



**P R O C E E D I N G S**  
for a Public Meeting  
to discuss a Proposed Zoning By-law Amendment  
**(Re: D-14-19-03 Ninth Street North – former mill site)**  
Tuesday, April 9, 2019  
12:00 p.m.

---

**Present:** Mayor D. Reynard  
Councillor M. Goss  
Councillor R. McMillan  
Councillor A. Poirier  
Councillor K. Ralko  
Councillor S. Smith  
Councillor C. Van Wallegghem

**Staff:** Karen Brown, CAO  
Heather Kasprick, City Clerk  
Devon McCloskey, City Planner  
Adam Smith, Development Services Strategist

Mayor Reynard opened the meeting and declared the purpose of public meetings is to present planning applications in a public forum as required by The Planning Act. Following presentations by the applicant and our City Planner, any Planning Advisory Committee members will be afforded an opportunity to speak and at that time, the meeting will then be opened to the public for comments and questions. The public is encouraged to read the City Planner's planning report in advance of the public meeting which may clarify questions in advance of the public meeting. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

Personal information collected as a result of this public hearing and on the forms provided at the meeting are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to the City Clerk.

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.

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 to an applicable official plan.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion. 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.

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

**Mayor Reynard asked Council of any Declaration of Pecuniary Interest & General Nature Thereof**

- i) On Today's Agenda or from a previous Meeting
- ii) From a Meeting at which a Member was not in Attendance

There were none declared.

**Applicant Presentation**

Tara acting as representative for the Kenora District Services Board on Planning advice provided an overview of the application and planning rationale.

Tara Rickaby, of TMER Consulting Kenora, has been hired by the Kenora District Services Board, Agent for 5901058 Manitoba Ltd., the property owner, to apply for a zoning by-law amendment, under Section 34 of The Planning Act, and removal of a holding zone under Section 36 and O.Reg 179/16, of the Planning Act, and consent to create one (1) new residential lot, under section 53 of the Planning Act.

The owner of the property is proposing to create one new lot, from property located west of the Kenora Armoury and north of the Evergreen Community Club. The lands are technically part of the property known as the "former mill lands", but are physically and historically separate in use. The lands are vacant and well treed, and located in an area characterized by institutional or open space uses (church, Armoury, school, community club).

The amendments to the City of Kenora Zoning By-law No. 101-2015, are to add a definition of supportive housing, and rezone the property to be severed from R2 (H) to R3 – Residential Third Density, with supportive housing as an additional permitted use, with reduced parking requirements.

**Proposed definition: Supportive Housing**

"A residential use building containing rooming units or a combination of rooming and dwelling units, providing residence to any persons requiring supports to live, and with support services on-site which may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking and transportation. This does not include Retirement Homes, Continuum Care Facilities (including Bail After-care), Correctional Facilities, or Emergency Shelters."

The Ontario Human Rights Code is clear in its intent, and this project is an opportunity for the City of Kenora to provide its residents with an addition to the current range of housing types. The amendment would also see a definition, of supportive housing, added to Zoning By-law No. 101-2015: "Every person has a right to equal treatment with respect to the occupancy of accommodation without discrimination because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status, disability or the receipt of public assistance." – Ontario Human Rights Code, s.2(1).

The City of Kenora has been struggling with issues of chronic homelessness and behavioral issues for many years. Provision of supports to provide individuals and families with opportunities for safe living accommodations is the foundation of moving forward towards resolving issues associated with poverty. Beyond the benefits to the individuals and families are the benefits to the community-at-large. The impacts to the taxpayer, in the form of reduction in policing and emergency/long term health care costs are also significant. The following information is taken from analysis of a similar project in Sioux Lookout.

There is a concurrent application, for consent to create one (1) new residential lot to accommodate the residential use. The lot size and configuration will exceed the minimum requirements for apartment uses in the zoning by-law regulations.

This site is a vacant and forested property, which has historically been vacant (see Pinchin Environmental ESA).

