

A G E N D A

Public Statutory Meeting as per the requirements of the Planning Act R.S.O 1990, c.P13, s. 34

**Tuesday, June 7, 2022
12:00 p.m.**

City Hall Council Chambers
Or View Livestream at:

<https://kenora.civicweb.net/Portal/>

Land Acknowledgement – Councillor Chaze

Council Declaration of Pecuniary Interest & General Nature Thereof

- i) On Today's Agenda or from a previous Meeting
- ii) From a Meeting at which a Member was not in Attendance

1. Applications Being Considered:

- a) Zoning Bylaw Amendment: D14-22-04
Civic Address: 1404 River Drive
Legal Description: 1404 River Drive
Registered Owner: Godbout Property Holdings Inc.
Agent: N/A
- b) Zoning Bylaw Amendment: D14-22-05
Civic Address: 216 Matheson Street South
Legal Description: 216 Matheson Street South
Registered Owner: Kenora District Services Board (KDSB)
Agent: Kenora Resource Consultants

Applicant Presentation(s)

- Each applicant (or representative) will present their planning application.

2. City Planner Report/Rationale

- City Planner to describe the details of the planning application(s).

3. Public Comment

Any person may express his or her views of the amendment and a record will be kept of all comments.

4. Questions of Council (no decision)

5. Close of Public Meeting

Meeting is to be declared closed following all comments/questions



**The Corporation of the City Of Kenora
Notice of Complete Application and Public Meeting for a
Zoning By-law Amendment, File Number D14-22-04
Planning Act, R.S.O 1990, c.P13, s. 34**

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Section 34 of the *Planning Act*, to consider a Zoning By-law Amendment as it pertains to Zoning By-law No. 101-2015, at the following time and location:

**Statutory
Public Meeting**

When: Tuesday, June 7th, 2022 at 12:00 p.m.

Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

Council will be hosting a virtual meeting by live stream to allow for public viewing. Access to speak at the meeting can be made by registering with the City Planner at planning@kenora.ca

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Tuesday, June 21st, 2022 at 12:00 p.m.

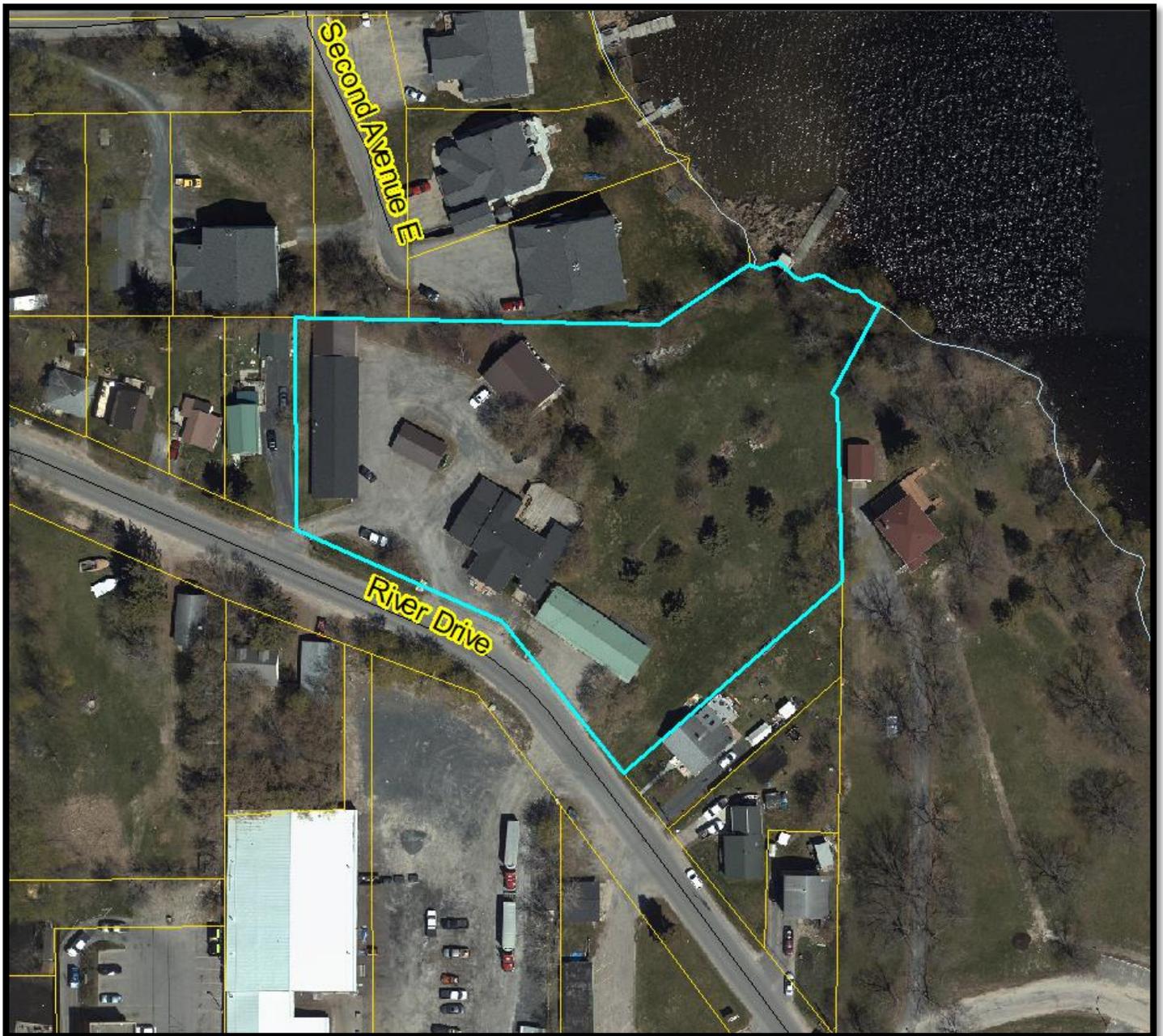
You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

PAC Open House

When: Tuesday, May 17th, 2022 at 6:00 p.m.

Location: PAC will be hosting a virtual meeting via Zoom Meeting.

Access to the virtual meeting will be made available by registering with the Secretary-Treasurer at planning@kenora.ca.



Be Advised that the Corporation of the City of Kenora considered the Application for an Amendment to the Zoning By-law to be complete on April 19th, 2022.

Location of Property: 1404 River Drive, Kenora, ON, as identified in the key map above.

Purpose: to amend the current zoning of the subject property from “TR” Tourist Recreational Zone, to “R3” Residential – Third Density Zone.

May 26, 2022

Staff Report

File No.: D14-22-04
To: Kyle Attanasio, CAO
Fr: Kevan Sumner, City Planner
Re: Application for Zoning By-law Amendment
Location: 1404 River Drive

**Owner &
Applicant:** Godbout Property Holdings Inc.

Recommendation

That Council hereby approves the Application for Zoning By-law Amendment, File No. D14-22-04, to change the zoning of the subject properties from "HC" Highway Commercial Zone to "R3" Residential – Third Density Zone; and further

That Council gives three readings to a by-law to that effect.

1. Introduction

An application has been received to change the zoning of the subject property (Figure 1) from "HC" Highway Commercial Zone to "R3" Residential – Third Density Zone.

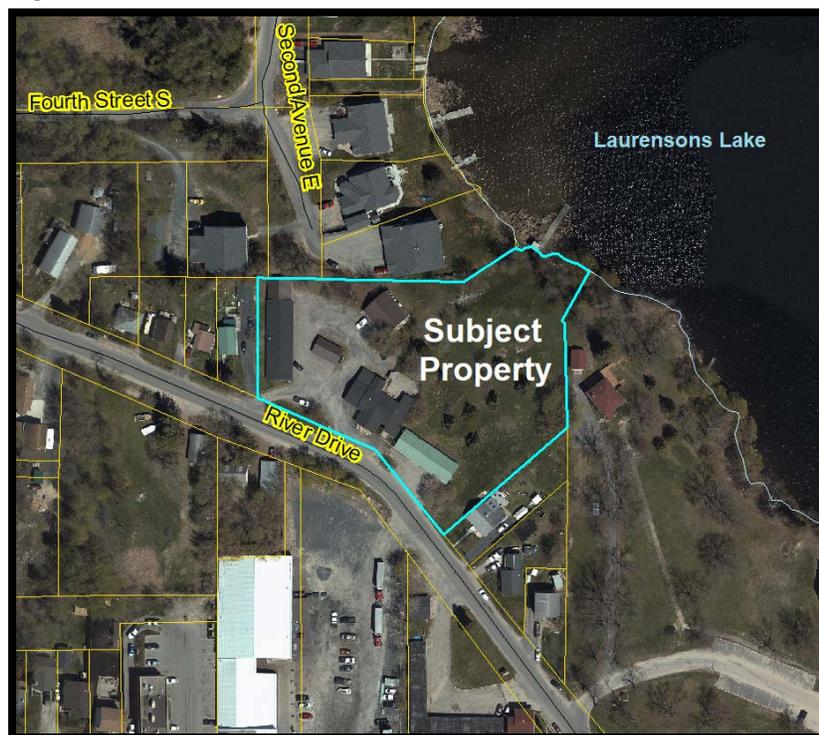


Figure 1: Aerial image indicating the location of the subject property.

2. Description of Proposal

The property owner wishes to change the use of the property from a motel to rental apartments (multiple-attached dwellings). Multiple-attached dwellings are not permitted in the HC zone, and therefore the zoning of the property must be changed to R3, which is the only zone that enables the lawful permitting of this type of dwelling.

