City Council (Public Meeting) Minutes

Monday, February 26, 2024, 6:31 p.m.
S.H. Blake Memorial Auditorium

Present: Mayor Ken Boshcoff
Councillor Albert Aiello
Councillor Shelby Ch'ng
Councillor Kasey Etreni
Councillor Andrew Foulds
Councillor Trevor Giertuga
Councillor Brian Hamilton
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Patty Robinet, City Solicitor
Keri Greaves – City Treasurer
Karen Lewis, General Manager - Corporate Services
Kerri Marshall, General Manager - Infrastructure, Development & Operations
Kelly Robertson, General Manager - Community Services
Devon McCloskey, Manager – Planning Services
Shannon Labelle – Planner II - Infrastructure, Development & Operations
Flo-Ann Track, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Ken Boshcoff

2. Disclosures of Interest

None.

3. Confirmation of Agenda

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the February 26, 2024 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 Proposed Official Plan and Zoning By-Law Amendment – 160 & 202 Waterloo Street North

Report 035-2024-Infrastructure, Development & Operations-Planning Services, recommending amendments to the Official Plan and Zoning By-law.

Planner Shannon Labelle appeared before Committee, provided a PowerPoint presentation, relative to the above noted, and responded to questions.

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

Consultant for the applicant Niten Malhotra - n Architecture Inc. appeared before Committee via MS Teams, provided a PowerPoint presentation and responded to questions.

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

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

MOVED BY: Councillor Michael Zussino
SECONDED BY: Councillor Dominic Pasqualino

Official Plan Amendment

WITH RESPECT to Report 035-2024 – Infrastructure, Development & Operations – Planning Services, and a Public Meeting having been held for the application by Cindy Li on behalf of Gauri Kali Inc c/o Falgun Patel, to amend the Official Plan as it applies to Plan WM31 Lots 591 to 628, municipally known as 160 and 202 Waterloo Street North, we recommend that the Official Plan be amended as follows:

1. That “Property Location One” on Attachment “A” be removed from the Industrial designation as shown on Schedule “A” and instead be designated Commercial on Schedule “A”
2. That “Property Location One” on Attachment “B” be removed from the Business Area designation as shown on Schedule “F” and instead be designated Service Commercial on Schedule “E”; and
3. That “Property Location Two” on Attachment “B” be removed from the Neighbourhood Commercial designation as shown on Schedule “E” and instead be designated Service Commercial on Schedule “E”

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

Zoning By-law Amendment

WITH RESPECT to Report 035-2024 – Infrastructure, Development & Operations – Planning Services, and a Public Meeting having been held for the application by Cindy Li on behalf of Gauri Kali Inc c/o Falgun Patel, Owner of lands described as Plan WM31 Lots 591 to 628, municipally known as 160 and 202 Waterloo Street North, we recommend that, the Zoning By-law be amended as follows:

1. That the lands shown as “Property Location One” on Attachment “C” be rezoned from Business (BU) Zone with site specific provision 43 (BU-SP^{43}) to the Service Commercial (SC) Zone with a site specific provision 43 (SC-SP^{43});
2. That the lands shown as “Property Location Two” on Attachment “C” be rezoned from Neighbourhood Commercial (NC) Zone to the

Service Commercial (SC) Zone with a site specific provision 43 (SC-SP^{43});

3. That the minimum rear yard setback is 1.8m;
4. That the minimum landscaped area is 15%, including a 1.5m strip along all lot lines abutting a street allowance (Front Lot Line:
5. That the minimum number of required parking spaces to one space per 21m² of GFA for all uses;
6. That the minimum number of short term bicycle spaces is 4 spaces per building; and
7. That the minimum parking aisle width is 6m.

AND THAT any necessary By-Laws be presented to City Council for ratification.

CARRIED

6.2 Proposed Zoning By-Law Amendment – 202 May Street North

Report 036-2024-Infrastructure, Development & Operations-Planning Services, recommending that the Zoning By-Law be amended.

Planner Shannon Labelle appeared before Committee, provided a PowerPoint presentation, relative to the above noted, and responded to questions.

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

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

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 036-2024 – Infrastructure, Development & Operations – Planning Services, and a Public Meeting having been held for the application by Stefan Huzan of Northern Planning Agent on behalf of the applicant Mileage Auto Plus and 2613168 Ontario Limited (Owner) of lands described as Plan 62 Block F Lots 40 to 44, part lane and RP 55R-12509 Part1, municipally known as 202 May Street North, we recommend that the Zoning By-Law be amended as follows:

1. Amend the definition of motor vehicle service use to include the repair, painting, and coating of motor vehicles.
2. That the existing parking spaces be permitted for uses in the existing building.

AND THAT any necessary By-Laws be presented to City Council for ratification.

CARRIED

7. By-Laws

7.1 By-law 042-2024 – Zoning By-law Amendment – 160 Waterloo Street North

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (160 Waterloo Street North).

7.2 By-law 043-2024 – Official Plan Amendment – 160 Waterloo Street North

A By-law to adopt Amendment No. 12 to the City of Thunder Bay Official Plan (160 Waterloo Street North).

7.3 By-law 044-2024 – Zoning By-law Amendment – 202 May Street North

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (202 May Street North).

8. By-Law Resolution - February 26, 2024 - City Council

MOVED BY: Councillor Albert Aiello
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:

1. A By-law to amend by-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (160 Waterloo Street North).

By-law Number: BL 42/2024

2. A By-law to adopt Amendment No.12 of the City of Thunder Bay Official Plan (160 Waterloo Street North)

By-law Number: BL 43/2024

3. A By-law to amend by-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (202 May Street North)

By-law Number: BL 44/2024

CARRIED

9. Adjournment

The meeting adjourned at 7:06 p.m.

Mayor	Deputy City Clerk