



PROCEEDINGS
for a Public Meeting
to discuss a Proposed Zoning By-law Amendment
**(Re: D14-18-06 Area of Pine Portage Road, being whole lots, part lots,
lanes, and roads on Plan M-63)**
Thursday, October 25, 2018
12:00 p.m.

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

Staff: Karen Brown, CAO
Heather Kasprick, City Clerk
Devon McCloskey, City Planner
Adam Smith, Special Projects & Research Officer

Mayor Canfield opened the meeting and stated 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, as amended.

The Chair advised that 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. It was advised that if anyone wishes to receive the Notice of the Decision of Council, they are to leave their name and address with the City Planner.

An appeal may be made to the Local Planning Appeal Tribunal 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, and may not be added as a party unless, in the opinion of the Tribunal there are reasonable grounds to do so. A notice of appeal can be filed with the City Clerk with the Tribunal's required fee of \$300.00.

An appeal may only be made on the basis that the bylaw is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan.

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, Adam Smith, City of Kenora, presented details of the application.

The application is adjacent to Pine Portage road. The property is currently zoned Highway Commercial and the application is to rezone to institutional. We have redefined the boundaries to the subject lands that will be developed in the near future. The supplemental report outlines further details with the partnership between the Kenora District Services Board and the City of Kenora.

Devon McCloskey, City Planner, presented highlights from her planning report.

An application has been received to change the regulated zoning of property located in the area of Pine Portage Road and Hwy 17E. This will allow for a range of permitted uses. The use is intended to offer rehabilitated care for people who are in the justice system. This would be only for a section that is 0.8 hectare in size with access off Pine Portage Road. The area was redefined on October 18th, following the PAC meeting. Access would be provided off of Pine Portage Road. It would have low traffic impact. The remaining lands would be available for highway commercial use. The subject area for this application would not be adequate for highway commercial development given the extremely rugged terrain and access challenges, but it is suitable for institutional use. In addition, an application has been received to purchase the property for development of a a Continuum Care Facility and there would be 24 hour comprehensive on-site services and supports, for assistance to individuals who are involved in the justice system.

An existing curb cut on Hwy 17 East currently provides access to a cleared area and a small privately owned lot. This point of access is not adequate for intensified use without substantial upgrades to the approach, blasting and some matter of traffic control. The extent of the development along this stretch of road also includes several driveway entrances, and a three way traffic light which contributes to challenges with terrain.

Property to the eastside (Part 3), also contains outcropping rock and slope, but there is a section which could accommodate access for a driveway, and this property has been identified as having potential for new Highway Commercial Development.

Property north and east of the proposal location is developed and zoned for serviced residential use. Lands to the west and south are developed and zoned for Highway Commercial Use.

City Planner explained that she is very familiar with the area and took a lot of photos and is an area that hasn't been used appropriately over the years. It does provide drainage on the

backside. The application would be subject to site plan control. All defined through site plan to minimize the impacts to surrounding areas. No negative comments were received internally. Adequate fire access and architects that are looking at it can incorporate. The property would be serviced with sewer and water.

External comments – circulation of notice of the amendment was conducted within 120 metres of the property. Community consultations by the KDSB and NeeChee Friendship Centre have also taken place.

Public comments were received, and these generally pertained to concerns with access how the site would be developed. There currently is not any sidewalks and it is a residential area.

Her review of the application determines that it is consistent with the Provincial Policy Statement and Official Plan.

Recommendation

That the Application for Zoning By-law Amendment, File No. D14-18-06, should be approved; to change the Zoning of the subject property being a 0.8 ha area of land accessed from Pine Portage Road, which includes lots and lanes on Plan M63, described as PINs 42168-0228, 42168-0144, 42168-0145, 42168-0227, and 42168-0146; from Highway Commercial (HC) to Institutional (I), in lieu of public comments that may yet to be received.

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

Mayor Canfield questioned if there was anyone who wished to speak in favour of the amendment?

Jenn Hall currently owns the building across the street from the current Northland Building on Matheson Street South. She expressed that she has never had any issues with the residents of the Northland building. These people are looking for an opportunity and this is something to look for the future. This doesn't need to be in our downtown core and we could use it more for a tourism related activity. Not in our backyard mentality needs to change. This property is not ideal for highway commercial and you are always going to have to access it from Pine Portage Road. We need these facilities like this to address all the other issues that keep surfacing in our community. We need to help correct these things. I live a block from the location, but there is break ins happening all over the community and lots of social issues happening all over the community. This is a good opportunity.

Mayor Canfield questioned if there was anyone who wished to speak in opposition of the amendment?

Kathy Kantola -1205 River Drive. Everyone in the room is supportive of people who are compromised and not supporting individuals in need. Ms. Kantola is concerned with what this development brings to her neighbourhood. She expressed that they have uninterrupted darkness. The new facility will have it well lit up and parking lots. Nocturnal animals sleep during the day and are active in the night. Light pollution contributes to health issues. She is also concerned about the fragile ecosystem that exists there. She said that she would rewrite her presentation notes and provide a copy to the Clerk.