Upon approval, Section 1.10 of the Zoning By-law will apply, being applications for building permits are required, per the Ontario Building Code Act and *Ontario Building Code*, in addition to all other relevant policies in the Official Plan, Zoning By-law, and Site Plan Control By-law.

3. Existing Conditions

The subject property is the former location of "The Laurenside Inn", a motel. It is located between Laurenson's Lake and River Drive, and consists of five separate main buildings plus accessory structures. The property is serviced with municipal sewer and water. Municipal sewer and water lines also cross the property via an easement to provide services to properties on Second Avenue East, to the north.

4. Site Visit

On May 12, 2022, I conducted a site visit and took the following photo.



Figure 2 – Photo of the property from River Drive.

5. Consistency with Legislated Policy and City Directives

a) Provincial Policy Statement (PPS) 2020

The policies of the Provincial Policy Statement 2020 encourages planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification, including redevelopment in accordance with policy 1.1.3.3 (policy 1.4.3(b)2).

Policy 1.1.3.3, in turn, directs planning authorities to identify appropriate locations and promote opportunities for transit-supported development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas... and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

b) City of Kenora Official Plan (2015)

The land use designation of the property is Established Area (Figure 4). The Established Area designation permits a mix of residential, commercial, industrial, and institutional uses. The designation of lands as Established Area indicates that there will be little change in these areas over the lifetime of the Plan.

Residential development is encouraged in the Established Area through plans of subdivision, condominium, and consent as infilling or redevelopment of existing uses on full municipal services. Medium density residential uses are supported provided that the development is in keeping with the character of the area (Policy 4.1.2(c)).



Figure 3 – Official Plan Mapping

c) Zoning By-law No. 101-2015

The subject property is currently zoned “HC” Highway Commercial Zone (Figure 4). The HC zone allows for commercial development along major roads that serves the travelling public and often requires a large land area for development. The HC zone does not permit the development of multiple attached dwellings.

This application proposes to amend the zoning of the property to “R3” Residential – Third Density Zone. The R3 zone allows for the development of a full range of housing forms and other compatible uses serviced by municipal sewer and water. Multiple attached dwellings are a permitted use in the R3 zone.

A Minor Variance (D13-22-05) has been approved by the Planning Advisory Committee, to permit two of the existing structures to be closer to lot lines than is normally permitted when they are converted to multiple-attached dwellings in the proposed R3 zone. As a result of the variance, the required side yard setback of the building in the northwest corner of the property has been reduced from 2.5m to 0.95m and the required front yard setback of the central building has been reduced from 6.0m to 5.4m.

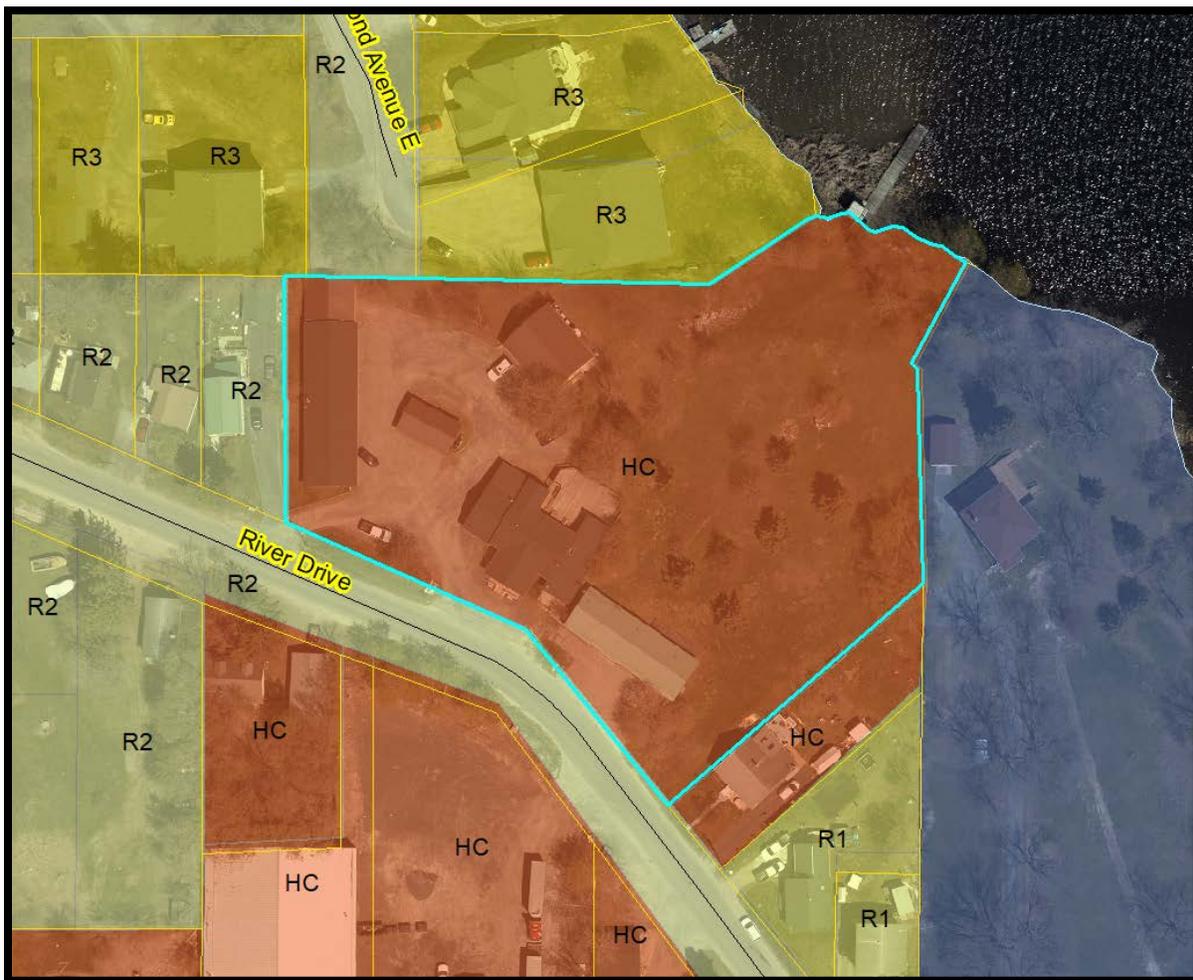


Figure 4 – Existing Zoning By-law Mapping

6. Results of Interdepartmental and Agency Circulation

The proposed zoning amendment was circulated for comment on April 21st, 2022. The following is a summary of comments received in response.

Building	A change of use permit may be required
Community Services	No concerns
Engineering	No concerns
Economic Development	No concerns
Environmental Division	No concerns
Fire and Emergency Services	It looks like buildings one, three, four, and five will all require inspection and possibly application of Section 9, Retrofit of the Fire Code.
Roads	No concerns
Water / Wastewater	No concerns
Ministry of Environment, Conservation, and Parks	No concerns
Ministry of Northern Development, Mines, Natural Resources and Forestry	At this time, no known habitat or natural heritage features have been identified and as such, we are not recommending additional evaluation. If any wildlife features are identified, please advise the applicant to contact our office.
Synergy North	No concerns

7. Public Comments

A public meeting is scheduled to be held by Council on June 7th, 2022. Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated to property owners within 120 metres, was published in the Municipal Memo of the Newspaper on May 12th, and circulated to persons and public bodies as legislated.

The Planning Advisory Committee had the opportunity to consider the application to Council at the meeting on May 17th, 2022, and has recommended approval. The minutes and relevant resolution from this meeting are attached.

As of the date of this report (May 26th, 2022), no public comments have been received.

8. Evaluation

The proposed zoning by-law amendment is appropriate to permit redevelopment of the property as multiple-attached dwellings.

Both the Provincial Policy Statement and the Official Plan are supportive of the zoning by-law amendment. The proposed redevelopment will provide dwelling units to meet local housing needs on a fully serviced lot within the City' Settlement Area. This location is approximately one block from a transit stop for the City's Lakeside Route, at the corner of River Drive and Highway 17 East.

Site Plan Control approval will be required due to the change in use of the property to multiple-attached dwellings containing more than four dwelling units. The applicant will also be required to consult with the City's Building Department regarding the requirement for a change in use permit and with Fire and Emergency Services regarding inspection and possible application of Section 9, Retrofit of the Fire Code. None of these requirements are

recommended as preconditions for the zoning by-law amendment, as the zoning must first be in place in order to consider the change in use and associated approvals.