The subject property is located on the south side of Ninth Street North, west of the Kenora Armouries (Institutional use). Adjacent, on the south side is the Evergreen Community Club property. The neighbourhood also includes a church, a school, and to the south, an older residential neighbourhood. There is residential development across Ninth Street North, and Artillery Way.

Provincial Policy Statement 2014: The PPS 2014 promotes efficient use of land and development within a settlement area, which will, in turn, support sustainability, by promoting strong, livable, healthy and resilient communities. The provision of an appropriate range and mix of residential, employment and other uses to meet long-term needs. The development of the supportive housing units will improve accessibility for persons with disabilities and older persons by identifying, preventing and removing land use

barriers, which restrict their full participation in society.

The development of this residential use, in a designated growth area, adds to the City's range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area. The PPS 2014 states that planning authorities shall provide for an appropriate range and mix of housing types by: permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements. Housing will be directed towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

This supportive housing unit is a type of supervised residential housing that will support residents on property for which municipal services and other infrastructure is available.

City of Kenora Community Improvement Plan, March 2017

Although this part of the "former mill lands" property is outside the scope of the City of Kenora "Former Mill Lands" CIP, one of Council's principal goals, as stated in that CIP is to increase the supply of affordable rental and ownership accommodation. The application to amend the zoning by-law, in order to develop a new residential use is consistent with the CIP, the PPS 2014 and the housing policies in the City's Official Plan, 2015, as well as the goals stated in the CIP.

The City of Kenora, through its "Former Mill Site" CIP document acknowledges that the main mill property has not yet been developed to its potential and addresses affordable housing: Ensuring an appropriate housing stock fulfills a fundamental human need and represents a critical ingredient for community success. Providing access to adequate, suitable, and affordable housing is a solid foundation on which to build socially, culturally, and economically strong communities. The City of Kenora's Affordable Housing Report (2014) identified difficulties in the City accessing secure housing that is adequate and affordable, particularly seniors and young people entering the housing market.

Providing affordable housing in a community generates several benefits, including:

- Provision of a foundation for securing employment;
- A boost in economic competitiveness;
- Provision of appropriate shelter conducive to raising families;
- Improvements in individual and public health outcomes; and
- Increased social inclusion.

These goals and objectives can be achieved with the development of supportive housing units, on lands already zoned for residential use. The development of supportive housing units on this property, together with new water servicing and development of an unopened road allowance is beneficial to attracting other ranges and densities of residential units.

Official Plan and Zoning By-Law: The City's vision is that it "shall be an inclusive, sustainable, healthy, four-season lifestyle community with a healthy economy that welcomes all and respects the Aboriginal peoples and traditions so that generations can thrive, prosper, and contribute to meaningful lives." The City's goal is to be sustainable and resilient by ensuring that social, cultural, economic, natural environment, built environment, and governance factors are considered in the management of change for the City's future.

Kenora shall promote sustainable development to enhance the quality of life for present and future generations.

- To direct residential development to land within the settlement area boundary by way of infilling and residential redevelopment in the Established Area and Harbourn Centre and the Residential Development Area.

This development of a supportive housing unit proposed for property designated as "Residential Development Area" will add to the quality of life of many of the City's residents. Kenora shall support the location of affordable housing in an integrated manner within new or existing development.

Objectives:

- To provide a mix and range of housing types that shall meet the physical and financial needs of all current and future residents, in particular the aging population and new entrants to the housing market, with the goal of providing a timely response to housing needs associated with a diversified economy.

This development offers a residential housing type, which will meet the physical and financial needs of many current residents. As the program progresses, and individuals and families transition out of the supportive housing, future residents will be accommodated.

Kenora shall encourage new development (e.g. buildings, new neighbourhoods) to provide for a mix of uses in planning for complete communities.

Objectives:

- To support mixed-use neighbourhoods.

The development of a residential use offering supportive housing adds a new residential use to the neighbourhood.

Kenora shall promote a desirable built form in any development or re-development.

Objectives:

- To promote built form that addresses the needs of present and future generations (i.e. live, work, play). The proposed new residential use will be aesthetically pleasing, with an exterior design which is residential in nature. Additionally, site plan control will apply to consider the Official Plan's urban design principles (3.4.1).

