



City Council (Public Meeting) Minutes

Monday, June 17, 2024, 6:33 p.m.

S.H. Blake Memorial Auditorium

Present:

Mayor Ken Boshcoff
Councillor Rajni Agarwal
Councillor Albert Aiello
Councillor Mark Bentz
Councillor Shelby Ch'ng
Councillor Kasey Etreni
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
Norm Gale, City Manager
John Collin, 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
Cynthia Olsen, Director – Strategy & Engagement
Devon McCloskey, Manager – Planning Services
Jillian Fazio, Senior Planner
Shannon Labelle, Planner II
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 Andrew Foulds

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the June 17, 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)

5.1 Proposed Official Plan and Zoning Amendment – 1191 Balsam St

Report 164-2024-Infrastructure, Development & Operations-Development Services-Planning Services recommending that Official Plan Amendment No.13 is adopted.

Memorandum from Senior Planner Jillian Fazio dated June 14, 2024 recommending a minor revision to the recommendation contained in Report 164-2024 was distributed separately on Friday, June 14, 2024.

Senior Planner Jillian Fazio provided a PowerPoint presentation and responded to questions.

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

Ryan Ranta appeared before Committee and responded to questions.

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

There were no speakers to the application.

MOVED BY: Councillor Albert Aiello

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 164-2024-Infrastructure, Development & Operations-Development Services-Planning Services we recommend that Official Plan Amendment No. 13 is adopted;

AND THAT the Zoning By-law be amended by adding Site-specific provision no. 100 on the subject property as follows:

SP100: Site-specific provision no. 100

The following provisions apply to lands zoned RU^{SP100} as shown on Map 3P of Schedule "A":

1. a) Despite the provisions of Tables 1.1.1.1, in the case of a **detached house**, the following applies:
2. i) The maximum number of **homes** is 1 per **detached house**.
3. ii) The maximum number of **detached houses** is 1 per **lot** plus the northernmost **detached house** existing on June 17, 2024.

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

CARRIED

5.2 Proposed Official Plan and Zoning By-law Amendment - 1000 Fort William Road

Report 174-2024-Infrastructure, Development & Operations–Development Services-Planning Services recommending that Official Plan Amendment No. 14 be adopted.

Planner II Shannon Labelle provided a PowerPoint presentation and responded to questions.

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

The applicant, Thunder Bay Public Library Chief Executive Officer Dr. Richard Togman and Ray Lister, Brook McIlroy, appeared before Council, provided an overview and responded to questions.

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

There were no speakers to the application.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to Report 174-2024 – Infrastructure, Development & Operations – Development Services- Planning Services we recommend that Official Plan Amendment No. 14 be adopted;

AND THAT the Zoning By-law be amended on a portion of the subject property being Part Section 52, Part of Plan M46, being 55R-3714 Part 1 55R-5228 Parts 1 to 4, 6 to 7, 14 to 17, and Part 19, 55R-4606 Parts 1 to 11, and Parts of 55R5500, 55R4671, and 55R9807(1000 Fort William Road) by adding Site Specific Provision No.101 as follows:

SP101: Site-specific provision no. 101

The following provisions apply to lands zoned RC^{SP101} as shown on Map 80 of Schedule "A":

- a. Despite the provisions of Section 14, the following applies:
 - i. A “**Library**” is defined as: a public space which provides for the cultural, social, educational and entertainment activities for the community. These may include loanable resources, access to technology, public programming, accessibility services and partnership spaces. Uses such as retail or food service may be included within the library provided, they are secondary and supportive of the library use.

b) In addition to the **uses** permitted in Section 5, 5.1.3, a **Library** is permitted.

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

CARRIED

6. By-Laws

6.1 By-law 175-2024 – Official Plan Amendment – 1000 Fort William Road

A By-law to adopt Amendment No. 14 to the City of Thunder Bay Official Plan (1000 Fort William Road).

6.2 By-law 176-2024 – Zoning By-law Amendment – 1000 Fort William Road

A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1000 Fort William Road).

6.3 By-law 199-2024 - Holding Symbol Removal – 243 Lawrence Avenue

A By-law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O., as amended (243 Lawrence Road).

6.4 By-law 204-2024 - Official Plan Amendment No. 13 – 1191 Balsam Street

A By-law to adopt Amendment No. 13 to the City of Thunder Bay Official Plan (1191 Balsam St).

6.5 Revised - By-law 205-2024 - Zoning By-law Amendment - 1191 Balsam St

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1191 Balsam St) was distributed separately on Friday, June 14, 2024.

6.6 By-law 215-2024 – Site Plan Control Designation – 1160 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 (1160 Memorial Avenue).

7. By-Law Resolution

By-law Resolution - June 17, 2024 - City Council (Public Meeting)

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Trevor Giertuga

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

City Council (Public Meeting) – Monday, June 17, 2024

1. Official Plan Amendment - 1000 Fort William Road

By-law 175-2024

2. Zoning By-law Amendment - 1000 Fort William Road

By-law 176-2024

3. Holding Symbol Removal - 243 Lawrence Road

By-law 199-2024

4. Official Plan Amendment No. 13 - 1191 Balsam Street

By-law 204-2024

5. Zoning By-law Amendment - 1191 Balsam Street

By-law 205-2024

6. Site Plan Control Designation - 1160 Memorial Avenue

By-law 215-2024

CARRIED

8. Adjournment

The meeting adjourned at 7:05p.m.

Mayor

Deputy City Clerk