



**PROCEEDINGS**  
for a Public Meeting  
to discuss a Proposed Zoning By-law Amendment  
**(Re: D-14-20-02, River Drive)**  
Tuesday, December 8, 2020  
12:00 p.m.  
Virtual Attendance

<https://video.isilive.ca/kenora/2020-12-08-SCM.html>

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

**Regrets:** Councillor A. Poirier

**Staff:** Kyle Attanasio, CAO  
Heather Pihulak, City Clerk  
Kevan Sumner, City Planner  
Melissa Shaw, Planning Analyst  
Adam Smith, Development Services Manager

### **Land Acknowledgement**

As we gather, we recognize that we are on Treaty Three Lands which are steeped in rich Indigenous history and home to many First Nations and Metis people today. We continue to be thankful for the partnerships with our Indigenous people. We give thanks for the many blessings we enjoy in the City of Kenora. We seek wisdom in our minds, clearness in our thinking, truth in our speaking and always love in our hearts, so that we may try always to unite the Citizens of Kenora. Let these principles guide us in our decision making.

### **Declaration of Pecuniary Interest & the General Nature Thereof**

- 1) On Today's Agenda
- 2) From a Meeting at which a Member was not in Attendance.  
There were none declared.

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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 Council 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.

**Applicant, Adrienne Dwan, presented information on her application.**

Ms. Dwan came to Kenora in May of 2013 in what was supposed to be a seasonal stay. She has been well supported by the community and seven and a half years later she is still here. The St. James Anglican Church was a volunteer church that closed its doors in 2017.

The building has been privately owned for almost 6 years and has been generously donated to several community groups to use over the years. Ms. Dwan is very excited to turn this into a home but it seems not best to share the large space with others. This is a great opportunity to support a private investment and with the help of the city planning team we have come up with an R2 layout that can support parking and the residences. The structure, stained glass and wheelchair ramp are intended to remain. Ms. Dwan intends to be the owner and resident along with property manager who will be on site. The property currently allows for many uses, such as a day nursery, day home, place of worship which are all in the institutional zoning all of which would have much come and go traffic and would have no parking. It is more favourable to the neighbourhood to have a five to seven resident building. Ms. Dwan provided a further document which provided Council with a visual of the parking at the property. Mayor Reynard thanked Ms. Dwan for her presentation.

**Kevan Sumner, City Planner presented the planning report for the zoning amendment application:**

**1. Introduction**

An application has been received to change the zoning of the subject property from "I" Institutional Zone to "R2" Residential – Second Density Zone to allow for conversion of the existing structure on the property to a duplex dwelling with an interior secondary dwelling unit.

**2. Description of Proposal**

The applicants intend to convert the former St. James Anglican Church building to a residential structure. The original application indicated that a portion of the building would be used as a boarding house, but the applicants have since changed their plans and have submitted revised building plans indicating the converted structure will be used as a duplex with a secondary interior dwelling unit.

**3. Existing Conditions**

The property is located on River Street, and does not currently have an assigned address. The legal description is Plan 18, Block 70, Lots 15 and 16; Townsite of Keewatin. It is located in a residential area of Keewatin, with all adjacent properties being zoned "R1" Residential – First Density Zone. The commercial area of Keewatin is located approximately one block northeast of the property. The building was formerly used as a place of worship.

**4. Site Visit**

On November 10<sup>th</sup>, 2020, the City Planner attended the subject location to view existing conditions.

**5. Consistency with Legislated Policy and City Directives**

**a) Provincial Policy Statement (PPS) 2020**

The proposed rezoning is consistent with those policies that support increasing the supply of housing that is located within a walkable and centralized area of the community.

In particular, the proposal would support the provision of a range and mix of housing types and densities (Policy 1.4.1), which will help meet the demand for new dwelling units in the City of Kenora. The proposed redevelopment is of a density that efficiently uses land, infrastructure, and public services, and supports the use of active transportation by virtue of its proximity to the central commercial area of Keewatin (Policy 1.4.3(d)).

**b) City of Kenora Official Plan (2015)**

The land use designation of the property is Established Area. Policy 4.1 of the Plan states that permitted uses shall include residential, commercial, industrial, and institutional uses. Residential development is encouraged in the Established Area (Policy 4.1.2(c)). Minor changes to land use that are compatible with existing land uses, do not result in significant increases to traffic, dust, odour or noise, are similar in scale to the surrounding built form, and that improve the quality of life for area residents may be permitted through an amendment of the Zoning By-law (Policy 4.1.2(e)).

**c) Zoning By-law No. 101-2015**

The property is currently zoned "I" Institutional Zone. This zone allows for the development of public and privately owned facilities of an institutional or community service nature.

The proposed "R2" Residential – Second Density Zone allows for the development of single detached, semi-detached and duplex housing, and other compatible uses. The redeveloped structure will need to comply with all applicable zoning regulations, including on-site parking.

