

# Corporate Report

<b>REPORT NUMBER</b> 202-2025-Growth-Development Services-Planning Services	
<b>DATE</b>	
<b>PREPARED</b> May 27, 2025	<b>FILE</b> Z-04-2025
<b>MEETING DATE</b> June 16, 2025	
<b>SUBJECT</b> Zoning By-law Amendment – Eastern Terminus of Jasper Drive	

## RECOMMENDATION

WITH RESPECT to Report 202-2025-Growth-Development Services-Planning Services, we recommend that the Zoning By-law be amended on the subject lands municipally referred to as being the terminus of Jasper Drive, south of Fulton Avenue, and more specifically described as:

### FIRSTLY:

Part of Part of Southwest 1/4 Section 51 McIntyre, Part 13 on 55R9670, Part 1 on 55R10074, Part R.O.W. For Spur, Plan M177 McIntyre Part 2 on 55R10074, S & E Part 2 on 55R12102; Part Blk 58, Plan 55M446 McIntyre Part 1 on 55R10033; Lot 2630, Plan M42 McIntyre; Lot 2631, Plan M42 McIntyre; Lot 2632, Plan M42 McIntyre; Lot 2633, Plan M42 McIntyre; Part Lane, Plan M42 McIntyre Parts 2 & 3 on 55R10033; Thunder Bay Being Part of Pin 62122-0403 (Lt)

### SECONDLY:

PCL Block L-1 Section M321; Block L Plan M321 McIntyre; Thunder Bay, Being Pin 62122-0018 (Lt)

### THIRDLY:

Part of PCL Block M-1 Sec M321; Blk M Plan M321 McIntyre; Thunder Bay, Being Part of Pin 62122-0019 (Lt)

### FOURTHLY:

Block J & Block K Plan M321 McIntyre except Part 1 on 55R11602 and except Parts 1 & 2 on 55R13801; City of Thunder Bay, Being Pin 62122-0435 (Lt)

All shown as Property Location on Attachment A:

- i) Rezone from the "CM" – Community Zone and "FD" – Future Development Zone to the "UM" – Urban Mid-rise Zone;

- ii) Define “lot” to mean the subject lands despite potential multiple ownership;  
and
- iii) Amend the required exterior setback to 3.0 metres.

AND THAT the lands be designated as an area of Site Plan Control;

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

### ***EXECUTIVE SUMMARY***

The Planning Services Division has received an application for a Site Specific Zoning By-law Amendment on lands at the eastern terminus of Jasper Drive to allow for the establishment of mid-rise residential development consisting of multiple apartment buildings with a total of nearly 300 homes.

Administration recommends approval of this site specific application. The proposed amendments and development are consistent with the Provincial Planning Statement, conform to the Growth Plan for Northern Ontario, and maintain the general intent and purpose of the Official Plan and Zoning By-law. Planning considerations received from the agencies and the public will be addressed through Site Plan Control.

The proposed development will positively contribute to the City’s housing accelerator goals and make efficient use land and existing municipal services. Additionally, the development is expected to contribute to the orderly development of safe and healthy communities, is an appropriate location for growth and development, will support public transit and will promote a built form that is well designed and encourages a sense of place within the City of Thunder Bay.

### ***DISCUSSION***

#### **Description of Proposal**

This application, for a Site Specific Zoning By-law Amendment, requests to rezone the subject lands from the "CM" – Community Zone and “FD” – Future Development Zone to the "UM" – Urban Mid-rise Zone to allow for the development of mid-rise homes. A total of 288 homes in eleven buildings are proposed. The layout of the preliminary development plan is shown on Attachment "C" to this Report. The lands are subject to a purchase and sale agreement with the City and a successful Zoning By-law amendment is a condition of the agreement.

#### **Description of Subject Property**

The subject property, shown on Attachment "A" of this report, is approximately 6,800 m<sup>2</sup> in area and located at the eastern terminus of Jasper Drive and the south end of Fulton

Boulevard. To the north and east are multiple dwelling developments in the form of apartment buildings and townhomes. To the west are retirement residences, assisted living facilities, and a nursing home. To the south are light industrial uses.

### Neighbourhood Comments

A Notice of Application was mailed to area residents on May 13, 2025. Several letters from property owners were received. In summary, the letters expressed comments and concerns related to:

- increased traffic volumes;
- tenant mix;
- tree cover;
- drainage;
- loss of privacy due to loss of trees;
- reduction in property values;
- loss of habitat;
- proximity of existing homes to new homes;
- increased pollution from neighbouring uses with loss of trees;
- capacity of infrastructure for new development;
- lack of sufficient parking;
- request for fencing between new and existing development;
- preference for the land to be used for park instead;
- impact on existing encroaching sheds on the lands;
- and overall objections to more residential uses in the area.

### Agency Comments

Tbaytel requires easements to provide servicing for the new development.

The Lakehead Region Conservation Authority has no objection, but notes that a permit for development is required.

### Engineering Division Comments

The Engineering Division notes that a preliminary Functional Servicing Report has been completed indicating that the development can meet the City's Engineering and Development Standards.

With respect to stormwater management and drainage, the subject lands can satisfy both the City and the MECP requirements for stormwater quantity and quality control through the provision of private on-site treatment and storage facilities. Several existing public and private drainage facilities, such as storm sewers and open ditches, pass through the subject lands to the Lyon drainage channel to the east. The existing drainage systems will be accommodated and/or re-routed from the adjacent lands at the

cost of the developer and protected through the provision of easements obtained through Site Plan Control.

The developer must include provisions for future pedestrian and active transportation connections through the subject lands to the future multi-use trail system planned east of the subject lands. The details of this will be finalized through the Site Plan Control process.

#### Planning Division Comments

The requested site specific amendment supports the findings of the Housing Lands Need Study & Strategy of the subject lands being a potential site to support future mid-rise residential development.

Under the City's Housing Accelerator Action Plan, several studies were undertaken to evaluate the appropriateness of these lands for residential use. A Scoped Environmental Assessment identified the potential for black ash trees to be on the property, which trees were added to the Endangered Species list in 2024. A further study concluded that those trees are severely impacted by the Emerald Ash Boer and cannot be protected. If the traffic study concludes that off-site improvements are required, costs would be appropriately cost-shared with the developer through the Site Plan Control process.

#### Provincial Policy Statement

The Provincial Planning Statement (PPS) recognizes that the long-term prosperity, environmental health, and social well-being of a community all depend on the wise use and management of land. The proposal is consistent with the PPS which encourages, residential development that can accommodate a range of tenure and affordability, within the urban area where sufficient services are available to support the proposed development. This area is well serviced and suitable for residential development.

#### Growth Plan for Northern Ontario, 2011

The proposed Zoning By-law amendment will facilitate growth that contributes to the provision of a range and mix of land uses and residential dwelling types. The proposed location of the development being near transit infrastructure, provides suitable access to the site and connection to surrounding areas. As such, the proposed development and change of zoning is proposed within an appropriate location.

#### Official Plan

The subject lands are designated "Residential" and "Light Industrial" in the Official Plan. There is a drainage corridor that effectively separates these lands from light industrial uses to the south. The Official Plan states that boundary lines between land use designations, unless coinciding with specific major facilities, such as roads, rivers or

railways, shall be construed as representing relationships between land uses rather than exact geographic locations. In this case, the drainage corridor separates the light industrial lands to the south from the residential lands. As such, the lands are considered residential, and the Official Plan's residential policies apply to the lands.

Lands within the Residential designation are intended primarily for residential purposes, which include the full range of dwelling types and tenure (single detached dwellings to high-rise apartments), and non-residential uses such as neighbourhood commercial, minor institutional, and recreational uses. Lands to the north, east, and west of the subject property are also designated "Residential" with nearby residential development forms being predominately multiple dwellings. Complementary institutional uses such as retirement residences are located nearby to the west.

The policies of the Official Plan encourage the creation of new housing units through infill on fully serviced land where the development will be compatible in scale and mass with the surrounding neighbourhood. The Plan also encourages a diverse supply of residential accommodation to satisfy the social and economic requirements of the City's population.

The Official Plan provides criteria to be considered when evaluating applications for planning approval to permit new medium density residential development. Those criteria include: compatibility of the proposed development; the availability of infrastructure; the provision of on-site landscaping, fencing, planting; the provision of adequate ingress/egress, off-street parking; the adequacy of the municipal transportation systems; the impact of traffic to and from the site on surrounding low density residential areas; preference given to sites adjacent to or near community facilities or services such as recreational, commercial and institutional uses; and the supply of appropriately designated and/or zoned land in the area and throughout the City.

#### Zoning By-law 1/2022

As the proposal meets the intent of the Official Plan for mid-rise residential development, Planning Services Division is of the opinion that the proposed Site Specific Zoning By-law Amendment to rezone the lands to the UM Zone is appropriate. Development standards for permitted buildings and structures in the "UM" Zone will be applied through the site plan control process.

The Applicant has requested changes to the regulations of the UM Zone to facilitate the staged nature of the development and locational requirements on the overall site.

The definition of "lot" to mean the entire subject lands despite that it may be made of separately owned parcels, serves to promote a cohesive development pattern. To allow for the proposed development layout, the exterior setback is requested to mirror the required interior setback of 3.0 metres. This reduction is not expected to affect the streetscape along Jasper Drive or Fulton Boulevard.

Planning Services is of the opinion that the proposal maintains the general intent and purpose of the Zoning By-law 1/2022.

### Site Plan Control

The lands are recommended for Site Plan Control. The required Site Plan Control Agreement will regulate the location of driveway entrances, building envelope, parking lot layout, landscaping, surfacing and lighting, privacy fences, sidewalks, massing and architectural treatment of buildings, and snow and garbage storage. In addition, requests of agencies related to easements, lot grading and drainage, will be part of the Site Plan Control Agreement. The City's Climate Action Specialist notes that, given the density of the proposed development, it presents an ideal opportunity to incorporate EV charging facilities. The opportunity is noted to the applicant for possible inclusion in the Site Plan Agreement.

### **CONSULTATION**

Through the *Planning Act* application process, public consultation has been achieved through Notice of Application, the Notice of Public Meeting and the Public Meeting.

### **FINANCIAL IMPLICATION**

All on-site development and off-site costs directly driven by the proposed use of the property are the Applicant's responsibility. The proposal would result in an assessment increase for the property and would thereby bring additional tax revenues to the City.

### **CONCLUSION**

It is concluded that the application for the Zoning By-law Amendment conforms to the policies of the Official Plan and is consistent with the Provincial Policy Statement, will support appropriate development, and should be approved.

### **REFERENCE MATERIAL ATTACHED**

Attachment A – Property Location

Attachment B – Applicant's Site Sketch

***REPORT PREPARED BY***

Decio Lopes, RPP, Supervisor – Planning Services

***REPORT SIGNED AND VERIFIED BY***

Kerri Marshall, Commissioner - Growth

Date (06/05/2025)