enquiries to the program, construction to be undertaken and whether the project was eligible
- Number of projects that resulted in an increase in municipal assessment;
- Gross floor area of residential space and number of residential dwelling units created;
- Gross floor area of industrial or commercial space rehabilitated or constructed;
- Land area remediated and/or redeveloped; and
- Total value of investment; public vs. private investment; capital works, facilities investment.

6.0 CONCLUSION

This Community Improvement Plan will provide the legislative basis and context for the programs, which have been identified to foster revitalization in the downtown core areas, the Simpson Street Business Improvement Area, and the Westfort Business Area. The goals and objectives seek to advance the community's vision for the Downtown areas and the financial incentives introduced are designed to stimulate and leverage private sector investment in the Downtowns.

Issues outside the purview of this plan, but supportive of further revitalization in the core areas, such as amendments to the Zoning By-law, parking management and supply, land use compatibility, and image enhancement, have been and will continue to be examined.

Figure 1. North Project Area

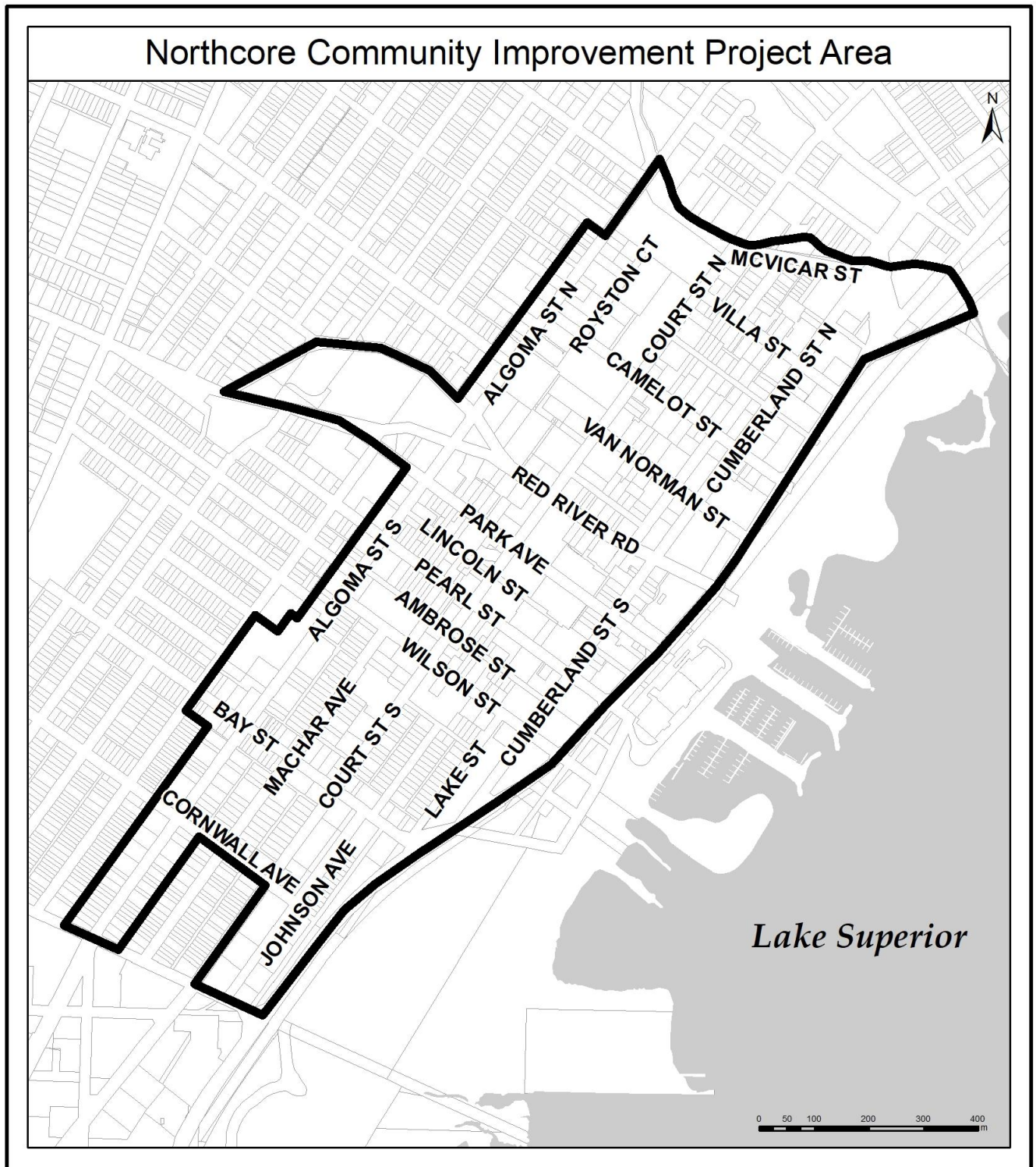


Figure 2. South Project Area

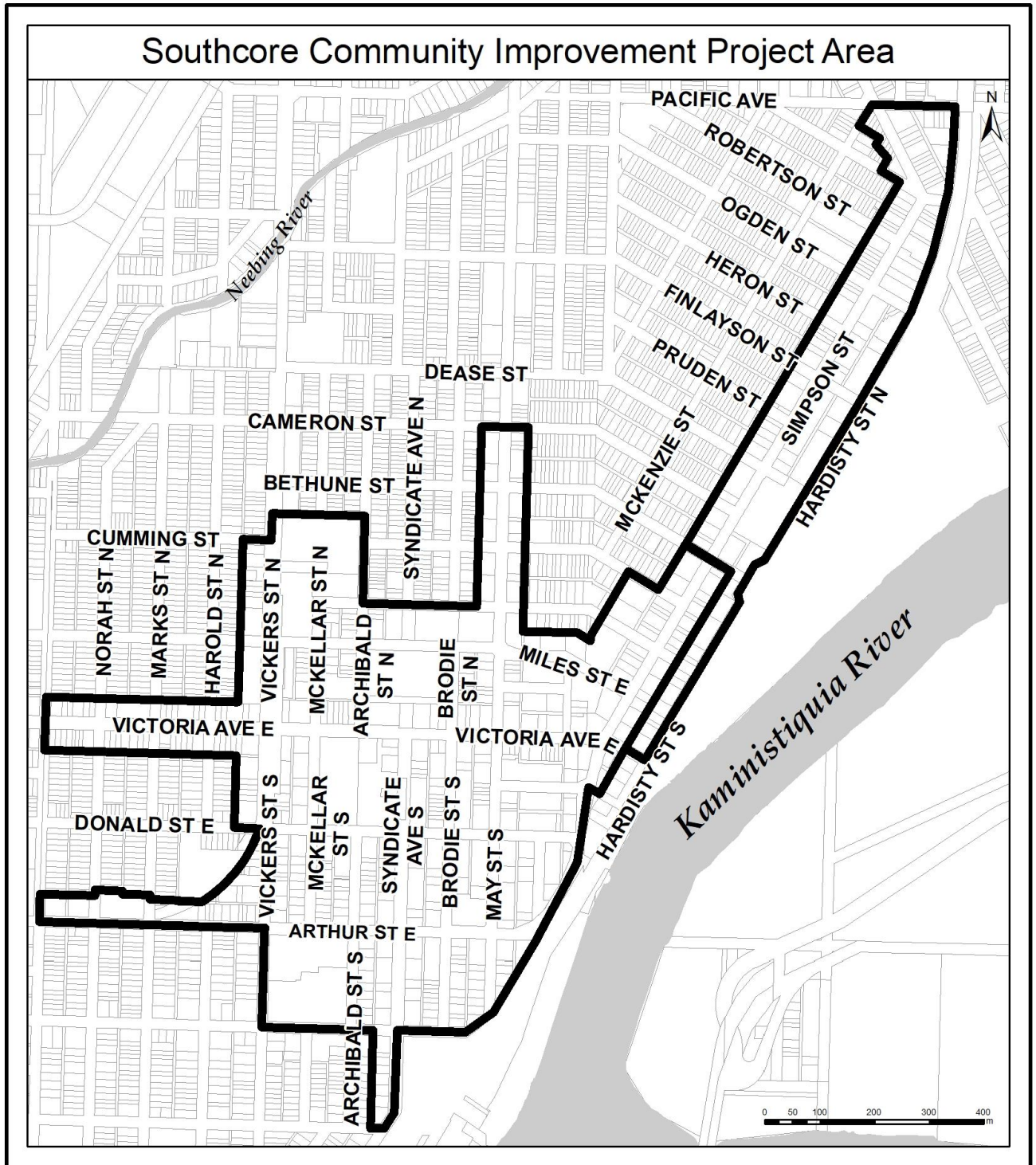
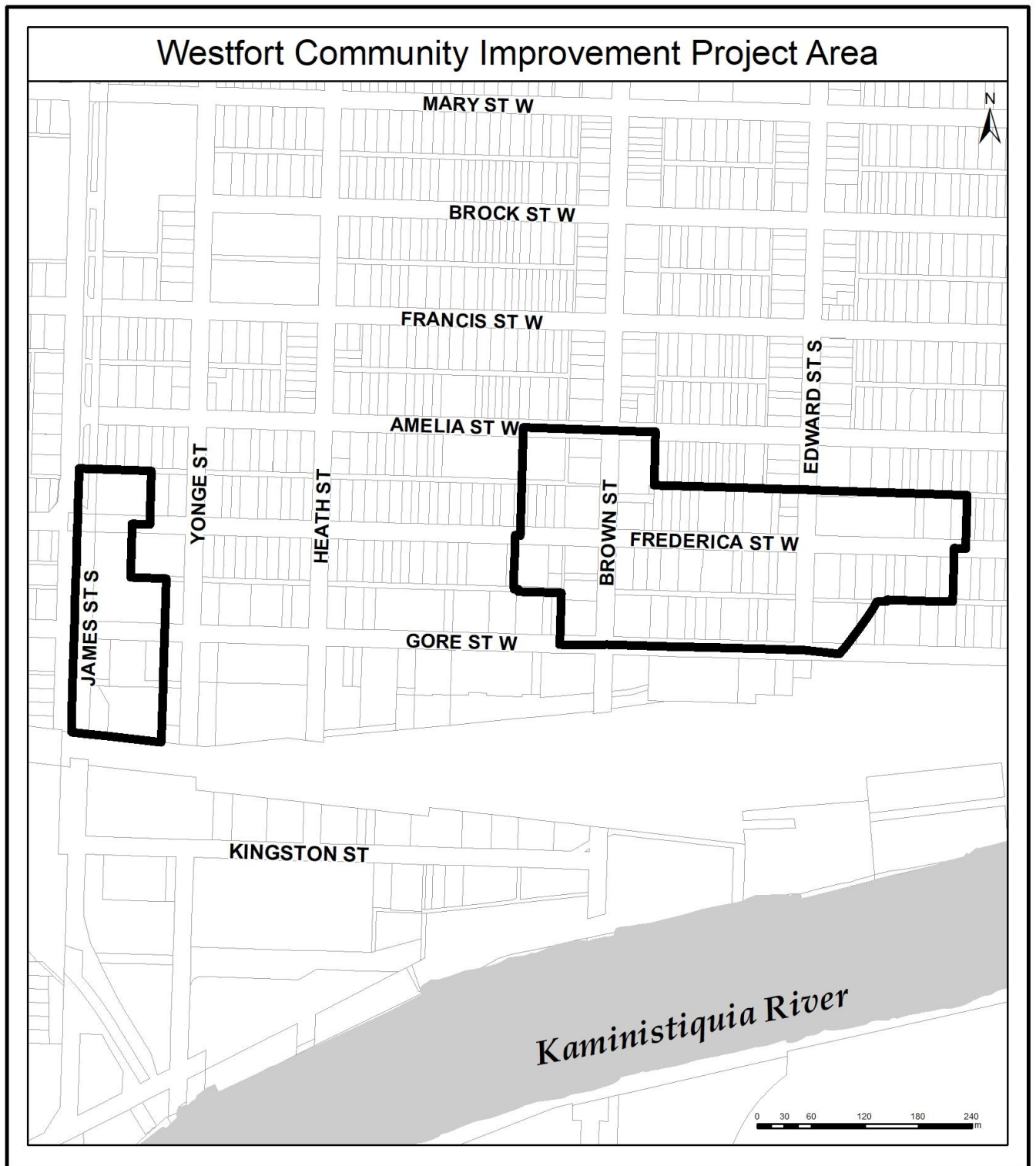
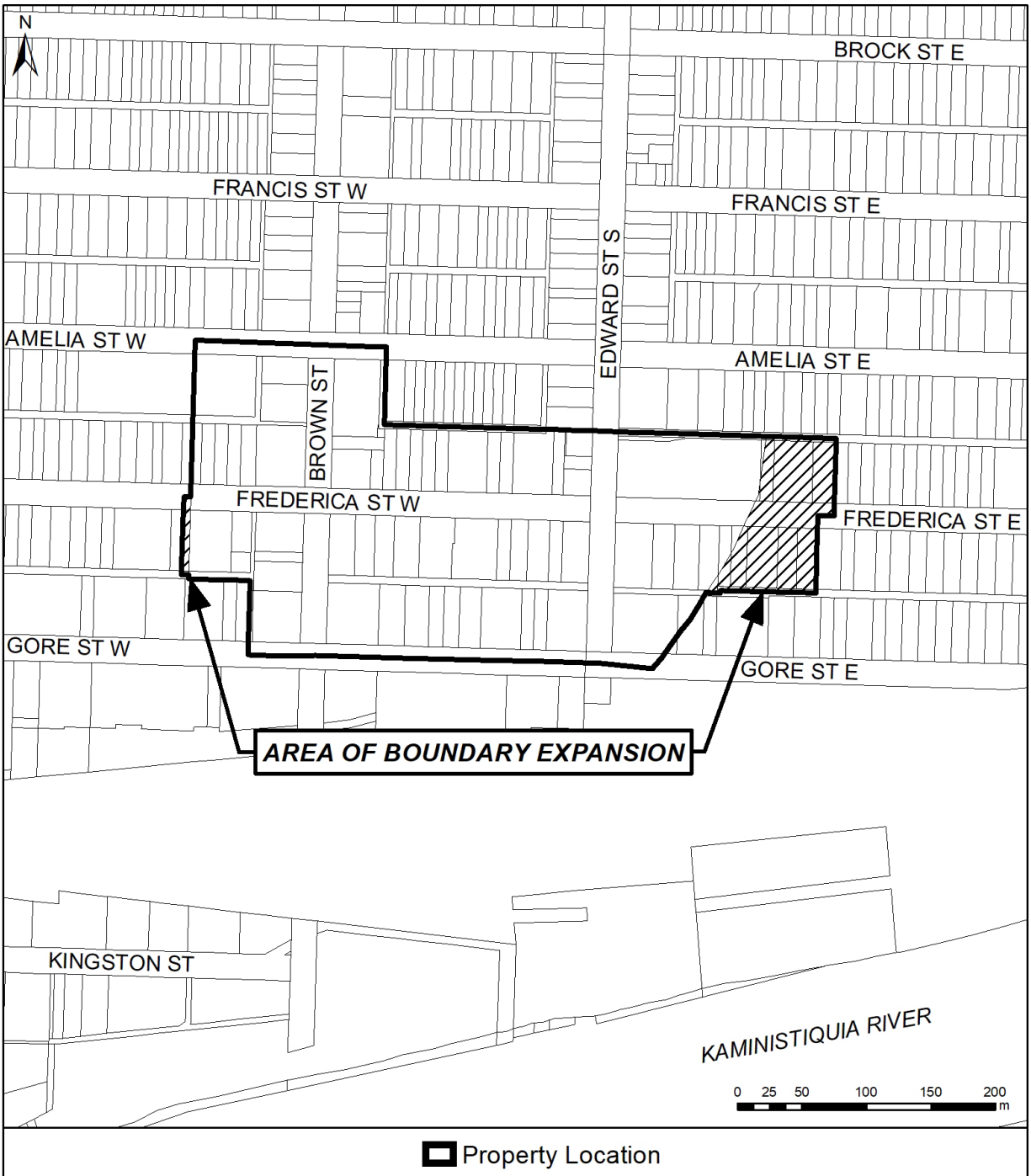