Attachments

- Complete Application for Zoning By-law Amendment
- Planning Rationale
- Notice of Application and Public Meeting
- Planning Advisory Committee Minutes – May 17th, 2022
- Planning Advisory Committee Resolution



City of Kenora
Planning Department
60 Fourteenth Street N., 2nd Floor
Kenora, Ontario
P9N 4M9
Planning Administrator: 807-467-2059
Fax 807-467-2246
e-mail: trickaby@kenora.ca
www.kenora.ca

August 20, 2013

Hook, Seller & Lundin
204 – 301 First St. S.
Kenora ON P9N 1W2

Attention: W, Randall Seller

Dear Mr. Seller:

**RE: Godbout Property Holdings Inc. p/f Business Development Bank of Canada - Your File S – 41505/tj
PT LOC 371P REM PCL 13074; ES PT 1 23R7587 & PCL 38637 DES 23R6713 PT 2 & 23R8498 PT 1 PCL 39797 –
1404 River Drive, Kenora ON
60 16 040 002 05600**

Thank you for your request for comments respecting compliance, of the above noted property, to the City of Kenora Zoning By-law 160-2010, the Official Plan and various building inquiries. In response please be advised that:

- The property is located in an area designated as "Commercial Development Area" in the City of Kenora Official Plan (2010);
- The property is zoned HC – Highway Commercial ; a copy of the regulations associated with each of these zones is included;
- Certain commercial uses comply with the Official Plan and are permitted by the Zoning By-law 160-2010;
- As of today's date, with the exception of the an easement for utility purposes and a private easement for ingress/egress, and the requirements of the City of Kenora Official Plan and Zoning By-law, the Planning Department is unaware of any prohibitions, limitations or other restrictions (existing or proposed) which may affect or restrict the use of the subject property. Please note that this statement references only planning and building files and not those of other municipal departments or outside agencies;
- There is nothing on file with respect to a non-conforming use of the property, legal or otherwise. There are no *Planning Act* applications pending.;
- As of today's date there are no outstanding work orders on the property;
- As of today's date the following building permit(s) on file:
 - July 1947 Erect two summer camps
 - February 1948 Build two cabins
 - April 1950 Build two cabins
 - October 1969 Demolish and reconstruct dwelling
 - October 1975 Re-side front motel
 - February 1981 Repair fire damage
 - August 1983 Construct six unit motel
 - August 1983 Laundry room addition to existing house
 - September 1984 Construct four motel units
 - June 1985 Construct 14 x 26 garage
 - March 1988 Renovations to existing building
 - February 1989 Renovations to existing building
 - October 1991 Construct accessory building
 - October 1994 Construct addition – office

- As of today's date there is no occupancy certificate on file.

Yours truly,

A handwritten signature in cursive script, appearing to read "Tara Rickaby".

Tara Rickaby, AMCT, ACST, CACPT
Planning Administrator

Effect of Approval: to permit the change in use of the property from an inn to multiple residential dwellings, which are not permitted in the “TR” zone.

Virtual Statutory Public Meeting: Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Monday, May 30th, 2022 by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D14-22-04**.
Mr. Kevan Sumner, City Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, May 12th, 2022 and quote File Number: **D14-22-04**. To register by phone please call: 807-467-2059.
- c. **Register to Speak at the Statutory Public Meeting:** If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, June 2nd, 2022 and quote File Number: **D14-22-04**. To register by phone please call: 807-467-2059.

Failure To Make Oral Or Written Submission: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law is passed:

- a. the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Local Planning Appeal Tribunal.
- b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Zoning By-Law Amendment may be made by any person or public body not later than 20 days after notice of the decision is given.

Notice of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

Additional Information is available during regular office hours at the Operations Centre. Please contact Kevan Sumner, City Planner, if you require more information: Tel: 807-467-2059 or Email: planning@kenora.ca
Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Dated at the City of Kenora this 28th of April, 2022



The Corporation of the City of Kenora

PLANNING ADVISORY COMMITTEE MEETING RESOLUTION

MOVED BY: John McDougall

SECONDED BY: Chris Price

DATE: May 17, 2022

RESOLVED THAT the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-22-04, for subject property municipally known as 1404 River Drive, Kenora, ON and locally known as "Thee Laurenside Inn" and identified in Schedule A.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from "HC" Highway Commercial Zone to "R3" Residential – Third Density Zone. The effect of the Zoning By-law Amendment is to enable the conversion of the existing structures from motel to apartments (multiple-attached dwellings).

The Committee has made an evaluation of the application upon its merits against the Official Plan (2015), Zoning By-law (101-2015), and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

DIVISION OF RECORDED VOTE				CARRIED	DEFEATED
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS		
	Richards, Bev	√		CHAIR	
	Price, Chris	√			
	Kitowski, Robert				
	Pearson, Ray	√			
	Barr, John	√			
	McDougall, John	√			

Schedule A

1404 River Drive, Kenora, ON and locally known as "Thee Laurenside Inn"





**The Corporation of the City Of Kenora
Notice of Complete Application and Public Meeting for a
Zoning By-law Amendment, File Number D14-22-05
Planning Act, R.S.O 1990, c.P13, s. 34**

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Section 34 of the *Planning Act*, to consider a Zoning By-law Amendment as it pertains to Zoning By-law No. 101-2015, at the following time and location:

**Statutory
Public Meeting**

When: Tuesday, June 7th, 2022 at 12:00 p.m.

Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

Council will be hosting a virtual meeting by live stream to allow for public viewing. Access to speak at the meeting can be made by registering with the City Planner at planning@kenora.ca

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Tuesday, June 21st, 2022 at 12:00 p.m.

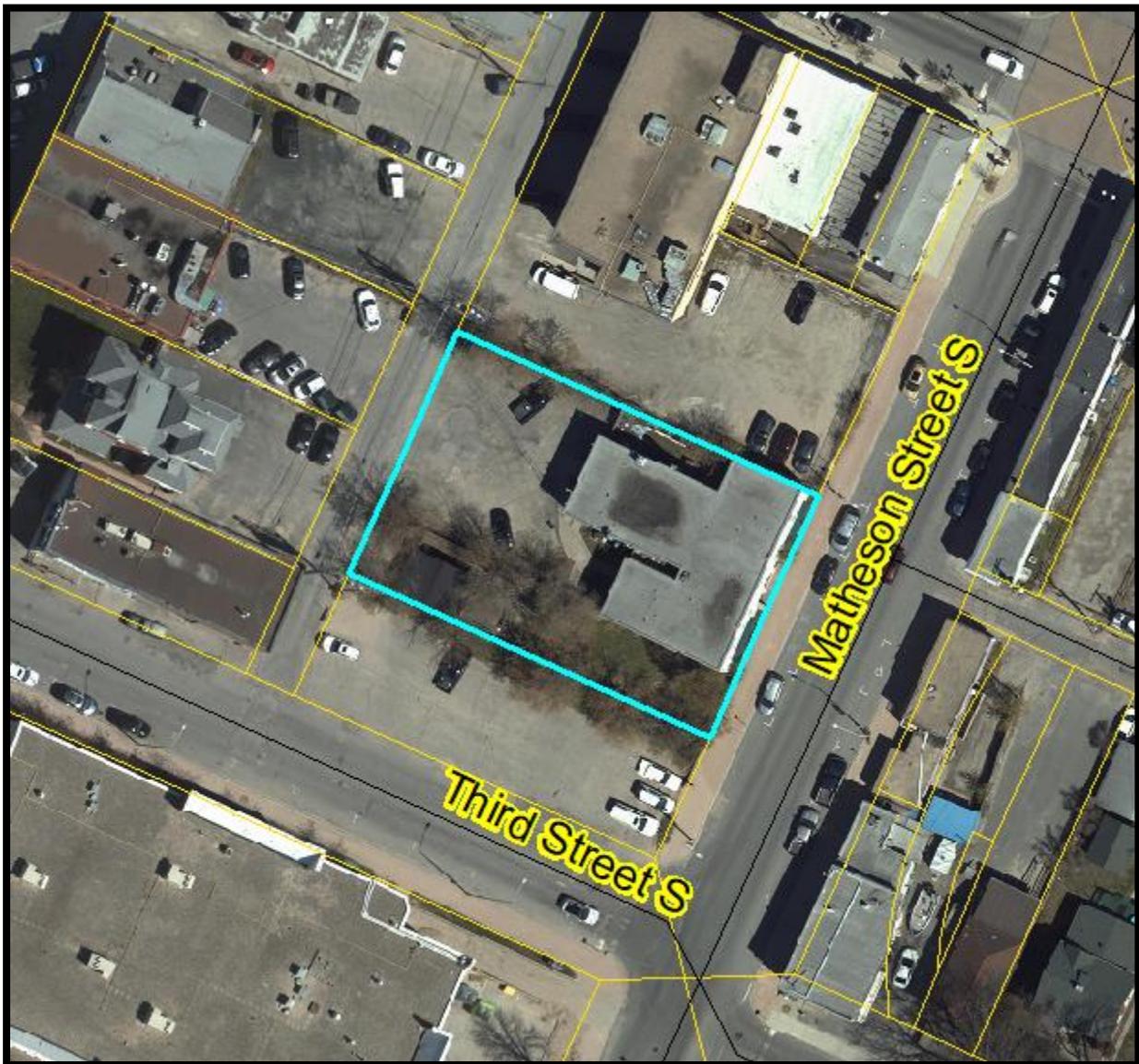
You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

PAC Open House

When: Tuesday, May 17th, 2022 at 6:00 p.m.

Location: PAC will be hosting a virtual meeting via Zoom Meeting.

Access to the virtual meeting will be made available by registering with the Secretary-Treasurer at planning@kenora.ca.



Be Advised that the Corporation of the City of Kenora considered the Application for an Amendment to the Zoning By-law to be complete on April 19th, 2022.

Location of Property: 216 Matheson Street, Kenora, ON, as identified in the key map above.

Purpose: to amend the current zoning of the subject property from "I" Institutional Zone, to "GC" General Commercial Zone.

Effect of Approval: to permit future development of the property with uses permitted in the "GC" zone.

