



City Council (Public Meeting) Minutes

Monday, July 22, 2024, 6:38 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 Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Deputy City Clerk
- John Collin, City Manager
- Patty Robinet, City Solicitor
- Keri Greaves, Acting General Manager - Corporate Services & City Treasurer
- Kerri Marshall, General Manager - Infrastructure, Development & Operations
- Brad Loroff, Acting General Manager - Community Services
- Joel DePeuter, Director – Development Services
- Devon McCloskey, Manager – Planning Services
- Summer Stevenson, Project Manager
- Darrik Smith, Housing Accelerator Coordinator
- Lori Wiitala, Council & Committee Clerk

1. City Council (Public Meeting)

Chair: Mayor Ken Boshcoff

2. Disclosures of Interest

Councillor Greg Johnsen declared a conflict of interest relative to 5.1 Proposed Official Plan and Zoning Amendment - 2121 Mahogany Way as they reside in the neighbourhood.

3. Confirmation of Agenda

MOVED BY: Councillor Dominic Pasqualino

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the July 22, 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 – 2121 Mahogany Way

Report 195-2024-Infrastructure, Development & Operations-Development Services-Planning Services recommending that Official Plan Amendment 15 is adopted.

Councillor Greg Johnsen declared a conflict of interest relative to the above noted and refrained from participating in debate and voting.

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.

Jeff Pradal appeared before Council and responded to questions.

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

Wayne Gates appeared before Council and responded to questions.

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

There were no further speakers to the application.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 195-2024-Infrastructure, Development & Operations-Development Services-Planning Service, we recommend that Official Plan Amendment 15 is adopted;

AND THAT the Zoning By-law be amended for the subject property being Lot 7 on Registered Plan 55M621 (2121 Mahogany Way) by adding Site-specific provision 97 on the subject property as follows:

SP97: Site-specific provision 97

The following provisions apply to lands zoned RS1^{SP97} as shown on Map 9F of Schedule "A":

a) Despite the provisions of Table 2.1.1, in the case of a **main use** on a **lot** with frontage on Mahogany Way, the following applies:

i) The minimum **lot area** is 1960 m².

b) Despite the provisions of Table 2.1.1, in the case of a **main use** on a **lot** with frontage on Mapleward Road, the following applies:

i) The minimum **lot area** is 1110 m².

ii) The minimum **lot frontage** is 20.0 m.

AND THAT the delegated authority to the Committee of Adjustment with respect to consent to sever the subject lands be withdrawn;

AND THAT the proposed severance and conveyance of one new parcel of land with a lot frontage of approximately 20 m and lot area of approximately 1050 m² with one parcel of land retained with a lot frontage of approximately 32 m and lot area of approximately 1960 m² as set forth in the application be approved conditionally, for a period of two years ending on July 22, 2026, subject to the conditions outlined in Attachment "D" to this Report;

AND THAT the severance proceeds to final approval to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment;

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

CARRIED

5.2 Housing Community Improvement Plan (CIP) Presentation and Adoption, Strategic Core Areas CIP Construction Assistance Grant Maximum Funding Increase, and Official Plan Amendment

Report 266-2024-Infrastructure, Development & Operations-Development Services-Planning Services, recommending that the Housing Community Improvement Plan (HCIP) for the City of Thunder Bay be adopted.

Stantec Project Manager Tyler Rizzuto and Planning Lead Rachel Haggith appeared before Council, provided a PowerPoint presentation 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 Brian Hamilton

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 266-2024-Infrastructure, Development & Operations-Development Services-Planning Services, we recommend that the Housing Community Improvement Plan (HCIP) for the City of Thunder Bay be adopted;

AND THAT Official Plan Amendment 16 be adopted;

AND THAT the Thunder Bay municipal boundary be a Community Improvement Project Area (CIPA);

AND THAT the Planning and Building Permit Fees Grant, Additional Dwelling Units Grant, Servicing Grant, and Multi Unit Residential Grant as outlined in the HCIP be activated;

AND THAT funding be allocated, from within the Housing Accelerator Fund budget, to the HCIP Grant Programs to a maximum of \$2,230,000 in 2024;

AND THAT Administration report back on the results of these programs on or before September 30, 2025;

AND THAT the General Manager - Infrastructure, Development & Operations, or designate, be authorized to sign all documentation related to this matter;

AND THAT the maximum funding amount of the Construction Assistance Grant Program of the Strategic Core Areas CIP be increased from \$100,000 to \$300,000;

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

CARRIED

6. By-Laws

6.1 By-law 225-2024 – Official Plan Amendment – 2121 Mahogany Way

A By-law to adopt Amendment 15 of The Corporation of the City of Thunder Bay Official Plan (2121 Mahogany Way).

6.2 By-law 248-2024 – Zoning By-law Amendment – 2121 Mahogany Way

A By-law to amend By-law 1-2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (2121 Mahogany Way).

6.3 By-law 250-2024 -Withdraw Delegated Authority – Committee of Adjustment – 2121 Mahogany Way

A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2121 Mahogany Way).

6.4 By-law 275-2024 - OPA City-Wide CIPA By-Law

A By-law to adopt Amendment 16 to the City of Thunder Bay Official Plan.

6.5 By-law 278-2024 – Holding Symbol Removal – 2720 and 2740 Government Road

A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (2720 and 2740 Government Road).

6.6 By-law 279-2024 – Holding Symbol Removal – 3300 Government Road

A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (3300 Government Road).

6.7 By-law 296-2024 – A By-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan

A By-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan.

7. By-Law Resolution 1

By-law Resolution - July 22, 2024 - City Council

Councillor Greg Johnsen declared a conflict of interest relative to the above noted and refrained from participating in debate and voting.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Shelby Ch'ng

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 adopt Amendment 15 of The Corporation of the City of Thunder Bay Official Plan (2121 Mahogany Way).

By-law Number: BL 225/2024

2. A By-law to amend by-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (2121 Mahogany Way).

By-law Number: BL 248/2024

3. A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2121 Mahogany Way).

By-law Number: BL 250/2022

CARRIED

By-Law Resolution 2

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Kasey Etrene

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 remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (2720 and 2740 Government Road).A By-law to adopt Amendment 16 to the City of Thunder Bay Official Plan.

By-law Number: BL 275/2024

2.A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (2720 and 2740 Government Road).

By-law Number: BL 278/2024

3. A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (3300 Government Road).A By-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan.

By-law Number: BL 279/2024

4. A By-law to adopt a Housing Community Improvement Plan and to amend the Strategic Core Areas Community Improvement Plan.

By-law Number: BL 296/2024

CARRIED

8. **Adjournment**

The meeting adjourned at 7:35 p.m.

Mayor

Deputy City Clerk