



PROCEEDINGS
for a Public Meeting
to discuss a Proposed Zoning By-law Amendment
(Re: Z02/16 Godbout)
Tuesday, May 10, 2016
11:00 a.m.

PRESENT: Mayor D. Canfield
Councillor M. Goss
Councillor R. McMillan
Councillor D. Reynard
Councillor L. Roussin
Councillor S. Smith
Councillor C. Wasacase
Karen Brown, CAO
Tara Rickaby, Planning Administrator
Melissa Shaw, Planning Assistant
Andrew Glassco, Manager of Community & Development Services
Heather Kasprick, City Clerk

Mayor Canfield opened the meeting and indicated that the public meeting is being held by the Council of the City of Kenora in accordance with Section 34 of the Planning Act to consider an amendment to the City of Kenora Comprehensive Zoning By-law No. 101-2015.

The Chair asked the Clerk to confirm that sufficient notice was given by publishing notices in the Kenora Daily Miner and News, being a newspaper that, in the opinion of the Clerk of the City of Kenora, is of sufficiently general circulation in the area to which the proposed by-law would apply that it would give the public reasonable notice of the public meeting notice was also provided on the City portal. H. Kasprick, City Clerk, advised the notices pertaining to these public meetings were provided in accordance with Planning Act requirements.

The Chair indicated that if anyone wishes to receive written notice of the adoption of the By-laws is to leave their name and address with the Clerk, after the meeting.

The Chair explained that an appeal may be made to Ontario Municipal Board not later than 20 days after the day that the giving of notice as required by section 34(18) is completed by either the applicant or person or public body who, before the by-law is passed makes oral submissions at a public meeting or written submissions to the Council by filing a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee prescribed under the Ontario Municipal Board Act, with the City Clerk.

The Council of the City of Kenora will make the decision at a future meeting of Council.

The Chair stated that the Planning Administrator will provide the background information on the City-initiated amendment after which anyone who wishes to speak either for or against the application will be given the opportunity to do so, and a record will be kept of all comments.

Mrs. Godbout to present the zoning amendment application:

Jackie Godbout, 188 Transmitter Road, of Godbout Property Holdings Inc. was present to present her planning rationale for re-zoning from institutional to R3 for Norman Heights, 100 First Avenue West. The existing property is a one-story, masonry construction, former school building converted to office use. Behind the building, on the north side is a heated, double garage with one garage door and a walk in door. On the south east side of the building is a small shed which will be repurposed into a recycling station. The property is irregular in shape with an assessed frontage of 304.49 foot frontage and an area of 2.56 acres (MPAC) or 10,241.4m² (City of Kenora). The zoning is Institutional.

In the proposed conversion renovation and remodeling of the building will consist of eight-two bedrooms and three-one bedroom units, directly addressing Kenora's need for housing, particularly seniors housing. The need for senior housing has been identified in the community and is contained within the City's strategic plan. The target market for the building is active adults between the ages of 55-75 and will be priced at moderate scale. A two bedroom unit will be an accessible unit with parking. The common room with a full kitchen will be accessible and there will be a guest suite available. All units will have updated energy efficient lighting, heating and appliances. The entire structure will have a new energy efficient heating source. The electric system will be new with safety and efficiency. All mechanicals will meet the new codes for safety and energy efficiency. The building will maintain the exterior esthetics with new paint. An addition consisting of a 7 stall, heated garage attached to the east side of the building with an enclosed entrance to the building will be constructed. The height and lines of the structure will follow the style of the existing building. The storm water will be directed and piped to flow through a culvert that runs toward the east side of the property down towards the river, first flowing through the virgin forest, a natural filtration system. An outdoor recycling centre will be created to contend with household waste and various types of recycling product, keeping it out of the landfill. The 110 foot free-standing tower will be removed. The current parking area, hardscape, will be replaced with a green space that will include new trees and shrubs bordering the west frontage creating a sound buffer. A community area with seating, and a small community garden will be constructed keeping the focus on helping to moderate the summer and winter micro-climate. The rainwater will be collected and directed into this area for use as irrigation. The driveway and guest parking will remain graveled to help dispel the rainwater. The current outside lighting will be left in place with the fixtures being retro-fitted with energy efficient bulbs. All directed to cause no interference in the neighbourhood.

At the present time there is not a designated entrance, just one very large open space. The access to the complex will be through a main entrance off First Avenue (Cameron Street) that will horse shoe the complex allowing accesses to the guest parking, the seven

stall heated garage and the double garage on the north side of the building, and the recycling centre. There will be trees separating the horse shoe entrances. This design will keep the traffic on site and not on the public roads. The change of use of the building will ease the congestion of traffic in the area as the traffic has decreased from 50 to 100 persons using the school board office building to 8 couples in a private residence. The change of use will bring the area back to residential use. The peaceful, non-intrusive development will help to bring harmony to the Norman community. The beautification of the site will be instrumental in increasing the value of the surrounding single family residential homes. All municipal services are already in place creating no cost to the City.

