



Special Committee Meeting of Council Minutes

June 20, 2022, 5:15 p.m.

Council Chambers

City Hall - 200 McIntyre Street East, North Bay, ON

Members Present: Councillor Tanya Vrebosch, Councillor Brousseau, Councillor Mayne, Councillor Bill Vrebosch, Councillor King, Councillor Robertson, Councillor Bain, Councillor Mendicino, Councillor Maroosis, Councillor Valenti

Members Absent: Mayor Al McDonald

Community Services Committee

Public Meeting pursuant to the Planning Act

CS 2022-04 - Report from Peter Carello dated June 8, 2022 re: Proposed Zoning By-Law Amendment by Shortt Acquisitions Inc. on behalf of Terrace Management Inc. - 111 Cartier Street

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 30th day of May, 2022 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:

David Ellingwood

- Reviewed OP and Zoning By-Law, no studies done upfront for sewer and water plan, servicing plan.
- Schedule 11 of the City's OP sets out intensification areas. Does not include this area.
- Provincial Policy encourages intensification.
- Current zoning is R1 - one multiple unit building, smaller units.

- Traffic study - Champlain/McKeown intersection is currently a problem. Four laning will not help people trying to turn left.
- Parks Master Plan, this area is underserved, Belleview Park has one play structure, no skating rinks, and no ballfields.
- The schoolyard was identified as a playground in the Parks Master Plan.
- Can ask for cash in lieu of parkland.
- R1 to RM1 is a drastic change.
- Open space - how much area? Four corner lots, trees will be cut down to have parking spaces. Allows for parking and accessory buildings, does not protect the wood lot.
- Setbacks - three storeys, the new structure is 120 metres long up to 30 feet high will affect the look of the neighbourhood.

Paul Goodridge, Agent for the Applicant

- His client has done a number of other developments in the City.
- There is an underlying subdivision in the area - 28 lots.
- 14% of land mass is being kept for open space.
- Snow storage - north/east is being left undeveloped, snow storage can go there. MTO may have concerns that will be addressed in the stormwater management plan.
- Direction from the Province - identified concern, need more residential housing.
- Bachelor and 1-2 bedroom apartments.
- Marketing will be geared towards independent seniors living.
- Human Rights - cannot discriminate who they rent to.
- There may be an opportunity for the City to change the bus route for the entire neighbourhood.
- Repurposing an old school site.
- If houses were built they might be higher than the apartment building.
- Can build up to 48 semis - same amount of people as in the apartment building and no parkland dedication is needed.
- Developer has listened to the concerns of neighbours and tried to address those concerns.

Direction: Committee Report be brought forward to Council.

CS 2022-09 Report from Joel Therrien and Beverley Hillier dated April 19, 2022 re: Short-Term Rentals

Direction: Committee Report be brought forward to Council.

Infrastructure and Operations Committee

No items addressed.

General Government Committee

No items addressed.

Special Committee Meeting of Council adjourned at 7:09 p.m.

Deputy Mayor Tanya Vrebosch

City Clerk Karen McIsaac