



**PROCEEDINGS**  
for a Public Meeting  
to discuss a Proposed Zoning By-law Amendment  
**(Re: D14-17-04 – Trojan Avenue - Minor)**  
Tuesday, May 9, 2017  
12:00 p.m.

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

**Regrets:** Councillor L. Roussin

**Staff:** Karen Brown, CAO  
Devon McCloskey, City Planner  
Heather Kasprick, City Clerk

Mayor Canfield opened the meeting and advised that this public meeting is being held by the City of Kenora in accordance with Section 34 of the *Planning Act* to consider various amendments to the City of Kenora Comprehensive Zoning By-law Number 101-2015, as amended.

Notice was given by publishing in the Daily Miner and News which 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 amendment would apply, and that it would give the public reasonable notice of the public meeting. Notice was also provided by mail to every owner of property within 120 metres of the subject property, prescribed persons and public bodies, and posted online on the City of Kenora portal.

If anyone wishes to receive the Notice of the Decision of Council, please leave your name and address with the City Planner.

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 have the opportunity to consider a decision at a future meeting of Council.

Herein the applicant will have the opportunity to speak on behalf of their application, and the City Planner will provide a summation of her report and recommendation, 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.

The applicant (or representative) will present their application.

Mrs. Sarah Minor presented their application and advised their zoning by-law amendment is proposed to change the regulated zoning of property specifically indicated on the key map, from Residential 'R2' to Residential Third Density Zone 'R3', to allow for the development of multiple attached dwellings. They are looking to target the 50+ age range to help with the lack of housing in Kenora.

Devon McCloskey, City Planner presented the planning report for the zoning amendment application:

An application for zoning by-law amendment is proposed to change the regulated zoning of property specifically indicated on the key map, from Residential – First Density Zone ('R2') to Residential - Third Density Zone ('R3'), to allow for the development of multiple attached dwellings.

The properties were recently merged through a merger agreement and consolidation transaction.

To rezone property in order to allow for 4 dwelling units and 1 secondary dwelling, referred to as multiple attached dwellings.

The units would be constructed as one whole building over the area originally surveyed as three (3) separate lots. The site plan as shown with the application presents the building as being turned to front toward Twelfth Street. Driveway access would be provided off of Twelfth Street. The lot line along Trojan Street would then become an exterior side lot line, as well as the lot line to the west which would abut the laneway.

These matters will be fully reviewed with submission of a complete application for site plan approval.

The property is abutting Trojan Avenue and Twelfth Street. It is vacant and no previous use is known. A drainage ditch is existing along the lot line abutting Trojan Avenue.

A site visit was conducted on April 12<sup>th</sup>, 2017, where Devon attended the property to view the vacant lot and surrounding lands. The property is cleared and appeared to be filled some time ago. The extent of the fill spills over to other lots south of the subject location

The proposed application for 5 units on a lot 0.1305 hectares in size, qualifies as Medium Density.

The subject property is currently zoned 'R2' Residential – Second Density Zone. Apartment dwellings are not a permitted use. Similar permitted uses are limited to Duplex Dwellings, Boarding houses, and semi-detached dwellings.

If approved for a change in zoning, the property would be eligible for development of apartment dwellings. All other regulations and requirements of the zoning by-law would be met for the lot dimensions and building locations. The development as indicated would also be subject to site plan approval.

The sewer and water department commented that the proposed development would not further impact existing watermains. The breaks on record were primarily related to the individual property service lines, and the proposed development is tapping the services from a watermain. There were no concerns with NWHU, Fire or the MNR.

A public meeting is scheduled to be held by Council on May 9<sup>th</sup>, 2017. Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated on April 6<sup>th</sup>, 2017 to property owners within 120 metres, and published in the Municipal Memo of the Newspaper, persons and public bodies as legislated. Together with staff, Council will have the opportunity to evaluate the proposal in lieu of public comments.

An email was received from a property owner outside of the area of circulation but within the neighbourhood, who advised that they oppose the application, and requested a copy of the notice. Further comments may follow in writing or attendance at an upcoming meeting. The original submission has been redacted, scanned and attached to this report.

Further comments were received from a property owner who expressed concerns with further development in the area and cited past issues with city services, infrastructure, and signage. Comments have been provided to relevant departments for review and response.

The Operations department didn't feel that servicing would be an issue and didn't expect an increase to traffic. Snow clearing has been improved and this would not be a problem with an addition of this development. There is congestion at the transfer station but they are looking at improvements now that may alleviate that.

The notice of complete application and statutory public meeting, also stated that the Planning Advisory Committee would have the opportunity to consider recommendation of the application to Council at their meeting on April 18<sup>th</sup>, 2017.

Numerous residents in area attended the PAC meeting to hear the application, ask questions and provide comments. Residents were very concerned about the existing sewer and water service, and several neighbours spoke about their experience encountering breaks. Comments were also made about the condition of the roads, access for pedestrians and increased traffic.

A couple of residents spoke in favour of the development of new housing units for seniors and enquired as to affordability.

The PAC resolved to recommend that Council approve the application, please refer to their  
May 9, 2017

resolution and minutes of the meeting attached to this report. The staff report provided to the PAC is very similar to this report provided to Council, only improved and updated to reflect the outcome of the PAC meeting, as well as to clarify and further comment on sewer and water.

Approval of the application will enable development of apartment dwellings on a vacant lot. This will add to the supply of housing and possibly contribute to affordable living alternatives for seniors.

Site Plan Approval will be required, and other matters with the site development such as drainage and orientation of the building can be considered at that time. Concerns submitted in regard to sewer and water servicing were reviewed by City Departments, and departments concluded that servicing is adequate and that negative impacts are not anticipated.

**Recommendation:**

As the Planner for the City of Kenora, it is my recommendation that following a Public Meeting to hear submissions and public comments in regard to the Application for Zoning By-law Amendment, File No. D14-17-04 for property described as lots 115, 116 and 117;

That Council accepts the recommendation of the Kenora Planning Advisory Committee, and further; that Council, in lieu of public comments, gives three readings to a by-law to authorize approval of the amendment to enable a change in zoning from R2 to R3.

Mayor Canfield advised that any person may express his or her views of the amendment and a record will be kept of all comments.

Mayor Canfield asked if there is anyone who wishes to speak in favour of the amendment. There were none.

Mayor Canfield asked if there is anyone who wishes to speak in opposition of the amendment. There were none.

Mayor Canfield asked if there were any questions. Bonnie Coughlin noted the reference to the address.

Councillor Reynard questioned on the map where the hydro pole was located and Devon provided an explanation.

As there are no (further) questions, Mayor Canfield declared this public meeting CLOSED at 12:17 p.m.