



**PROCEEDINGS**  
for a Public Meeting  
to discuss a Proposed Zoning By-law Amendment  
**(Re: Z03/16 Bruneau)**  
Monday, June 13, 2016  
11:00 a.m.

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**PRESENT:** Mayor D. Canfield  
Councillor M. Goss  
Councillor R. McMillan  
Councillor D. Reynard  
Councillor S. Smith

Regrets: Councillor L. Roussin  
Councillor C. Wasacase

Staff: Karen Brown, CAO  
Tara Rickaby, Planning Administrator  
Melissa Shaw, Planning Assistant  
Devon McCloskey, City Planner  
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.

**Mr. Anthony Bruneau to present the zoning amendment application:**

Mr. Bruneau's mailing address is PO box 399 Balmertown, Ontario, POV ICO.

This proposal is for the amendment to zoning by-law section 34 of the Planning Act & Ontario regulation 545/06 for the vacant lot that faces an undeveloped road allowance for Chaloner Street. This road runs east and west behind the Comfort Inn and has the side yard accessible from Pine Portage Road. Pine Portage road runs north to south in this area between Hwy 17 and River Drive.

At the present time this vacant lot is covered in grass and is somewhat lower than the surrounding residences. This lot is situated in a neighborhood that consists of a mixture of multifamily dwelling units as well as several single family dwellings. The lot is immediately adjacent to a single family dwelling, a duplex as well as a four plex. Just down the street is an old motel that has been changed into rental units. Research tells us that this area has always been residential. This specific oversized single lot is presently zoned R2. But because of it's larger than average size they were able to design a multiple dwelling unit that consists of three two bedroom units all on one level.

Their vision is to help provide cost effective, easily accessible and highly energy efficient dwelling units and their target occupants being the ages of 50 plus years old. Their research is indicating that there is a need for such housing for this age group that no longer want all the demands of owning a home but are not ready to enter an apartment type dwelling and most likely would enjoy another ten or more years in a residence that offers all the comforts of home with none of the work that goes with owning one such as shoveling snow, paying for costly upkeep, mowing the lawn and various other labour intense activities.

The units will be built with products made from sustainable resources, as well as recycled products as much as possible. The units will also come with six five star appliances as well as state of the art in-floor radiant heating, high efficiency hot water tanks, LED lighting throughout. All of this will be controlled by programmable thermostats and occupancy sensors for lighting in the less occupied areas of the units. All of the units will be on one floor for easy access from room to room. As the plot plan indicates it will have stairs and a low slope ramp for access to the entrances for those that might have trouble navigating stairs.

They have also paid attention to the drainage in the area and our plans include raising the average ground level enough to make possible an effective drainage solution as shown on

the plot plan. There is also enough parking to accommodate three cars plus a visitor space, as well as several available spaces on the street for visitors;

Our structure will be color coordinated in earth tones to enhance the park like setting that it will face on Chalonor Street.

As previously stated the structure's location will enhance the natural drainage of the arc. With the help of the designed insertion of additional drainage to the existing water shed area this development will not create any negative effects on the surrounding properties. The proposed project will be able to utilize all existing infrastructure hence not costing the tax payers any upgrades.

This location is close to several various amenities such as city bus route, automotive repair facilities, major department stores, restaurants and walking distance to lake access, a golf course, and gas stations which make it a very convenient location for the future tenants.

The construction and occupancy of this residence shall pose little to no disruption in the natural flow of the surrounding natural environment. The construction is planned for completion for the fall of 2016. The short construction time and our assurance of following all noise and obstruction by-laws will pose little demand on the environment and surrounding neighborhood. Being that this is in fact quite a small structure and will blend with all the surroundings, we feel that the surrounding wildlife will continue to exist among us for all the tenants and neighbors to continue enjoying.

We believe that the addition of a three unit, two bedroom dwelling unit will increase traffic flow only marginally and will not require any traffic flow adjustments to be made. During extensive research of the Kenora area to date, they have not found any other properties in the immediate area for this type of build such a structure without applying for a zoning amendment as well.