The site is within 300 meters of a railroad. The railroad track runs through a tunnel carved out from the Canadian Shield forming a sound barrier. There is a three road infrastructure base between the property and the railroad tracks along with several rows of residential housing. There is no sound or vibrations of significant value to contend with. As a precaution, trees and shrubs will be planted along the 100 street frontage as a sound buffer. This plan is in line with the City of Kenora Official Plan for the area and with the 2014 Provincial Policy Statement. With rezoning approval it will meet with the permitted uses for R3-Residential-Third Density zone. The 8 new units targeted towards active adults speaks directly to the City of Kenora's need for senior housing. The ownership structure has not been determined at this time and will be addressed in the building permit application process.

Planning Administrator, Tara Rickaby Introduction:

Godbout Property Holdings Inc., owner of property at 100 First Avenue W., has applied to rezone the property from I- Institutional to R3 – Residential Third Density. The land and building were purchased from the Keewatin-Patricia District School Board which operated its Board offices from that location.

The property is described as 100 First Avenue West, and is legally described as PLAN M31 LOT 1 TO 5 LOT 45 TO 49 BULMER LOC PCL 4171 & PT RESERVE PLAN M116 DES RP 23R8790 PT 1 PCL 39858. The effect of approval would be to permit the re-purposing of the existing structure into condominiums and the addition of an enclosed parking structure and development of amenity space(s).

The property owner initially considered the development of rental apartment units for the building, but has reconsidered and will be developing condominium units.

Description of Proposal

- Rezone the property to R3 – Residential, Third Density, from I - Institutional;
- Renovate/repurpose the existing offices into condominiums, with associated amenity space(s) and enclosed parking;
- Repurpose an existing accessory structure for waste management purposes
- Construct enclosed parking structure
- Re-develop existing parking/access/egress
- Removal of existing communications tower.

Existing Conditions

- The property is located in the Norman neighbourhood, north of the CPR mainline and on the fringe of established residential development
- The property is approximately 1.024 ha in size with approximately 90 m of frontage on Norman Dam Road;
- There is an existing vacant office building, associated parking lot and accessory structures on-site;
- There is a communication tower located on the east side of the existing building;
- The property is serviced with municipal sewer and water;
- Access/egress is via Norman Dam Road;
- Lands to the north and west are undeveloped.

Surrounding land uses are as follows:

- North: Vacant, rural – municipal property
- South: Established residential
- East: Established residential
- West: Vacant, rural – municipal property

Provincial Policy Statement 2014 (PPS 2014)

This application is consistent with the PPS 2014, the property is within the identified settlement area and supports the development of land use patterns that sustain the province and municipality i.e. no new services required and provides intensification and redevelopment using existing building stock.

City of Kenora Official Plan (2015)

The area is designated Established Area in the Official Plan, surrounding uses are residential.

Principle 1 of the City of Kenora’s Official Plan is Sustainable Development. Kenora shall promote sustainable development to enhance the quality of life for present and future generations.

This application is consistent with the following objectives of this principle:

- To promote compact development by using land efficiently and existing infrastructure.
- To direct residential development to land within the settlement area boundary by way of infilling and residential redevelopment in the Established Area ...
- To support infill and intensification in built up areas (e.g. Harbourn Centre) where services exist.
- To provide opportunities for the adaptive re-use of former industrial areas and brownfield sites where the industrial use is no longer viable.

Principles 3 and 6 of the City of Kenora’s Official Plan- Affordable Housing and Complete Communities. Kenora shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities.

This application is consistent with the following objective of this principle:

To provide a range of housing opportunities types that shall meet the physical and financial needs of an aging population and be able to provide a timely response to housing needs associated with a diversified economy, and support of mixed-use neighbourhoods.

Section 3.4 Land Use Compatibility - Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. Compatibility can be achieved in a variety of ways, including the provision of appropriate setbacks, buffering features, and transition in building height and massing. The height/mass of the building will not change, with the exception of the addition of enclosed parking.

Lot Size and Frontage - The lot exceeds size and frontage minimums in the R3 - Residential Third Density zone and on Rabbit Lake Road

Servicing - The lot is municipally serviced for water, sewer. No extension of City services is required.

Utilities - Kenora Hydro and Bell Canada provide services.

Access - The subject property is presently accessed via the Norman Dam Road.

Natural Heritage - No issues were identified.