Affordable housing is a critical component of a healthy community; this is both a Provincial Policy and part of the Official Plan. The opportunity to rent or purchase suitable and affordable housing allows all residents to participate fully in the community and in the workforce. The following policies are intended to ensure that adequate and affordable housing is available for all residents, particularly seniors and new entrants into the housing market.

The proposed use and structure are compatible with the neighbourhood in terms of height and massing, outdoor amenity space, access and loading areas. The proposed amendment to the parking requirements of the zoning by-law is consistent with the OP policies in that the tenants of the supportive housing will, in all likelihood, not own vehicles. The City has proposed to amend the parking requirements to reflect this.

Residential Development Areas have been established to meet the needs of new residential

development in the City to 2031.

Permitted uses include residential and all housing types, commercial, retail, and institutional uses such as schools, places of worship, shall be permitted. Residential development on full municipal services are to be encouraged on these lands.

In addition, a range of densities of development shall be encouraged to ensure a variety of housing forms. The Zoning By-law will establish suitable setbacks between different densities of development to ensure that privacy and enjoyment of existing properties are not adversely affected by higher density housing.

These Official Plan policies fully support the establishment of a supervised supportive housing complex on lands in the Residential Development Area. The zoning by-law amendment, to add a definition of supportive housing, and to amend the by-law to rezone the property by removing the holding symbol and changing the zone to R3 with supportive housing as a permitted use, and reduced parking requirements meets the intent of the Official Plan policies for the Established Area.

The H – Hold, associated, in this case, with the R2 – Residential Zone, was designated in order to ensure orderly development of the property west of the former mill site and north of Seventh Street North. The current owner of the property has provided written confirmation that the severance of one lot, and the zoning by-law amendment to permit the supportive housing use will not negatively affect future development of the retained portion of the lands. In addition, the City of Kenora now has an opportunity to have an unopened road allowance developed which will provide access to the severed lands and to the retained lands, in the future.

#### Description of Proposed Development

- Amend the City of Kenora Zoning By-law 101-2015, as amended, by adding a definition of supportive housing
- Amend the City of Kenora Zoning By-law 101-2015 by removing the H – Holding Zone from the subject property
- Amend the City of Kenora Zoning By-law 101-2015, as amended, on the lands to be severed, from R2 (H) to R3 – Residential, Third Density with supportive housing as a permitted use, and a reduction in required parking. March 17 2019- As a result of consultation with the City of Kenora Planning Department, the proposed amendment to the zoning by-law includes a new regulation for parking for supportive housing uses.
- Divide the lands to create an R3 lot with lot size and frontage which exceed the minimum regulations of the zoning by-law, while maintaining excellent opportunities for further development of the retained lands, in the future
- Work with the City of Kenora to develop an unopened road allowance to accommodate water servicing to the property and to provide future access to the retained portion of the lands south of the lands to be severed and north of Seventh St. N. March 17 2019

The following resolution was adopted at the City of Kenora Committee of the Whole Meeting March 12, 2019:

The objective of the application to remove the Hold symbol, amend the zoning by-law is to apply to create one new lot, which exceeds the frontage and lot size regulated by the City of Kenora Zoning By-law No. 101-2015 for R3 – Residential, Third Density, and to add a definition of supportive housing into the zoning by-law. The H – Holding Zone is proposed to be removed and the lands are proposed to be rezoned from R2 (H) to R3 – Residential, Third Density, with supportive housing as an additional permitted use, and a reduced requirement for parking. The goal is to provide the City of Kenora with an opportunity to establish a staffed, residential, affordable housing setting to that provides a comprehensive and coordinated package of services and programs to help individuals and families maintain their optimal level of health and well-being (In-Focus fact sheet– Canadian Research network for care in the community).

The applications for land division, to create one new lot, and amendments to the City of Kenora Zoning By-law are supported by, and meet the intent of the City of Kenora Official Plan, 2015 to provide a range of housing in the City of Kenora, and the intent of the City of Kenora Zoning By-law 101-2015 to provide a wide range of residential uses in the Residential, Third Density Zone, as well as the PPS 2014 to provide a mix of densities and range of housing opportunities within the settlement area.

The City of Kenora Planning Advisory Committee, on March 19, 2019, adopted a resolution recommending to Council that this application be approved. On the March 21, 2019, KDSB held an open house which was well attended. The summary of that meeting has been forwarded to Council.

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

An application has been received to change the zoning of the subject property from Residential – Second Density and hold for development plan (R2-h) to Residential – Third Density (R3) and to add a definition for Supportive Housing Use, providing 16 parking spaces.

**Description of Proposal**

To change the zoning of the subject property to allow for development of a higher density use, being a proposed supportive housing facility, that would accommodate 20 units.

Removal of the holding zone is also required. The property is subject to a holding zone in order to ensure orderly development of the property which is part of the former mill site would occur. The property owner has provided a letter with assurance.

The application is also proposing to add a new use for the subject location, and a corresponding definition, being a Supportive Housing Facility.

The property is fronting on Ninth Street North, located west of the Kenora Armoury and north of the Evergreen Community Club. The lands are technically part of the property known as the “former mill lands”, but are physically and historically separate in use. The lands are vacant and well treed, and located in an area characterized by institutional or open space

uses (church, armoury, school, community club). The neighbourhood also includes a church, a school, and to the south, an older residential neighbourhood. There is also residential use across Ninth Street North, and Artillery Way.

There are several well used trails, which pedestrians and deer appear to use to shortcut through the property from Ninth Street and out to Brinkman Road as well as the Evergreen Community Club. The current proposed driveway for the property is located adjacent to North Campbell Street, but another proposal has been provided to Council for the extension of services and a potential driveway access from Brinkman Road.

The topography is evenly sloping from Brinkman Road and down toward Ninth Street as displayed on contour map in the Planner's report.

On March 8<sup>th</sup>, 2019, I attended the subject location to view existing conditions. The photos herein are intended to provide a visual of some of the topography and existing site conditions.

### **The application is Consistent with Legislated Policy and City Directives and Provincial Policy Statement (PPS) 2014**

As noted within the applicant's planning rationale, the proposed development would be consistent with those policies that support the provision of increasing the supply of housing, range of types of housing, as well as accessibility for elderly persons or persons with disabilities. The property is located within a designated growth area of the Official Plan. Public services and utilities are able to be provided to the property.

**The City of Kenora Official Plan (2015).** The Land Use Designation of the property is Residential Development (RD).

#### **1.3.6 Holding Zones**

Holding zones are created by adding a lower-case "h" to the zone code on the zoning maps, and that have the effect of allowing the uses set out in the corresponding text of the by-law at some time in the future, when the holding symbol is removed by an amendment to the zoning by-law once specified conditions are met (e.g. such as conditions related to environmental, transportation, servicing matters).

Allows for group homes, emergency shelters and boarding homes. The application as received would allow for all provisions to meet the R3 zone.

All of the services are available and the City is willing to work with the applicant on the servicing of the property.

It is noted that there was circulation to all property owners within 120 meters and 60 meters for the application that took place for the severance. The KDSB went above and beyond and did their own consultation.

## **6. Results of Interdepartmental and Agency Circulation**

Operations Department	No comments received
--------------------------	----------------------

