



City Council (Public Meeting) Minutes

Monday, December 18, 2023, 6:52 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Mark Bentz
- Councillor Kasey Etrei
- Councillor Andrew Foulds
- Councillor Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Deputy City Clerk
- Kelly Robertson, General Manager - Community Services
- Joel DePeuter, Director Planning Services
- Devon McCloskey, Manager Planning Services
- Decio Lopes, Supervisor Planning Services
- Lori Wiitala, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Ken Boshcoff

2. Disclosures of Interest

3. Confirmation of Agenda

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Monday, December 18, 2023 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

4. Public Meeting Procedures

Public Meeting procedures were read to Members of Council and those in attendance.

5. City Council (Public Meeting)

6. Reports of Municipal Officers

6.1 General Amendment no. 2 to Zoning By-law 1-2022 – Backyard Homes and Main Street Zone Housing

Report 348-2023 (Corporate Services - Planning Services) recommending that the City of Thunder Bay Official Plan and Zoning By-law 1-2022 be amended.

Memorandum from Acting Senior Planner Jillian Fazio, dated December 13, 2023 relative to Report 348-2023 (Corporate Services - Planning Services) General Amendment no.2 to Zoning By-law 1-2022 - Backyard Homes and Main Street Zone Housing, referencing correspondence received relative to the application was distributed separately to Members of Council and EMT only on Thursday, December 14, 2023.

Supervisor Planning Services Decio Lopes provided a PowerPoint presentation and responded to questions. Manager Planning Services Devon McCloskey responded to questions.

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

Resident Pauline Vranesich appeared before committee and provided an overview.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 348-2023-Infrastructure, Development & Operations-Development Services-Planning Services and that a Public Meeting having been held we recommend that the City of Thunder Bay Official Plan and Zoning By-law 1-2022 be amended as follows:

1. The fourth column of Table 3.2.2 is amended by replacing “1.5 m” with “0.6 m” for “Minimum **rear setback**” and replacing “1.5 m” with “0.6 m” for “Minimum **interior side setback - Building or structure** is 20 m or more from **front lot line.**”
2. Section 4.1.1 is amended by adding the following text and re-numbering subsequent sections accordingly:c) Despite Section 4.1.1, a **home** is permitted on the **first storey** provided that:i) The **home** is barrier-free as per the **Building Code**.ii) A minimum of 60% of the **first storey** floor area is occupied by one or more street-facing tenantable commercial units.iii) The **home** does not occupy the street-facing portion of the building and is **setback** no less than 10.0 m from any **street allowance**.

AND THAT Item 2023-DEV-003 be removed from the Planning Outstanding List;

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

CARRIED

7. By-Laws

7.1 By-law 384-2023 – Site Plan Control Designation – 1116 Victoria Avenue East

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1116 Victoria Avenue East).

8. By-Law Resolution

By-law Resolution - December 18, 2022 - City Council

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Michael Zussino

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

By-law Number: BL 384/2023

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 (1116 Victoria Avenue East).

CARRIED

9. New Business

10. Adjournment

The meeting adjourned at 7:40 p.m.

Mayor

Deputy City Clerk