

**Minutes of the Downtown Waterfront
Advisory Committee Meeting Held
Friday, May 5, 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
Kathleen Fralic, Development Planner/GAP

Regrets:

David Euler, Managing Director Engineering, Environmental and Works
Beverley Hillier, Manager of Planning Services

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

1. Introductory Remarks:
 - The Chair welcomed the committee and staff to the meeting and thanked everyone for their participation.
 - The Chair reminded the Committee that all communication for this committee is directed through the City Clerk and/or Deputy City Clerk. Committee members are asked to contact the City Clerk rather than reply to all in email communications as this constitutes a meeting and is contrary to the Municipal Act.
2. Adoption of Minutes:
 - The Minutes of April 28, 2017 were approved by the Committee.
3. Adoption of the Agenda:
 - The Agenda was adopted by the Committee.
4. Master Plan:
 - a. Official Plan Amendments
 - Kathleen Fralic provided a review of what is involved in the process to complete any amendments to the Downtown Waterfront Master Plan. The process is estimated to take approximately 6 months which includes Public Consultation.
 - The potential scope of the Downtown Waterfront Master Plan was reviewed.
 - Things like boundary improvement changes could assist with incentives. This helps or enables us?
 - Yes. This does enable improvements.
 - If we want to see growth we need to make changes to see this happen?
 - Yes.
 - Will parking be reviewed as a part of the development now?
 - Yes. This could involve reducing or changing the number of spaces for mixed use.
 - On the height changes, are you speaking to view corridors and cantilevering?
 - It is something we could look at and could be quasi-cantilever. For example, the RBC Bank and Guardian Drugs building adjacent to a vacant lot.
 - Is the amount of setbacks with the Kenroc site a concern?
 - This may not be something we can look at as it is outside our jurisdiction.

- Land use designation changes could assist with more development in the downtown area. The intent for rezoning now will enable the zoning process to be completed in advance and lands will be development ready.
- Are there any contaminated lands in this hill?
 - Yes, this land is contaminated.
- Does this have to be cleaned?
 - Not necessarily. It depends on whether the purpose of development is commercial or residential.
- It seems that we are diluting the process in terms of expanding the downtown core.
 - The waterfront is a separate issue designed to draw and interact with the downtown. It is something we need to review as a part of the Community Improvement Plan. For example, if I wanted to build a Condominium in the downtown core, I could purchase the mound for example, rather than purchase a series of buildings.
- It seems to me that the Downtown Inc. is duplicating what we are doing.
 - Downtown Inc. is a group of young professionals who work downtown and want to see growth and development downtown. They are working to meet with downtown businesses and offering to make recommendations.
 - I don't think we want to discourage this committee or other concerned citizens.
- What if the Downtown Inc. recommends one thing when we recommend another?
 - The recommendations from the Downtown Inc. could flow through this committee. We all want to work to intensify the downtown core.
- The improvement area has considerable tax breaks and we need tax revenues.
 - There are various incentives involved in this. Most incentives are within the existing Downtown Improvement Area Boundary and include Professional Study Grants; Building Improvement Grants; Municipal fee Rebates and Tax Incentives.
- What are the roles and interface of Downtown Inc. and our committee?
 - We do not have control over this group. They are volunteers.
- Is there a coordination issue?
 - I am hopeful that Downtown Inc. will make their recommendations to this committee.
 - Our committee is an endorsed committee of council. It would be good for ideas to flow through us. We can ask them to come to us but cannot make them.
 - Downtown Inc. can make a presentation to Council, but Council may then take any recommendations and refer to this committee for review.
- Is Downtown Inc. associated with Invest North Bay?
 - Yes. They are a subcommittee of Invest North Bay.
- Are we saying to staff that you have a blank cheque to recommend what you want? How much are we giving to staff?
 - The only change under discussion is the mound area that was identified through public engagement.
 - We would review and then come back to the committee. Changes beyond that scope were not identified. Staff does not have a blank cheque in this respect. If the committee wanted to do it, we could set the table or we could wait. It is not intended to be contrary to what we heard from the community.