Engineering	<p>No concerns or issue from Engineering for the rezoning application.</p> <p>In regards to the consent application, there are details to determine if the project proceeds:</p> <p>Access The proposed main entrance is shown to connect on the north side of the property onto 9<sup>th</sup> St North which creates some concern related to the downward slope of the access onto 9<sup>th</sup> St N and the steep slope of 9<sup>th</sup> St N directly east of the proposed driveway. There have been discussions between the City and KDSB to look at the option of a second and or alternate access to the property via the City owned Evergreen Rink property as shown on the application documentation.</p> <p>Water Service Water service is only available via the current Evergreen Rink property with a required water main extension from Brinkman Road through the City owned community club lands.</p> <p>Sewer Service The only sewer connection available would be connecting into the existing sanitary sewer in the intersection of 9<sup>th</sup> St North and North Campbell St. This connection to the sewer would be priority scope of work to have installed as the City will be repaving 9<sup>th</sup> St North hill under its 2019 Paving Program project.</p> <p>Storm Drainage Land drainage is suggested to be directed into the existing storm sewer located on the south side of 9<sup>th</sup> St North, and as per the comments related to the sewer connection, this storm sewer scope of work should be a construction priority conducted prior to the City repaving 9<sup>th</sup> St North in 2019.</p>
Building	The Building Department has no comment at this time.
Water and Wastewater	Water/Wastewater Division has no issues.
Environmental Services	Environmental services division has no concerns.
Synergy North	We have an interest in maintaining access to anchoring which could be into property depending on the location of the property line. The lead is 2.44 meters at the surface from stub pole #ANewPo7. (8') The mainline pole #A00200 is 14 meters from stub pole #AnewP07 (45.932')
Roads Department	<p>The Roads Division offers the following comment on the Application:</p> <ol style="list-style-type: none"> <li>1. The KDSB be given access to the subject property by means of a gravel access road contained within the newly proposed 20m Municipal Road Service Easement (also containing a</li> </ol>

	<p>new municipal watermain to provide connection to the proposed building).</p> <p>2. The driveway over the proposed Municipal Road Service Easement be maintained, during all seasons, by the KDSB till such a time as it is developed to a full municipal urban cross section based on the needs of the further development of the remaining lands</p>
Kenora Fire	Kenora Fire has no issues with the rezoning of the area. There are no hydrants within 90 metres of the location, therefore private hydrants should be constructed. Access should be a minimum of 6 m in width and should be constructed to support large truck weights.

## 7. Public Comments

Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated on March 7<sup>th</sup>, 2019 to property owners within 120 metres, published in the Municipal Memo of the newspaper on March 7<sup>th</sup>, and circulated to persons and public bodies as legislated. Together with staff, Council will have the opportunity to evaluate the proposal in lieu of public comments.

The KDSB also went above and beyond to initiate their own community consultation, including going out door to door to speak with property owners, as well as holding a community meeting to present their application, and to answer questions and hear concerns.

Nine (9) letters of comment have been received from property owners who received the KDSB's Notice as well as the City's Statutory Notice. Statements of concern are generally being made about the occupants of the Supportive Housing Facility. Assumptions are being made about the characters of persons and the writers are stating that the facility should not be located adjacent to the Evergreen Community Club (outdoor recreation facility) or in the area of schools (Evergreen Public School).

Requests to fence and/or buffer the property are noted, and the future of the Evergreen Community Club is also a point of concern. Further clarification of the extent of supports and supervision is requested, as well as an understanding of the source of funding and the sustainability of the project.

## 8. Planning Advisory Committee

The PAC did make a recommendation on this file.

## 9. Evaluation

The application proposes to allow a Supportive Housing development on the subject property and proposes a new definition for inclusion in the Zoning By-law. In my opinion the definition as proposed, is suitable for inclusion in Section 2 of the By-law, but also generally as an amendment to Sections 4.3.2 and 4.14.2 of the By-law, being the Residential Density 3 (R3) Zone as well as the Institutional (I) Zone, and this can be contemplated with future updates to the OP and ZBL.

Although the application contemplates the provision of parking spaces referencing the criteria for Apartment Dwellings, more comparable criteria may be referenced for uses such as a Group Home or Emergency Shelter, where the criteria for parking is 1 per 100 m<sup>2</sup> of gross floor area. The criteria for a Continuum Care facility is even less, 0.25 per rooming unit or 4 beds plus 1 per 100 m<sup>2</sup> of gross floor area used for medical, health or personal services.

More detailed elements of the development proposal in terms of servicing, access, and provision of facilities will be further contemplated with review of consent application for the severance/ lot creation, as well as the Site Plan Control Application.

Public concerns which were brought forward regarding the future of the Evergreen Community Club, can also be addressed. The draft site plan layout displays the outdoor rink being repositioned in order to accommodate the proposed access driveway to the proposed development. The City met with representatives of the Evergreen Community Centre, and were able to confirm that with the city's assistance, the outdoor rink will be redeveloped, the boards are in need of replacement and the improvement is timely.

The subject property was identified as having great potential for housing development in 2015 when the OP and ZBL were written. Housing of all types is desperately needed in Kenora, and the application's planning rationale provides a clear description of the justification and need for the use. As described in the application, "the City of Kenora has been struggling with issues of chronic homelessness and behavioral issues for many years. Provision of supports to provide individuals and families with opportunities for safe living accommodations is the foundation of moving forward towards resolving issues associated with poverty."

## **10. Recommendation**

The City Planner's professional planning opinion is that the following amendments to the Zoning By-law be approved, in lieu of public comments that may yet to be received:

- To change the zoning of the subject property from Residential – Second Density and hold for development plan (R2-h) to Residential – Third Density (R3)
- To add a definition for Supportive Housing to Section 2 of the By-law, and to allow Supportive Housing as a permitted use, site specific to property described as, being 0.6 hectares located at the west end of the former mill site, having 62 metres of frontage on Ninth Street North.

### Supportive Housing

A residential use building containing rooming units or a combination of rooming and dwelling units, providing residence to any persons requiring supports to live, and support services on-site which may or may not include collective dining facilities, laundry facilities, counselling, educational services, and transportation. This does not include Retirement Homes, Continuum Care Facilities, Correctional Facilities, or Emergency Shelters.

- To amend Table 4 of Section 3.23, to include Parking Requirements for Supportive Housing at the rate of 0.25 per rooming unit or 4 beds plus 1 per 100 m<sup>2</sup> of gross floor area used for medical, health or personal services.

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

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

Charlene Ramage is in favour of rezoning and is a step forward for housing in Kenora. She is not representing herself, but the getting ahead people who are living without homes or in poverty. She attended some of the meetings regarding this development. She doesn't see an issue with this development and we need housing in Kenora. This program is an opportunity for people to get back on their feet. These people aren't dangerous they need support to get back on your feet. If you don't support this you aren't caring about people. There is no validity to not support this zoning bylaw. Thunder Bay is no different, people get assaulted and there is crime everywhere. Let this community come together so Kenora can move forward. Let people have a chance to get on their feet. This is a good start to help people.

Henry Wall, Kenora District Services Board. The District of Kenora has the highest child poverty rate. Second highest rate of poverty rate in the entire country. We have the second highest rate of committing suicide. All of this stems from lack of housing available. We are learning that the pressure and anxiety that stems from addiction and homelessness. We had 220 individuals that are homeless. We have to start somewhere. Arresting individuals or putting them in an ambulance to LOWDH and the cost is unbearable and not sustainable. We have to start somewhere. A whole team of individuals are prepared to move things forward. We believe this has to happen in this community. This is a community project that isn't in partnership and relationship with First Nations and indigenous communities. The funding is urban indigenous funding to start to help the community of Kenora. In regards to how the project will unfold, it is similar to the Sioux Lookout model where the KDSB wants to make sure that this is a success story. We are starting to build a system to fully independent living. Simply providing a roof there are many other pieces that have to come into play. In the community of Sioux Lookout the majority of the tenants of the program are parents themselves. We have to start making a difference in this community and putting people first. By doing that we will get some of the other costs under control. Part of the KDSB commitment is being a good neighbourhood and being a partner in what do we need to change.

Rose Scott is in support of the program and Charlene's deputation. She has lived in Kenora since 2008. She rents a house and can see how it affects the people living in poverty. She just manages to get by but does help other people that are homeless. She can understand what everyone else is going through with affordable housing.

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

Jana Lasso agrees that we do need this in our community. She agrees that it is our problem. She has written to all of Council that the need to hire professional supports. The location across from the school of 140 students is not the place. Not at the hands of children. At least 1/3 of

students will be removed from Evergreen School if this comes forward. She spoke to Marcel to get all the properties in Kenora and there are many properties available not across the street from a school. Sioux Lookout supportive housing is 6 blocks away from an elementary school. It is a good location but this is not a good location.

