



Special Committee Meeting Minutes

February 5, 2024, 5:15 p.m.

Council Chambers

all - 200 McIntyre Street East, North Bay, ON

Members Present: Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Bain, Councillor Gardiner, Councillor Vrebosch, Councillor Mitchell

Members Absent: Mayor Chirico, Councillor Mayne

Community Services Committee

Public Meeting pursuant to the Planning Act

CS 2024-02: Report from Peter Carello dated January 25, 2024 re: Proposed Zoning By-law Amendment by Tulloch Geomatics Inc. on behalf of 2412594 Ontario Limited – Premier Road (Unaddressed)

Councillor Mallah read the draft recommendation for the Committee's consideration.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 15th day of January 2024 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 Mallah asked for public presentations in support of or objecting to the Rezoning Application.

Presentations:

Rick Sapinski:

- Speaking on behalf of himself and some of the neighbours.
- Disagrees with the rezoning from a triplex to a fourplex.

- Premier Road is a very narrow road with ditches on one side and no sidewalks.
- There is only one way in and one way out.
- This is a very busy street with Premier Village, the Church, 14 unit townhouse, trailer park, beaches and parks used by the public.
- There are vacant parcels does not want Premier Road jammed packed.
- Would agree with a triplex.

Gerry Stewart:

- A fourplex does not conform.
- This is a residential area and is not for apartments.
- If the By-Law is amended this opens the door for all other vacant parcels.
- Water and sewer lines have leaks - polluting ground water.

Gisele Landriault:

- How could the City go ahead and approve this new build the current infrastructure in place has not been kept up.
- The road is currently in a dangerous condition with the boat launch, snowmobiles, churches, etc.
- What does the City use as a matrix as to what is and isn't acceptable for the infrastructure.

Linda Murphy:

- Ferris is already saturated with townhouses.
- Everyone knows there is a housing shortage.
- There should be a formula for diversity.
- It is in Council's putview to say yes - but do you really need to.

Laurie Hudon:

- Is here to speak for neighbours that could not attend.

- Has lived on Premier Road for 30 years and lives here because of the diversity.
- There are townhouses at the beginning, condos at the end and Premier Village in the middle.
- The current infrastructure cannot handle this development.
- Ferris has a lot of empty stuff - do not see a reason why we have to pack Premier Road.
- The developer can already have a triplex, by changing this zoning it sets a precedent.
- The pump house needs to be replaced - when will this be done.
- There is no drainage.

Heather McKercher:

- Has been living there since 2006.
- Would ask Council to think about their decision and how this will impact the area down the road in 50 years.

Steve McArthur:

- Agent for the Applicant
- Applicant provided a sketch for consent the purpose is to prove that a fourplex can fit on the property with all the parking requirements.
- Exceeds all the requirements in an R6 Zone.
- What is submitted and what we are dealing with is the zoning on the property and the use of the property and not specifically with that layout or design.
- City of North Bay needs housing - North Bay is not alone in this scenario the whole country is going through this.
- North Bay passed a Housing Action Plan in 2023.
- There has been a lot of discussion about the easement, etc., what we are doing is showing that this can be fit on the property and achieve all the requirements.

- This is not a final design that will be achieved through Site Plan Control.
- There has been a lot of speculation about how this is going to be developed and by whom.
- It is not the intention to destroy the neighbourhood.
- Putting the R6 zoning in place we don't know what the final development is going to look like, but we know that it has to conform to all of the regulations.
- The Developer will be responsible for the lot grading, drainage, and stormwater management.
- Each property is viewed on its own merits, capabilities and regulations.
- Development community is coming forward with additional dwelling units in all of the planning districts in the City.
- Good infill and good planning.

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 6:42 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac