

The Corporation of the City of North Bay

By-Law No. 2018-43

Official Plan Amendment No. 19

Downtown Waterfront Master Plan

Whereas The Corporation of the City of North Bay has initiated an amendment to the Official Plan of the North Bay Planning Area;

And whereas the Council of the Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and held at least one public meeting after due notice for the purpose of informing the public of this By-law;

And whereas it is deemed desirable to amend the Official Plan of the City of North Bay to include the Downtown Waterfront Master Plan policies and new Schedules 12A, 12B and 12C pursuant to Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.

Now therefore the Council of the Corporation of the City of North Bay hereby enacts as follows:

- 1) The attached explanatory text constituting Amendment No. 19 to the Official Plan of the City of North Bay Planning Area are hereby adopted.
- 2) The appendices constitute revisions to the appendices only of the Official Plan and shall not constitute part of this Amendment.
- 3)
 - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of O. Reg. 543/06 as amended.
 - b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of Written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day after the last day for filing an appeal.
 - c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day after the last day all appeals have been finally disposed of.
- 4) This By-law shall come into effect upon passing.

Read a First Time in Open Council the 5th, Day of June 2018.

Read a Second Time in Open Council the 5th, Day of June 2018.

Read a Third Time in Open Council and Passed this 5th, Day of June 2018.

Mayor, Allan McDonald

City Clerk Karen Mclsaac

C01 / 2018 OPA #19 / DWMP / CITY OF NORTH BAY / OFFICIAL PLAN AMENDMENT

AMENDMENT NO. 19

TO THE

OFFICIAL PLAN

OF THE

CITY OF NORTH BAY

(Downtown Waterfront Master Plan)

May 2018

AMENDMENT NO. 19
TO THE OFFICIAL PLAN OF THE CITY OF NORTH BAY

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedules attached hereto, is an operative part of this Official Plan Amendment.

PART THREE – IMPLEMENTATION & INTERPRETATION

PART ONE - INTRODUCTION

1.1 PURPOSE

The purpose of Amendment No. 19 to the Official Plan of the City of North Bay is to reflect in the Official Plan the Downtown Waterfront Vision and related recommendations of the Downtown Waterfront Master Plan.

1.2 LOCATION

This Amendment applies to North Bay's Downtown Waterfront.

1.3 BASIS

The City of North Bay has a large and publicly accessible waterfront located in close proximity to a vibrant downtown. The North Bay Downtown Waterfront Master Plan, 2017 establishes a comprehensive vision for the Downtown Waterfront area that focuses on the opportunities for economic development, additional recreational amenities and the revitalization of Main Street. It capitalizes on opportunities to forge improved connections between the downtown and waterfront, to reflect North Bay's indigenous history, and to create new centres of activity, both indoors and outdoors, that can maintain the downtown and waterfront year round.

The vision established by the Downtown Waterfront Master Plan will be implemented over a long period of time, and through many different partnerships, including the Federal, Provincial and City governments, private developers, the local business community, not-for-profit groups, volunteer organizations and private donors.

The Downtown Waterfront Master Plan was based on extensive consultation with indigenous communities, youth and the public, who participated in five workshops, focus group meetings and an on-line questionnaire. In total, over 2,000 points of contact were made with members of the community in and around North Bay throughout the preparation of the Downtown Waterfront Master Plan. This consultation process guided the development and refinement of the Downtown Waterfront Master Plan concepts and recommendations.

The Official Plan's primary goal is "to maintain and enhance the quality of life for all citizens of North Bay by providing a policy framework for Council to make good land use planning decisions." The Downtown Waterfront Vision and directions are designed to contribute to this same goal. The Official Plan will be a key tool in the implementation of the Downtown Waterfront Master Plan and should reflect the Vision, Guiding Principles and key relevant recommendations of the Downtown Waterfront Master Plan.

Council, based on the recommendation of the Downtown Waterfront Advisory Committee, and after considering the input from the public and agencies, has determined that the amendment to the Official Plan is appropriate.

PART TWO - THE AMENDMENT

2.1 PURPOSE

The purpose of Amendment No. 19 to the Official Plan of the City of North Bay is to reflect in the Official Plan the Downtown Waterfront Vision and related recommendations of the Downtown Waterfront Master Plan.

2.2 AMENDMENT

The Official Plan of the City of North Bay is hereby amended:

2.2.1 Schedules

- i) Delete schedules 10A and 10B identifying specific Community Improvement Areas within the City.
- ii) To add a new Schedule 12A, Downtown Waterfront Districts which identifies the Downtown Waterfront Area and Districts;
- iii) To add a new Schedule 12B, Downtown Waterfront Character Areas which identifies the Character Areas; and,
- iv) To add a new Schedule 12C, Downtown Waterfront, Height Limits, which identifies permitted heights.

2.2.2 Policies

- i) By adding the following paragraph at the end of Section 1.4.2, Guiding Principles:

“The Downtown Waterfront as identified on Schedule 12A will be a focal point for the community and will be developed in a manner which celebrates the four seasons in North Bay and provides opportunities for economic development including a revitalized Main Street and recreational amenities as part of a sustainable, accessible urban structure. The specific policies for the Downtown Waterfront are set out in Section 4.2 of this Plan.”
- ii) By modifying Section 2.2 paragraph 7 by adding the following new sentence at the end of the paragraph:

“The City will work to create additional connections between the Downtown and the Waterfront with the objective of creating seamless connectivity to improve accessibility and augment the vitality of both areas as set out in Section 4.2, Downtown Waterfront, of this Plan.”
- iii) By modifying Section 2.2.1.1, Central Business District by adding the following new paragraph after paragraph five:

“In 2017, the City, building on its long standing commitment to strengthen the connection between the Downtown and the Waterfront, completed the Downtown Waterfront Master Plan. The Downtown Waterfront Master Plan provides a detailed strategy for the revitalization of the Downtown Waterfront, including reinforcing the long standing objective to ensure seamless connectivity between the two areas. The policies of this section and the policies of Section 4.2 Downtown Waterfront and the Downtown Waterfront Master Plan should be reviewed together in considering development in the Downtown and the Waterfront to maximize the potential for revitalization of the Downtown Waterfront.”
- iv) By modifying Section 2.2.1.1, Central Business District, by deleting the words “in the form of fee rebates, grants and no interest loans.” from the sixth paragraph.
- v) By modifying Section 2.2.1.1, Central Business District, by deleting the words

“Community Waterfront Park” and replacing them with “Downtown Waterfront Master Plan” in the seventh paragraph.

- vi) By modifying Section 2.2.1.1, Central Business District, by adding to Section 2.2.1.1.2, Central Business District Objectives, the following new sentence:

“In particular, to recognize the contribution of the Waterfront to the Central Business District’s role as the primary centre of the City, and the potential for the revitalization of the Downtown Waterfront by working to implement the Downtown Waterfront Master Plan including working toward seamless connectivity between the Downtown and the Waterfront as set out in Section 4.2, Downtown Waterfront, of this Plan.”

- vii) By modifying Section 2.2.1.1, Central Business District, by deleting the word “Brownfield” before “Community Improvement Plan” from Section 2.2.1.1.12.

- viii) By modifying Section 2.2.1.1, Central Business District, by modifying Section 2.2.1.1.23, Central Business District Design Policies, by deleting the second, third and fourth paragraphs and replacing them with the following:

“Height restrictions will be implemented through the City’s Comprehensive Zoning By-law. Amendments to the Comprehensive Zoning By-law shall conform with the minimum and maximum heights established on Schedule 12C, Downtown Waterfront Districts and Permitted Heights, to this Plan.”

- ix) By modifying Section 2.2.1.1, Central Business District, by modifying Section 2.2.1.1.31, Urban Design, by adding the following at the end of the section:

“The City shall utilize the *Downtown Waterfront Urban Design Guidelines* as a basis for evaluating development proposals and streetscape plans for both public and private projects in the Downtown Waterfront as set out in Section 4.2, Downtown Waterfront, of this Plan. The Guidelines are intended to ensure that development visually unifies the Downtown and Waterfront, to encourage design excellence, and to foster a common understanding of the Downtown Waterfront vision. The Guidelines address all season design, wayfinding, environmental sustainability, street design, parking, public building and site design, private building and site design, signage and public art.”

- x) By modifying Section 2.2.1.1.48 to delete the words “Brownfield” before “Community Improvement Plan”

- xi) By deleting Section 4.2, Waterfront and replacing it with the following:

“4.2 Downtown Waterfront

The City’s Waterfront is recognized as a valued amenity. Together with the Downtown, the Waterfront will be a focal point for the community which celebrates the four seasons in North Bay and provides opportunities for economic development including a revitalized Main Street and recreational amenities as part of a sustainable, accessible urban structure. Together with the policies of this Plan, including the policies of Section 2.2.1.1, Central Business District, the Downtown Waterfront Master Plan provides a detailed strategy for the revitalization of the Downtown Waterfront as identified on Schedule 12A to this Plan, including reinforcing the long standing objective to ensure seamless connectivity between the two areas.

4.2.1 Vision

North Bay’s Downtown Waterfront will be unified in a comprehensive long-term vision that brings together economic strength, social parity, environmental sustainability, and cultural vibrancy.

4.2.2 Guiding Principles

4.2.2.1 Celebrate North Bay History and Indigenous Culture

To recognize the history of the Downtown Waterfront Area and to create welcoming spaces for all residents through diverse programming and new development.

4.2.2.2 Introduce New Year- Round Destinations

Celebrate the four seasons of North Bay by adding new winter and night time uses to complement the popular summer and shoulder season uses that exist today.

4.2.2.3 Support a Mixed-Use Downtown

An economically strong downtown includes people living and working in proximity to the existing retail and recreational facilities. New opportunities for mixed-use redevelopment are identified to increase the number of people living and working downtown.

4.2.2.4 Focus Design on Environmentally Sustainable Buildings, Parks and Streetscapes

All public and private downtown waterfront redevelopment should place sustainability first. Streets, buildings and parks should be constructed with an understanding of the environmental impacts of development and with an aim to reduce those impacts.

4.2.2.5 Encourage Diversity in Building Design and Form

North Bay's downtown heritage character buildings contribute to the unique character of the City. These buildings should be protected and retained. The design of new buildings should be complementary to the existing heritage styles while representing the era in which they are designed.

4.2.2.6 Create a Connected Downtown Circulation Network

The Downtown Waterfront has a walkable and accessible urban structure. Additional pedestrian connections between the downtown and waterfront are encouraged to improve this overall connectivity.

4.2.2.7 Follow an Economically Feasible Approach to Implement the Vision

The strength of the Downtown Waterfront Master Plan is directly tied to its implementation. Priority projects will be selected to maximize the benefits to the community and to match funding opportunities as they arise.

4.2.3 Downtown Waterfront Districts

The Downtown Waterfront Area is identified on Schedule 12A, Downtown Waterfront Districts.

Each District within the Downtown Waterfront is defined based on the existing character of the area, vision for the future and opportunities for redevelopment through a balanced mix of uses. Development should reflect the following General Directions articulated below for each District and conform to the established Height Restrictions (Section 4.2.3.6).

4.2.3.1 General Directions:

4.2.3.1.1 Winter City

Public spaces, streetscapes and buildings should be designed to invite activity in the outdoors, create appealing indoor spaces and encourage a sense of community in all seasons of the year. The creation of facilities specifically for winter use such as a skating trail, winter market and warming huts will be encouraged, as will other supporting elements such as lighting,

the orientation of buildings and open spaces which contribute to the usability and vibrancy of winter streets and spaces.

4.2.3.1.2 Connections

The Downtown and Waterfront is bisected by a rail corridor. The creation of a connected public realm to reinforce travel between the two areas and facilitate pedestrian circulation will be a key objective of the City. This may include the implementation of specific strategies identified in the Downtown Waterfront Master Plan such as enhanced lighting, reconfiguration of the existing underpass and the introduction of an overall wayfinding strategy.

4.2.3.1.3 Destinations

The creation of a series of new destinations and the reinforcement of existing uses with complementary uses is encouraged to allow for better connections between centres of activity. This may include implementation of specific proposals identified in the Downtown Waterfront Master Plan such as splash pad, skating trail, new pavilion building, youth and recreation park and cultural park.

4.2.3.1.4 Main Street Revitalization

The revitalization of Main Street between Plouffe Street and Fisher Street is a major objective of the City, including a focus on Main Street between Cassells Street and Sherbrooke Street and Ferguson Street from Main Street to Oak Street. This should include enhanced streetscape treatment to better integrate the downtown with the waterfront.

4.2.3.1.5 Urban Design

The City shall utilize the Downtown Waterfront Urban Design Guidelines as a basis for evaluating development proposals and streetscape plans for both public and private projects in the Downtown Waterfront. The Guidelines are intended to ensure that development visually unifies the Downtown and Waterfront, to encourage design excellence, and to foster a common understanding of the Downtown Waterfront vision. The Guidelines address all season design, wayfinding, environmental sustainability, street design, parking, public building and site design, private building and site design, and public art.

4.2.3.1.6 Height Restrictions

Height restrictions will be implemented through the City's Comprehensive Zoning By-law. Amendments to the Comprehensive Zoning By-law shall conform with the minimum and maximum heights established on Schedule 12C, Downtown Waterfront Permitted Heights, to this Plan and other directions in the Plan including the policies of Section 4.2.3.3, Character Areas.

4.2.3.2 Districts

4.2.3.2.1 Downtown Living District

The Downtown Living District is a mixed-use district with a focus on residential redevelopment.

This area will be developed in a manner which will encourage people to live downtown, attracted by excellent access to amenities like recreation, retail and employment.

4.2.3.2.2 Core Downtown Waterfront District

The Core Downtown Waterfront District will be the heart of North Bay with seamless connections between the Downtown and the Waterfront.

The existing heritage character of Main Street and Oak Street will be retained, while still allowing a vibrant mix of community, residential and retail uses to be introduced in this District.

This District will also accommodate a variety of year-round activities for all ages, interests and abilities.

4.2.3.2.3 Innovation District

The Innovation District is a mixed-use district with a focus on employment and education uses.

To increase business opportunities and stimulate overall economic activity, the existing under-utilized industrial sites will be encouraged to evolve to accommodate mixed-uses with an innovation centre or employment, research or educational uses on the lower floors, and, in some cases, residential uses above.

4.2.3.3 Character Areas

The Downtown Waterfront is further subdivided into six Character Areas as identified on Schedule 12C, Downtown Waterfront Character Areas. The Downtown Waterfront Master Plan provides detailed direction with respect to each Character Area with respect to proposed site programming and building design recognizing the Plan will be implemented over a long period of time and will of necessity evolve to meet the needs of the City and the Downtown Waterfront. However, development in each Character Area should conform with the following general directions.

4.2.3.3.1 Central Waterfront

The Central Waterfront is bounded by the rail corridor to the east, the axis created by Fraser Street to the north, and the axis created by Wyld Street to the south.

It will be the focus for enhanced community life with outdoor and indoor event, dining and cultural spaces. Introducing public and private development in this area of the waterfront is essential to ensure 24 hour activity and vibrancy.

This area is of central importance for the Nipissing First Nation and future programming should include a cultural gathering place celebrating Indigenous culture. Permitted uses may include but are not limited to a Community Hub, community centre, library, information centre, retail spaces, restaurant and artesian studios. Building Heights within the Central Waterfront will be a maximum of two stories.

4.2.3.3.2 Central Downtown

The Central Downtown is bounded by McIntyre Street to the east, the rail corridor to the west, Fraser Street to the north and Wyld Street to the south.

This area is and will continue to be the major mixed use and commercial centre for North Bay as established in the policies of this Plan particularly Section 2.2.1.1.

Infill redevelopment is encouraged, however building heights along Main Street should not exceed four storeys with the exception of the existing permitted ten storeys on Ferguson Street. The height limits will assist in preserving views of the Waterfront and maintain compatibility with the existing heritage character of the area.

4.2.3.3.3 Western Waterfront

The Western Waterfront is bounded by the rail corridor to the east, the axis created by Fraser Street to the south and Tenth Street to the north.

This area will be developed to capitalize on its relationship with the Lake through activities including marina uses and waterfront living. The enhancement of Marathon Beach, the wharf and the marina and the development of a new residential hub will be encouraged.

Development should ensure a minimum setback from the waterfront to ensure continuous public access to the waterfront. Residential and other related compatible uses will be permitted including but not limited to open space, park, community facilities, limited commercial uses such as restaurants and convenience commercial in mixed use buildings and a hotel. The maximum height shall be eight storeys.

4.2.3.3.5 Western Downtown

The Western Downtown is bounded by McIntyre Street to the east, the rail corridor to the west, Fraser Street to the south and Plouffe Street and Murray Street to the north.

This area will complement the Western Waterfront by providing additional residential opportunities in proximity to the waterfront.

Development is encouraged with building heights up to six storeys permitted. Residential development in single use residential buildings is encouraged to increase the number of residential units in the Downtown. However mixed use development with office or retail on the ground floor and residential above is also permitted to allow residents to live and work in proximity to the waterfront.

4.2.3.3.6 Eastern Waterfront

The Eastern Waterfront is bounded by the rail corridor to the east, Wyld Street to the north and Regina Street to the south.

The focus for this area is recreation with the beach remaining the key focus of activity. Any redevelopment of the existing adjacent industrial sites should support a mix of education, employment and residential uses. The maximum height within this area is two stories.

4.2.3.3.7 Eastern Downtown

The Eastern Downtown is bounded by McIntyre Street to the east, the rail corridor to the west, and Regina Street to the south (excluding the southeast corner of Main Street and Fisher Street) and Wyld Street to the north.

This area will be a focus for education and employment uses. A key objective of the City will be the development of an "Innovation Hub" with an employment cluster of education and research facilities or an innovation centre as an anchor. Employment uses or mixed use development with space for office or commercial uses on the ground floor and residential or employment uses above will be permitted with maximum heights of six storeys."

- xii) By deleting the third paragraph of Section 5.1.12.
- xiii) By modifying Section 5.1.12.1 by deleting the words "Community Improvement Project Areas will be designated by by-law, and" and replacing it with "The City may designate by by-law one or more Community Improvement Project Area(s); the boundary of which may be part, or all, of the City.

Part 3 – Implementation & Interpretation

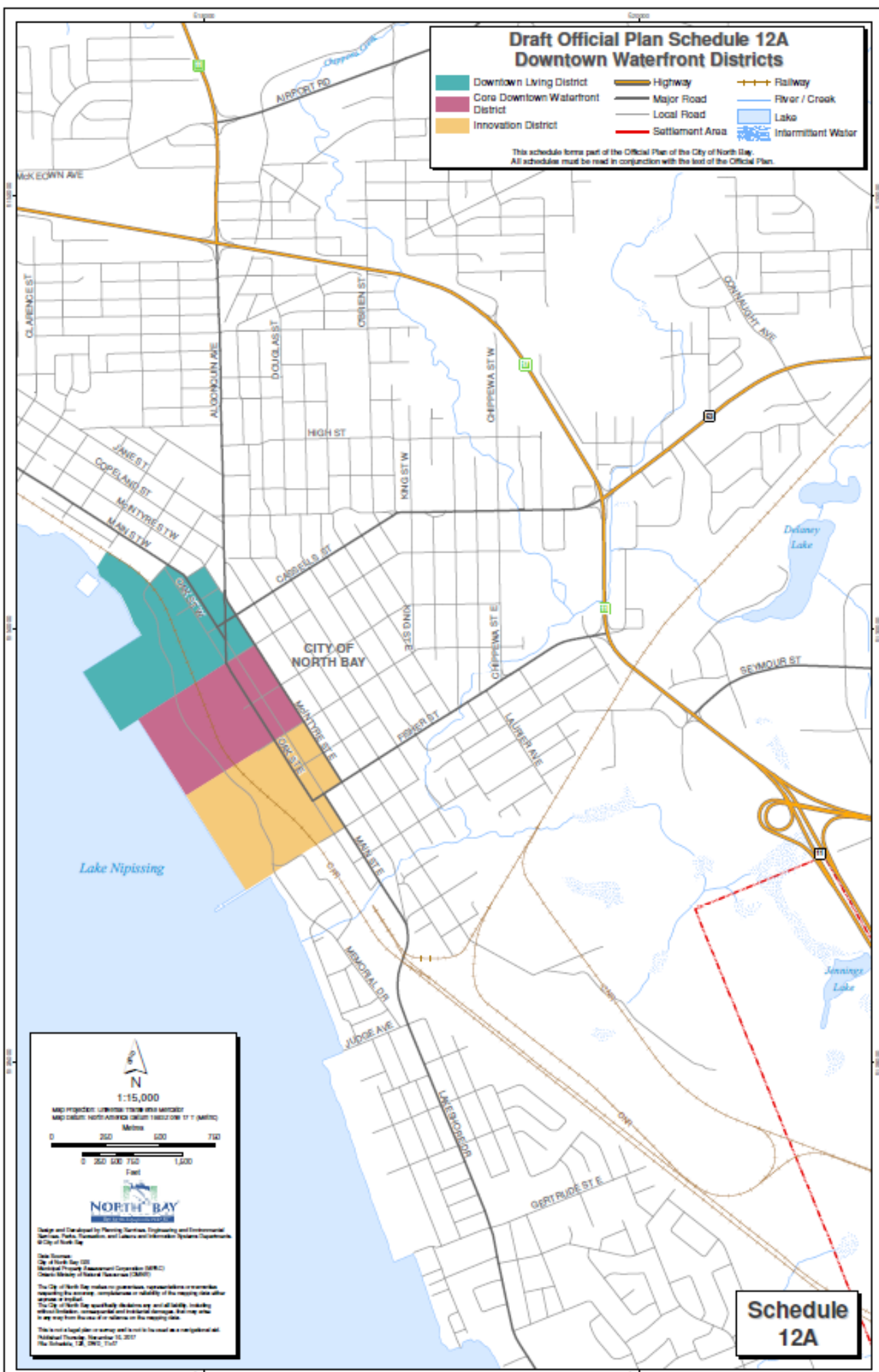
This Amendment to the Official Plan shall be implemented in accordance with the implementation policy contained in Part 5 of the Official Plan.