Figure 3. Westfort Project Area







Memorandum

Corporate By-law Number BL 125/2020

TO: Office of the City Clerk **FILE:** Z-13-2020

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 11/20/2020

SUBJECT: BL 125/2020 - Site Plan Designation – 285 Memorial Avenue

MEETING DATE: City Council (Public Meeting) - 12/14/2020 (mm/dd/yyyy)

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

Authorization: Report R 143/2020 (Planning Services) - City Council (Public Meeting) – December 14, 2020

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY, municipally known as 285 Memorial Avenue.

Schedules and Attachments:

EXHIBIT TO BL 125/2020

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 125/2020

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated December 14, 2020.

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

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY and shown as "Property Location" on Exhibit One to and forming part of this By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

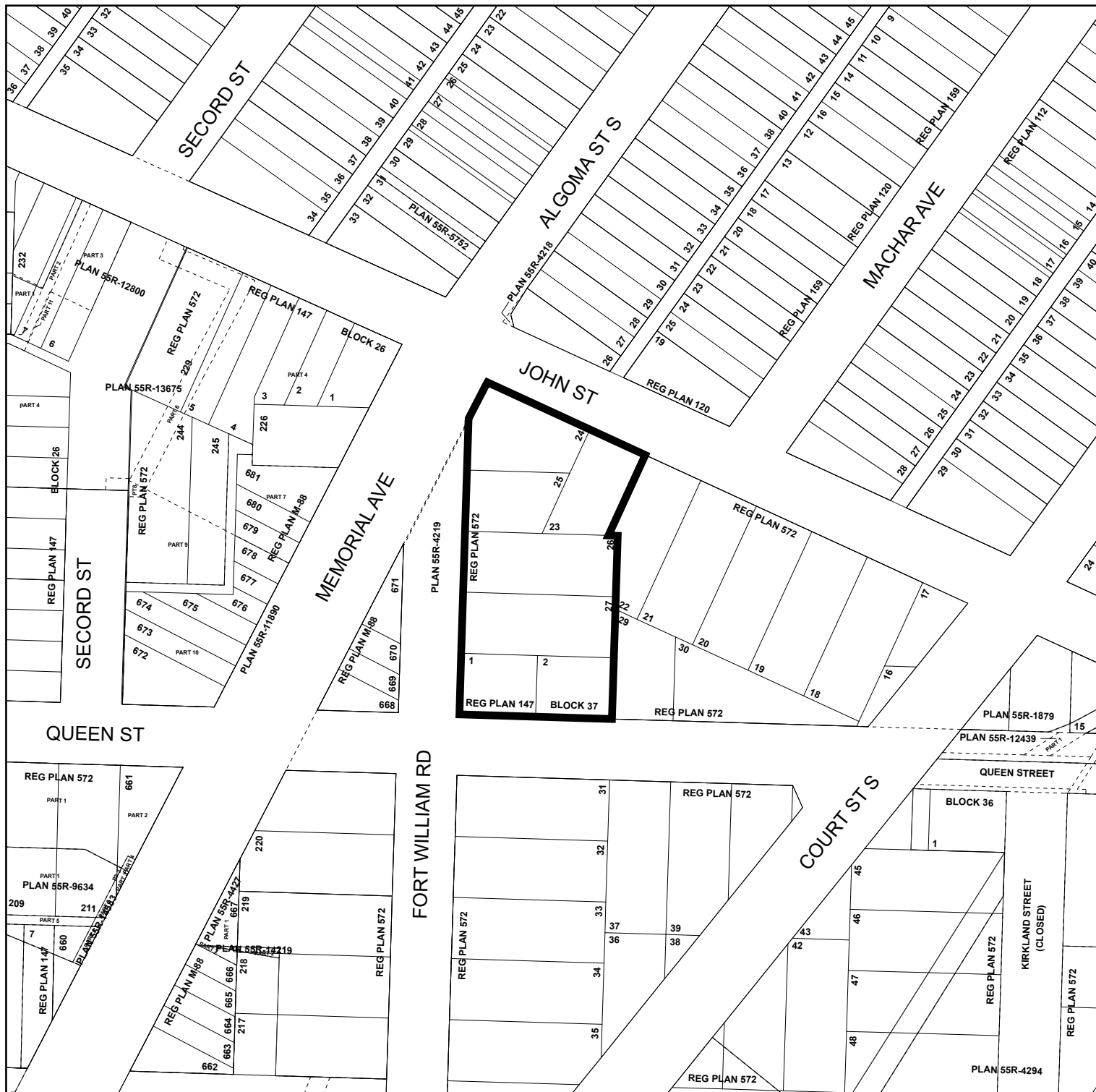
Enacted and passed this 14th day of December, A.D. 2020 as witnessed by the Seal of the Corporation and the hands of its proper Officers.