Site Plan Control- Will be in effect

Amenity Space - Exceeds required space

Comments from Municipal Staff:

Departments Circulated	Comments Received
Planning Department	As per this report, the application has regard to the PPS 2014 and City's OP; the Planning Department supports this application. Site plan agreement will be required
Building Department Operations Manager	The application refers to either for apartments or condos. For future development, a choice will be required in order to consider servicing; condos will require separate services for each unit. Recommend that the two entrances be joined to make a loop for better access to the building. During the site plan agreement process the following will apply: A drainage plan should be provided for the site. If the location for the recycling station is it also for garbage collection, that should be indicated Any outside lighting for the parking area should be indicated Visitor parking spaces should be indicated If here a proposed entrance sign and name for the building, the sign location should be indicated Generally the property owner may wish to consider

	the additional room for development on this property, to the west of the existing building
Roads Department	
Sewer & Water Department	No concerns
Municipal Engineer	No concerns or issues. The proposal looks at not paving the driveways and internal roads which may need to be done as per zoning requirements? Also the distance to get vehicles in and out of the end stalls of the garage looks narrow.
Kenora Hydro	
Kenora Fire & Emergency Services	Kenora Fire has no issues with the current information and plans as shown. The new construction will follow all fire related sections within the Ontario Building Code.
Heritage Kenora	

Public Comments - None received to date (April 14, 2016)

Agency Comments - 14 Apr 2016 – Ray Davies, MCIP, RPP - OPG has no concerns with this zoning by-law amendment application

Kenora Planning Advisory Committee:

Jackie Godbout presented her plans for the building and the property and explained that they will now be using a condominium description as the form of ownership of the new units to be developed, rather than develop rental apartments. It was explained to Ms. Godbout that there will be additional requirements, both under the Planning Act, Condominium Act and Ontario Building Code. The Site Plan Control By-law will apply, regardless.

Recommendation:

Moved by: Robert Kitowski Seconded by: Graham Chaze

That the Kenora Planning Advisory Committee, having reviewed the application, recommends that the Council of the City of Kenora approves the proposed zoning by-law amendment Z02/16 Godbout to amend the Zoning By-law 101-2015 for the property described as PLAN M31 LOT 1 TO 5 LOT 45 TO 49 BULMER LOC PCL 4171 & PT RESERVE PLAN M116 DES RP 23R8790 PT 1 PCL 39858 from I – Institutional to R3 – Residential, Third Density; as the effect of approval of the application is consistent with the Provincial Policy Statement (2014), and meets the purpose and intent of both the City of Kenora Official Plan (2015) and Zoning By-law No. 101-2015, for the reasons outlined in the planning report.

Statutory Public Hearing: Tuesday, May 10, 2016 at 11 a.m.

Mayor Canfield asked if anyone wished to speak in favour of the amendment.

Joyce Chevrier, Norman Drive, the proposed application to rezone the application is presently in institutional zone and she believes it is the best use for the property. She believes it is in the public's best interest for safety and will address the concerns that have been brought forward in the past. She has concerns regarding the traffic patterns. She suggested the City take a serious look at the traffic flow before Council makes their decision.

David Albert, 58 Norman Drive, hasn't seen any development in Norman for quite some time so this is positive. He questioned how it went from the land it originally was to the development of the school board, to almost private enterprise sale. He would suggest the controversy over a 20 foot line mark. The new lines now come down the middle of the lane (or road) and the bottom line is future development. He questioned future development to the west of the site. Make sure the road is set up for future development. Tomorrow someone may want to develop an 18 story condominium you have beautiful views from there. Development is coming, when you let this redevelopment you need to keep in mind to for future development. When we let someone come in with future development that you think progressively and you put in the proper road allowances. Drainage is also a concern.

Wayne Ficek, 30 Norman Drive, it was nice to hear the presentation this morning. The development is positive. Mr. Ficek lives right on the corner where the "island" is right now. The way she is looking at entering and exiting is concerning. Snow piles up and triples in size and it is difficult to see now. The only way to know how it drains there is during a torrential rain. There is going to have to be some consideration for the water flow that comes out of there. It makes sense that you come past the island but maybe the City should look at making that a one way. When you come up the little hill, to go left of the hill, you aren't concerned about traffic coming up the hill. Consideration should be given to entrance and exit way. If you want to do something with that island, now is the time. The pole that is there should maybe come out and the hydro lines go underground which would alleviate some things there.

Karen Power supports the development of this complex but has concerns about sewage issues in the area.

Mayor Canfield asked if anyone wished to speak in opposition of the amendment. There were none.

Mayor Canfield asked if there were any questions.

Councillor Roussin questioned if when Abitibi transferred the lands to the school board if are there any restrictive covenants that would come into effect. Tara explained that Abitibi didn't transfer this property, the property to the west was originally Abitibi's property which they transferred a portion to the school board at the time and then another portion which provided a laneway which provided use in 1992 that Mr. Albert is speaking to. The laneway is municipal.

Susan McGinnis questioned if the City plans to do any work on the lane in this area. Mayor Canfield clarified that this is not the form for this type of discussion. Her comments do form part of the minutes and the concerns will be sent to operations.

Mayor Canfield the declared the Public Meeting closed at 11:33 a.m.