At the present time the applicant is not the owner of this property and the purchase of the property is subject to this zoning by-law amendment being passed. This is the first step in this process and they are willing to continue with any other process that is required to bring this project to completion. This proposal complies with zoning by-laws including lot set back requirements and parking requirements.

This construction is helping to infill existing residential development within the settlement area boundaries as laid out by the City of Kenora official plan. It also helps provide housing needs physically and financially to current and future residents in particular the ageing population, which in turn will make available more existing housing for the younger generation to purchase. This directly provides a timely response to housing needs associated in this diverse economy.

The application helps comply with Kenora's complete community planning strategy by enhancing the quality of life for present and future residents. It will help Kenora's existing residents to live, work and play in their existing community. They also believe this proposal helps Kenora as well as the province of Ontario acquire some of its goals relating to habitat loss, affordable new housing, depletion of resources, car dependency, human health, infrastructure deficit, loss of green space as well as changing energy demands. It



province and municipality i.e. no new services required and provides intensification and redevelopment using existing vacant lands.

#### 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. Harbourtown 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.

#### City of Kenora Zoning By-law 101-2015

#### Land Use Planning Issues

Zoning Mechanism		
	Multiple Dwellings	Attached Bruneau Proposal

(a) Lot frontage (minimum)	6 m / unit	~23.0 m
(b) Lot area (minimum)	180 m <sup>2</sup> / unit	1011 m <sup>2</sup>
(c) Front yard (minimum)	6 m	~7 m
(d) Interior side yard (minimum)	2.5 0 m	2.5 m (north)
(e) Exterior side yard (minimum)	4m	4.86 m
(f) Rear yard (minimum)	8 m	8 m
(g) Gross floor area (minimum)	37 m <sup>2</sup> /unit	~ 111 m <sup>2</sup> / unit
(h) Lot coverage (maximum)	40%	~31%
(i) Building height (maximum)	10 m	~5m
Section 3.3 Amenity Area	N/A	N/A
Section 3.23.1 Parking Triplex unit	1 /unit	4

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

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 accessed via the Pine Portage Road.

Natural Heritage - No issues were identified.

Site Plan Control - Does not apply

Amenity Space - N/A

Comments from Municipal Staff:

Departments Circulated	Comments Received
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Planning Department	<p>As per this report, the application has regard to the PPS 2014 and City's OP; the Planning Department supports this application.</p> <p>A drainage plan will be required because the lands are to be filled</p> <p>The final site plan will require that all of the parking is located on the subject lands</p>
Building Department	
Operations Manager	
Roads Department	
Sewer & Water Department	<p>Two water lines adjacent to the property. This is just as heads up, other than this there is no concern with water/wastewater</p>
Municipal Engineer	<p>There is the potential of an abandoned watermain that crosses this property as there may be inaccuracies in the GIS indicating the abandoned watermain in on the lot to the north of the proposed development. This should be confirmed by the Water and Wastewater Division, and it may require permanent termination at the main connection on Pine Portage Road as the current abandoned main on private property is assumed to be just valved off.</p> <p>I assume this development would be a Pine Portage address with unit numbers for the three specific units as it would not be in the City's interest in providing an address on the unopened Chaloner Street on the south side of the development. I would say that on street parking is marginal at best due to Pine Portage Road only being in the range of 6 m or less in width, therefore any additional off street parking over and above that the development is considering for visitors etc would be beneficial.</p> <p>Drainage will be critical as there is no runoff control such as curbs etc on Pine Portage Road and this runoff must continue in a westerly direction via the lot in question, which I believe would be on both the north and south side of the proposed building. The building and associated parking will have to be built higher than the elevation of Pine Portage Road to ensure it is not affected by road runoff.</p>
Kenora Hydro	<p>The applicant has been into our office for information regarding electrical service possibilities upon approval for this request</p>





As there are no (further) questions, Mayor Canfield declared this public meeting CLOSED at 11:15 a.m.