Bill Mauro

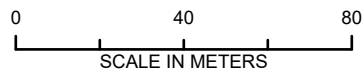
Mayor

Krista Power

City Clerk



Property Location 
285 Memorial Avenue



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 125/2020

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 126/2020

TO: Office of the City Clerk **FILE:** Z-13-2020

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 11/20/2020

SUBJECT: BL 126/2020 - Zoning By-law Amendment – 285 Memorial Avenue

MEETING DATE: City Council (Public Meeting) - 12/14/2020 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue)

Authorization: R 143/2020 (Planning Services) - City Council (Public Meeting) – December 14, 2020

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law, specifically to rezone the subject lands as “C4” – Arterial Commercial Zone, define a “retail warehouse” and a “tradesperson’s workshop”, permit a retail warehouse and an office at this location, permit retail store and tradesperson’s workshop in the existing building, and restrict the size of an individual retail store unit to a maximum gross floor area (GFA) of 637 square metres.

The effect of this by-law is to permit the full range of uses allowed in the “C4” Zone as well as “office” and “retail warehouse” at this location and “retail store” and “tradesperson’s workshop” within the existing building. This by-law also limits the unit size of an individual retail store to size at which it currently exists within the existing building.

Schedules and Attachments:

EXHIBIT ONE TO BL 126/2020

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 126/2020

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (285 Memorial
Avenue)

Recitals

1. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on November 24, 2020 and a public meeting was held on December 14, 2020 which Report No. R 143/2020 (Planning Services) was considered.

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

1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "306"
2. Schedule "B" is amended by adding the following paragraph to it:

"186 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572
MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563;
THUNDER BAY and portions of the abutting STREET ALLOWANCES,
shown as "Property Location" on Exhibit One, to and forming part of this
Amending By-law, is removed from the "IN2" – Medium Industrial
ZONE, as shown on Map 6O of Schedule "A", and is instead designated
as part of the "C4" – Arterial Commercial ZONE.

- (2) The provisions of Sections 4.1, 22.1, and 22.2.4 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Definitions:

A "RETAIL WAREHOUSE" is a place which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles, and the like but which includes an accessory retail store not exceeding 10 percent of the gross floor area or 185.0 square metres whichever is the lesser.

A "SHOPPING CENTRE" is a PLACE, other than a MIXED USE BUILDING, where 3 or more USES permitted in a COMMERCIAL ZONE, are located together for their mutual benefit.

A "TRADESPERSON'S WORKSHOP" is a place used for the storing of equipment and materials of a TRADESPERSON, including an associated shop and area for assembly work.

b) Permitted USES

In addition to the USES permitted in Section 22.1 of this BY-LAW, OFFICE and RETAIL WAREHOUSE as defined in Paragraph 184 (2) a) are permitted USES under Section 22.1.

c) Permitted USES within the existing BUILDING:

In addition to the USES permitted in Section 22.1 of this BY-LAW, in the BUILDING existing on the 14th day of December, 2020, RETAIL STORE and TRADESPERSON'S WORKSHOP as defined in Paragraph 184 (2) a) are permitted USES under Section 22.1.

d) Maximum GROSS FLOOR AREA (GFA)

Despite Section 22.2.4 of this BY-LAW, the maximum GFA for an individual RETAIL STORE unit existing within the BUILDING existing on the 14th day of December, 2020 may not exceed 637m².

3. This By-law is in accordance with the OFFICIAL PLAN, as amended.
4. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.
5. This By-law shall come into force and take effect on the date it is passed.