Virtual Statutory Public Meeting: Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

May 26, 2022

Staff Report

File No.: D14-22-05

To: Kyle Attanasio, CAO

Fr: Kevan Sumner, City Planner

Re: Application for Zoning By-law Amendment

Location: 216 Matheson Street South

Owner: Kenora District Services Board (KDSB)

Applicant: Kenora Resource Consultants

Recommendation

That Council hereby approves the application for Zoning By-law Amendment, File No. D14-22-05, to change the zoning of the subject properties from "I" Institutional Zone to "GC" General Commercial Zone; and further

That Council gives three readings to a by-law to that effect.

1. Introduction

An application has been received to change the zoning of the subject property (Figure 1) from "I" Institutional Zone to "GC" General Commercial Zone.



Figure 1: Aerial image indicating the location of the subject property (2019), prior to the demolition of the Northlands building.

2. Description of Proposal

The property owner wishes to redevelop the property with a residential mixed-use development which is not a permitted use in the "I" zone. The proposed use is permitted under the "GC" zone.

3. Existing Conditions

The subject property is the former location of the Northlands Supportive Housing building, and has been vacant since the demolition of that building. It is a fully serviced lot with approximately 30m of frontage on Matheson Street South.

The applicants have completed and submitted a Phase I Environmental Site Assessment (ESA).

4. Site Visit

On May 12, 2022, I conducted a site visit and took the following photo.



Figure 2 – Photo of the property from Matheson Street South.

5. Consistency with Legislated Policy and City Directives

a) Provincial Policy Statement (PPS) 2020

The policies of the Provincial Policy Statement 2020 encourages planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term need, and encouraging compact, mixed-use development that incorporate compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4 (Policy 1.3.1(b) and (d)).

Policy 1.4.3 directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current projected needs.

b) City of Kenora Official Plan (2015)

The land use designation of the property is Harbourtown Centre (Figure 4). The Harbourtown Centre designation represents the downtown area of the City, and is considered to be an extremely important component of the commercial and recreational land use system of the City of Kenora. It is the intent of the Plan that this area contains major concentrations of commerce, finance, tourism, entertainment, recreation, residential and business activities, and provides a dynamic commercial core for the residents of and visitors to the City of Kenora (Section 4.3).

Multi-unit residential development in conjunction with commercial uses is encouraged in the Harbourtown Centre where the street level is used for commercial purposes (Policy 4.3.1(b)).

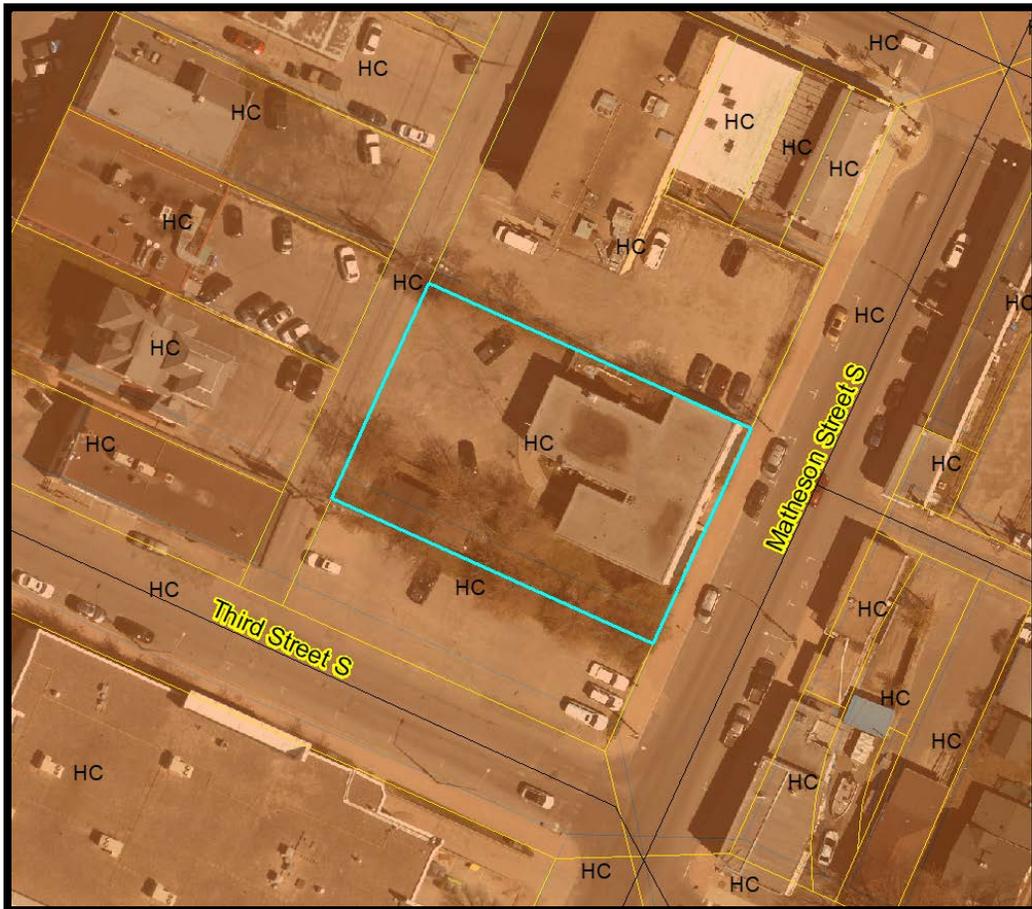


Figure 3 – Official Plan Mapping

c) Zoning By-law No. 101-2015

The subject property is currently zoned "I" Institutional Zone (Figure 4). The 'I' zone allows for the development of public and privately owned facilities of an institutional or community service nature. The "I" zone does not permit the development of residential units of a non-institutional nature or commercial uses. Most of the neighbouring properties are zoned "GC". Lots on the opposite side of Matheson Street South are zoned "LC" Local Commercial Zone.

This application proposes to amend the zoning of the property to "GC" General Commercial Zone. The GC zone allows for a wide range of uses and services to meet the needs of residents, businesses, and tourists. The "GC" zone permits commercial uses only on the ground floor of a building, unless upper storey commercial uses are an extension of the ground floor use. Dwelling units may be located within the same structure and above one or more permitted uses that occupy the first floor of a non-residential use building.



Figure 4 – Existing Zoning By-law Mapping

6. Results of Interdepartmental and Agency Circulation

The proposed zoning amendment was circulated for comment on April 21st, 2022. The following is a summary of comments received in response.

Building	No concerns
Community Services	No concerns
Engineering	No concerns
Economic Development	No concerns
Environmental Division	No concerns
Fire and Emergency Services	No concerns
Roads	No concerns
Water / Wastewater	No concerns
Synergy North	No concerns

7. Public Comments

A public meeting is scheduled to be held by Council on June 7th, 2022. Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated to property owners within 120 metres, was published in the Municipal Memo of the Newspaper on May 12th, and circulated to persons and public bodies as legislated.

The Planning Advisory Committee had the opportunity to consider the application to Council at the meeting on May 17th, 2022, and has recommended approval. The minutes and relevant resolution from this meeting are attached.

As of the date of this report (May 26th, 2022), no public comments have been received.

8. Evaluation

The proposed zoning amendment is appropriate to permit redevelopment of the property as a mixed-use development similar to many other properties in the Harbourn Centre area.

Both the Provincial Policy Statement and the Official Plan are supportive of mixed-use commercial and multi-unit residential developments. The applicant indicates that the proposed redevelopment will provide affordable dwelling units to meet local housing needs. This commercial and residential development will be located on a fully serviced lot within the downtown area, where a broad range of services and local bus routes may be found within a walkable distance.

Site Plan Control approval will be required if the property is redeveloped as proposed.

Attachments

- Complete Application for Zoning By-law Amendment
- Planning Rational
- Notice of Application and Public Meeting
- Phase I Environmental Site Assessment (ESA)
- Planning Advisory Committee Minutes – May 17th, 2022
- Planning Advisory Committee Resolution



**216 MATHESON STREET S.
CITY OF KENORA
PLANNING REPORT
APRIL 2022**

Submitted as part of an Application for a Zoning By-Law Amendment for 216 Matheson Street S. in the City of Kenora.

Prepared by:



Kenora Resource Consultants Inc.
Site 155, Compartment 14, RR #1
Kenora, ON
P9N 3W7

807-465-5689

Ryan Haines, M.Sc., RPP, MCIP
Planner and Biologist
ryan.haines@kenoraconsultants.com

Chirag Patney, M.Sc.
Planner
chiragp@kenoraconsultants.com

Satellite images, aerial photographs, and the figures produced from them in this report are intended for illustration purposes only and shall not be considered as official plans or drawings.

Table of Contents

- 1.0 Introduction** 1
- 2.0 Subject Property and Surrounding Context** 2
 - 2.1 Subject Property 2
 - 2.2 Surrounding Context 2
 - 2.3 Transportation Context 2
- 3.0 Proposal** 3
- 4.0 Policy Framework** 5
 - 4.1 Provincial Policy Statement (2020) 5
 - 4.2 City of Kenora Official Plan (2015) 6
 - 4.2.1 City of Kenora Harbourtown Centre Community Improvement Plan (2017) 8
 - 4.3 City of Kenora Zoning By-Law (101-2015) and Amendment 8
- 5.0 Planning Analysis** 9
 - 5.1 Intensification 9
 - 5.2 Affordable Housing 9
- 6.0 Summary** 9

1.0 Introduction

Kenora Resource Consultants Inc. has been retained by the applicant, Kenora District Services Board (KDSB), to prepare and submit an application for a Zoning By-Law amendment for the subject property legally identified as LT 25-26 BLK 2 PL 3 in the City of Kenora. The property is locally known as 216 Matheson St S. located near the corner of Matheson Street South and 3rd Street South, the site of the old Northlands Supportive Housing building (Figure 1). The property was acquired by the applicant in 2018.