**6. Keewatin Community Improvement Plan**

A principal goal of the Community Improvement Plan is to increase the supply of affordable rental and ownership accommodation in the neighbourhood, to benefit current residents and support the City’s efforts to attract newcomers to Kenora.

**7. Results of Interdepartmental and Agency Circulation**

Responses were received from all departments and external agencies that were contacted for comment, as summarized below.

Environmental Division	Solid waste does not have any concern. Curbside collection service of garbage and recycle is available on that address. - October 19, 2020
Roads Division	The roads department does not have any concerns with applicant’s request for amendment to the zoning by-law as it does not affect or change road/ sidewalk maintenance at this location. - October 19, 2020
Parks and Facilities Division	Parks and Facilities have no concerns. - October 19, 2020
Synergy North	Synergy North (SNC) acknowledges receipt of the noted submission, for the Application for an Amendment to the

	Zoning By-law File No. D14-20-02, St. James Church dated October 16, 2020, and have no objections at this time. However if the developer intends on upgrading their service, adding meters or altering the service in anyway they should contact Synergy North to discuss their servicing options & our process. To do this the developer or their consultant can call and set up a meeting at anytime with John Oriecuia, Distribution Designer, C.E.T.- 37 Front St., Thunder Bay, ON P7A 8B2 - Phone: 807-343-1168 - Email: <a href="mailto:joriecuia@synergynorth.ca">joriecuia@synergynorth.ca</a> . - October 20, 2020
Kenora Fire and Emergency Services	Kenora Fire has reviewed the Application for an Amendment to the Zoning By-law File No. D14-20-02, St. James Church and has no concerns. October 22, 2020
Engineering	There is concern that parking for a multi-unit building may not be achievable as shown on the A0 Site plan drawing. It would not be recommended to allow any permanent on street parking as River Street is already narrow directly in front of the building and northerly from that point on. The access off of River St into the north west corner of the lot is suspected based on the road being in the range of 3 m lower than the property making any vehicle access into the lot for parking difficult or impossible coupled with the fact that the sewer and water servicing into the lot also at this location potentially making any lower of land for access further complicated depending on the depth of bury of the sewer and water services. I would request that more detail on parking and vehicular access into the property for residents and visitors be provided for further evaluation of this application. October 23, 2020
Building Department	The building department has no comment at this time. -October 26, 2020

## 8. Public Comments

A public meeting is scheduled to be held by Council on December 8<sup>th</sup>, 2020. Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated on November 6<sup>th</sup>, 2020 to property owners within 120 metres, published in the Municipal Memo of the Newspaper on November 12<sup>th</sup>, and circulated to persons and public bodies as legislated.

The notice also stated that the Planning Advisory Committee would have the opportunity to consider recommendation for the application to Council at their meeting on November 17<sup>th</sup>, 2020. The minutes and relevant resolution from this meeting have been forwarded to Council for their information.

Two letters have been received from neighbouring property owners, and have been attached for Council's information.

The first letter expresses opposition to the proposed zoning by-law amendment, noting that the existing accessible ramp to the front door of the building encroaches on the neighbour's property and that parking may be an issue which could affect snow removal and create safety hazards.

The second letter expresses concern with the parking on River Street, and a desire for seniors housing in the redevelopment of the property, while opposing any future use of the property for a group home, emergency shelter, or boarding house.

## **9. Evaluation**

The property was previously used as a church, but has been vacant for several years. The Official Plan and Community Improvement Plan are supportive of increasing the housing supply in the area. If approved, the requested rezoning will add to the supply of housing, opening more opportunities for tenants who seek to reside within a centralized location of Keewatin.

There appears to be sufficient room for the required parking spaces on the site. A revised site plan will be required to address the parking concerns raised by the Engineering Department, prior to issuance of permits for the redevelopment of the property.

Regardless of whether the property retains the current "I" Institutional Zone or is re-zoned to "R2" Residential Second Density Zone, any change in use will require the provision of on-site parking that should address the neighbours' concerns regarding parking on River Street.

The encroachment of the access ramp on to the neighbour's property is a civil matter which is beyond the City's authority to regulate.

## **10. Recommendation**

As the Planner for the City of Kenora, it is my professional planning opinion, that the Application for Zoning By-law Amendment, File No. D14-20-03, to change the zoning of the subject property from "I" Institutional Zone to "R2" Residential – Second Density Zone; should be approved, 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 Reynard questioned if there was anyone who wished to speak in favour of the amendment?

There were none.

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

There were none.

Mayor Reynard asked if there were any questions?

Councillor Smith questioned how many dwelling units would be included. There would be two regular dwelling units and an accessory dwelling unit. We would be looking for five parking spaces in total on the property.

As there are no further questions, Mayor Reynard declared this public meeting CLOSED at 12:42 p.m.