Carol Grosset is not in opposition of the development of a facility. She has worked for Kenora Community Legal Clinic for many years and understands that people need the housing. Her concern is where it is going. On top of 9<sup>th</sup> Street North, which is in a high residential area. They have had sewer backups in the area with big storms. When they put this development in it removes trees and the flooding will be worse because of the additional development. Ms. Grosset referenced an email from Adam Smith, Development Services Strategist which stated "thank you for sharing your concerns regarding the Supportive Housing project being proposed for 9th Street. In response to your first request, the City will not be commissioning a professional report on the sewage/drainage system in the area. Given the size of the complex (20 units), there is minimal risk to the capacity of existing infrastructure in the area".

Michelle Van Walleghem stated that no one in the room is against supportive housing. She has heard the word family many times, but this is not for families. If this was for families, she would be in support of this. She is against the type of supportive housing but not supportive housing itself.

Bruce Skene live downhill from where the proposed development is. He has no issue with supportive housing or the need for more housing. His concern is with the location in close proximity to the school and Evergreen Community Club. The water runoff is a significant concern with the area. Anything with Houghton and 9<sup>th</sup> Street, where they meet, deal with the sewage excavation that has concerns with more land being stripped away that will certainly result in more run off and how it will affect the overall plan.

Mark Splett is opposed to the development being adjacent to a school and a community club. We send our kids to school walking on their own. This is not a suitable area and we need to address the sewage concerns and have back up problems. We need to address that before we put housing up there. Where they want to put the street now they want to put a fourth lane at the bottom of the hill and is not a suitable location.

From what I can tell the number of homeless people keeps changing and is misleading. Would like to see factual statistics and not just something we are being told as it has changed multiple times. It was 30 before and now it's 20. No one is giving us the truth of what this is going to be.

Samantha Atchison questioned if Council received the email. She's a parent of the 1/3 of the children who are affected by Evergreen. We have seen people living and she is not against supportive housing but it does not belong in a school yard. They do not need this type of lifestyle thrown in their face. She does not believe this is the proper location for this. Her biggest fear is how often the hold and secure is going to rise. It does not belong in front of a school yard.

Mayor Reynard asked if Members of Council had questions.

Councillor Van Walleghem referenced the 36 parking spots and what the reasoning is of cutting

down the number of parking requirements. The criteria is used for continued care facilities, apartment dwellings, and all about the expectation of vehicles. Is handicap and visitor parking affected but those do not change as they are still a requirement. Visitor parking will not be addressed and is not named in our criteria today. The care workers are similar to what is provided with continuing care facilities.

Councillor Smith referenced the discussion about the school. Council received a letter from the Director of the KPDSB in support of this development. There is a vetting interview committee for residents of the facility and the KDSB offered to have the Director (or designate) of the school board sit on that committee and make it part of the community process. 24 hour support for a total of five support staff. Henry Wall from the KDSB noted that the intake criteria is by a committee and the school board will be part of that process. They will be part of the program development from the very beginning. You have a criteria and an intake process so this is further down the continuum care. They are stabilized and ready for supported housing.

Councillor McMillan posed a question for Henry. The type of program offered, this is not a treatment centre. This is housing with supports from the Housing First approach. There are basic needs that need to be addressed and to help people with that. All that takes time to transition and can take quite a few months but it focuses on life skills development. This is about employment education. This isn't about parking people in a house. This is ensuring they have full access to education and employment. The goal is independent living. We have done a sixplex in the community and the idea was if we set up families they could do better for themselves. They currently have a young mom getting her masters degree and will not be on the street. We have given her the supports and coaching she needs to succeed and is one of the success stories. This is about how to make a home. There is a lot of programs happening in the day.

Mayor Reynard talks about the property owners assurance more specific to access to the site the property owner was submitting that there are other areas for access to the property. The rest of the property is zoned industrial.

Mayor Reynard asked if there were any questions?