The City of Kenora's Official Plan (2015) designates the subject property as Harbourtown Centre within the Settlement Area boundary. The City of Kenora Zoning By-Law (101-2015), as amended, zones the subject property as Institutional. This planning rationale has been prepared in support of an application for a Zoning By-law Amendment to rezone the subject property from Institutional to General Commercial. The proposed amendment would permit a mixed-use development with commercial uses on the ground floor and residential uses on upper floor(s).

This Planning Rationale Report describes the subject property, outlines the potential development proposal, reviews relevant planning policies, and provides a rationale for the Zoning By-Law amendment requested.

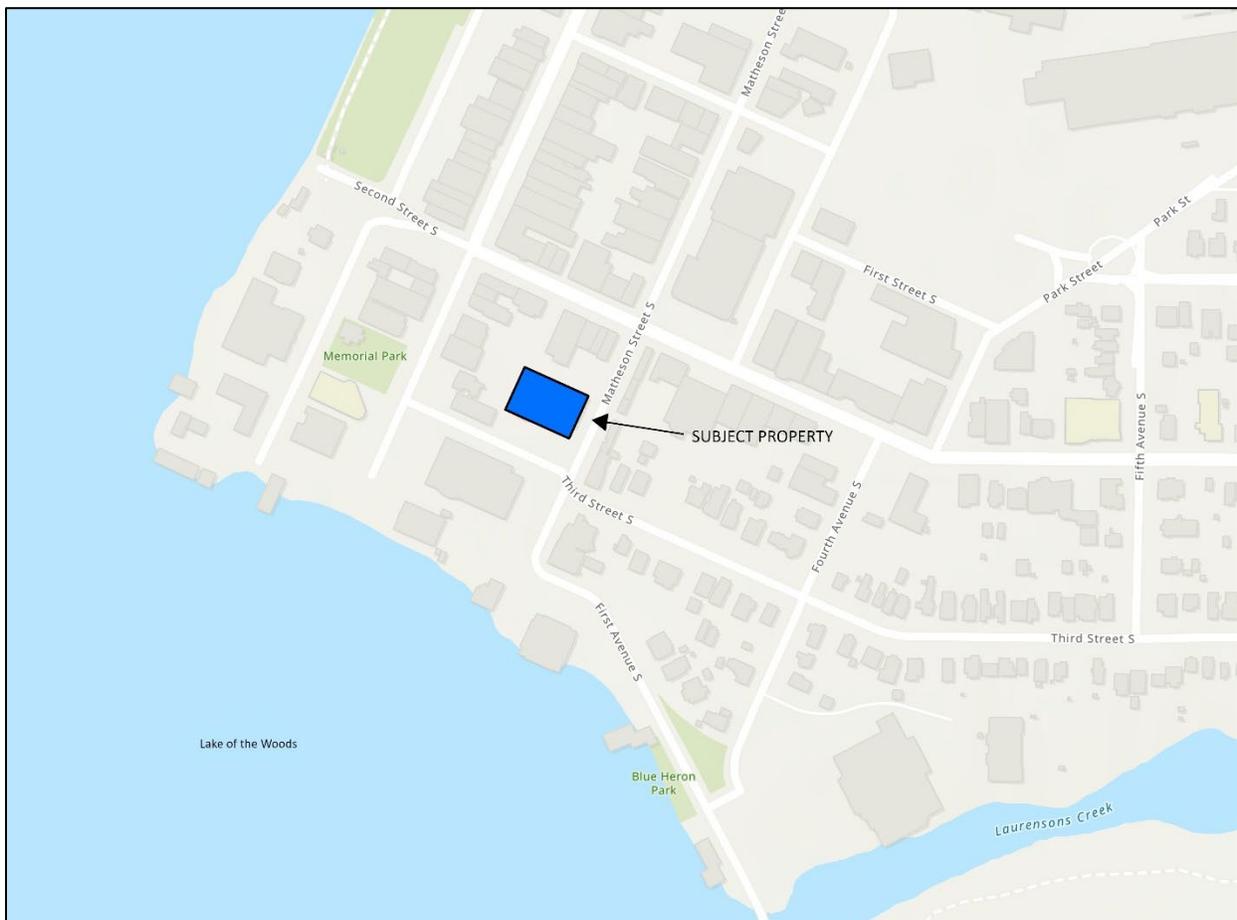


Figure 1 - Subject property location.

2.0 Subject Property and Surrounding Context

2.1 Subject Property

The subject property is located at 216 Matheson Street South in the Harbourtown Centre area, approximately 1km south of Kenora City Hall. The property is approximately 1390m² in size, is rectangular in shape, and has approximately 30m of frontage onto Matheson Street and a depth of approximately 45m.

The subject property was previously the site of the Northlands Supportive Housing building which has since been demolished. Currently, the site is vacant with a mix of exposed bedrock and clean, machine-packed, fill (Figures 2 and 3). There is a moderate grade change (approximately 3m height difference) from Matheson Street to Hennepen Lane at the rear of the lot. An environmental site assessment (ESA) was prepared for the subject property by Pinchin Ltd. and the ESA report is included with this application package.



Figure 2 - Existing conditions of the subject property.



Figure 3 - Existing conditions of the subject property.

2.2 Surrounding Context

The subject property is located within a mixed-use area of the City of Kenora with a blend of commercial and residential land uses. The Harbourtown Centre area is the commercial hub for the City of Kenora with many shops, restaurants, and other businesses within a 500m radius of the subject property (Figure 5). Residential uses in the area include single-detached dwellings such as those along Third Street S. and apartment dwellings units primarily above commercial uses along Main Street, 2nd Street S., and Matheson Street.

Within the immediate vicinity of the subject property there is a mix of uses:

North: Commercial uses as part of the Business Development Bank of Canada building including stores and a restaurant (Sushi 251).

East: Across Matheson St. S. there are businesses including Lee’s Home Electronics and a hair salon with residential uses beyond.

South: Immediately south of the subject property there is a vacant lot that is used for parking. Beyond Third St. S. is Shoppers Drug Mart and the Boathouse Restaurant.

West: Beyond Hennepen Lane, the subject property backs onto Boston Pizza.

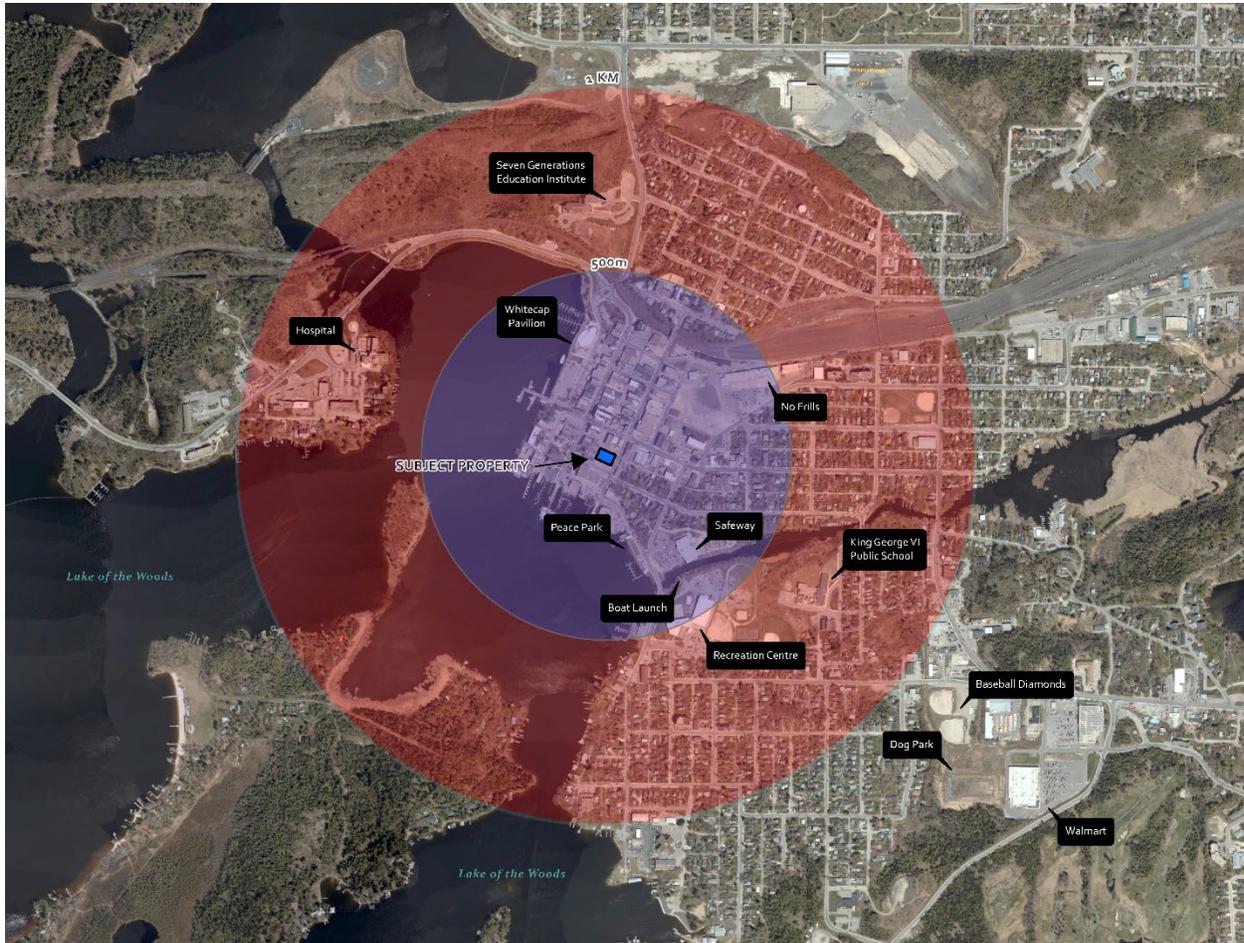


Figure 4 - Surrounding land uses.