This Amendment to the Official Plan shall be interpreted in accordance with the interpretation policy contained in Part 6 of the Official Plan.

Draft Official Plan Schedule 12A Downtown Waterfront Districts

- | | | |
|-----------------------------------|-----------------|--------------------|
| Downtown Living District | Highway | Railway |
| Core Downtown Waterfront District | Major Road | River / Creek |
| Innovation District | Local Road | Lake |
| | Settlement Area | Intermittent Water |

This schedule forms part of the Official Plan of the City of North Bay.
All schedules must be read in conjunction with the rest of the Official Plan.



Scale
1:15,000

MAP PROJECT: UTM/UTM ZONE 18N UTM
MAP COORD: NORTH AMERICA DATUM 1983 UTM 17 N UTM
Metres
0 250 500 750
Feet
0 250 500 750 1,000

NORTH BAY
City of North Bay

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Data Sources:
City of North Bay (2010)
Municipal Property Assessment Corporation (MPAC)
Ontario Ministry of Natural Resources (OMNR)

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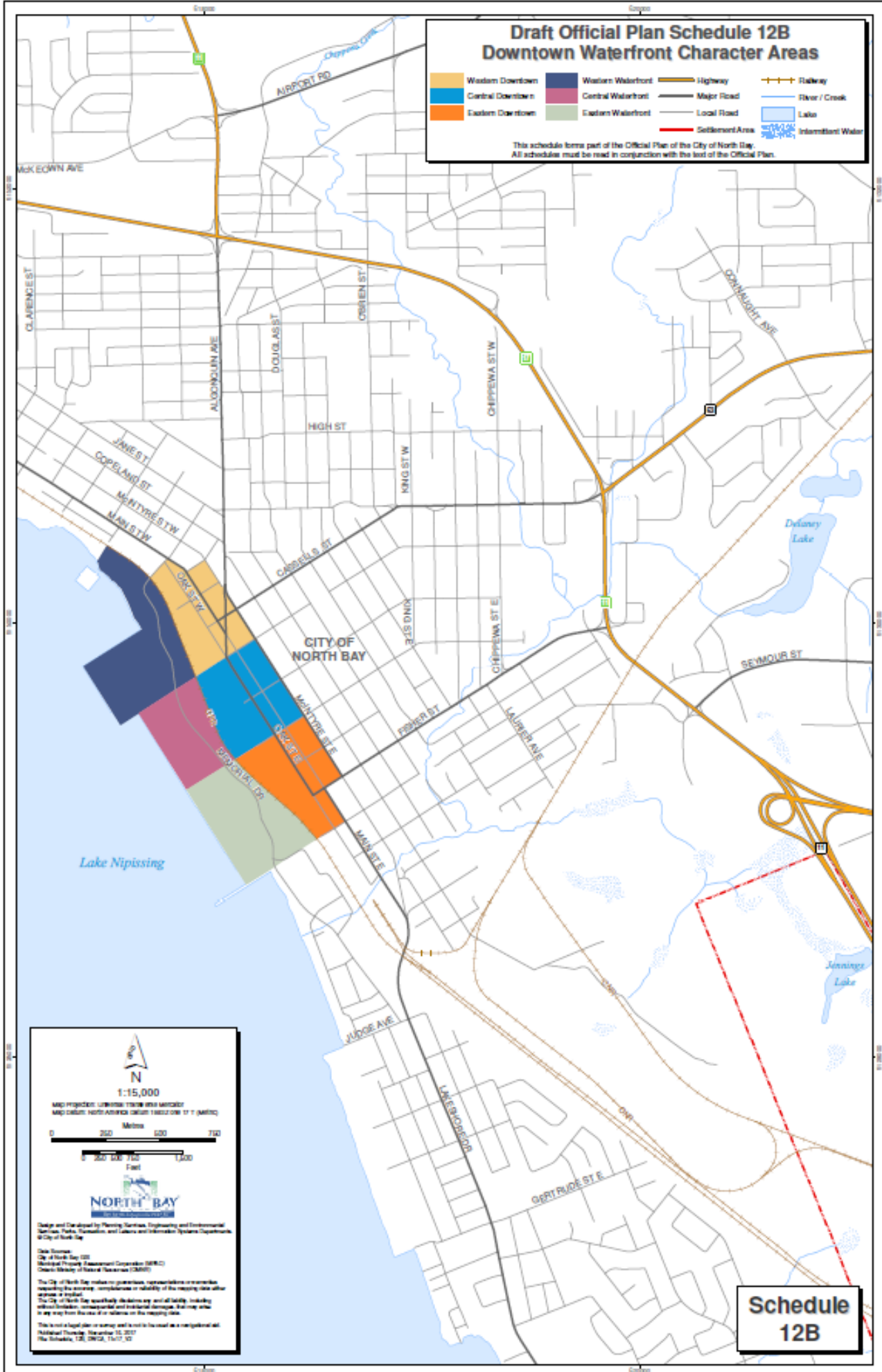
Published Tuesday, November 15, 2017
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
**Schedule
12A**


Draft Official Plan Schedule 12B Downtown Waterfront Character Areas


	Western Downtown		Western Waterfront		Highway		Railway
	Central Downtown		Central Waterfront		Major Road		Fluvial / Creek
	Eastern Downtown		Eastern Waterfront		Local Road		Lake
					Settlement Area		Intermittent Water


This schedule forms part of the Official Plan of the City of North Bay. All schedules must be read in conjunction with the text of the Official Plan.