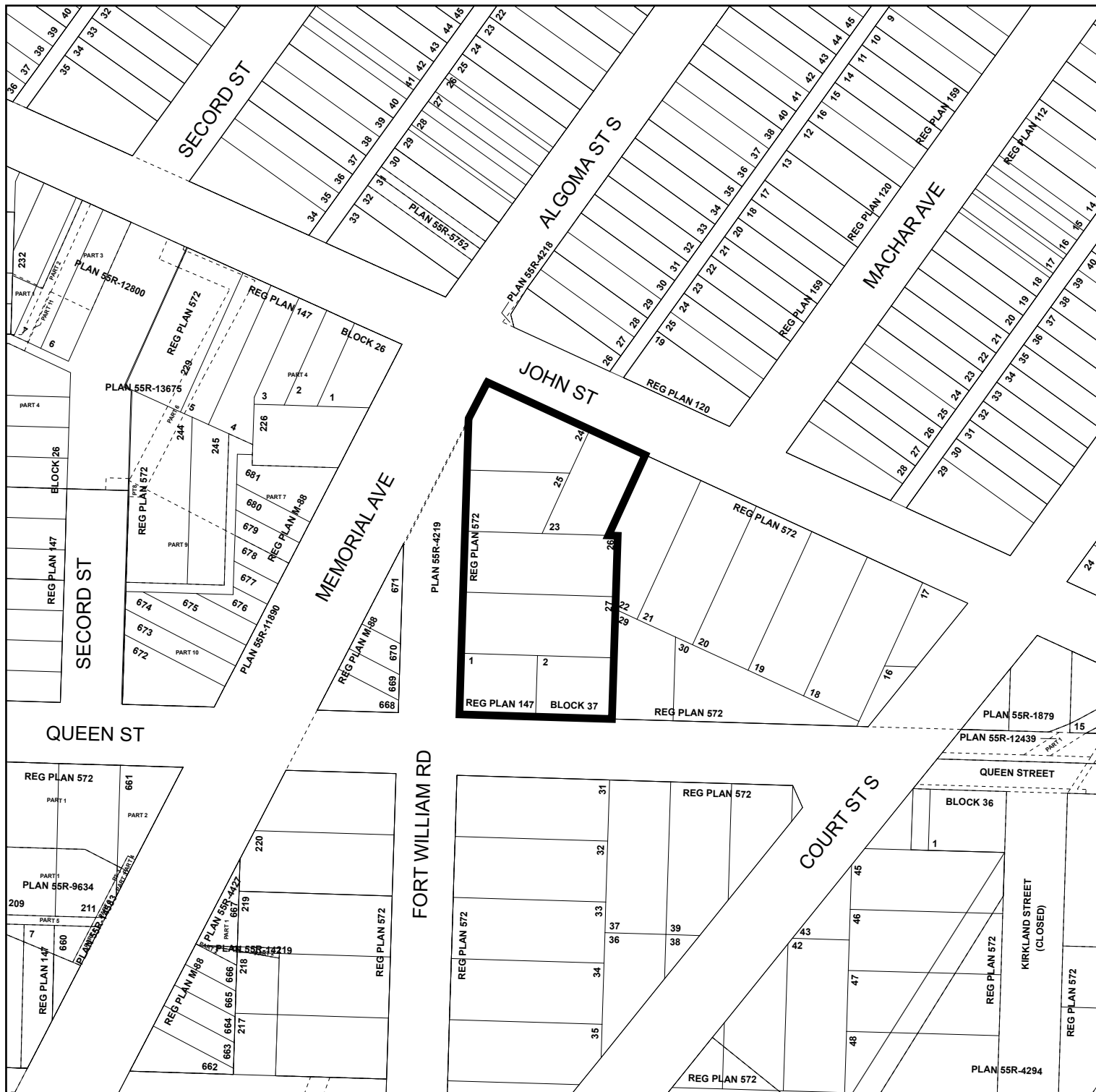
Enacted and passed this 14th day of December, A.D. 2020 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

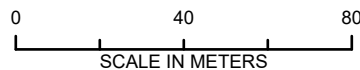
Krista Power

City Clerk



Property Location 

285 Memorial Avenue



THIS IS EXHIBIT ONE TO PARAGRAPH 186
 OF SCHEDULE "B" OF BYOLAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 126/2020

MAYOR _____

CITY CLERK _____

MEETING DATE 12/14/2020 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - December 14, 2020 - City Council (Public Meeting)

RECOMMENDATION

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

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (285 Memorial Avenue)

By-law Number: BL 125/2020

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (285 Memorial Avenue)

By-law Number: BL 126/2020