2.3 Transportation Context

Being located within the Harbourtown Centre area allows for the subject property to be within a walkable distance of many shops, restaurants, and amenity spaces such as:

- Safeway - Grocery Store (350m southeast) – 5-minute walk east
- No Frills – Grocery Store (600m northeast) – 8-minute walk
- Shoppers Drug Mart (100m south) – 2-minute walk
- Whitcap Pavilion (400m northwest) – 5-minute walk
- Rotary Peace Park (250m southeast) – 3-minute walk

- Kenora Recreation Centre (600m southeast) – 8-minute walk

Each of the three bus routes operating in the City of Kenora can be accessed within a 2minute walk north near the intersection of 2nd Street S. and Chipman Street (approx. 160m from subject property).

All roads surrounding the subject property are within the jurisdiction of the City of Kenora. 2nd Street S. and Main Street combine to facilitate traffic as part of the Trans Canada Highway network. There are maintained sidewalks on all of the surrounding roads with the exception of Hennepen Lane.

3.0 Proposal

The proposal is to rezone the subject property from Institutional to General Commercial to permit mixed-use development with commercial uses on the ground floor and residential uses above. The applicant is not proposing any development on the subject property at this time. There is a bidding process currently underway for the submission of an Expression of Interest (EOI) by developers to build a mixed-use building with a provision to ensure some of the units developed meet the criteria for affordable housing. The inclusion of affordable housing units will assist the City of Kenora in meeting the demand for a mix and range of housing types. While there is no proposed development for the subject property at this time, the General Commercial zoning has permitted uses such as the Royal Lepage building (to the north of the subject property along Matheson Street S.), the Pharmasave building (on the same city block as the subject property), and the Board Anyone building (to the east along Second St. S) in the Harbourtown Centre area (Figures 5-7).



Figure 5 – General Commercial Zoning -Pharmasave Building on the Same City Block



Figure 6 – General Commercial Zoning – Royal Lepage Building on the same Street



Figure 7 - General Commercial Zoning - Board Anyone Building on Second Street S.

4.0 Policy Framework

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides overall direction on matters of provincial interest concerning land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 1.1 - Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1.1 states, “Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.
[...]
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.”

Section 1.1.3 of the PPS emphasizes the importance of growth within existing Settlement Areas stating that,

“The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.”

More specifically, the following subsections illustrate the importance of growth within settlement area boundaries:

1.1.3.1 Settlement areas shall be the focus of growth and development;

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

[...]

- e. support active transportation; and
- f. are transit-supportive, where transit is planned, exists or may be developed.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow the efficient use of land, infrastructure and public service facilities.

Section 1.3 Employment

Section 1.3.1 directs planning authorities to “promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
[...]
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4.”

Section 1.4 Housing

Section 1.4.3 states, “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.”

The rezoning to General Commercial would accommodate mixed-use development including affordable housing units. The subject property is located in an area with access to all three bus routes in the City of Kenora and is within a 10-minute walk to grocery stores, shops, restaurants, event spaces, and other amenities. Mixed-use development can take advantage of the commercial focus on the ground floor of much of the development in the Harbourtown Centre area while still promoting intensification and compact development.

[4.2 City of Kenora Official Plan \(2015\)](#)

The City of Kenora Official Plan (Kenora OP) provides guidance to the municipality for the physical development of the community and contains land use and development policies at the localized scale. The Kenora OP designates the subject property as Harbourtown Centre.

Permitted uses within the Harbourtown Centre designation are stated in Section 4.3.1 of the Official Plan:

- a) Commercial, entertainment, recreation and residential uses shall be permitted. Colocation of public services facilities is encouraged for convenience, cost effectiveness, service integration, and promotion of active transportation.
- b) Multi-unit residential development in conjunction with commercial uses shall be encouraged in the Harbourtown Centre where the street level is used for commercial purposes.

In addition to the permitted uses, the following objectives for the Harbourtown Centre align with the intended development of the subject property (Section 4.3.2):

- a) to recognize and support commercial activities and functions of the Harbourtown Centre area by providing a wide range of goods and services within the overall commercial land use hierarchy established by this Plan;
[...]
- h) to support and encourage the long term revitalization and strengthening of the Harbourtown Centre;
- i) to encourage growth in the residential component of the Harbourtown Centre and peripheral areas to support and reinforce the community focus of the area;
- l) to consider other planning studies that have been completed for the area, including... the Harbourtown Centre Community Improvement Plan, 2012 [...]

The Harbourtown Centre designation encourages mixed-use development. The intended development on the subject property would better utilize a currently vacant site within the City of Kenora’s Harbourtown Centre area which is considered, “...an extremely important component of the commercial and recreational land use system of the City...” (Section 4.3). Further, the development would support the commercial function of the Harbourtown Centre area and the revitalization of a vacant lot while helping to address affordable housing needs in the city.

Section 2.2 – Guiding Principles and Objectives

Section 2.2 of the Kenora OP outlines guiding principles and objectives for land use planning in Kenora with the focus to direct growth and development to locations where it makes financial sense by using existing and planned infrastructure and that new development is designed to use land efficiently.

Section 2.2.1 focuses on the principle of Sustainable Development which includes the following objectives:

- To promote compact development by using land and existing infrastructure efficiently;
- To plan for development that enables and facilitates active transportation, transit, and freight movement; and
- To support infill and intensification in built-up areas (e.g. Harbourtown Centre) where services exist.

Section 2.2.3 focuses on the principle of affordable housing stating that “Kenora shall support the location of affordable housing in an integrated manner within new or existing development.”

Section 2.2.6 discusses the need for complete communities stating that “Kenora shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities.” Among the objectives of creating complete communities is to support mixed-use neighbourhoods and promote a mix of uses in the area around main streets.

Section 2.2.7 indicates that when considering neighbourhood design, one of the objectives is “to promote built form that addresses the needs of present and future generations (i.e. live, work, play).”

The intended development of the subject property would be in keeping with the guiding principles and objectives of the City of Kenora’s Official Plan by promoting compact development, intensification of a currently vacant lot, and providing affordable housing with considerations for neighbourhood design and the development of complete communities.

4.2.1 City of Kenora Harbourtown Centre Community Improvement Plan (2017)

The City of Kenora adopted the Community Improvement Plan (CIP) for the Harbourtown Centre area in 2012 and updated it in 2016. The CIP provides objectives for public and private property improvements and public works, and establishes financial incentives for property owners to encourage the revitalization and continued economic stability of the commercial core of the City.

Objectives of the Harbourtown Centre CIP which apply and align with the proposal are noted in Section 4.0 of that document and include the following:

- To encourage the continued vitality and economic viability of the commercial core;
- To stimulate new investment in public and private lands;
- To reinforce the commercial core as a focus for the community, including commercial and residential uses;
- To provide incentives for rehabilitation of the downtown core and Harbourfront as an attractive destination for shopping, dining and sightseeing; and
- To provide a mix and range of housing types that shall meet the physical and financial needs of all current and future residents, in particular the aging population and new entrants to the housing market.

4.3 City of Kenora Zoning By-Law (101-2015) and Amendment

The subject property is currently zoned as Institutional. The intention of the Institutional zone is to allow for, “the development of public and privately owned facilities of an institutional or community service nature” (Section 4.14.1). This includes uses such as offices, clinics, schools, recreational facilities, and others. The Institutional zone does not permit residential dwellings and similarly does not permit mixed-use developments such as that intended for the subject property.

As such, a zoning by-law amendment is requested to replace the Institutional zone with the General Commercial (GC) zone to permit the intended development. The intent of the GC zone is to allow for, “a wide range of uses and services to meet the needs of residents, businesses and tourists” (Section 4.7.1). The GC zone permits a wide range of commercial uses along with apartment dwelling units. The purpose of the amendment requested is to permit a mixed-use development with commercial use(s) on the ground floor and residential uses, in the form of apartment dwellings, above.

The GC zoning regulations stipulate the provisions for properties located on surveyed roads:

- The maximum building height of any permitted use is 11.0m.
- Dwelling units may only be located within the same structure and above one or more permitted uses that occupy the first floor of a non-residential use building.
- Residential dwelling units in multi-storey buildings are not permitted on the ground floor

- Each permitted dwelling unit shall have a minimum gross floor area of 37m².
- Commercial uses are permitted only on the ground floor of a building in the GC Zone, unless the commercial use on upper storeys is an extension of the ground floor use.
- Restaurants shall not include drive through facilities.

5.0 Planning Analysis

5.1 Intensification

The proposed development is supportive of policy directions articulated in the Provincial Policy Statement (2020) and the City of Kenora Official Plan (2015), both of which promote compact development on lands with municipal services. The proposed development would make efficient use of an underutilized property close to shopping, employment opportunities, and other residential uses.

