

**Minutes of the Downtown Waterfront  
Advisory Committee Meeting Held  
Friday, May 12, 2017**

**Present:**

Mayor McDonald, Committee Chair  
Councillor Marosis, Committee Member  
Councillor King, Committee Member  
Gary Gardiner, Committee Member  
Tracey Restoule, Committee Member  
Jay Aspin, Committee Member  
Jamie Lowery, Committee Member  
Keith Robicheau, Chief Administrative Officer  
Adam Lacombe, Senior Capital Project Engineer  
John Severino, Managing Director Community Services  
Beverley Hillier, Manager of Planning Services  
Kathleen Fralic, Development Planner/GAP

**Regrets:**

David Euler, Managing Director Engineering, Environmental and Works

Special Advisory Committee Chair, Mayor Al McDonald, called the meeting to order at 7:30 a.m.

1. Introductory Remarks:
  - No introductory remarks were made.
2. Adoption of Minutes:
  - Spelling errors were corrected FENOM to FONOM and Doris to Dokis.
  - The Minutes of May 5, 2017 were approved, as amended by the Committee.
3. Adoption of the Agenda:
  - The Agenda was adopted by the Committee.
4. (a) Public Art – Tracey Restoule:
  - Public Art would show an act of good faith and willingness of the City to celebrate the Indigenous Community.
  - The Indigenous Community could be asked to donate art to be displayed to the public and this could start the beautification of the City.
  - Why aren't the Nipissing First Nation and the Metis Flags flown at City Hall? The City of Sudbury has the Flags of all Nations why can't the City do this. This would show that North Bay is proud of every segment of society.
  - She is not speaking for anyone in particular she is speaking from her heart.
  - The Pow Wow that is held at the waterfront each year is arranged through the Indian Friendship Centre. When the individuals come to the Pow Wow they do not feel part of the Community.
  - The City is dying a slow death and we need to attract tourist.
  - Need more businesses employing Indigenous people.
  - Public Art is a show of good faith.
  - It is hoped that we can move forward to have Council endorse any projects that deal with beautification of the City.
  - It would be helpful if a plan could be prepared to provide ideas for the display of public art.
- (b) Official Plan Amendment – Beverley Hillier
  - The Official Plan Amendments have not been written yet.
  - There are high level policy pieces and pieces that are more specific that set the stage for something that might happen in the future.

- The Official Plan would include some discussion regarding parking but if the Committee wanted to look at parking on a bigger scale there would need to be an up-date to the 2012 Parking Strategy.
  - The only area considering traffic adjustments is Oak Street. We need to recognize pedestrians and bike traffic. Where would we consider pedestrian and bike traffic – I did not see it in the Master Plan.
    - There is currently a committee working to focus on the downtown and active transportation.
    - This ties into the connection piece of the Plan. The consultation process found that the focus for downtown should be walking above vehicles and bicycles. The focus would be Main/Ferguson redesigning the sidewalks to make them wider for outdoor patios, etc.
    - It would also fit in with active transportation at the waterfront for pathways/activities throughout the area. This is one piece of a very big puzzle.
    - The Official Plan is the vision.
  - The concept of Hubs when we look at the official plan amendments will those policies be written more broadly?
    - The idea of the Downtown Waterfront Master Plan is to identify areas that the public would be okay with private sector development. The Innovation Hub could be a private sector development. We would probably leave it as a broader base.
  - The article that was provided regarding the City of Mississauga and how they have made the mistake of closing off streets to pedestrian traffic only should be a consideration when looking at the issue of streetscapes. The City also needs to look at the possibility of having more accesses to the waterfront from major arterials. Currently with have lost access from Fisher Street and from Fraser Street.
    - The Official Plan guides decision making moving forward. The challenge with the major arterials is that the City does not own these lands. These discussions need to take place during the Official Plan public process.
  - Has any thought been put to density targets?
    - There are no specific targets. We are trying to be flexible.
    - Right now there are no minimum height requirements.
  - The downtown core might become more attractive to younger people if we had affordable housing in the downtown.
  - Is there any way to control the number of methadone clinics in the downtown core?
    - The City of London has gone through this process and had a Human Rights challenge. I am not sure of the outcome of this hearing. This is a separate project. It would not prohibit the clinics that are already downtown.
    - There may be the possibility of inter-control by-laws but they may also be subject to a Human Rights complaint.
- (c) Kenroc Site – Gary Gardiner:
- Can the City not proceed with a Record of Site Condition so that when a developer is ready to develop the lands this will not slow the process down.
  - Can the City not get grant monies through Greening Ontario?
    - Presently there are no grants available. They are looking at revamping the program.
  - Phase I and II have been completed. Until the City knew what development was being proposed the Record of Site Condition was put on hold. If for example, the first floor was commercial there would be no need for a Record of Site Condition because a ventilation system would suffice.
  - The developer would still need to do a risk assessment.

- Contamination is only one issue. The market is another issue that has been stopping development.
- Information regarding the funding opportunities can be brought back to the Committee on June 9<sup>th</sup>.
- I thought that a hotel was envisioned for this site? Is that no longer in play?
  - There are people looking at the site.
- At this point only the assessment should be looked at not the clean-up of the site.
- When the property was purchased parking lots were also part of the deal. These parking lots were fairly clean. There was talk if the Kenroc site is too dirty to develop then why not develop the parking lots and use the Kenroc site for parking?
  - That is something that we can discuss on the 9<sup>th</sup> of June.

(d) Signage – Gary Gardiner:

- In 2014 when Mitchell did their Study one of the recommendations coming from that Study was to have Way Finding Signage.
- Currently there is no signage from Hwy 11 North and Hwy 17 for directions to the waterfront. The signage from Hwy 11 South is not sufficient.
- It is now 2017 and this issue has still not been addressed.
- We need to work with staff to see the best way to get the waterfront from the highway.
- There is a signage for the Chief Commanda that says “Ride the Chief” the indigenous community find this very offensive.
- There could be more historical information about the Chief Commanda such as Chief Commanda was a real person.
- There could also be indigenous street signs.
- Signage can be discussed at the May 18<sup>th</sup> meeting with recommendations brought forward from staff.
- What is it exactly that you want staff to bring forward?
  - Designing the process and making a commitment for a timeline to be completed.

5. Recommendations to Council:

That the Downtown Waterfront Advisory Committee recommends to City Council that, City Council:

- (i) Adopt the Guiding Principles presented within the Downtown Waterfront Master Plan;
- (ii) Direct Staff to initiate an Official Plan Amendment and Zoning By-law Amendment that incorporates potential policies and regulations that supports the goals and objectives of the Downtown Waterfront Master Plan. The Official Plan and Zoning By-law Amendment will consider the Guiding Principles and the District Concepts contained within the Downtown Waterfront Master Plan; and
- (iii) Direct Staff to undertake, in conjunction with the Official Plan Amendment and Zoning By-law Amendment, a review of the Brownfield and Downtown Community Improvement Plans.
- (iv) Next Meeting Date:
  - **Thursday**, May 18<sup>th</sup> at 7:30 a.m.

Meeting adjourned at 9:05 a.m.

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Mayor Al McDonald  
Chair Special Advisory Committee

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Karen McIsaac  
City Clerk