 1:15,000
 MAP PROJECTION: UTM 18N UTM MGRS
 MAP DATUM: NORTH AMERICA DATUM 1983 UTM 11 Meters


 0 250 500 750
 Meters


 0 250 500 1000
 Feet


NORTH BAY
 ONTARIO

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Data Sources:
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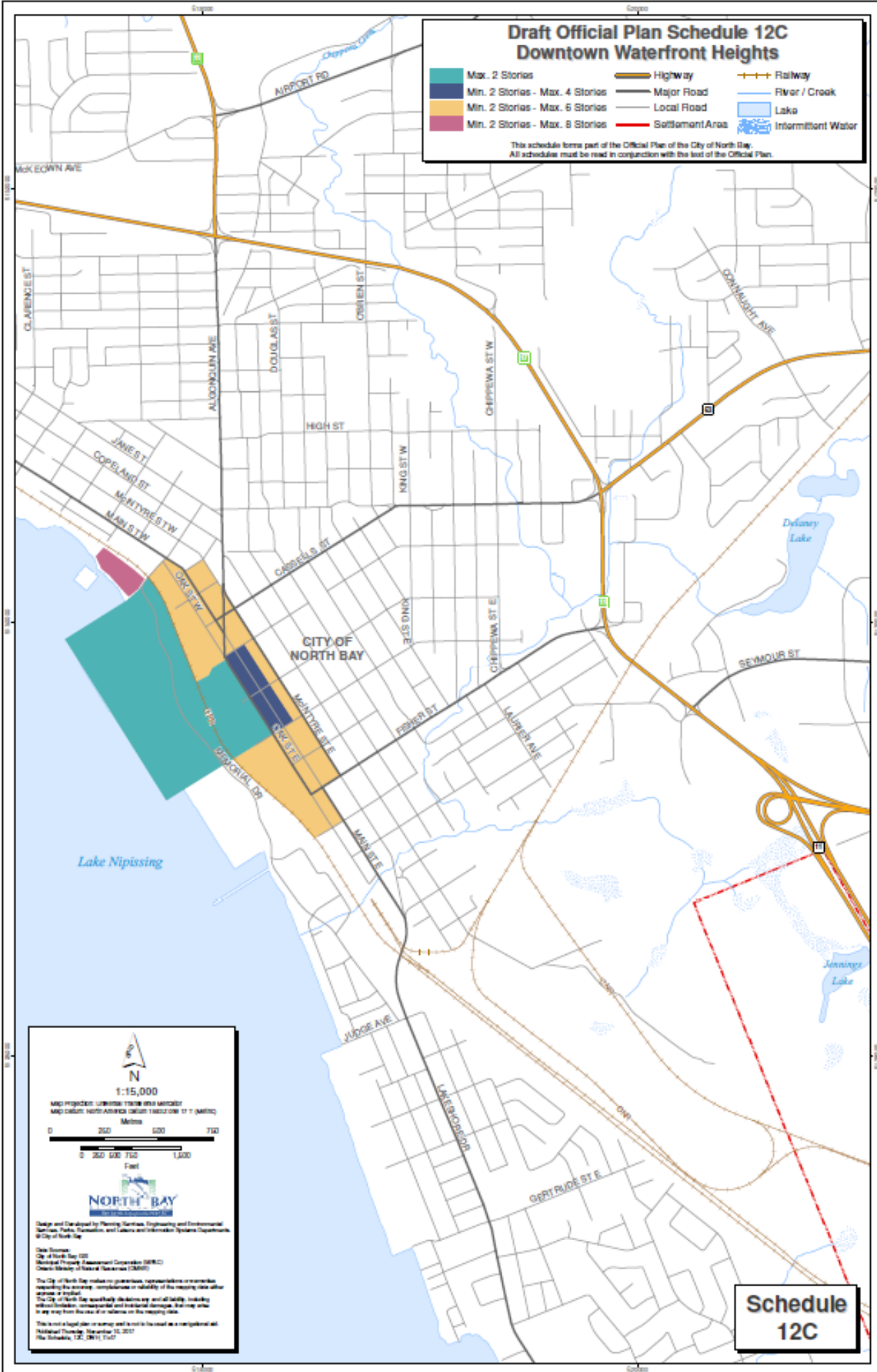
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 Published Thursday, November 15, 2017
 The Schedule, 12B, ONCA, Part 17, 37

**Schedule
12B**

Draft Official Plan Schedule 12C Downtown Waterfront Heights

- | | | |
|---------------------------------|-----------------|--------------------|
| Max. 2 Stories | Highway | Railway |
| Min. 2 Stories - Max. 4 Stories | Major Road | River / Creek |
| Min. 2 Stories - Max. 6 Stories | Local Road | Lake |
| Min. 2 Stories - Max. 8 Stories | Settlement Area | Intermittent Water |

This schedule forms part of the Official Plan of the City of North Bay.
All schedules must be read in conjunction with the text of the Official Plan.



1:15,000

Map Projection: Universal Transverse Mercator
 Map Datum: North American Datum 1983 (NAD 83) or its successor
 Units: Metres

0 250 500 750

0 250 500 750 1,000

NORTH BAY
 ONTARIO

Design and Created by: Planning Services, Engineering and Environmental
 Services, Parks, Transportation, and Utilities and Information Systems Department,
 City of North Bay

Date Issued:
 City of North Bay 12C
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 File Schedule_12C_081117.pdf

**Schedule
12C**