5.2 Affordable Housing

As noted in the State of Housing report released by the City of Kenora in 2018, between 2014 and 2017 98 new development units were constructed in the City of Kenora with 96 of them being single-detached units and only 2 being semi-detached units. This lack of diversified housing options has resulted in the City outpacing the provincial average for assessment values by 0.5%, increasing on average 5% per year between 2012 and 2017. The report notes that this places an undue burden on low- and moderate-income households who must spend disproportionately more on their housing costs. The 2018 report concludes that the City of Kenora should focus on developing the vacant land within the City's Established Area as the first step toward closing Kenora's housing gap and should look to increase their affordable housing stock to slow the rapidly increasing waiting list for subsidized housing.

The General Commercial zoning would allow for development that utilizes principles of compact form to propose a mixed-use building with commercial and residential uses within the same structure. The intention of the applicant is for future residential development on the subject property to qualify as affordable housing as defined by the City of Kenora's Official Plan, Section 4.2.

6.0 Summary

Kenora Resource Consultants Inc. has made an application to the City of Kenora on behalf of the Kenora District Services Board, for a zoning by-law amendment to replace the current Institutional zone of the subject property at 216 Matheson Street S. to the General Commercial zone. The purpose of the requested amendment is to accommodate an intended mixed-use development on the subject property. This planning report has evaluated the application with respect to the parameters as set out by the Province of Ontario and City of Kenora in the Ontario Provincial Policy Statement (2020), City of Kenora Official Plan (2015), and City of Kenora Zoning By-Law (101-2015).

As detailed in this report, the key land use planning issues that have been addressed in the application are:

- The application complies with the PPS (2020) and City of Kenora Official Plan (2015);
- A zoning by-law amendment is requested to rezone the subject property from Institutional to General Commercial to permit future mixed-use development on the subject property; and
- No development or site alteration is proposed at this time.

The recommendation of this report is for the application for a zoning by-law amendment to be approved with such conditions as deemed appropriate by the City of Kenora.

- a. **Submit comments in writing:** Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Monday, May 30th, 2022 by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D14-22-05**.
Mr. Kevan Sumner, City Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2
- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, May 12th, 2022 and quote File Number: **D14-22-05**. To register by phone please call: 807-467-2059.
- c. **Register to Speak at the Statutory Public Meeting:** If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, June 2nd, 2022 and quote File Number: **D14-22-05**. To register by phone please call: 807-467-2059.

Failure To Make Oral Or Written Submission: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law is passed:

- a. the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Local Planning Appeal Tribunal.
- b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Zoning By-Law Amendment may be made by any person or public body not later than 20 days after notice of the decision is given.

Notice of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

Additional Information is available during regular office hours at the Operations Centre. Please contact Kevan Sumner, City Planner, if you require more information: Tel: 807-467-2059 or Email: planning@kenora.ca
Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Dated at the City of Kenora this 28th of April, 2022



Minutes
City of Kenora Virtual Planning Advisory Committee
Regular meeting held by way of Zoom Meeting
Tuesday May 17, 2022
6:00 p.m. (CST)
Video Recording:

DELEGATION:

Present:

Bev Richards	Member
John Barr	Member
Ray Pearson	Member
John McDougall	Member
Chris Price	Member
Kevan Sumner	City Planner
Melissa Shaw	Secretary-Treasurer

- i. The Chair, Ray Pearson called the meeting to order at 6:00 p.m. A Land Acknowledgement was delivered and the meeting protocol was reviewed.
- ii. Additions to the Agenda.
 - PAC Training for Site Plan Control
- iii. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present. There were none.
- iv. Approval of Minutes of the following meetings:
 - Regular Meeting, April 19th, 2022
 - Special Meeting, May 3, 2022
- v. Correspondence relating to applications before the Committee. There were none.
- vi. Application for Minor Variance
 - D13-22-05

Jacqueline Godbout presented the application for minor variance for 1404 River Drive. She presented the planning rational for both D13-22-05 and D14-22-04. Ms. Godbout described the property, its existing buildings and the surrounding properties. She highlighted that the re-zoning would allow for the units to be used as single residential apartments which would address the need for affordable housing as identified as a top priority in the Lake of the Woods Development Strategic Plan 2015-2020. Ms. Godbout described the amenities and infrastructure of the units and property and noted that the change of use will provide 15 apartments targeting modest income adults and create opportunity for further development on the vacant portion of land. She highlighted that this speaks directly to the City of Kenora’s need for affordable housing.

The City Planner, Kevan Sumner presented the Planning Report for the minor variance. The effect of approval would allow the applicant to convert an existing motel to multiple attached dwellings, compliant with the provisions of the Zoning By-law. He explained that the concurrent application for zoning amendment proposes to amend the zoning from "HC" to "R3" which allows for multiple attached dwellings. The structures must meet the setback requirements for the new use therefore requiring variances to allow a minimum front yard setback of 5.4m and a minimum interior side yard setback from the side lot line of 0.95m. After interdepartmental and agency circulation, no comments were received. The Planner recommended that the application be approved.

The Chair asked if there was anyone from the public who wished to speak in favour or against the application. There were none.

The Chair asked the Committee if they had any questions.

Member, John Barr asked about the rezoning to "R3" and whether that would permit the owner to tear down all existing buildings and build an apartment building. The Planner confirmed that an apartment building would be a permitted use and density limits would have to be respected on the property. Mr. Barr asked the applicant how many livable units they currently have. Ms. Godbout clarified that there are 15 units.

Member, Ray Pearson asked for clarification from applicant on which unit they were planning on demolishing. Ms. Godbout described the unit as a long green building on the south east side. Mr. Pearson asked the Planner about the minor variance on the north lot line for .95m and if that is to contend with the former motel unit. The planner commented that it affects the building in the northwest corner and proximity to the street and the central building along River Drive. Mr. Pearson expressed concern for that variance as it runs the length of the north lot line which could permit any structure being built that close along that lot line. The Planner suggested an amendment to the motion to specify for existing buildings. The applicant and members Bev Richards and John McDougall agreed.

The Secretary-Treasurer read the amended motion.

Motion: John Barr

Seconded: John McDougall

That application, D13-22-05 for property legally identified as PINs 42168-006, 42168-0569, and 42168-0607, to seek relief from the City of Kenora Zoning By-law 101-2015, Sections 4.3.3(c) and 4.3.3(d), to allow for multiple attached dwellings in existing structures to be located 5.4m from the front lot line and 0.95m from the northern interior lot line should be approved.

i. Concurrent with Application D14-22-04

The applicant summarized the Planning Rationale that was presented with previous application D13-22-05.

The City Planner presented the Planning Report to change the zoning of the subject property from "HC" to "R3" which would allow the owner to change the use of the property from a motel to rental apartments. "R3" is the only zone that enables the lawful permitting of this type of dwelling. After interdepartmental and agency circulation comments were received from the Building Department who commented that a change of use permit may be required, Fire and Emergency Services who noted that Buildings one, three, four and five will require inspection and possibly application of Section 9, Retrofit of the Fire Code and MNDMNR noted that as this time they are not recommending additional evaluation. The Planner noted that the building and Fire Code comments are in regards to changes in future use and do not need to be completed prior to the zoning amendment. As of the day of the report, no public comments were received. The City Planner recommended that the application be approved.

The Chair asked if there was anyone from the public who wished to speak in favour or against the application. There were none

The Chair asked the Committee members for any questions. There were none.

The Secretary-Treasurer read the motion.

Moved: John McDougall

Seconded: Bev Richards

RESOLVED THAT the PLANNING ADVISORY COMMITTEE recommends that the Council of the Corporation of the City of Kenora to approve the Application for Zoning By-law Amendment, File No. D14-22-04, subject property municipally known as 1404 River Drive, Kenora Ontario and locally known as Thee Laurenside Inn identified in Schedule A.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject properties from "HC" Highway Commercial Zone to "R3" Residential – Third Density Zone.

The effect of Zoning By-law Amendment is to enable the conversion of the existing structures from motel to apartments (multiple attached dwellings).

The Committee has made an evaluation of the application upon its merits against the Official Plan 2015, Zoning By-law 101-2015, and the Provincial Policy Statement 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

- vii. Application for Consent
 - D10-22-09

The applicant Melodie Bouchard presented her application to sever three (3) lots of their existing property to provide their next generation with lots to settle on. She described the history of the property as multiple generations having lived on the property and they desire to continue this legacy with their children. The applicant noted that this severance will increase City tax revenue with no impact to City expenditures as the road is maintained by MTO, hydro is provided by Hydro One and sewer and water will be private wells and septic fields.

The City Planner presented the planning report. He noted that he spoke to the applicant prior to the meeting and she wished to amend her application in regards to the easement agreement. The effect of the approval would be to sever an existing property to create three new lots sized, from north to south, approximately 2.41 ha, 2.6 ha, and 3.05 ha. The existing property is unique in that it extends to the west of the municipal boundary into unorganized territory. The intended use of the new lots is for residential development. Mr. Sumner described the easements at the northern boundary, of which only one is located within municipal boundaries. Comments were received from Hydro One, NWHU, Municipal Affairs and Housing and MNDMNR. No public comments were received. The Planner discussed the easement concerns that were brought forward by Municipal Affairs and Housing wanting to keep the easement on title. This is complicated due to it being a two party easement with a third party coming in with future ownership of lot one. Mr. Sumner shared a sketch of the new proposed lot lines which would remove item five from the conditions. His recommendation was based on the revised sketch based on a verbal description by the applicant.

