

**Minutes of Committee Meeting  
of City Council  
Held Tuesday, April 22, 2014**

**Present:**

Mayor McDonald, Councillors Vrebosch, Maroosis, Vaillancourt, Campbell, Bain, Mayne, King, Anthony, Mendicino.

**Community Services Committee:**

The following item was dealt with:

CS-2014-06      ***Public Meeting Held under the Planning Act***

Report from Peter Carello dated March 7 2014 re Proposed Rezoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 2259031 Ontario Inc. – Galt Street

Councillor Mendicino explained the purpose of the meeting.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 1<sup>st</sup> day of April, 2014 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.

**Conflict of Interest** - Councillor King declared a conflict of interest as he carries on business with the developer.

Councillor Mendicino asked for public presentations in support of or objecting to the rezoning application.

1. Adam Curran – Miller & Urso, agent for the applicant
  - The site plan has been revised since the first public meeting – the building has been “pushed back” and an additional parking space has been added
  - Snow can be deposited on the south side of the lot
  - The parking is satisfactory
  - The Leases will include the provision for one parking space
  - The property is located in the residential conversion area
  - Cited example of four-plex on Main Street West – 4 parking spaces – no parking concerns
  - Showed sketch of proposed single storey structure
  - Proposal represents the best use for the property.
  
2. Monique Peters – North Bay
  - Opposed to the proposal due to parking concerns
  - Council should not allow less than 2 parking spaces per unit
  - Lives in a building that does not have sufficient parking (less than 2 parking spaces per unit) and it is a nightmare
  - Parking on Galt Street has been a problem since the new homes were built
  - People have company and parking is not sufficient
  - There is a parking problem downtown
  - Referred to the Greenwood decision and the parking issues.
  
3. Andre Corbeil – North Bay
  - Thanked Council for the rail lands development and newly constructed single family dwellings

- Hoped that the new development would be in keeping with the neighbourhood
  - A triplex usually implies rental units
  - The residential conversion refers to existing buildings before 1980 and not to vacant land
  - Have safety concerns – the parking is not sufficient
  - Four parking spaces are insufficient for tenants and their visitors
  - There is insufficient area for snow storage – will result in excessive snow banks and reduced visibility
  - Rental units – tenant issues will be difficult to resolve, especially if landlord is out of town
  - Galt Street has become much busier between High and Front Streets
  - There will be congestion and safety issues
  - Asks Council to consider the combined investments of the neighbourhood instead of the investment of the developer.
4. Roger Guillemette – North Bay
- On Elmwood Avenue the playground property has been sold and homes have been built and now there are parking issues.
  - There are enough apartments in North Bay – he has apartments and it is getting harder to rent them.
5. Jeff Parnell – North Bay
- Copy of his presentation provided (on file)
  - Neighbourhood residents have shared concerns
  - There has been a lot of change in the past 5 years in this area
  - Concerns regarding: reduced parking and safety, values of existing homes and the changing characteristics of the existing neighbourhood
  - Planning Department needs to have foresight and not react when there are problems after the fact
  - This development is too big for the property
  - There will be no room for a play area.
6. Diane Corbeil – North Bay
- Parking issues
  - Galt Street is a very busy street
  - Adding a triplex will add to the traffic congestion
  - Where will visitors park?
  - There will be difficulties with snow removal and garbage.
7. Sheldon Forgette – North Bay
- Owns a duplex on O'Brien Street with 2 parking spaces
  - As a landlord he wishes he had more parking
  - Parking is always a concern – tenants and visitors have to park on the street.
8. Elaine Lamarche – North Bay
- All problems would be eliminated if they just stayed with what the Zoning By-law permits
  - There is also a fire hydrant on that side of the street that will further reduce on-street parking.
9. Monique Peters – North Bay
- There are parking issues at the Main Street West property identified by the agent for the developer.
10. Suzanne Tubman – North Bay
- Wants to stress the need to adhere to the existing by-law

- Parking is an important issue
- Will the building be compliant for those with disabilities?
- Statistics show that most homes have 2+ vehicles
- Visitors will have to park on the street
- There are 4 schools in the area – children walk/bike/scooter to school – potential liability issues?
- Be proactive and stick with the existing by-law
- A duplex is fine and is allowed within the existing by-law.

Direction: Item to remain on Committee.

**Engineering and Works Committee:**

No items were dealt with.

**General Government Committee:**

GG-2014-06 Report from Peter Leckie and Margaret Karpenko dated April 8, 2014 re 2014 Insurance Renewal Proposal.

Direction: Committee Report be brought forward to Council on April 28, 2014.

Committee Meeting of Council adjourned at 8:35 p.m.

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Mayor Allan McDonald

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City Clerk Catherine Conrad