



City of Kenora  
Planning Advisory Committee  
60 Fourteenth St. N., 2<sup>nd</sup> Floor  
Kenora, Ontario P9N 4M9  
807-467-2292

**Meeting Minutes**  
**City of Kenora Planning Advisory Committee**  
**Special Meeting held in the Operations Centre Building**  
**60 Fourteenth St. N., 2<sup>nd</sup> Floor – Training Room**  
**April 10, 2018**  
**5:00pm**

**Present:**

Wayne Gauld	Chair
Bev Richards	Member
Chris Price	Member
Robert Kitowski	Member
Graham Chaze	Member
Melissa Shaw	Secretary-Treasurer
Devon McCloskey	City Planner
Kylie Hissa	Planning Analyst

**Regrets:**

Vince Cianci	Member
Ray Pearson	Member

**DELEGATION:**

- (i)** Wayne Gauld, Chair, called the meeting to order at 5:00 pm and reviewed the meeting protocol for those in attendance.
- (ii)** Additions to agenda - there were none.
- (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)** Correspondence relating to the application before the Committee – there were none.
- (v)** Other correspondence - there were none.
- (vi)** Consideration of applications for minor variance
  - a. D13-18-02

David Nelson, Agent  
Nelson Architecture Inc.

Mr. Nelson, the Agent for the Application provided background on where and why they are applying for variance at Memorial Park and referenced the Planning Rationale as provided. The Agent informed the Committee that initially, there was no setback for variance and that there was the intent to hold the equivalent setback as per the Zoning By-law. However, as they moved through the design process, several accessibility issues became substantial in nature since it was a combined building with five levels and freight elevators. In order to address accessibility, the design of the building began to expand lengthwise, resulting in a proposed building that impinged on the required setback.

The Agent also described the importance of the site and how it affected the design process of the Art Gallery. It was the intent of the Art Centre Committee and those contributing the art to the centre, to have the Gallery located within Memorial Park. Out of respect for both Memorial Park and the cenotaph as it is Kenora's only urban park, there was concern expanding the new building in the opposite direction.

The Agent described how the building design is a modern response to the massing, materials, and the context in which it sits in Memorial Park. The slope of the roof of the proposed Art Gallery mimics the roof of the existing Land Titles building; the proposed use of limestone and reflects the material used on the Land Titles building; and the angled wall to face Main Street is an architectural response to the Museum. The Agent emphasized that the design aims to preserve the axial relationship in the Park.

The Agent believed the intrusion into the setback was minor in nature. Mr. Nelson highlighted that eleven out of thirteen buildings on Main Street have zero setback since they are zoned commercial and that although the Land Titles building is set back 25 ft., the canopy of the building may impinge on the setback partially. They felt that projecting into the setback 1.458 m was minor in comparison to these factors. The Agent felt that an amendment to the nose of the building to satisfy the setback would have a detrimental effect on how the building reads.

The Agent concluded by informing the Committee that the project is currently out to tender and appreciated the Committee for being available for the special meeting to keep the project moving forward.

The City Planner reviewed the planning report, file: D13-18-02, and focused on the legal non-conforming parts of the property and what is being relieved. The building is legal non-conforming in that it is built closer to the side lot line than permitted (2 m) as well as to the front lot line on Water Street (1.88 m). The City Planner also spoke to how the property is unique in that it is zoned as OS-Open Space, yet has several buildings on the property. Adjacent buildings are institutional and commercial in nature.

There were no major comments from internal City Departments, with the exception of Kenora Hydro with concern of underground infrastructure. It was understood by the City Planner that a meeting was held with the architect and

that any issues could be dealt with construction. The Sewer and Water Department noted that there is an existing sewer main running through the property and the Municipal Engineer was able to respond by stating that a solution has been worked out with the consultants and architect to address the sanitary sewer. Notice was circulated to property owners as per the Planning Act. As of the date of the planning report, there were no objections or concerns.

The Chair asked if there was anyone in the audience whom wished to speak in favour of or against the application.

Rita Boutette  
205 Ottawa Street  
Keewatin, ON P0X 1C0

Mrs. Boutette expressed her support for the application.

The Chair asked the Committee for questions pertaining to the Application.

Robert Kitowski asked for clarification on whether the issue from Kenora Hydro regarding voltage was referring to kilowatt voltage or high voltage. The Agent clarified that a high voltage line runs west to east near the center line of the park, running directly parallel to the development. However, the Agent reinforced that development would be far enough to the north that it shouldn't cause a problem. The Agent described that a number of services such as natural gas, telephone, cable, etc. run through the park and solutions have been discussed with Sewer and Water and other City departments. The existing sewer main is being relocated and will not be an issue.

Robert Kitowski also asked the Planner if the building is a designated heritage building. The City Planner confirmed that it is designated and that the proposal went through the Heritage Committee with no concerns.

Wayne Gauld, Chair, asked for clarification regarding what "running through the park" means regarding servicing and whether that refers to where the cenotaph is located. The Agent confirmed that servicing runs through the open space of Memorial Park, where the cenotaph is.

The Chair asked the Committee for discussion prior to making a recommendation, there was none.

**Moved by: Graham Chaze**

**Seconded: Robert Kitowski**

That the Kenora Planning Advisory Committee approves Application for Minor Variance File No.D13-18-02, seeking relief from Section 4.13.3 (a) – which requires a minimum front yard setback of 6 m within the OS-Open Space Zone. Approval of the application minor variance file: D13-18-02 will allow the southeast corner of the proposed Lake of the Woods Art Centre, to project 4.42 m into the front yard. The application is consistent with the provisions of the zoning by-law, the Official Plan, do not appear to have a negative impact on neighbouring properties and considered minor in nature.

Carried.

**(vii)** New Business

Devon McCloskey informed the Committee that the Ontario Municipal Board (OMB) has dissolved and is replaced by the Local Planning Appeal Tribunal (LPAT). She will provide a summary for what that means for PAC at the next PAC meeting, since there have been a number of changes for how appeals will be submitted. PAC won't be affected directly as we do not have to create a local board for LPAT.

**(viii)** Old business

a. OACA Training

Devon McCloskey has looked into costs of attending the OACA Conference. It looks like there is room in the budget to send five people – three PAC members and two City staff. PAC members that were interested in attending were identified as being Robert, Vince and Wayne (as per the PAC meeting on March 27<sup>th</sup>, 2018).

Devon asked that PAC members send her the transportation dates that they are looking at, realizing that members may want to arrive in Southern Ontario on different dates.

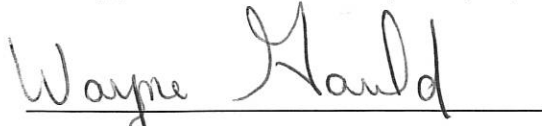
Wayne Gauld suggested that we ask if the OACA conference is at all possible to be scent-free for next year so that all PAC members have the opportunity to attend.

**(ix)** Adjourn

**Moved by: Chris Price**

That the April 10th, 2018 Planning Advisory Committee Meeting be adjourned at 5:31 pm.

Minutes of Kenora Planning Advisory Committee meeting, Tuesday April 10, 2018,  
are approved this 17<sup>th</sup> day of April, 2018.

Handwritten signature of Wayne Gauld in cursive script, written above a horizontal line.

Wayne Gauld, Chair

Handwritten signature of Melissa Shaw in cursive script, written above a horizontal line.

Melissa Shaw, Secretary-Treasurer