- If we rezone that particular piece of land for commercial use are we able to get a cultural center there?
 - We would still need a zoning change. For example, the C-1 zone does have room for this. We are trying to keep this as broad as possible.
 - My hope is to have a multiuse Cultural Center with a Tea room, Craft room etc. Can this be done in C-1?
 - If we are talking about this site then I believe yes.
 - We can't lose sight of the fact that the downtown is a people place and commercialize it too much.
 - No one is saying that we are doing anything on the waterfront.
 - Do we want to allow staff to initiate an Official Plan Review? Would an extensive list be available? Can we get a picture on the Community Improvement Plan?
 - We would have to go through the process and can bring it back to the group after we went through the process.
 - The Kenroc site is also contaminated.
 - The area would be a consideration but is a Part 2.
 - What are the parameters for changing the plan?
 - We can bring this back to the next meeting.
 - Can we see the certificates of land use? Are the records of site conditions completed?
 - This has already been done except for one site.
 - Including this site?
 - Yes
 - For the Kenroc site?
 - We had an environmental assessment completed in 2010. This site would need to go through the process.
 - The Committee indicated interest in seeing the list. There are no recommendations at this time.
- b. Community Improvement Plans
- How often have the incentives been accessed in the past 5 years?
 - There have been about 3-4 applications per year. We have received more interest since the program funding opened up to include interior changes. For example, The Algonquin lofts.
 - All Community Improvement Plans operate out of a reserve account.
 - Is it possible for us to review the tipping fees?
 - It is not included now but Council could review this.
 - Is there any money received from the Province for this?
 - We have a three year commitment of \$850, 000.00 from Council. This covers the downtown as well as the Airport. We have been working with the Province but this would require the project be a re-development project with job development which provides access to FedNor and Northern Ontario Heritage funding.
 - Is there any relief from development charges?
 - There are no development charges in the downtown core. This does not include Public development.
 - In the original design of the Community Improvement Plan the focus was on the downtown improvement area.
 - Brownfield lands have rebates to move the property to a "greenfield" property status. The budget portion for remediation is included in the rebate plus TIFF for 3 years.
 - Once we have a proponent interested in development we work with them to assist with accessing any available funding.
 - Do we know where all of the Brownfield properties are located?
 - We can review and provide this information to the committee.
 - During the Community Improvement Plan review process we would seek to engage all public groups.

- We could have a Steering Committee complete a review of the draft Community Improvement Plans.
- Can we have a member of Council on this committee?
 - Yes.
- Will all the results of the steering committee be brought back here?
 - Our hope and intent is that all items come back through the committee.
- Although the terms of reference state that the Downtown Waterfront Advisory Committee will end in June, the committee could be reactivated. This group will take a break for the summer but will likely reconvene in the fall. While we take a break work will continue by the staff.

c. Public Art

- Tracy Restoule provided an overview of her vision for the creation of an Indigenous Art facility:
 - In terms of research to construct a museum, coffee shop, etc., if this is accepted by the City of North Bay this will be the first in Canada that exists in an urban setting and not on a First Nation property. There are many museums on First nation's properties but many people are intimidated to go there.
 - This facility could be marketed worldwide.
 - Lake Nipissing is surrounded by Indigenous groups: Nipissing First Nation, Temagami First Nation, Dokis First Nation and Algonquin First Nation.
 - There is no acknowledgement of this in the City. Indigenous Art work is seen rarely and is barren in this community.
 - Background information was provided highlighting the historical significance and personal impact of life lived by Indigenous people over the years in this area.
- Until the Committee has made recommendations on Policy we will not be able to get there.
- We are operating from the premise of the Guiding Principles Item #1 – that the Indigenous Peoples would be represented.
- We are seeking recommendations that there would be consideration to streetscape.
- In preliminary discussions the committee expressed support for Indigenous representation.
- Public Policy lays the foundation to move forward and the committee expressed genuine interest and respect for ideas representing Indigenous peoples.
- Mayor McDonald advised the committee that he sat with representatives of Nipissing First Nations on Wednesday for 3 hours and will be sitting on a panel at FONOM with representatives.
- Have we adopted the guiding principles of the Downtown Waterfront Advisory Committee?
 - Not yet. We should have a discussion regarding the Guiding Principles and aligning these with the Official Plan.
- If we adopt the Guiding Principles we will be going ahead of the discussion about the Official Plan Amendments.
- The 7 Guiding Principles are all equally important and not in any particular order of importance.
- The Committee adopted the Guiding Principles of the North Bay Downtown Waterfront Master Plan.

5. Recommendations to Council:

- There are no recommendations coming forward from this meeting.

6. Next Meeting Date:
- o Friday, May 12th at 7:30 a.m.

Meeting adjourned at 9:15 a.m.

Mayor Al McDonald
Chair Special Advisory Committee

Judy Bechard
Deputy City Clerk