

July 9, 2024, 5:30 p.m.

Council Chambers

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

Members Present: Deputy Mayor Horsfield, Councillor King, Councillor Lowery, Councillor Vrebosch, Councillor Mayne, Councillor Mitchell

Members Absent: Mayor Chirico, Councillor Inch, Councillor Mallah, Councillor Bain, Councillor Gardiner

Community Services Committee

Public Meetings Pursuant to the *Planning Act*

CS 2024-07: Report from Peter Carello dated June 27, 2024 re: Proposed Zoning By-law Amendment and Draft Plan of Condominium Applications by Tulloch Geomatics Inc. on behalf of Catherine Hunter and Gary Gardiner – 1060 McIntyre Street West

Councillor King 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 17th day of June, 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 proposed Zoning By-Law Amendment and Draft Plan of Condominium applications.

Councillor King asked for public presentations in support of or objecting to the proposed Rezoning and Draft Plan of Condominium applications.

Presentation:

Tom Palangio:

- Owns property to the south of the proposed property to be rezoned.
- Bought the property 8 years ago from the City and at that time he was assured by the City and the Planning Department that the unopened portion of McIntyre Street would be opened.
- No objections to the applications.
- Snow removal will be a problem with McIntyre Street being a dead end road.
- There will be more congestion and the unopened portion of McIntyre Street needs to be open to alleviate the congestion.

Direction: Committee Report be brought forward to Council.

CS 2023-13: Report from Peter Carello dated October 16, 2023 re: Proposed Condominium Conversion by Bernard Divona on behalf of SIREG Holdings (North) Inc. - 350 Oakwood Avenue

Councillor King 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 17th day of June, 2024 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Beverley Hillier explained the purpose of the Condominium Conversion application.

Councillor King asked for public presentations in support of or objecting to Condominium Conversion application.

Presentations:

Bernard Diova - Director and Officer of SIREG Holdings (North Bay) Inc.:

- Also in attendance is the Director of Operations and Legal Counsel for SIREG Holdings.
- Provided copy of presentation to Council.

Robert Penkew:

- Not for or against the condominium conversion.
- Just wants to see that affordable housing is available regardless of income.
- Placed an ad to rent a room for \$600.00 in his home and had nine replies in the same day.

Nicole Hewitt:

- Bernie's offer to the tenants with conditions needs to be in writing from him.
- What is the timeline for the building condition report and the work that needs to be completed from the report.
- Engineer needs to be from Northern Ontario.
- Mortgage company would not give anyone a mortgage for these units due to the condition that they are currently in.
- If they received proper answers to the questions they would feel better about the conversion.

Veronica Martin:

- Affordable ownership - does that mean at standard or above standard? Because these units are below standard.
- Will be providing the Property Standards Officer with a copy of the photos that she received from the tenants to lodge complaints of the condition of the units.

Stuart Bailey:

- Has the authority and permission of the Board to speak to Council.
- What kind of scheme is being proposed?
- Someone is going to get hurt either the investors or the tenants.

Julie Daniher:

- There are issues with some units.
- Maintenance is a part-time position, that is why they have the website available for complaints.
- Her building is in good shape and they are happy.

Reya:

- Friends are asking to rent the vacant units. They are being advised that there are no rental units available.
- Would like to have written notice regarding the time period that they are allowed to stay.

Lucy Degagne:

- Had pigeons that lived there all summer.
- People still getting sick there was no disinfectant.
- Parking is an issue.
- City should allow parking in the front of the units.

Direction: Committee Report be brought forward to Council.

Infrastructure and Operations Committee

No Items to be Addressed.

General Government Committee

No Items to be Addressed.

Special Committee Meeting of Council adjourned at 7:19 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac