



Special Committee Meeting of Council Minutes

**October 18, 2021, 5:00 p.m.
Electronic Participation via Zoom**

Members Present: Mayor Al McDonald, Councillor Tanya Vrebosch,
Councillor Brousseau, Councillor Mayne, Councillor King,
Councillor Robertson, Councillor Bain, Councillor
Mendicino, Councillor Maroosis, Councillor Valenti

Members Absent: Councillor Bill Vrebosch

Community Services Committee

Councillor Tanya Vrebosch left the meeting at 5:02 pm.

Councillor King joined the meeting at 5:07 pm.

Councillor Bain joined the meeting at 5:11 pm.

Item(s) to be Addressed:

CS-2021-14 Report from Peter Carello dated October 8, 2021 re: Proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc on behalf of the Nipissing District Housing Corporation - 1040 Brookes Street

Councillor T. Vrebosch declared a conflict on this item. (as DNSSAB is my employer.)

Councillor Bain declared a conflict on this item. (as I own property in the circulation area.)

Public Meeting under the Planning Act

Councillor Brousseau explained the purpose of the Rezoning Application.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 23rd day of September, 2021 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Rezoning Application.

Councillor Brousseau asked for public presentations in support of or objecting to the Rezoning Application.

Presentations:

Crystal and Ken Snoddon:

- Very close to the property.
- Zoned as Residential.
- RM2 zone would make this a far higher density.
- There are not like dwellings to an RM2; our dwellings in this area are only 2.5 storeys.
- Adjacent areas do not have 41 unit apartment dwellings.
- Checked the City of North Bay Zoning Schedule B52 and Map 34 - the residential area is definitely not a three or four storey area.
- Neighbours made application for a four-plex that had been denied because the rezoning request did not meet the neighbourhood integrity but they could have a tri-plex. This property is adjacent to the Indigenous Hub. But can have a 41 unit three or four storey apartment building.
- Looked at other developments in similar residential areas they only have 21 units or 14 units.
- Scaled down to something that was within an R2 - 22 to 32 units in the 2 acre area.

Tyler Venable - Community Projects Planner - District of Nipissing Social Services Board Administration Board (DNSSAB):

- There is a need in the community for affordable housing.
- Explained DSSAB's and the Nipissing District Housing Corporation's role in respect to housing and homelessness in the community.
- Property is well positioned to provide additional affordable housing units in the City of North Bay.
- There are several planning documents that illustrate the need for additional affordable housing options within the City of North Bay, being
 - District of Nipissing 10 Year Homelessness Plan:

- Need for an increase and supply of affordable rental housing, transitional or second stage housing and supportive housing.
- Community Safety and Well-Being Plan:
 - Need to increase affordable housing, transitional and supportive housing.
 - Homelessness and affordable housing were noted as the top five main issues affecting safety and well-being in a public survey.
- The rental housing vacancy rate is 2.3%. Generally anything under 3% can indicate a housing shortage.
- Nipissing District Housing and Homelessness Partnership recently released the Anti-Stigma Campaign surrounding homelessness.
 - Highlights some of the key drivers for homelessness which includes access to an affordable place to live.
- As illustrated in the Planning Documents and the Anti-Stigma Campaign housing options are critically important to realization of healthy communities.

Trevor Monahan:

- Generally not against development.
- Not sure that this particular space being developed is right for the community.
- Lives directly across from new development.
- Has lived on Brookes Street for 5 years.
- The greenspace is currently being used for overflow parking for the Indigenous Hub.
- If the development goes ahead, has the following concerns:
 - Surface Water:
 - How will the existing street be upgraded?
 - Can the existing pipes handle the additional wastewater?
 - Will the existing street need to be tore up to fix any existing pipes and improve surface drainage?

- Setback:
 - Should be no different than the Indigenous Hub.
 - Shouldn't be moved closer to the sidewalk this will put it closer to all who live here.
- Height:
 - Should not be higher than that of the Hub.
 - There are a lot of one and two storey homes in this area; there is nothing bigger than that.
 - Report is talking about four floors as the cap when the original was three.
 - With the elevator equipment and HVAC system on the roof the building will be noticeably higher.
- Greenspace:
 - Will the fence out front stay there or will it be removed?
 - Will there be any trees and shrubs included?
 - Any landscaping included as a buffer?
- Bedrock:
 - There is a large rock that is protruding out of the school yard that is part of the greenspace.
 - It is the same rock that travels underneath Brookes Street and emerges again beside the laneway beside my house.
 - It is also the same rock that the foundation of my house sits on.
 - Will there be blasting? If so, how do I protect my foundation?
- Density:
 - 41 units - on average 2 per unit that is 82 people.
 - Are families included in this proposal?
 - No pride in ownership in a rental unit.
 - Foot traffic/car traffic concerns.
 - Maybe 30 units or 20 units.

- Traffic:
 - People speeding.
 - Traffic Study is required even if this development doesn't go ahead.
- Bus Stop:
 - Prior to moving in here there used to be a bus stop in front of house.
 - If stop is put back where will it go?
- Enjoyment of Property:
 - More of an emotional plea - can currently see the beautiful sunsets.
 - Enjoy the greenspace.
- Back of Building:
 - Assuming that the back faces Brookes Street will there be balconies?
 - Safety concerns with the utility lines currently in place.
- The noise from the construction of the Hospice has finally concluded.
- Recycling Plant beside Laurier Woods - horn 3 times a day - can hear the sounds such as the crushing glass and metal being pushed around.
- In terms of being a quiet little neighbourhood it is not as quiet as we would like to believe.
- The addition of 41 units across the street will only add to the noise.
- Crime - do not even want to touch that one - but we are all aware of what an additional 41 units of approximately 82 people that could bring to the area - will leave it at that.
- Not against development - just not sure that that particular space across the street is going to be beneficial to this particular part of the community.

Rick Miller - Agent for the Applicants.

- Site as is is an under utilized piece of open space within the urban service area that is very close to the downtown core and can be best utilized with this type of multi-residential dwellings.
- Shortage of affordable housing within the community.
- Creating affordable housing close to downtown core/transit routes already on municipal services is good planning and good policy.
- What is being proposed complies with the Provincial Policy Statement and Official Plan.
- Reports and Studies required are standard with any development within existing serviced areas.
- Under the Provincial Guidelines any time you are within 300 metres of an active rail line an Acoustic Study can be required.
- Traffic Study is a standard requirement - should alleviate any potential problems.
- Functional Servicing Report is always done in any new development of this nature as you have to accommodate the services needed to supply this building without overtaxing the services that are there. That would be done as part of the civil engineering for the site.
- Landscaping and fencing these will be dealt with in the Site Plan Control Agreement prior to any construction.
- A lot of the concerns would be addressed through all of the standard development processes through the City.
- Blasting concerns - bedrock very common in our area - there has to be a engineering study done prior to the blasting before the City's building department will issue a blasting permit. The study will make recommendations to prevent any damage to any dwellings in the immediate area. The development has to be insured to prevent against any problems that people may incur.

Direction: That the Committee Report be brought forward to the Regular Meeting of Council on November 2, 2021.

Infrastructure and Operations Committee

No Items Addressed.

General Government Committee

No Items Addressed.

Special Committee Meeting of Council adjourned at 6:07 p.m.

Mayor Allan McDonald

City Clerk Karen McIsaac