Michael Strecker – expressed that he is 100% in favour of what Ms. Kantola presented. He questioned why they don't they just put it on the Kenora Jail property. Then you don't invade the wild life and there is lots of property there.

Cathi Irish presented Council with a petition with 37 signatures on it including property owners adjacent to the property.

Lyle Letain – 4th Street South. This is not the right area for this institution. This is a residential area. There is tons of wildlife in this area. They already have an institution in their area, called Kenora Jail. Not the right spot.

Josh Carlson - I speak to same thing, total compassion of the people, but has made a huge investment in the neighbourhood and we already have problems in the neighbourhood. Putting these people in close in touch with these people (jail) has a high rate of reoffending. I have investment property I that area. I do think we need something like this, it's just not right place to put it.

Sheri Marion owns the Days Inn. Recently in the spring they built a fence because there are people using the property as their garbage and drugs. I can't believe you would pick that spot. Worried about the business. Have people at night that have to monitor it. She has people sleeping under the stairs. Already have problems with drugs and people being rehabilitated.

Katie Sharp -1104 4th Street South – expressed this is not the place for it. She is very compassionate for people but this is not the right place for it. If you put a building up you will just add more buildings such as this to the property. Need to consider all this.

Mayor Canfield asked if there were any questions?

Mark Sharp stated that he is curious as to what the facility is. He has heard a rehabilitation facility but what does it mean? What type of offences are these people dealing with? Rehabilitation of what kinds of criminal activities? Does this include drugs/alcohol, sexual assault offenders, criminal offences?

Adam Smith explained it is intended to be a better Northlands to offer better supports and the criteria who is accepted into the program is established by the KDSB, Neechee Friendship Centre and Kenora Chiefs Advisory.

Henry Wall thanked the attendees and advised that they do take all the concerns very seriously. This is start up program that started years ago. With the new emergency shelter with a 42 bed facility, we are addressing that segment of the issues we are facing. The social issues are continuing in this community. The KDSB didn't have these social issues as part of their mandates to solve but something needs to happen in this community to address the challenges. Things need to change. We have a homelessness crisis. A lot of time and partnership with the OPP and community partners are involved. What is driving homelessness? What is causing such a high rate of individuals to be on the street? Many are suffering from mental health due to lack of supports and are here for court which includes over 1/3 of individuals that were in

jail at one time. From that, putting people in jail who need supports with life skills is not working. Something different needs to happen. A number of individuals who are on the streets are waiting for their judicial process. It has lead us to the challenges we see today.

Individuals who are in the justice system need life skills training this facility brings an education and life skills so the individual. They have a future after that. From a property tax payer perspective it is not sustainable and therefore the KDSB put a proposal to the Ministry of Attorney General for something better. There is a strict criteria who can access the facility. If someone who is high risk or no intention of improving their situation. Want to improve their lives and through a strict intake want to improve their lives. It is structured programming. In terms of relapse, if an individual is released they have supports to ensure success.

Henry explained they have worked extensively with City Staff where a suitable location may be. Developable land is a bit scarce in this community. With the change of government we have to act quickly otherwise the capital funding that has been committed to this project could disappear.

We (KDSB) care what the community thinks and how they feel about this. We care about the sense of community we are creating and will continue to accept community input. It is working in Sioux Lookout and through community engagement we will make changes to programming to address concerns.

Jenn Hall questioned if the property was currently zoned highway commercial. She questioned if there is a possibility that it would not be a forest and could be developed if purchased for commercial development.

Mike Strecker questioned who was interested in the property 10 years ago.

Mark Sharp questioned if there is a threshold to the type of offences that these people would have. Henry Wall explained that the design of the program is for people who want help and want to improve their lives. People who have sexual offences and violent crimes are not suitable for this program. Those struggling with help and addictions.

Cathy Kantola questioned if we had a lighting plan for development. Devon explained that she does have a plan that she can present.

Councillor Smith clarified that future development on this site is in our official plan. That site will be developed and could be rezoned for another use. That is a future development site and there will be development there in the future. There is going to be site plan control on this site. We work with the community and there are ways to mitigate some of these concerns. There is an opportunity for fencing and natural buffers. Henry when you talk about life skills training there is an opportunity on how to be a good citizen in our community. There will be opportunities for community engagement.

Lyle Letain questioned if the KDSB be willing to come forward with other sites they had considered. It was explained that some were private and we cannot divulge that.

Councillor Reynard questioned if the community consultation was done on October 23rd. The KDSB went door to door and would have left material in the door of each resident.

Mike Strecker questioned if we have every questioned the homeless if they are truly homeless. Henry responded that there are 232 individuals that are homeless.

Brian Kantola was surprised to hear about his concerns about education and improving their life. Seven Gens is here for education and LEAP for jobs. Boredom is key as I know these fellows and they have nothing to do at home. They just come to town and wind up.

Henry Wall expressed his final comments. He is certainly committing to good neighbourhood planning. We haven't gotten too far down in the process. As part of the decision making process is the community engagement piece.

As there are no further questions, Mayor Canfield declared this public meeting CLOSED at 12:55 p.m.