The Chair asked the applicant for comment and confirmed they were clear about the easement from Hydro One. She confirmed they were okay with it.

The Chair asked for anyone in the public to speak in favour of or against the application. There were none.

The Chair asked the members for any questions or discussion.

Member, John McDougall asked about size of lot 1 which was indicated to be 2.41 ha and the new sketch would change the area of that lot. Mr. Sumner was confident it would be 2.0 ha and will work with applicant and would be confirmed through the survey process.

The Secretary-Treasurer read the amended motion with condition five pertaining to the easements removed.

Moved: John McDougall

Seconded: Bev Richards

That application D10-22-09 for consent to lot severance on property located at an unaddressed property on Highway 596, legally described as PIN 42153-0405; CITY OF KENORA be approved and provisional Consent be granted, subject to conditions outlined in the Planning Report.

Carried.

- D10-22-10

The agent, Laura Wheatley presented the application to sever a piece of land to create one additional lot at 746 East Mellick Road. Ms. Wheatley described the property. The proposed severance will result in the creation of a 2.0 ha lot with the intention of the applicant to transfer it to family for future use. She described the lot as having frontage on East Mellick Road but will not have frontage on Black Sturgeon Lake. The agent noted that the lot is fronted by a municipal road, water and sewer would be private services, and the City would provide waste and recycling pick up. She felt that the application is consistent with the PPS 2020, the Official Plan, the Zoning By-law and Black Sturgeon Lake Restricted Area.

The Planner presented the Planning Report for the application for consent which would have the effect of creating one (1) new property in the "BSL[29]" Black Sturgeon Lake Restricted Area, Exception 29 Zone. After interdepartmental and agency circulation, the Roads Department noted that entrance permits will be required and the Northwestern Health Unit commented that they have not conducted a proper site inspection and reserve the right to comment once conditions permit. No public comments were received. The City Planner recommended that the application be approved subject to conditions.

The Chair asked if there was anyone from the public who wished to speak in favour of the application.

Mr. Brett O'Meara, owner of the property, thanked the Committee for their consideration. He expressed that they are also a family putting down roots in Kenora. He bought a local business in 2019 and was drawn to Kenora from the west coast and bought many lots surrounding them. Mr. O'Meara explained that his parents have now joined them and they would like to put down roots together. He felt that upland properties actually detract from value and that he has nothing to gain from creating a subdivision except to provide his children and grandchildren with property. He expressed that he is proud to be in the area as there are many residents that have been there for generations.

The Planner confirmed for the agent that the new conditions of Section 53(41) of the Planning Act would apply allowing two (2) years after notice for conditions.

The Chair asked the Members if they had any questions or discussion. There were none.

The Secretary-Treasurer read the motion.

Moved: John Barr

Seconded: Bev Richards

Decision that application D10-22-10 for consent for lot severance on property located at 746 East Mellick Road, legally described as PIN 42134-0566; CITY OF KENORA be approved and provisional Consent be granted, subject to the conditions outlined in the Planning Report.

Carried.

viii. Recommendation to Council

- Application for an Amendment to the Zoning By-law
 - i. D14-22-05

The agent, Mr. Chirag Patney presented the application for zoning By-law amendment for property located at 216 Matheson Street South in the Harbourn Centre Area. He described that property as being zoned Institutional and is the site of the former Northlands Supportive Housing building that has been demolished. The site has been cleared of any development. Mr. Patney explained that the effect of the rezoning would be to allow for the future redevelopment of the site to accommodate mixed use development similar to what exists in the area. He informed the Committee that there is a bidding process underway for Expression of Interest and that the KDSB is using the rezoning to incentivise redevelopment of the site. The applicant has also required that some of the units meet the criteria for affordable housing. The agent gave examples of other mixed used developments of the including Pharmasave, Royal Lepage and Board Anyone. Mr. Patney felt that the application is supported by the Provincial Policy Statement 2020 and the Official Plan 2015. He clarified that there currently is no development proposed for the site.

The City Planner presented the Planning Report for the application to amend the zoning from the subject property from "I" Industrial Zone to "GC" General Commercial Zone. The application is consistent with the Provincial Policy Statement 2020 and the City of Kenora Official Plan 2015. No comments were received after interdepartmental and agency circulation. At the date of the report, no public comments have been received. The planner recommended that the application be approved.

The Chair asked if there was anyone from the public who wished to speak in favour of the application.

Ryan Beaumont from the KDSB noted that the CAO, Henry Wall was planning on being in attendance but was without reception. Mr. Beaumont expressed his appreciation for consideration of the application. He explained that they've been working on addressing the housing situation in Kenora and the district and are trying out different approaches to deliver housing including this proposal of mixed use development. They are excited to seeing this move forward and what can be done on this site.

Henry Wall joined the meeting but had no additional comments.

The Chair asked if there was anyone from the public to speak in opposition to the application. There were none.

The Chair asked the committee members for any questions or discussion.

Member, John Barr asked what the property was zoned when it was the Northland Hotel. Historical information on the zoning could not be provided.

The Secretary-Treasurer read the motion.

Moved: John McDougall

Seconded: Chris Price

RESOLVED THAT the PLANNING ADVISORY COMMITTEE recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-22-05, for subject property municipally known as 216 Matheson Street South and identified in Schedule "A" to the recommendation.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from "I" Institutional Zone to "GC" General Commercial Zone.

The effect of the application is to enable future mixed use redevelopment of the subject property.

The Committee has made an evaluation of the application upon its merits against the Official Plan (2015), Zoning By-law (101-2015), and the Provincial Policy Statement 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

ix. New Business

- Site Plan Control Review

Kevan Sumner asked the Committee what they would like to address in terms of Site Plan Control.

Member, John Barr asked if there is a re-zoning recommendation to Council, Council approves the re-zoning based on the proposal for the property and a site plan is received, who has the authority to approve a change in scope to the original proposal that was part of the re-zoning application. Mr. Sumner responded that there is an increasing expectation to have concept plans so that people can see what is happening on a property. He noted that it is very common for there to be changes from the zoning amendment stage to when it is finalized. When a zoning amendment changes from "R1" to "R3" for example and is approved with no conditions or site specific limitations on the amendment, the owner is free to develop the property with any permitted use in the "R3" zone. While a concept plan may have been shown, they may come up with something completely different. Mr. Sumner gave the example of the Headwater Condo's which had a concept plan with a certain number of buildings but if they came forward today it would likely be different.

A key point that generated this discussion is the current Ontario Aboriginal Housing Development on Ninth Street. Originally proposed by KDSB but a different agency ended up developing the property with 30 units as opposed to 20 units that were originally proposed. He clarified that with Site Plan Control they are looking at what regulations are in place and have no authority to decline a permitted use if all applicable regulations of the Zoning By-law are reflected in the proposal.

Mr. Sumner clarified for Mr. Barr that the authority for Site Plan Control By-law rests with administration. He referenced Bill 109 which removed Council to be involved with Site Plan Control.

Mr. Barr expressed that there was a lot of public input at the time in response to 20 units and that was almost the deciding factor for PAC at the time. He gave the example of a Lakeside Crescent application for re-zoning from "R2" to "R3" was not recommended to Council due to the public concern. Mr. Sumner explained that we can limit density within policies in the Official Plan for residential lots so there were factors that may have limited them. Mr. Barr expressed concern that at a public meeting the public was told 20 units and felt that recommendation was made based on that presentation and that members of the public may be unhappy.

Adam Smith commented that if the number of units can be increased on that project without impacting the zoning by-law, he felt it wouldn't trigger a new public process.

Member, Ray Pearson noted that 5 years ago they were provided more information on proposals and the process has changed which has limited the information that is provided. He noted that KDSB and the Aboriginal housing were partnering in this project. He agreed with Mr. Barr that a 20 unit building was voted for and felt that the public is not aware that there are now 30 units.

Mr. Sumner commented that in the future conditions can be added to address concerns.

Bev Richards asked if there has been any inquiries from the public. City Staff confirmed no correspondence from the public. She asked if the qualifications to get into the units was still addiction or alcohol issues. No operational information has been shared with City staff. Mr. Smith added that those program details would be outside of the realm of review for the Committee unless it affects what the use would be. Ms. Richards expressed that she felt the integrity of the Committee is at risk. Member, Chris Price expressed issue with the specifics of the uses and discrimination of the applicants and inquired if there's a process to omit that type of conversation at a public meeting.

x. Adjourn

That the May 17, 2022 Planning Advisory Committee meeting be adjourned at 7:57p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday May 17, 2022 are approved the 21st day of June, 2022.

Chair,

Secretary-Treasurer, Melissa Shaw



The Corporation of the City of Kenora

PLANNING ADVISORY COMMITTEE MEETING RESOLUTION

MOVED BY: John McDougall

SECONDED BY: Chris Price

DATE: May 17, 2022

RESOLVED THAT the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-22-05, for subject property municipally known as 216 Matheson Street South, as identified in Schedule A.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from "I" Institutional Zone to "GC" General Commercial Zone. The effect of the application is to enable future mixed-used redevelopment of the subject property.

The Committee has made an evaluation of the application upon its merits against the Official Plan (2015), Zoning By-law (101-2015), and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

DIVISION OF RECORDED VOTE				CARRIED	DEFEATED
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS		
	Richards, Bev	√			
	Price, Chris	√			
	Kitowski, Robert				
	Pearson, Ray	√		CHAIR	
	Barr, John	√			
	McDougall, John	√			

Schedule A
216 Matheson Street South