Jana Lasso questioned if the KDSB has applied for R3 zone. The City zoning bylaw defines it as a max dwelling of 8 not 20. City Planner, Devon McCloskey clarified that the zoning bylaw right now there isn't a cap on the number of units right now in the maximum criteria. An apartment that has a ground floor apartment has to have exterior door. A group home has 10 rooms, rooming units, and is institutionally zoned.

The quotations are from an R2 zone we are considering an R3 zone which is a new definition it can be compared to a retirement home, this is an R3 application in a residential development zone.

Joanne Wetendorf of 404 4<sup>th</sup> Street North. She would like to discuss the 10 unit group home and would like some clarification from Henry. On the supportive housing treatment complex. March it was advertised a \$4.5 million grant for a new 30 unit development housing with people with addictions. There was a lot of confusion in the media around this. They did a press release to clarify but Ontario has provided funding for 30 supportive housing units. 20 of the 30 units are going on this housing. It is an inclusive project. 90% of the identified individuals that are

homelessness are aboriginal. We do nothing for them without them. It is inclusive.

Joanne asked if this is a relocation of the planned bail bed relocation program. The capacity there is not as high as they like it so looking for more room. Henry indicated that the project is still going to happen and this is not in any way shape or form that is going to reflect the Northlands. This is completely separate.

The facility will not be zoned as institutional. It is not a correctional facility. She unfortunately missed the meeting on March 19<sup>th</sup> but do live in close proximity like all of you and are not opposed to homelessness or people who need help. We have been down the road before and noted in the Minto area and has been tried before and did not succeed. What is wrong with that area for this development. These people need help and they struggle; and with that comes crime. We worry about our property values and whatever can be done to work together needs to be done.

Charlene Ramage had a question for Henry. The supportive unit that she is in favour of, would services such as KACL be involved or Canadian Mental Health Association? As a community has any involvement been included with these groups. Henry noted that we already have partnerships with them and the next step is the community involvement. Essential services would work with the program.

Carol Grosset indicated she is not opposed to supportive housing for individuals that need it. How long are the individuals in this housing? What is the timeline for the people that live in there? Henry noted that this is where this is a bit different. Each resident is a tenant, no timeline is set for how long they live in this development or when they have to meet certain timelines. We have other programs where they have to move along but we have to start somewhere. The stigma around mental health we need to work on as a community. There are people that suffer from anxiety, depression and there is a stigma around these challenges.

Samantha is not opposed to the idea, she is opposed to the location. 124 signatures were signed based on that.

Catherine Petrachek noted that this is a home not a treatment centre.

Bruce Skene this question follows one of biggest objections. If this is regarding zoning why are there so many moving parts to this? There is no defined infrastructure. Supportive housing for people to get back on feet. This is a moving target all the time. What is Council going to be voting on. Mayor Reynard indicated that Council is dealing with one thing. The zoning application only. That is it.

Devon McCloskey, City Planner noted that the official plan allows for any sort of development in this area that falls under residential development. R1, R2 or R3 development. When the zoning bylaw was written the City took a best guess of what would be needed in this area. The R3 is really about density. It could be anything. We have accepted an application for a supported facility and we don't have any other definitions in our zoning bylaw right now that has any definitions like this. That definition is not adequate and any person can come in to change a zoning bylaw. We know affordable housing is needed. The property can support it and the runoff and drainage will be dealt with. The lot creation process needs to come forward. It is simply about land use and zoning.

It would be site specific to allow for supportive housing, any development in the R3 zone could come forward. Could be an apartment or anything permitted in the R3.

Carol Petrocovich noted that in speaking of supportive housing, this is an all-encompassing definition. Exactly who is the target population for this supportive housing? Henry noted that the units will be constructed as separate independent units but have supports along with it. There are large size bachelor units which are for individuals. Multi residential supports on site for everyone. The facility is being staffed and will provide supports. Ms. Petrocovich questioned the accountability in the future and who will be accountable for this property. Henry noted that the KDSB is and it's a partnership with a long term commitment.

As there are no further questions, Mayor Reynard declared this public meeting CLOSED at 1:30 p.m.